



**HISTORIC DISTRICT
REVIEW COMMISSION MEETING
July 1, 2025**

**5:30 pm
City Hall, 2nd Floor
City Council Chambers**



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
July 1, 2025
5:30 pm Council Chambers

Roll Call

Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

- I. Call to Order
- II. Approval of Meeting Summary from the June 17, 2025 HDRC meeting
- III. Current Business
 - HDRC Case #25-008D Consideration of a Certificate of Appropriateness for a chain link fence in the rear side yard of 232 W. Franklin, Dougherty Historic District.
 - HDRC Case #25-009D Consideration of a Certificate of Appropriateness for a 6 ft. privacy fence on the rear lot line of 131 N. Morse, Dougherty Historic District.
 - HDRC Case #25-002PH Consideration of a Certificate of Appropriateness for new garage doors at 38 S. Terrace, Prospect Height Historic District.
 - Request for Comment on Sign Variance for 24/26 S. Main
 - Request for Comment on Sign Variance for Water Street lofts
- IV. Other Business
 - Administrative Approvals:
 - 253 W. Kansas Removal of non-historic deck materials, like in kind repairs and replacement as needed.
 - 232 W. Franklin Like in kind repairs to the barn and drainage
 - 103 N. Water Like in kind sidewalk replacement and drain repairs
 - Miscellaneous matters from the Commission:
 - Miscellaneous matters from Staff:
- V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
June 17, 2025
5:30 pm
City Council Chambers

Roll Call: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Present: Linda Armstrong, Kathy Chelton, Vern Drottz, Matt Grundy, Brett Rinker, Katie Schmidt

Absent: Paemon Aramjoo, John Carr, Aimee Gray

Applicants: Henry Klover, Matthew Iway with 1-11 N. Water. James Moes, owner of 448 E. Mississippi. Mark St. Claire, owner of 118 N. Morse Ave.

Staff Present: Katherine Sharp, Director Planning & Development; Jeanine Thill, Community Development Manager

2 members of the public were present

Chairman Grundy called the meeting to order at 5:30 p.m.

Approval of Meeting Summary May 20, 2025: A motion to approve the meeting summary, as presented, was made by Commissioner Chelton. The motion was seconded by Commissioner Schmidt. The motion passed 6-0-0.

Current Business

HDRC Case#25-005LS (24-013LS Amended) Public Hearing. Consideration of a Certificate of Appropriateness for construction of a mixed-use building totaling 23,116 square feet at 1 – 11 N. Water Street, Liberty Square Historic District.

Ms. Thill read the staff report and recommended approval of the application as submitted.

Chairman Grundy asked if the Commission had questions for Staff.

Commissioner Rinker asked if the application has been reviewed for code compliance. Ms. Sharp said it will go to the building division for review after City Council approval.

Commissioner Armstrong commented that the detail on sheet A200 is very helpful.

Chairman Grundy asked if there are any questions for the applicant.

Commissioner Rinker asked about the trash compactor door on the Kansas Street elevation. Mr. Klover said it will be for roll-out dumpster. He said they couldn't put it on the east elevation because there were electrical and sewer complications. He added that there are a few other things to note on the Kansas Street elevation. The man door will have steps up to it. Commissioner Rinker said the parking on Kansas Street is now shown as a fire lane. He asked if there is a reason for that. Mr. Klover said that the fire department will determine if that parking

needs to remain now that the height has been reduced. They would like more parking if possible.

Commissioner Armstrong asked if the stairs that are currently along Kansas Street would be removed. Mr. Klover confirmed that the existing steps will be removed and the new sidewalk will be built as a slope. He said they will be adding a handrail at that location.

Commissioner Drottz asked about the east elevation and if there is stucco on the rear/east elevation. Mr. Klover said there will be stucco below the railings on the east/alley elevation. Commissioner Drottz asked if the balconies are all Juliet balconies. Mr. Klover confirmed they are.

Mr. Klover added they reduced the height of the wall around the patio, so it is more of a table height. The top of the rails are 42 inches. Commissioner Chelton asked if the railings on the second floor are the same height as the first floor. Mr. Klover confirmed that they are, commenting that the perspective on the second floor is a bit skewed, but it will be the same.

Commissioner Chelton commented that she likes the two-story vs the three-story design.

Commissioner Chelton asked for further clarification about the trash door on the Kansas Street elevation. Mr. Klover said the door will allow for the dumpster to be rolled out.

Chairman Grundy opened the public hearing. \

Mr. James Moes, 448 E. Mississippi, said \ the scale and materials look correct, but it feels like it fits more in Zona Rosa rather than Liberty. He added that what he likes about historic homes and buildings is that there is a single perspective and one kind of trim. When things are mixed like this, it feels very suburban. This feels like a suburban development. When they are intermixed, it loses the elegance of what a Historic District has to offer. He added that the giant masonry feels contemporary.

Chairman Grundy asked if staff or the applicant had a response. Mr. Klover said that they worked to break up the massing and quadrants of the buildings after the previous public meetings, adding that it is a bit of a rehash of what brought us to this point. They are trying to get ADA landings and that is a bit of a challenge. They designed it so there are clean ramps with landings at the doors.

Chairman Grundy closed the public hearing.

Commissioner Armstrong said she feels that the design has improved from the first version. There are vertical lines and definitions that achieve a more harmonious design. In watching the evolution of the project, it seems that there has been attention to the concerns that were raised in the past. She appreciates the way the windows have been divided with the larger lower windows and the smaller upper windows, it brings some harmony with the raised divided light. The design of the windows continues the lines that are established elsewhere on the square where there are windows with arches which is a nice touch.

Commissioner Rinker said he agrees that the smaller balconies are an improvement. The change in the upper balcony on the corner has less of a horizontal line, adding that is also an improvement over last time. Last time they didn't have lighting details. He feels like a scone

with more of a historic design might be more appropriate. He appreciates the improvements to the design. He understands the considerations with the dumpster.

Commissioner Armstrong commented that she appreciates that there aren't stairs on the sidewalk.

Chairman Grundy called for any final questions from the commission. Seeing none, he asked for a motion.

A motion was made by Commissioner Armstrong to approve the new application as submitted because it conforms to the design guidelines for new construction. The motion was seconded by Commissioner Schmidt. The motion passed 4-2-0. Commissioners Drottz and Rinker opposed.

HDRC Case #25-011J Consideration of a Certificate of Appropriateness for replacement of a man door to the garage at 448 E. Mississippi, Jewell Historic District.

Ms. Thill read the staff report and recommended approval.

Commissioner Rinker asked which of the three door options the applicant was requesting for approval. Mr. Moes said his choice of replacement door is the wood six panel door that is noted as Option A, which matches the style of doors in the house.

Commissioner Drottz said any of the options are more than appropriate and Option A is appropriate.

Commissioner Rinker said he likes Option A but they have approved all three of these styles in the past. He agrees Option A is the most appropriate.

A motion was made by Commissioner Drottz to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Rinker. The motion passed 6-0-0.

HDRC Case #25-005D Consideration of a Certificate of Appropriateness for a new addition on the rear of the home at 118 N. Morse, Dougherty Historic District.

Ms. Thill read the staff report and recommended approval.

Mr. St. Claire stated that the mud room that they are removing was a cold room and was converted to the laundry room in the rear. The main reason they need to remove it is to correct the water issue caused by a natural spring on the property. They have to pump water out frequently.

Commissioner Rinker asked about the windows being internal divided lights, adding that typically when we are considering divided light windows, we ask that they are exterior divided lights. He added that he believes this is unique, in that it is to match the existing windows with internal divided lights. He added that he understands why the windows on the rear addition aren't double hung due to a shower room inside. Also, Commissioner Rinker commented that

he would recommend gutters on the flat roof portion of the addition. Mr. St. Claire said they would have gutters.

A motion was made by Commissioner Rinker to approve the application as submitted because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Chelton. The motion passed 6-0-0.

Other Business

Administrative Approvals:

528 W. Franklin like in-kind porch floor and handrail repairs

16 N. Main like in-kind replacement of gutters

15 S. Main Storefront Sign

34 S. Main Storefront Sign

Miscellaneous matters from the Commission: None

Miscellaneous matters from Staff: Ms. Thill said we may have six applications to consider at the July 1st meeting so she encouraged the Commission members to RSVP for that meeting at their earliest convenience.

The meeting adjourned at 6:31 pm



Historic District Review Commission

HDRC Case No. 25-008D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 1, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacing 95ft of a picket fence in the rear side yard with chain a link fence to match the existing chain link fence on the entire remaining perimeter of the rear and side yard

Applicant: Mike Bedinger

Location: 232 W Franklin

District: Dougherty Historic District

NRHP Status/category: Non-Contributing

File Date: June 13, 2025

SPECIFIC INFORMATION

SITE HISTORY

This colonial revival ranch was built in 1952. This multi-colored brick ranch has a small entry porch inset under the main portion of the gable roof with square column. The windows are 6/6, double hung sash. There are two gable front dormers with clapboarding and an interior fireplace. According to the survey completed in 1987 it is a non-contributing, non-historic house which nonetheless matches in material and set back, although not in scale and mass, with the other houses on the block.

PROPOSAL DESCRIPTION

The applicant proposes to replace the existing 95 ft of picket fence in the west rear side yard of the home with chain link fence, to match the chain link fence on the entire remaining perimeter of the rear and side yard. The chain link will match the existing and be 55 inches in height.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.

30-72.11 UDO Design Principle:

UDO Design Principle: Fences and decorative walls should be placed and scaled in a manner that does not cover, block, or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls, and sidewalks and those that have acquired significance by virtue of age or craftsmanship should not be removed or destroyed and should be maintained and preserved.

Page 37 of DG Recommendation: "Chain link or cyclone fences are not appropriate in the historic districts."

Staff Analysis

Staff feels that because the style of fence corresponds with the 1950's period of the home, and it will match the existing chain link fence that is surrounding the rear and side yard, this is a unique situation and the proposed chain link fence is appropriate.

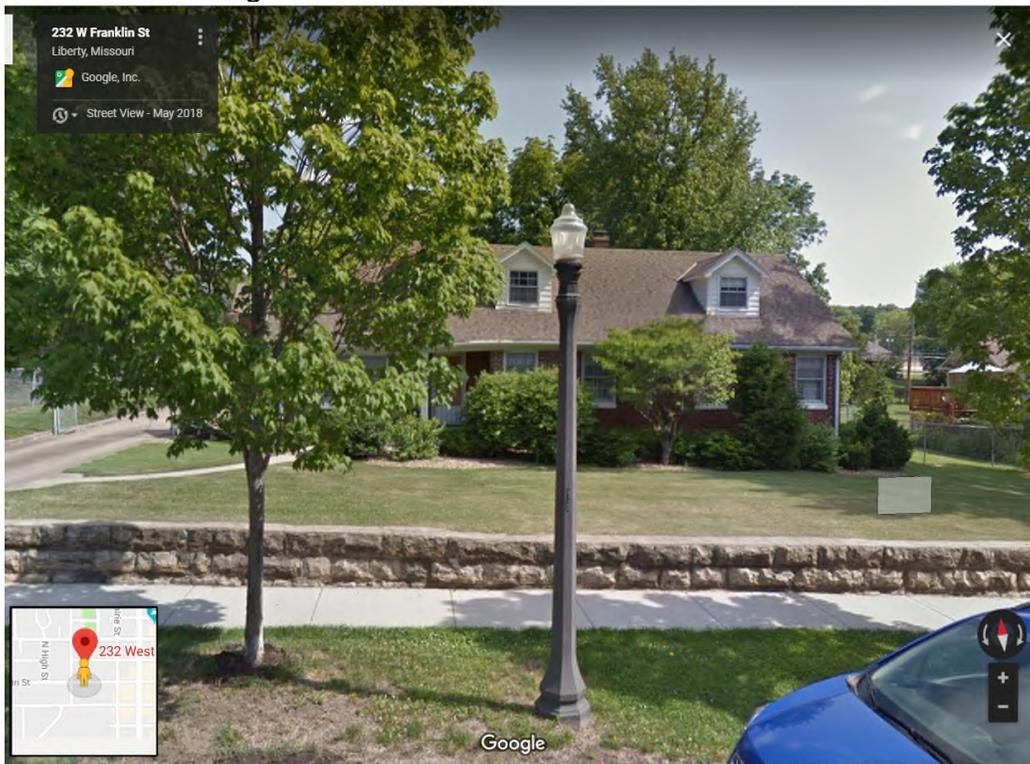
It is a recommendation in the guidelines to avoid chain link fences in the historic district, not a requirement.

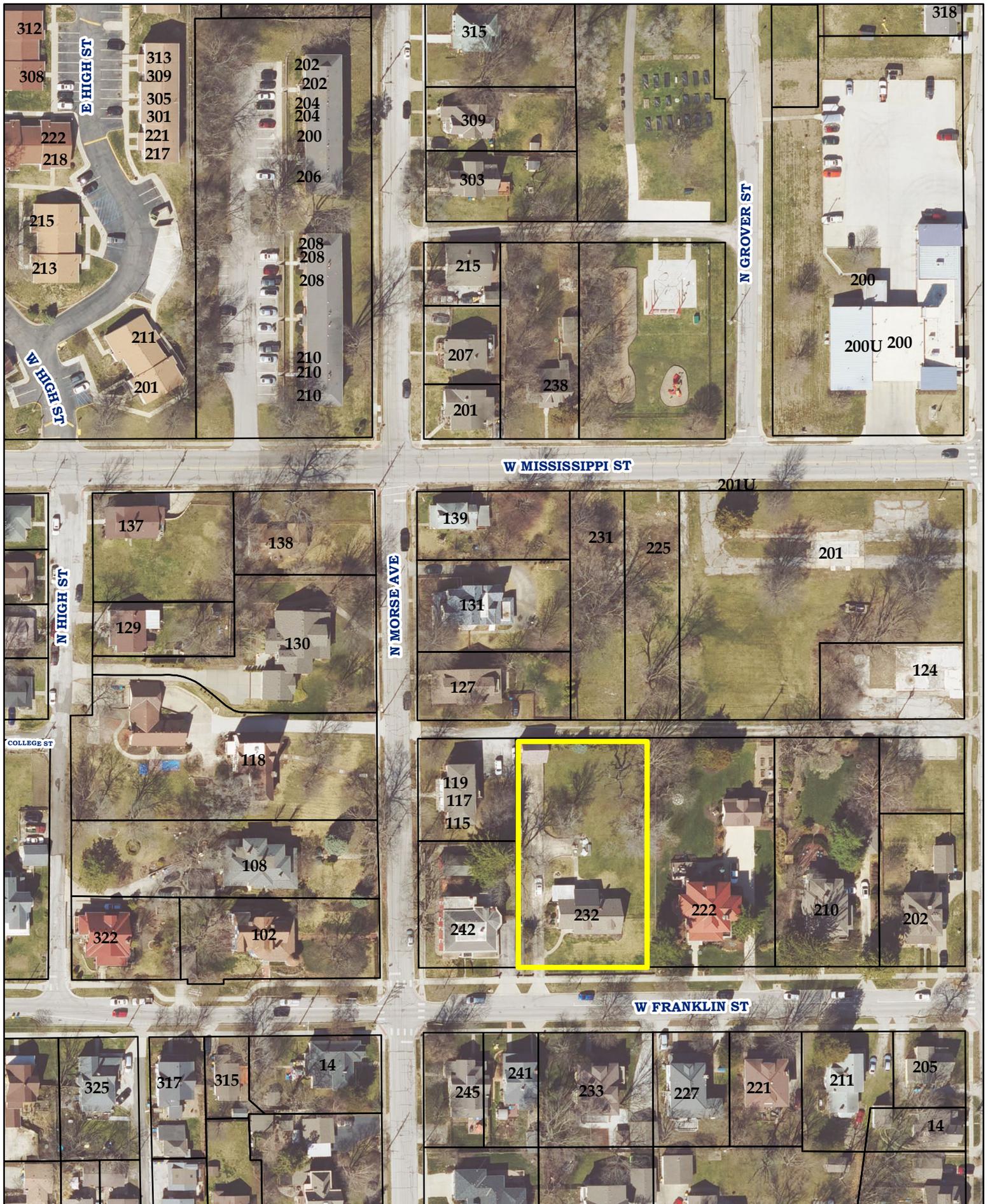
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #25-008D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions





HDRC Case #: 25-008D
232 W Franklin

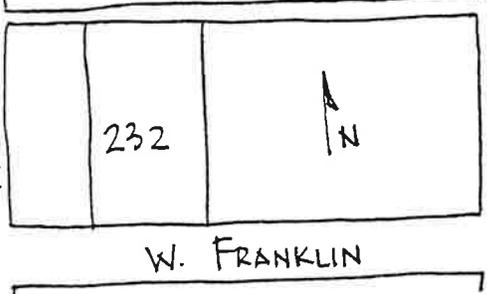
 Parcels
 City Limits

Exhibit A:
Vicinity Map



MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-20 2. CITY Clay 3. LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 232 W. Franklin 5. OTHER NAME(S)	1. NO.
6. SPECIFIC LEGAL LOCATION. TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 232 W. Franklin	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1952	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Colonial Revival Ranch 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Faye Bedinger	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
8. DESCRIPTION OF LOCATION 	28. NO. OF STORIES 1 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL concrete 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable; composition shingle 33. NO. OF BAYS FRONT 6 SIDE 2 34. WALL TREATMENT brick 35. PLAN SHAPE rectangle 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR EXTERIOR excellent	5. OTHER NAME(S)
9. COORDINATES UTM LAT N121,500 LONG E521,750	25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall 27. OTHER SURVEYS IN WHICH INCLUDED	6. TOWNSHIP
10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES () NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 120'	RANGE
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Multi-colored brick rand has small entry porch inset under the main portion of the gable roof with square column. The windows are 6/6, double-hung sash. There are two gable front dormers with clapboarding, and an interior fireplace.	PHOTO MUST BE PROVIDED	SECTION
43. HISTORY AND SIGNIFICANCE A non-contributing, non-historic house, which nonetheless matches in material and setback (although not in scale & mass) with the other houses on the block. barn dates to 1903	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A very large lot, once part of 242 W. Franklin, which still has the historic stone wall in front. The rest of the landscaping is modern (curved beds), and there is a chain link fence to the front of the lot. A left drive leads to the rear garage.	
45. SOURCES OF INFORMATION City water permits.	46. PREPARED BY Deon Wolfenbarger ORGANIZATION Community Development 48. DATE 2/87 49. REVISION DATE(S)	

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

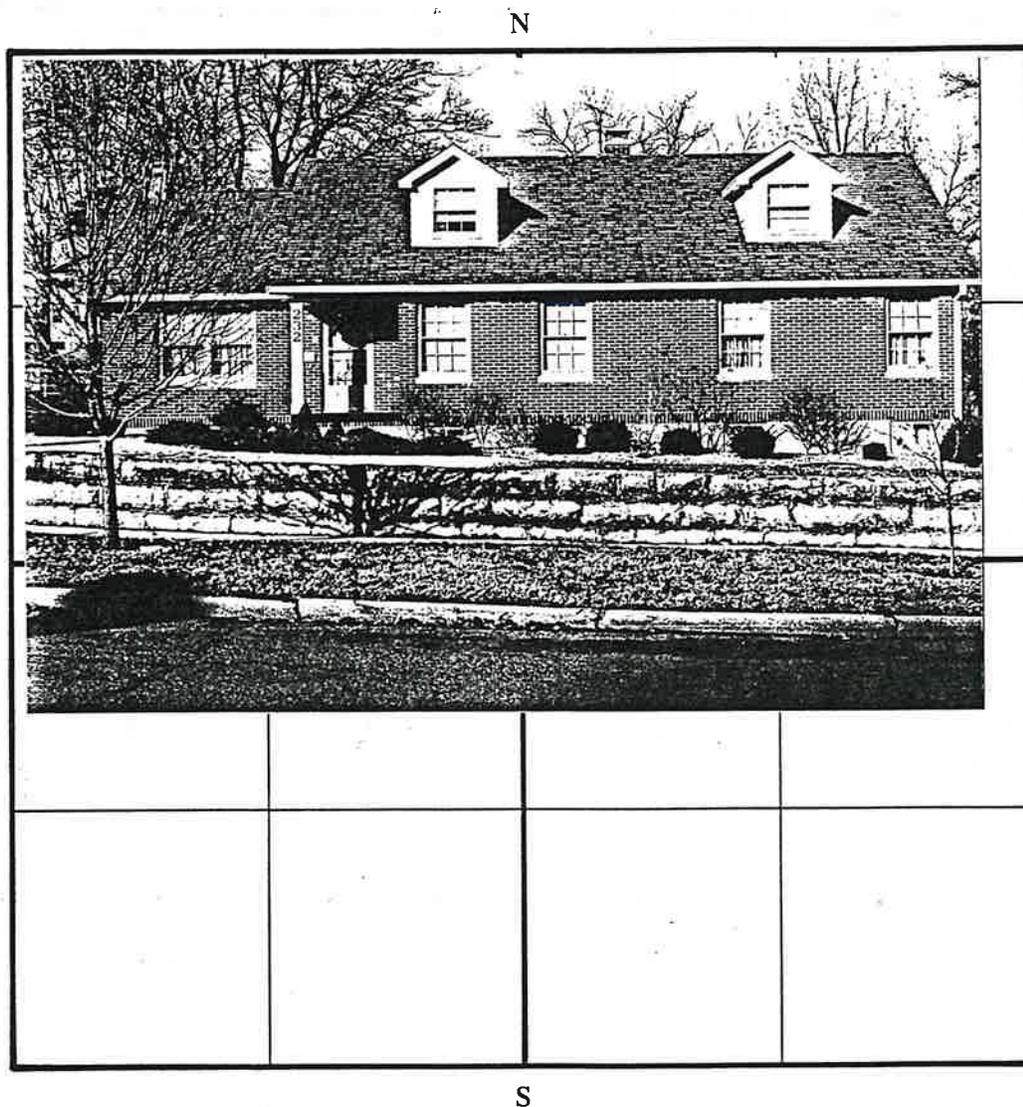
Sketch map of location

Site No. C-20

Section 7 Township 51N Range 31W

Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.



Notes:

THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

Please Attach a copy of a topographic map with the site marked on it.



Exhibit C:
Existing
Conditions



HDRC Case No. 25-009D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 1, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for a 6 ft. privacy fence in the rear yard to screen an objectional view

Applicant: Julie Day

Location: 131 N. Morse Ave

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: June 16, 2025

SPECIFIC INFORMATION

SITE HISTORY

This Queen Anne house is characterized by a steeply pitched hipped roof with several cross gables. The gable ends have shingled vergeboards, and the wrap around front porch has free-classic columns and simple square rails. There is a right bay and some leaded glass; otherwise the remaining details were covered by siding. There are two rear additions.

PROPOSAL DESCRIPTION

The applicant proposes to replace the existing picket fence on the rear lot line with a 6 ft. shadow box privacy fence to screen an objectional view.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.

30-72.11 UDO Design Principle:

UDO Design Principle: Fences and decorative walls should be placed and scaled in a manner that does not cover, block, or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls, and sidewalks and those that have acquired significance by virtue of age or craftsmanship should not be removed or destroyed and should be maintained and preserved.

Page 36 of DG: "If not visible from the street, board or privacy fences may be considered for back yards when necessary to screen an objectionable view"

and 37 of DG: "Horizontal boards, split rails and solid board or privacy fences are not appropriate for the front or side yards"

Staff Analysis

Staff feels that the vacant land behind the property is an objectionable view.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of the HDRC case #25-009D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Photos of existing conditions/objectable view





HDRC Case #: 25-009D
131 N Morse

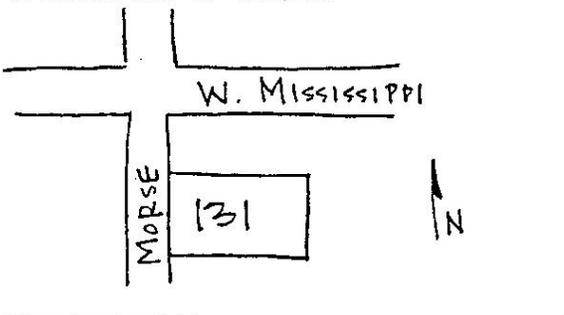
 Parcels
 City Limits

Exhibit A:
Vicinity Map



MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. H-6		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 131 Morse		Exhibit B	
2. COUNTY Clay		5. OTHER NAME(S)			
3. LOCATION of Liberty NEGATIVES Community Development					
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 131 Morse		16. THEMATIC CATEGORY		28. NO. OF STORIES 2	
7. CITY OR TOWN IF RURAL, VICINITY Liberty		17. DATE(S) OR PERIOD late 19th cent. (prior to 1907)		29. BASEMENT? YES (X) NO ()	
8. DESCRIPTION OF LOCATION 		18. STYLE OR DESIGN Queen Anne		30. FOUNDATION MATERIAL stone	
		19. ARCHITECT OR ENGINEER		31. WALL CONSTRUCTION frame	
9. COORDINATES UTM LAT N121,900 LONG E521,550		20. CONTRACTOR OR BUILDER		32. ROOF TYPE AND MATERIAL multiple composition shingle	
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()		21. ORIGINAL USE, IF APPARENT residence		33. NO. OF BAYS FRONT n/a SIDE	
11. ON NATIONAL REGISTER? YES () NO (X)		22. PRESENT USE residence		34. WALL TREATMENT vinyl siding	
12. IS IT ELIGIBLE? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)		35. PLAN SHAPE irregular	
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		24. OWNER'S NAME AND ADDRESS IF KNOWN Alanson & Judith Wilcox		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()	
14. DISTRICT POTENTIAL? YES (X) NO ()		25. OPEN TO PUBLIC? YES () NO (X)		37. CONDITION INTERIOR _____ EXTERIOR good	
15. NAME OF ESTABLISHED DISTRICT		26. LOCAL CONTACT PERSON OR ORGANIZATION Community development director		38. PRESERVATION UNDERWAY? YES () NO (X)	
		27. OTHER SURVEYS IN WHICH INCLUDED		39. ENDANGERED? BY WHAT? YES () NO (X)	
				40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	
				41. DISTANCE FROM AND FRONTAGE ON ROAD 84'	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This Queen Anne house is characterized by a steeply pitched hipped roof with several cross gables. The gable ends have shingled vergeboards, and the wrap-around front porch has free-classic columns and simple square rails. There is a right bay and some leaded glass; otherwise the remaining details were covered by the siding. There are two rear additions. The windows are 1/ double-hung sash.				PHOTO MUST BE PROVIDED	
43. HISTORY AND SIGNIFICANCE Although somewhat altered by the siding, the house nonetheless retains its integrity in setting, mass, and association with the rest of the historic neighborhood.					
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A left drive slopes down to a rear attached garage.					
45. SOURCES OF INFORMATION City water permits				46. PREPARED BY Deon Wolfenbarger	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4088				47. ORGANIZATION Community Development	
				48. DATE 2/87	
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM					

Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.

N

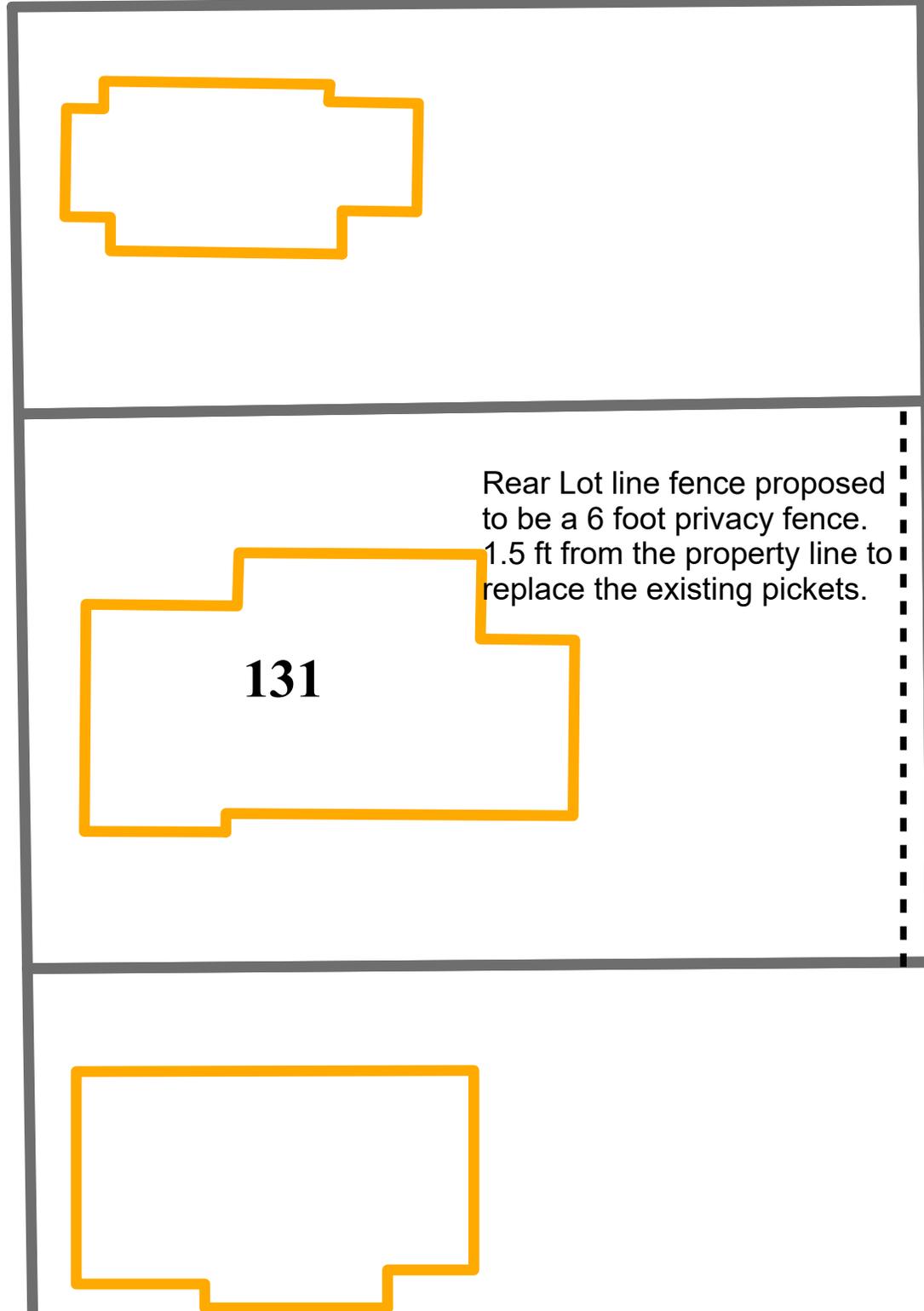
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Notes:

THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

Please Attach a copy of a topographic map with the site marked on it.

MORSE AVE



Rear Lot line fence proposed to be a 6 foot privacy fence. 1.5 ft from the property line to replace the existing pickets.

131





Exhibit D:
Objectional View
Existing Conditions



Historic District Review Commission

HDRC Case No. 25-002PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 1, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for new garage doors
 Applicant: Jeff Overton
 Location: 38 S. Terrace
 District: Prospect Heights Historic District
 NRHP Status/category: Contributing
 File Date: June 20, 2025

SPECIFIC INFORMATION

SITE HISTORY

This large, two-story Free Classic Victorian sits at a prominent location at the corner of Sunset and Terrace Avenues. There is an alley to the west, and a detached two-car garage. The house features a wrap-around porch with classical porch columns, two second-story porches, a bay window, and one-over-one windows. This house was not included in the original resources survey of the district, but it was probably built around the turn of the 20th century, when most other Queen Anne style homes in the district were built.

PROPOSAL DESCRIPTION

The applicant is proposing to rebuild both existing garage doors with natural wood 5.5” boards.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

<p>DG: Sec. 30-72. District HP, design principles.</p> <p>7. <u>Doors and windows:</u> Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are</p>	<p><u>Staff Analysis</u></p> <p>Replacement of the existing non-historic garage doors is appropriate.</p>
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discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.

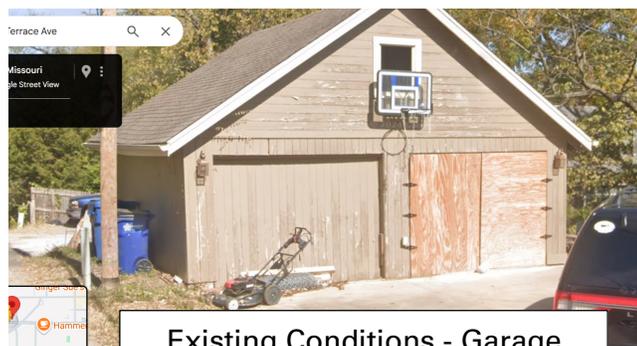
PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

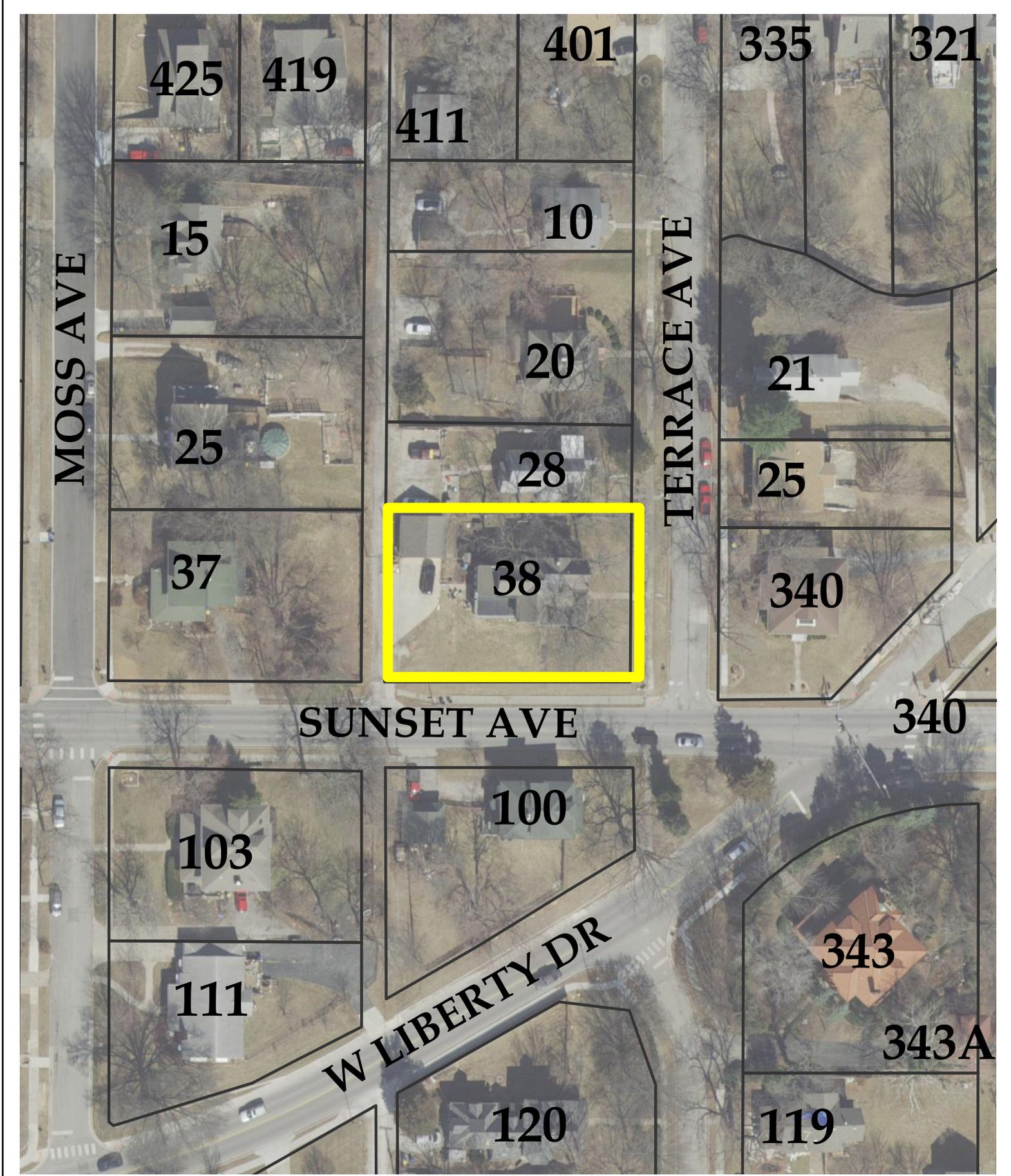
The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case 25-002PH.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Inventory Data Sheet- Is missing
- Exhibit B: Drawing



Existing Conditions - Garage



HDRC Case #25-002PH
38 S Terrace



EXHIBIT A:
VICINITY MAP

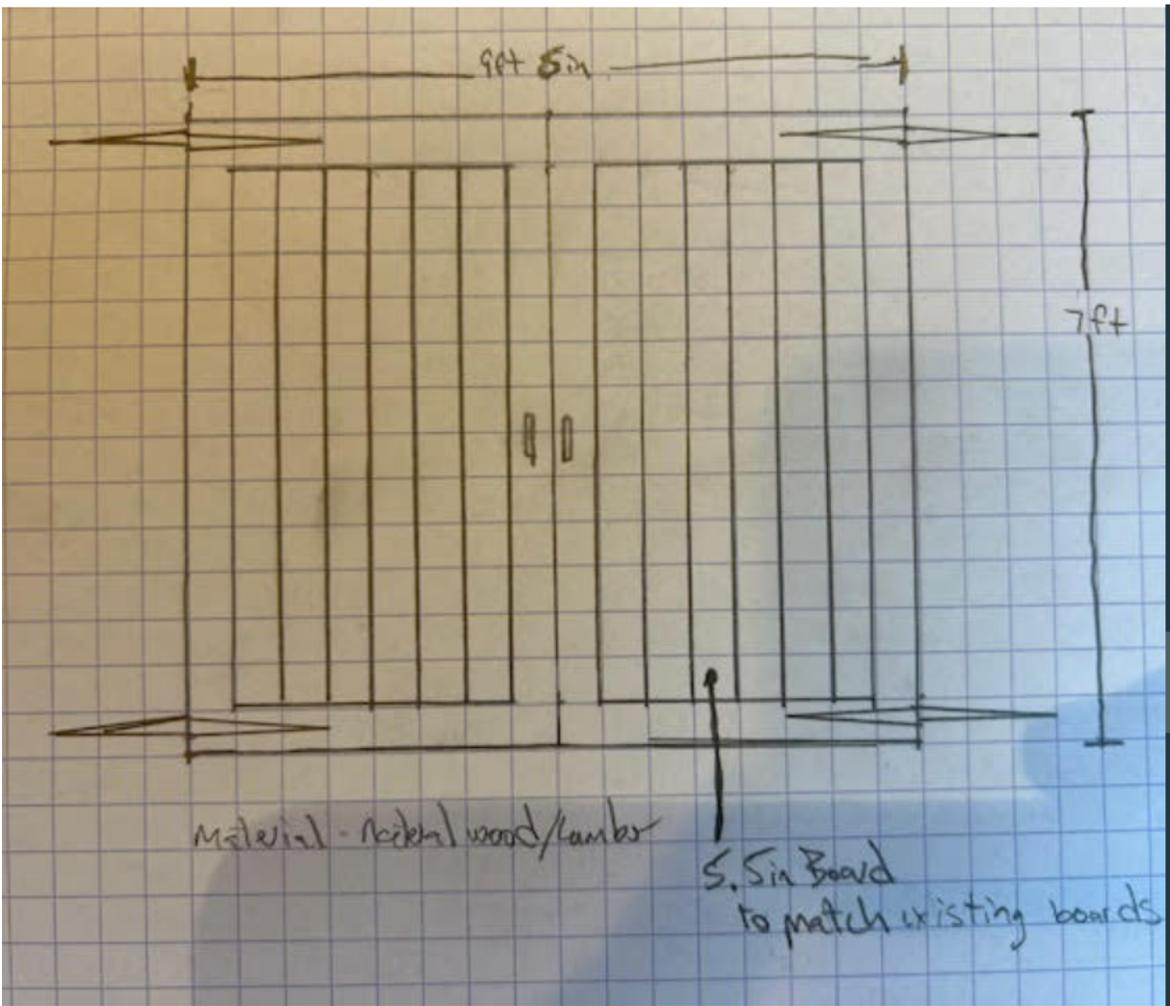


Exhibit B:
Drawing



MEMORANDUM

To: Historic District Review Commission
 From: Katherine Sharp, Planning & Development Director
 Date: July 1, 2025
 Subject: Sign Variance Request, 24 S Main

At the July 30, 2025 meeting, the Board of Zoning Adjustments will hold a public hearing for a variance to allow a 14.4 square foot non-illuminated sign on the east elevation of the building at 24 S Main (BZA Case 25-32V). The material is shown as aluminum and the design is shown on the attached exhibits. Because of this location in the Liberty Square Historic District, HDRC is asked to make formal comment on this sign size variance for the July 30 Board of Zoning Adjustment meeting.

This memorandum is provided for your information.

EXTERIOR
 Non-Illuminated Projecting
 Option B



TENANT TO REMOVE VINYL GRAPHICS



PROPOSED



EXISTING



CUSTOMER: 1880 METROPOLITAN
NAME: JEFF PRICE / DAVID PENCE
LOCATION: 24 S 26 S MAIN ST
 LIBERTY, MO 64048

DATE: 3/6/2025
DESIGN NO: SP-380248
ARTIST: JH
SCALE: 1" = 1'-0"
 1/8" = 1'-0"

SPECIFICATIONS
 • FABRICATE AND INSTALL (1) DOUBLE-FACED, NON-ILLUMINATED PROJECTING BUILDING SIGN
 • SHAPED PAN PAINTED SW 3015 SKYLITE
 • INSET PAN PAINTED BLACK WITH
 1/4" THICK FLAT CUT OUT DISK - PAINTED SW 6391 GALLANT GOLD OVERLAID WITH DIGITALLY PRINTED DOGWOOD VINYL
 WITH 1/4" THICK FLAT CUT OUT ALUMINUM "M" PAINTED WHITE
 • "METROPOLITAN" - 1/4" THICK FLAT CUT OUT ALUMINUM LETTERS PAINTED SW 6391 GALLANT GOLD
 • "EST. 1880" - 1/8" THICK FLAT CUT OUT ALUMINUM NUMBERS PAINTED WHITE

APPROVED:

DATE:

24 S. Main – Projecting Sign Narrative

To Whom it may Concern:

Please accept this narrative and accompanying exhibit as our justification for requesting a sign variance. When we purchased the 24-26 Sout Main property, our historical research provided that the structure was constructed in 1880 and was originally a hotel named “Metropolitan”. We had dreamed early on about rebranding the building “Metropolitan” to pay homage to its beginnings in Liberty.

As we began looking at building signage, we quickly determined that we were not interested in cluttering the Main Street façade with multiple tenant signage but rather create an identifying marker for the entire building that created a namesake for the structure into the future. Our hope is that current and future tenants refer to the “Metropolitan” as a location/destination.

Our selection of a blade sign came for a few paramount reasons. The first reason is practical; a Blade sign makes sense on a one-way street with visual connectivity to the historic Liberty Square. We were also inspired by Beaux – Arts blade signs that we had seen on other cities that were coming into prominence at the end of the 19th century. We wanted the sign to show the name of the building as well as display an accompanying small logo that is represented throughout the interior building signage and marketing material. We also thought it was important to show the date of origin to establish historical reference. We gravitated away from much larger potential awning signs and building face signs.

The primary challenge with complying with the allowable sign area, is the name M-E-T-R-O-P-O-L-I-T-A-N. 12 characters along with the date and logo poses an issue with proportionality. In the Lumeo Signs exhibit, the actual letter size is 5”. The letter size drives the proportionality of the remainder of the sign.

We took the initiative of modeling the building perspective with sign options to scale as seen from the direction of the square. Our intension was to show the impact of various sized signs on the building and showed what would be allowed by the current signage code if we simply painted the signage on the alley elevation. We would rather not do that, but felt it was important to demonstrate that our signage variance request is less impactful than what we would otherwise be allowed to install. As can be seen in these perspectives, the smallest allowable sign is as small as the current sconce lights on the building and does not represent a sign that pays homage to this structure.

In conclusion, we are requesting the signage variance to preserve the original name of the structure and eliminate other signage on the Main Street Façade, to maintain the Beaux-Arts flair of the blade sign and to refrain from painting a much larger sign “by right” on the alley façade.

We appreciate your consideration.

P&P 24 Main, LLC – David Pence and Jeff Price, AIA









METROPOLITAN

1880



MEMORANDUM

To: Historic District Review Commission
From: Katherine Sharp, Planning & Development Director
Date: July 1, 2025
Subject: Sign Variance Request, Water Street Lofts

At the July 8, 2025 regular session, the Planning & Zoning Commission will hold a public hearing for the Water Street Lofts (1-11 N Water) including the applicant’s request to allow a 20 square foot illuminated sign on the west end of the building as shown on the south elevations (PZ Case 25-28FDP). Because the applicant does not have the exact materials or design at this time that may be needed for the end user of the space, staff has determined that reviewing the sign with the final design at a later date is the prudent path. However, we did want to grant opportunity for HDRC to comment on the variance prior to Planning Commission and City Council determination. As such, the HDRC is asked to make formal comment on this variance for the July 8 session of the Planning and Zoning Commission.

This memorandum is provided for your information.



June 12, 2025

City of Liberty
Department of Planning & Development
101 East Kansas Street
Liberty, MO 64068

Re: Water Street Lofts – Final Development Plan
Deviation Requested

This letter is a formal request for variance for Final Development Plan Approval – Water Street Lofts from Section 30–87.4 (1) b.

A projected sign in accordance with the following provisions:

- (i) The sign shall not exceed 6 square feet in area and
- (iv) The sign shall not be lit.

This variance request is to permit the projected sign to a maximum square footage of 20 square feet and to also be internally illuminated.

The request is primarily for aesthetics and to create an image and character for the redevelopment of this important corner that we believe to be consistent with historical downtown signage. It is our understanding that the provision of this specific section of the UDO was for pedestrian level signs that would be a minimum of 8 feet above the ground and limited in size to 6 square feet. The sign that we are requesting is on the second level of the building and is designed to replace a building wall sign. There are areas on the upper level for a typical wall sign to be installed, but the proposed sign is much more classic, and character driven for historic districts. The strict interpretation to require a 6 square foot sign on the upper level of the building would be out of proportion - too small and out of scale. Since a wall sign would be permitted to be illuminated, we propose the projected sign also be illuminated.

The sign was also part of the rendering and the approvals last year and was reviewed by the public, the historic board, as well as the Planning Commission and City Council and was not raised as a concern or a detriment. It is understood that sign permits are not issued with these approvals, but the general character of the design has been shown for some time.

With respect to the variance, we offer the following:

- a. Granting of the variance will not adversely affect the rights of adjacent landowners or residents;

As the sign restrictions in the ordinance are designed to be pedestrian scale and the proposed sign is a building/ wall sign that would have higher quality and character that we believe is consistent with historic areas, we would encourage it to be used elsewhere in the historic district. This would not affect the rights of adjacent landowners or residents as they can request the same.



- b. Granting the variance will not be opposed to the general spirit and intent of the UDO;

As we believe the intent of the ordinance on the size of the sign and not being lit is for a pedestrian scale lower-level sign, the replacing of a building sign with a marquee or projected sign on the second level does not violate the spirit and intent of the UDO.

- c. The variance request will not adversely affect the public health, safety or general welfare.

Whether the sign as a marquee/projected sign or a wall sign, it has no effect on the public health, safety, or general welfare. It is an aesthetic consideration and consistent with a historic district and traditional downtown signs.

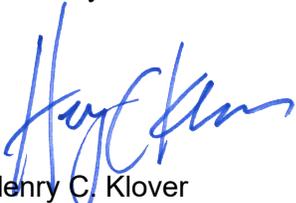
- d. The variance requested arises from a condition that is unique to the property question, is not ordinarily found in the same zoning district, and is not created by an action of the landowner or applicant;

The variance request is not a question of just being unique to the property, but one that we feel is missing from the Liberty Square and should be encouraged to create a unique and interesting variety that is also typical in historic districts. We would hope this becomes a standard that others could employ.

- e. Substantial justice will be done.

This request is not about justice as much as it is the desire to create something unique and interesting that would improve the overall community. It is primarily an aesthetic decision. There can still be a wall sign as there is room to install on the upper portion of the building, but we strongly believe this is a much more interesting and character driven element that should be encouraged.

Sincerely,



Henry C. Klover
Klover Architects, Inc.