



**HISTORIC DISTRICT
REVIEW COMMISSION MEETING
February 17, 2026**

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



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
February 17, 2026
5:30 pm Council Chambers

Roll Call

Linda Armstrong, John Carr, Kathy Chelton, Craig Davis, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker

- I. Call to Order
- II. Approval of Meeting Summary from the January 20, 2026 HDRC meeting
- III. Current Business
 - HDRC Case #26-001LD Public Hearing – Garrison Legacy District
 - HDRC Case# 26-001D Consideration of a privacy fence in the rear yard at 325 W Franklin, Dougherty Historic District
 - Election of Chair and Vice Chair of HDRC
 - Matt Grundy, Chair
 - Aimee Gray, Vice Chair

Administrative Approvals:

- 17 E Kansas Like in kind caulking of windows
- 425 E Kansas Like in kind glass replacement in dormer
- 34 S Main Sign

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

- IV. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

January 20, 2026

5:30 pm

City Council Chambers

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

Present: Linda Armstrong, John Carr, Kathy Chelton, Matt Grundy, Aimee Gray

Absent: Brett Rinker, Vern Drottz

Applicants: Jeff Price, Owner of 40 S. Jewell and David Pence, Pence Drafting.

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

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

Approval of Meeting Summary from the November 18, 2025 HDRC meeting

A motion was made by Commissioner Carr to approve the meeting summary from November 18, 2025 as corrected. The motion was seconded by Commissioner Chelton. The motion passed 5-0-0.

Current Business

HDRC Case # 26-001J Consideration of a Certificate of Appropriateness for exterior alterations at 40 S Jewell, Jewell Historic District.

- Ms. Thill said that there is a correction in terminology in the staff report and the drawings. Items referred to as a “deck” should be a “landing” to meet the code.
- Ms. Thill read the staff report and recommended approval with the stipulation that the street-facing trash bin screen is not approved.
- Mr. Pence commented that the decks have been removed. The drawings and dimensions will be revised to make any reference to a “deck” as a “landing”. They have not made any additions.
- Mr. Price said the proposed landing is the same dimension of the previous landing. And the trash portion is not an enclosure, it is a screen.
- They want to maintain the historic aspect but at the same time have modern conveniences. It is an extension of the deck rail, not an enclosure. The original elevation had the same rail.
- Commissioner Armstrong said there will be trash cans that have access to the street.
- Vice Chair Gray said it seems like a tasteful way to screen the trash bins.

- Commissioner Carr said he is familiar with the home and understands the dilemma. He doesn't have a problem with the trash screen because it is done tastefully and emulates the rail that was there.
- Commissioner Armstrong said that it gives the appearance that it is part of the larger landing.
- Vice Chair Gray said it's nice that it's lower for ease of throwing trash in the bins.
- Commissioner Armstrong said if it's not in this location, then it would be on the other side, and could be seen from Mill Street.
- Chairman Grundy said he is not opposed to it at all.
- Commissioner Chelton suggested they could use lattice and make it look symmetrical.
- Mr. Price said that when it is seen in 3D that it will look symmetrical.
- Commissioner Carr said he is comfortable with the screening.
- Commissioner Armstrong said that it is well conceived.

A motion was made by Commissioner Armstrong to approve the application as amended with landings instead of decks, including approval of the trash screen because it conforms to the design guideline. The motion was seconded by Vice Chair Gray. The motion passed 5-0-0.

Other Business

Administrative Approvals:

- 324 N Water Like in kind replacement of vinyl windows in a non-historic home
- 104 N Water exterior lighting

Miscellaneous matters from the Commission:

- Vice Chair Gray reported that she has nominated 462 E Kansas and 337 N Water Street for a state preservation award. Both homes were restored by Ken Personett. She suggested someone should nominate the O'Dell house on E Franklin for a preservation award. Her firm is not nominating it because she was not involved with that restoration project.

Miscellaneous matters from Staff:

- The Garrison North End Legacy district public hearing will be on February 17th at the HDRC meeting. Vice Chair Gray commented that this district and designation is very important and special. Ms. Sharp said there is a good story online about the Foot District in Jefferson City which our regulations were modeled from.
- Commissioner Chelton asked if there are any updates on the Water Street Lofts project. Ms. Sharp said that the building permit application was submitted on

January 12th. The City has contracted Norton & Schmidt, a third-party structural engineer, to review the demolition plan submitted by the applicant's structural engineers.

The meeting adjourned at 6:02 pm



Historic District Review Commission

HDRC Case No. 26-01LD [Public Hearing]

Staff: Katherine Sharp, Planning & Development Director

Date: February 17, 2026

GENERAL INFORMATION

Application: Request for Nomination of the Garrison- North End Historic Legacy District

Applicant: A.J. Byrd

Location: Mississippi Street from Grover Street to Main Street and N. Water, and north to Corbin Street and the Garrison School

District: Historic Legacy District

Public Notice: Legal Notice printed in Courier Tribune on January 21, 2026
Letter sent to property owners within 185 ft. on January 27, 2026

File Date: May 7, 2025

GENERAL INFORMATION

The purpose of a Historic Legacy District is to honor an area of historic and cultural significance. The establishment of a Historic Legacy District shall in no way alter the uses permitted by existing zoning, land use, or future development of the properties included in the district.

SITE HISTORY

From its earliest settlement, Liberty included enslaved Africans brought by white settlers from southern states. By the Civil War, enslaved people made up one-fourth of Clay County’s population. After emancipation, African Americans formed distinct communities in Liberty, particularly in the North End, an area encompassing several streets north of Mississippi Street. This neighborhood quickly became a center of Black life, culture, and resilience.

Before 1865, enslaved people were legally forbidden to learn to read or write. After the Civil War, African Americans continued to face segregation under “separate but equal” laws. Early education for Black residents began in private homes. In 1877, the Garrison School was established and became a cornerstone of the community. Named after abolitionist William Lloyd Garrison, the school educated generations of African American children. Though the original building burned in 1910, it was rebuilt in 1911 and expanded in 1938, symbolizing the community’s commitment to education.

Churches also played a vital community role. Mt. Zion/First Baptist Church began in 1843 with enslaved members and evolved through several locations before settling on Gallatin Street. St. Luke's AME Church, founded in 1875, and the Northwestern Colored Primitive Baptist Church further anchored spiritual and social life in the North End.

Economic life developed despite segregation. Many African Americans ran businesses from their homes due to exclusion from White establishments, fostering strong community ties. The North End even had its own movie theater. Despite this vibrancy, city planning policies in 1930 explicitly discouraged Black residents from living outside designated areas, reinforcing segregation. Over time, the North End became a tightly woven "quilt" of families, shared institutions, and collective memory. Today, the Garrison–North End stands as a legacy district, preserving the stories and contributions of generations who built a rich community despite systemic inequality.

Please see the attached full history and proposal.

STAFF ANALYSIS

The Unified Development Ordinance (UDO) defines a Historic Legacy District as a geographical area of historical and cultural significance for which most of all of the physical attributes relevant to the historical or cultural period of significance no longer exist.

In accordance with UDO Section 30-70.6, Historic Legacy Districts, of the Liberty Unified Development Ordinance (UDO), staff's analysis of a Historic Legacy District application is guided by Section 30-7-.6(3), which provides the following criteria to establish a Historic Legacy District:

- a) Most of all of the physical attributes (structures, streets, public areas, archeology, etc.) relevant to the historical or cultural period of significance no longer exist; and at least one the following three criteria:
 - i) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or nation; or
 - ii) Its location as a site of a significant local, county, state, or national event; or
 - iii) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation.

Staff has reviewed the submitted materials and conclude that the request satisfies the criteria for establishing a Historic Legacy District as outlined in UDO Section 30-70.6. Creating the Garrison-North End Historic Legacy District pays tribute to the strength, perseverance, and lasting impact of the African American community whose members built their homes, families, and futures in Liberty. It helps us recognize the resilience of those who endured these barriers, and it equips us to identify patterns of inequality that haven't fully disappeared. By confronting this history directly, communities are better prepared to make thoughtful, informed decisions that promote fairness, belonging, and shared opportunity for everyone. Recognizing the truths of segregation requires bringing forward the stories of those who lived through it, individuals with distinct experiences and meaningful lives. By learning about the community which existed in this area at the time of segregation we are better able to acknowledge, honor, and preserve their legacy. Exploring this broader history allows us to more fully appreciate their contributions and to collectively affirm the enduring significance of their often-difficult journey.

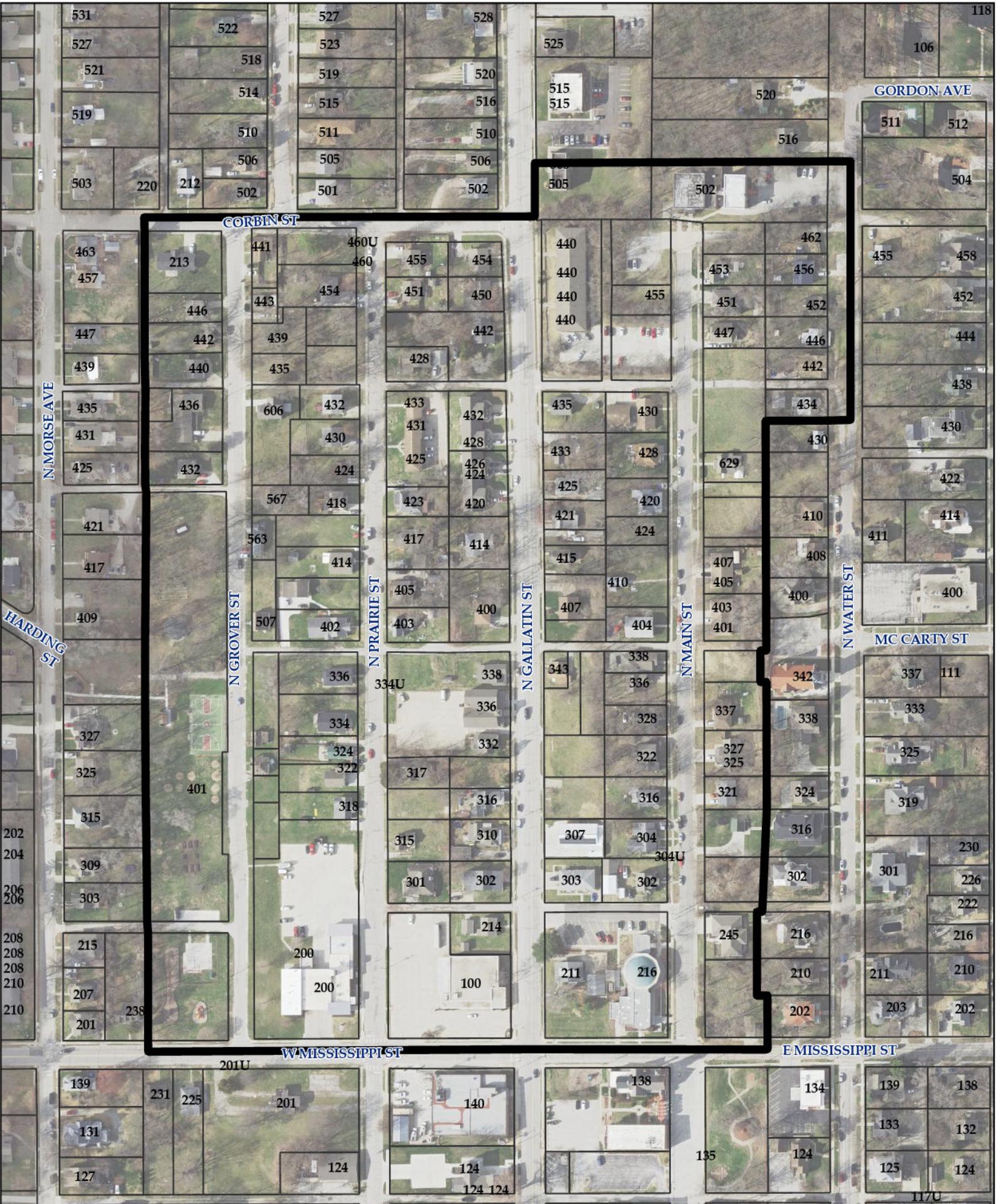
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore, staff recommends approval of HDRC Case No. 26-001LD.

This application will be heard by the City Council at a public hearing on Monday, February 23, 2026 at 7pm in the City Council Chambers of City Hall, 101 E Kansas Street.

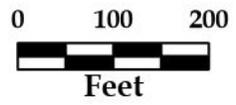
ATTACHMENTS

1. Exhibit A: Garrison- North End District Boundary Map
2. Exhibit B: Applicant's Proposal
3. Exhibit C: Map Locations Identified in Proposal



Garrison-North End

-  Garrison-North End
-  Parcels



DRAFT: FOR INFORMATIONAL PURPOSES ONLY. NOT SURVEY ACCURATE



Garrison - North End as a Legacy District

Among Liberty's earliest residents were enslaved Africans owned by white settlers and brought as "chattel" from Tennessee, Kentucky and Virginia. By the time of the Civil war, one-fourth of Clay County's population were enslaved.

After the Civil War, freed African-Americans lived in the north and south ends of Liberty. Quickly, a new community developed. The North End includes five streets Main, Gallatin, Prairie, Grover, and a small portion of Water Streets all north of Mississippi Street.

Prior to 1865 it was against the law to teach an enslaved person to read or write. After the Civil War for almost a century, Liberty African Americans lived, as other blacks in America, under the law of "separate but equal education." When the Civil War ended, African Americans first attended a private school located on West Mill St. for black and Indian children in the home of Mrs. Laura Armstrong. Later, Ms. Lucretia Robinson opened her home on 446 North Water Street for the private tutoring of blacks. The Garrison School was established in 1877 as one of 7 African American schools in Clay County. The original Garrison School was named by James Gay, who was principal for 22 years, for abolitionist leader William Lloyd Garrison. The original three-room brick structure burned in 1910. The current building was built in 1911 with the Assembly Room added in 1938 during the leadership of principal Clarence Gantt.

The Mt. Zion/First Baptist Church started in 1843 with enslaved members under the leadership of Rev. William Brown, a young man under 20 years of age. Before they built their own sanctuary, slaves, masters and free blacks worshiped in the northeast corner of the courthouse. Later they moved to an old barn on Missouri Street until they purchased a lot and built First Baptist/Mt. Zion on Gallatin Street. The St. Luke's AME Church was formed in 1875 by Rev. Jesse Mills. It was important in Liberty until it dissolved in 2013. The building was demolished later that year. A third church in the North End was the Northwestern Colored Primitive Baptist Church with a warranty deed dated 1899.

Small businesses were scattered throughout the North End. White owned business had brick and mortar storefronts on the Square. It was not unusual for African Americans to operate businesses out of their homes since they were not allowed to frequent white establishments, and those home based businesses helped foster a sense of community among Liberty's Black residents. There was even a North End movie theatre for residents who did not want to have to sit in the segregated balcony of the downtown theatre. Cornelius Bird ran a plant nursery with a clientele from throughout Liberty.

The City Plan of 1930 noted "the negro population always presents an important problem in the development of a city. Negroes are a useful element, and provisions should be made for their welfare. It is not best for either race to encroach upon the other, and it is recommended that this be controlled by mutual agreement between the races. The present negro population is mostly concentrated in two main districts. In view of the approximately stationary negro population, there is ample area within these districts, and scattering into other portions of the city should be

discouraged.” One district was “the North End” by Garrison School. “The South End” or “New Iberia” was adjacent to Fairview/New Hope Cemetery (aka Brooks Landing today).

As current City Councilman Shelton Ponder observes, the North End became “a quilt” of relationships through the years as families intermarried, children grew up playing with each other, shared a common school (Garrison) and lived within a relatively small geographical area. They also carried a shared history that spanned generations beginning with the earliest settlement of Liberty and Clay County in the 1820’s.

The Garrison-North End is a legacy district filled with a few remaining structures but countless stories of men and women who lived lives focused on their families, serving their community and country while often in a parallel world largely unnoticed by the majority population surrounding them.

Sources:

- “Memories of Mrs. Melinda Houston Estes. She was 92 years old when she gave this report. Liberty, MO April 30, 1901” Clay Co. Archives and Historical Library
- CCAAL website -<https://www.ccaal-garrisonschool.org/history>
- City Plan 1930

EDUCATION

- **The Pearly-Robinson House** (446 North Water) This was originally the home of Mr. and Mrs. Henry Robinson. Their daughter Lucretia Robinson set up a subscription school in the house after the Civil War to teach formerly enslaved children. Her work was later replaced by a school in the Old Rock Church that stood near here and then the Garrison School.



- **Garrison School – 502 N. Water Street**
The Garrison School was established in 1877, one of seven schools in Clay County to serve African American youth. It was named by Professor James Gay, who served as principal for 22 years, in honor of abolitionist leader William Lloyd Garrison. It offered 8 elementary grades and 2 years of high school. By 1909, the school enrolled 117 students. Teachers emphasized academics, character building and racial pride. In 1922 Garrison had earned the reputation as one

of the best schools for African American students in Missouri. The “Garrison Wonder Team” won the Missouri State Football Championship in 1932 and the high school track team took 3rd place in state competition in 1935. In 1953, the high school unit closed and students were transported to Lincoln High School in Kansas City. The final year of a segregated Garrison School was in 1957. It became the 4th Grade Center in 1958; and the Kindergarten in 1961. This photo is of Garrison in 1880.

- **Prof. James A Gay (1882-1985)** (415 N Gallatin) Professor Gay was principal of Garrison School and responsible for naming the school after the great abolitionist and journalist, William Lloyd Garrison. Professor Gay taught at the Western Bible Baptist College. His close friend at William Jewell College, Dr. H.I. Hester, referred students to Professor Gay for tutoring in Latin and Greek.



- Clarence Gantt (1903-1958)** (334 N. Prairie) Clarence and his siblings were third-generation Garrison students. After graduation from Lincoln University, he taught in Oklahoma before being recruited by his mentor Professor James Gay to return to Garrison where he eventually became principal. Gantt served at Garrison until its closure because of integration in 1958. All the teaching staff at Garrison was terminated except Gantt; he was relegated to a token position of Study Hall Monitor at Liberty High School and later transferred to several Elementary schools as playground supervisor. He also looked after the Garrison students as they made the transition into an integrated system. He was a member of the Prince Hall Masonic Lodge. He taught adult education classes at Central High School, and was a volunteer worker for the Clay County Human Resources Development Corporation.



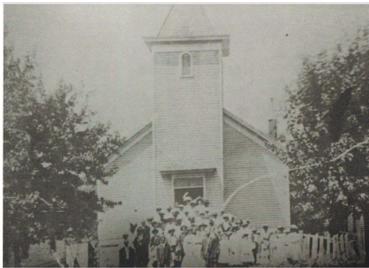
Courtesy J. Anthony Snorgrass

CHURCHES

- St. Luke AME Church** (433 N. Main) – Rev. Jesse Mills organized St. Luke African Methodist Episcopal (A.M.E.) Church in 1875. In the history of the church there were three fires (one caused by lightning) and major damage from the 2003 tornado. Asbestos, rodents and a declining congregation led to its closure and the building's demolition in 2013.



- Mt Zion / First Baptist Church** (336 N. Gallatin) – organized by slaves, masters and free blacks in 1843 under the leadership of Rev. William Brown, a young man less than twenty years of age, and worshipping in the courthouse. They later moved to an old barn on N. Missouri Street before purchasing land on Gallatin Street and a wooden building in 1869, prior to the current building. Mt Zion/First Baptist continues as a vibrant part of the Liberty community.



SERVICE TO COUNTRY AND COMMUNITY (examples)

- **James Allen Brooks (1923-2012)** (442 N Gallatin) Staff Sergeant James Allen Brooks served as a cargo technician during World War, He was a prominent and consistent community leader including a founding member of the Liberty Fellowship of the Concerned, lifetime membership to First Baptist Church, and over fifty years employed with Commerce Bank of Liberty and a recipient of the Liberty Martin Luther King, Jr. Service Award.



- **Sam Houston (1921-2016)** (310 N. Gallatin) Sam was one of Liberty's most outstanding citizens. He graduated from Garrison School in 1939. He helped create the Liberty Fellowship of the Concerned to fight racial intolerance and foster harmony among ethnic groups. In March 1968 he traveled to Memphis with MLK Jr. during demonstrations supporting sanitation workers who were on strike. He ran for Liberty City Council in 1975 and served for 18 years - the first African American to be so elected. During his tenure he initiated the first Juneteenth celebration and the first Martin Luther King, Jr. birthday celebration north of the River, starting in 1984. In 1980, Gov. Teasdale appointed him to the Commission on Human Rights. The Houston family traces back to John Houston, a free black man, who settled on land in 1844 that is now the Liberty Community Center.



- **Otto C. "Jaybird" Ray (1893- 1976)** was an American pitcher, catcher and first baseman in the Negro Leagues, most notably the Kansas City Monarchs for four years. He was a Jackson County Deputy Sheriff and member of Mt. Zion First Baptist Church. He died in Liberty at the age of 82 and is buried at Ft. Leavenworth National Cemetery in Leavenworth, KS.

SIGNIFICANT PERSONS (examples)

- **Hazel Murray Black (1900-1987)** (435 N. Gallatin) A remarkable historian of the African American community. She was an active member of the Clay County Historical Society and served as a volunteer researcher. Her interviews and essays were recorded in the Liberty Tribune. She was raised in the White Oak Church community on North Brighton. She was also a businesswoman along with her husband (John) owned a restaurant in their home in the 1940's. She was renowned with the Compton family of Oak Ridge Farm (now Stroud's Restaurant) for her "Virginia Beaten Biscuits".



- **Alice Houston Byrd** (316 N. Gallatin) Alice Houston Byrd's accomplishments as a real estate owner and entrepreneur exemplify resilience, ambition, and the enduring pursuit of economic independence. Through her self-owned business, Domestic Help Services, she provided exceptional household management for Ruth and Russell Stocksdales, proprietors of Commerce Liberty Bank. Her professionalism and dedication earned their trust and respect. With a growing interest in real estate and property acquisition, Mrs. Byrd sought and received mentorship from Ruth Stocksdales, who recognized her potential and encouraged her aspirations. Through determination and strategic investment, she built an impressive portfolio of residential properties in both the North End and South End of Liberty. Her success positioned her as one of the few African American women of her era in Liberty to thrive in the real estate sector, leaving a lasting legacy of empowerment and entrepreneurship.



- **China Slaughter (1913-1997)** (304 N Main) Lawrence "China" Slaughter grew up in Liberty and after returning home from college the only job available was as a custodian for the Liberty School District, where he worked for over 47 years ending as Supervisor of Custodians for the School District. In addition to a leader within the North End, he was beloved by children and trusted by parents as the street crossing guard at Mill Street for 32 years at Franklin School. By the time China's own daughter (Ann) reached high school they were integrated and she was the first African American to be chosen as a yearbook queen and the first to be a member of the National Honor Society. He was an example of Dr. King's definition of greatness: "Not everyone can be famous but everyone can be great because greatness is determined by service. You only need a heart full of grace and a soul generated by love."

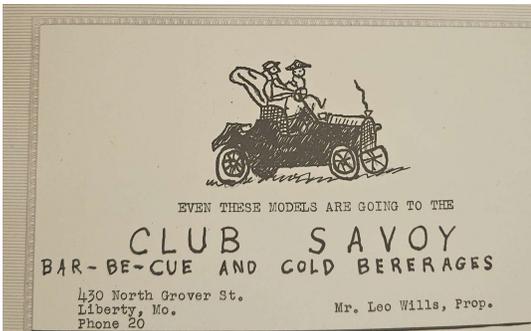


SOCIAL CLUBS and FREE MASONS

- Prince Hall Masonic Lodge** (southeast parking lot by Garrison on N. Main) The origin of the Liberty African American Lodge #37 F&AM began in 1877. In 1922 and 1923 the No. 17 Knights Templar Commandry received the state grand prize in the drill contest held in St. Louis. Benevolent associations including Black Freemasons were second in importance only to the church in building solidarity in the African American community, reaching their zenith between the end of the Civil War and the beginning of WW2 . They were active in the underground railroad, building schools and laying cornerstones for most African American churches. Prince Hall Freemasonry is the oldest and largest predominantly African American fraternal organization in the nation.



- Savoy Club** (430 N. Grover St.) The Savoy Club, founded in 1946 by WWII veteran and entrepreneur Luther Douglass, was a vibrant hub for Liberty's African American community when he returned home from the war to a segregated but self-sufficient neighborhood that had to provide its own entertainment and social life. The Savoy Club offered BBQ, cold drinks, a jukebox, and a dance floor, becoming the North End's premier nightlife destination. The upstairs housed rental apartments, reflecting Douglass's role in supporting community life. During segregation, venues like The Savoy Club and the Wiggle Inn on the South End provided essential social spaces Community residents would frequent to dance, drink and party. During this era, there was only one way for club Patrons from Kansas City, and surrounding towns to enter and exit Liberty (10 high-way), now known as Liberty Drive.



- The ad is from the Garrison Echo 1949 yearbook; the photo is Luther Douglas, owner of the Savoy Club.

BUSINESSES (examples)

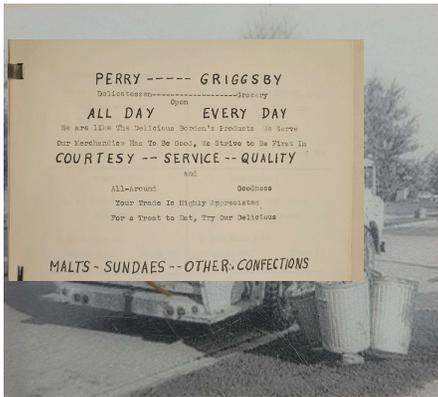
- **Cornelius Vanderbilt Bird (1896-1967)** (434 N Grover) gardener and owner of Sunny Day's Garden and Greenhouse. Migrated to Liberty from his father's forty-acre farm in White Oak in N. Kansas City during the WW1 era. His rules for successful gardening on these three plots of ground were simple: "The main thing is to plant at the right time and to water at the right time." To hundreds of Liberty residents he was a trusted counselor who initiated them into the mysteries of what happens to a seed buried in the moist earth and warmed by the sun. He once said, "How people can go through life and not grow anything, I don't understand."



- **Jesse Dodd (1906-1992)** (339 N. Main) Dodd purchased the L.H. Hicks Cleaners on Missouri Street, renamed it Michigan Cleaners and operated it for more than 25 years. He provided work for six of his 10 children and other African Americans in the community. He demonstrated an African American man could establish a successful business in a then highly segregated society and continue that operation into the dawning of the Civil Rights Movement.



- **Herman "Sack" Lee (1926-1990)** (460 N Prairie) "Sack" owned the Lee Waste Management Company for 18 years before selling it in the 1970s. He coached an American Legion Little League team that played against both African American and white youth during segregation. He taught the players not only to play ball, but also life lessons in socialization and sportsmanship. He was active in Liberty Prince Hall Lodge #37 and Mt. Zion/First Baptist Church.

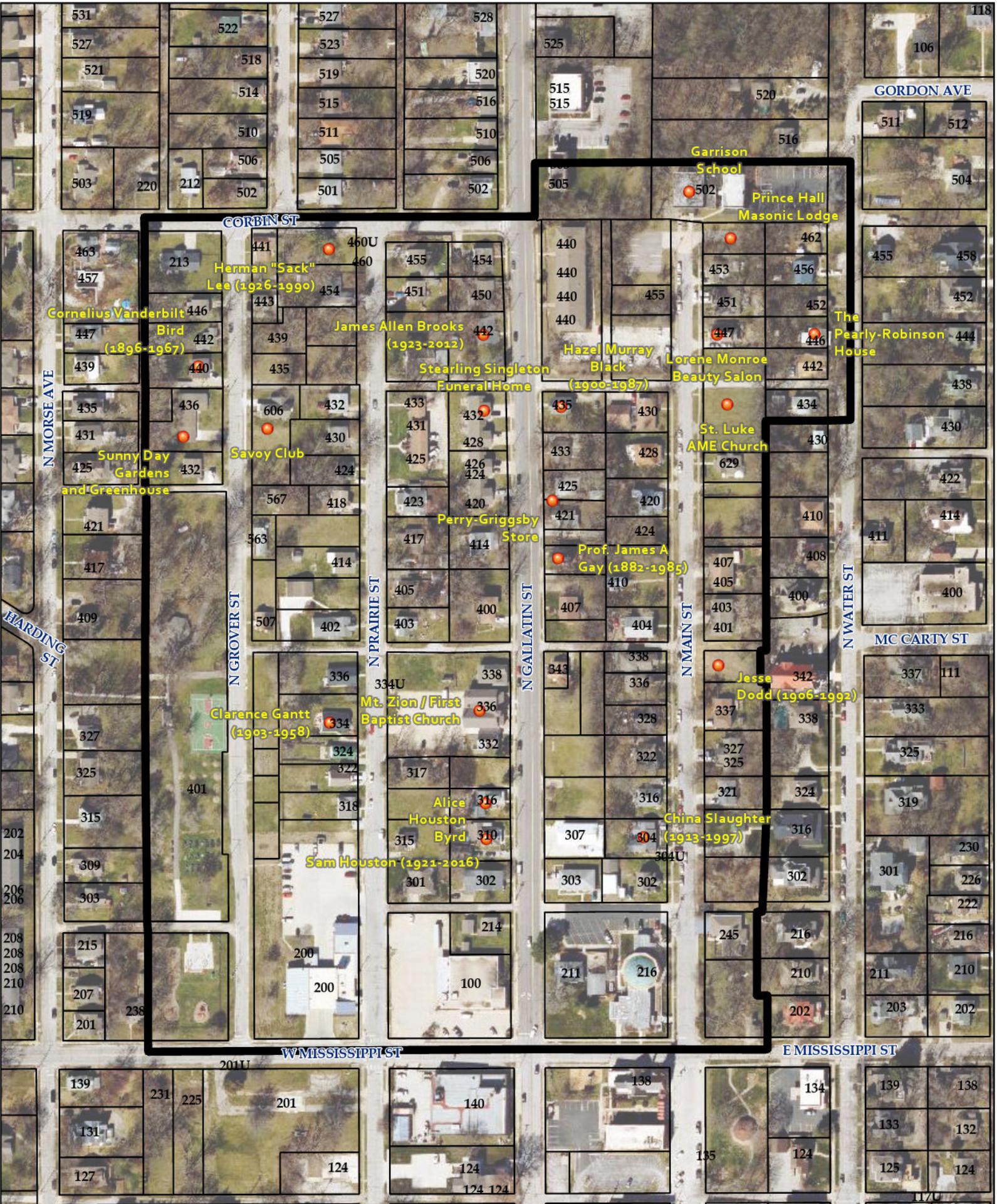


● **Perry- Griggsby Store** (423 N Gallatin) Sold groceries/ice cream / candy. (photo from 1948 Garrison School Echo Yearbook)

● **Other businesses** in the North End through the years included John and Hazel Black with a grocery store and restaurant (435 N Gallatin); Beally McShear with a Pool Hall; Long and Rhodes who operated a movie theatre in their home on N. Water St.; Sterling Singleton who operated a mortuary/funeral home (430 N Gallatin); and Lorene Monroe who operated a beauty salon (447 N. Main).

sources:

- *Remarkable Women of Liberty* Juarenne Hester, Jackie Kennedy, Cathy Teague
- *Garrison School Echo* 1948 Yearbook
- Liberty African American Legacy.org (website)
- Clay Co Archives and Historical Library
- Garrison School Cultural Center
- Albert J. Byrd, resident, born and raised in North End. elected Liberty School Board
- Ms. Colleen Meyers, the 91-year-old cousin of Luther Douglass, a North End Resident whose Century home still stands on North Main Street (5/5/25)
- Shelton Ponder, resident, North End, elected Liberty City Council (Ward One)
- Dr. Cecelia Robinson, Historian, CCAAL



City of Liberty

Garrison-North End

●

Historic Legacy POI

Garrison-North End

Parcels

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100
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Feet

DRAFT: FOR
INFORMATIONAL
PURPOSES ONLY.
NOT SURVEY
ACCURATE

Date Exported: 2/12/2026



HDRC Case No. 26-001D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 17, 2026

GENERAL INFORMATION

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

Applicant: Alyssa Walsh

Location: 325 W Franklin

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: February 12, 2026

SPECIFIC INFORMATION

SITE HISTORY

The front gable end has boxed cornice returns. The porch wraps around the left side, enclosing a bay. Craftsman style columns are square tapers set on concrete piers with recessed panels. The principal entrance on the street side has been closed off at the porch; entry is now from the left. Windows vary in size and are 1/1. There is a central interior fireplace. A rear addition is partially enclosed.

PROPOSAL DESCRIPTION

The applicant proposes to replace the existing chain link fence on the East (alley) and South (rear) lot lines with a 6 ft. privacy fence to screen an objectional view. There is an existing 6ft wood privacy fence in the rear yard on the west lot line that belongs to the neighbor and it will remain.

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 six-foot wood privacy fence is appropriate to screen the objectionable view.

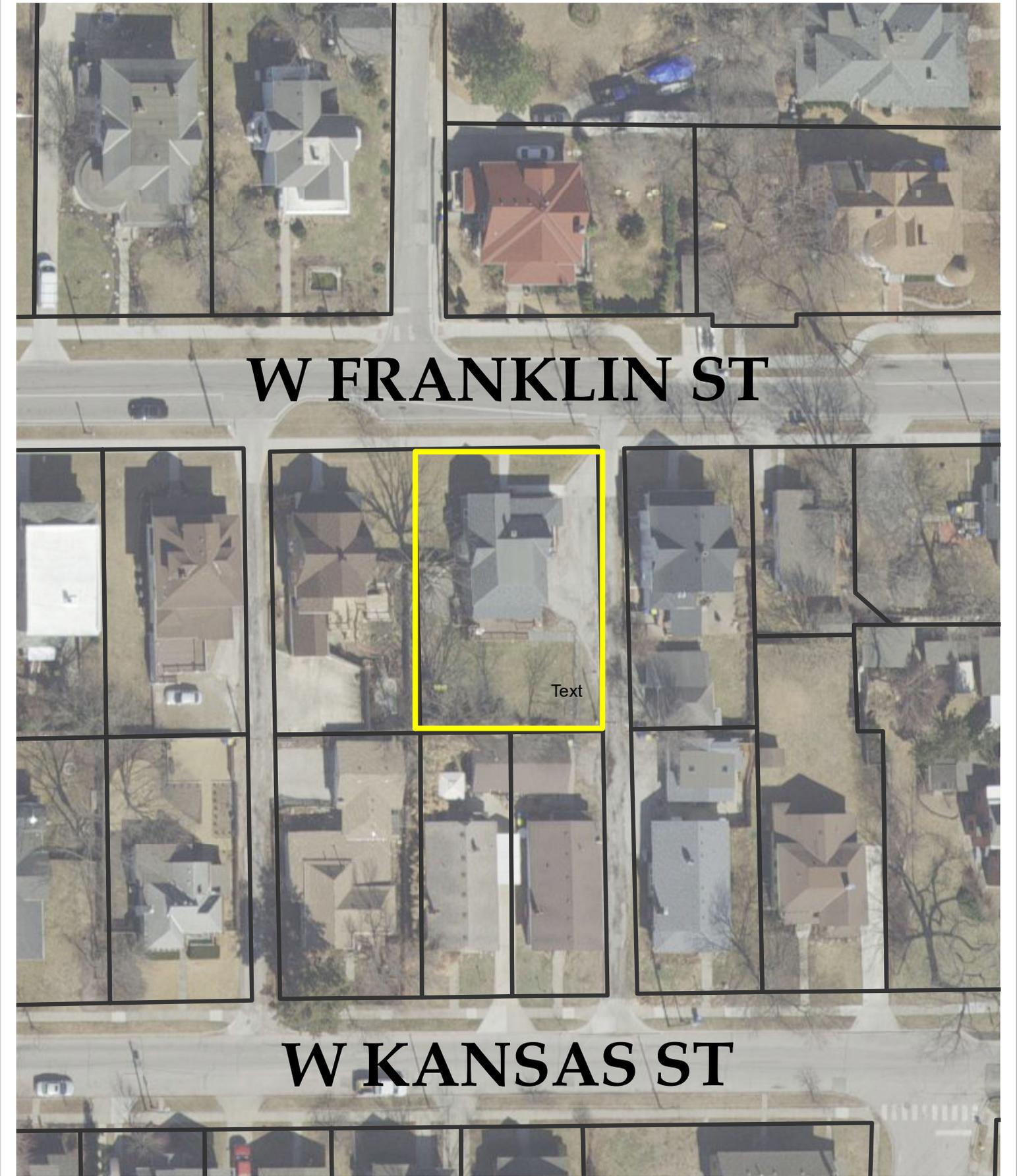
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of the HDRC case #26-001D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Historic Inventory Survey Form
3. Exhibit C: Site Plan
4. Exhibit D: Photos of existing conditions/objectional view
5. Exhibit E: Proposed 6 ft wood privacy fence





W FRANKLIN ST

Text

W KANSAS ST

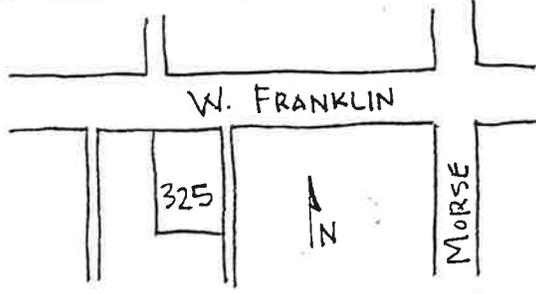
HDRC Case #26-001D
325 W Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. F-17 2. CITY Clay 3. LOCATION of Liberty Community Development 5. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 325 W. Franklin 7. CITY OR TOWN IF RURAL, VICINITY Liberty 3. DESCRIPTION OF LOCATION  9. COORDINATES UTM LAT N121,500 LONG E521,800 10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. NATIONAL YES () IS IT YES () STER? NO (X) ELIGIBLE? NO (X) 13. PART OF ESTAB. YES () 14. DISTRICT YES (X) HIST. DISTRICT? NO (X) POTENTIAL? NO () 15. NAME OF ESTABLISHED DISTRICT	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 325 W. Franklin 5. OTHER NAME(S) 16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1910 18. STYLE OR DESIGN National: gable-front-and-wing 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 Floyd & Patricia Dixon 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Community development director 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES 1 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL cross gable; composition shingle 33. NO. OF BAYS FRONT 2 SIDE 2 34. WALL TREATMENT aluminum siding 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR good 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 74'
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES The front gable end has boxed cornice returns. The porch wraps around the left side, enclosing a bay. Craftsman style columns are square tapers set on concrete piers with recessed panels. The principal entrance on the street side has been closed off at the porch; entry is now from the left. Windows vary in size and are 1/1. There is a central interior fireplace. A rear addition is partially enclosed.		PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE This simple, vernacular form of folk housing descended from styled Greek Revival houses. The house is part of the historic character of the neighborhood due to its setting, style, massing, and scale.		
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A small lot which has parking on the left side, reached from the alley on the left. The house is set fairly close to the road, as are the rest of the houses on the south side of W. Franklin.		
45. SOURCES OF INFORMATION City water permits	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 2/87 49. REVISION DATE(S) Exhibit B	

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

1. NO.
 2. COUNTY
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
 5. OTHER NAME(S)
 6. TOWNSHIP
 RANGE
 SECTION

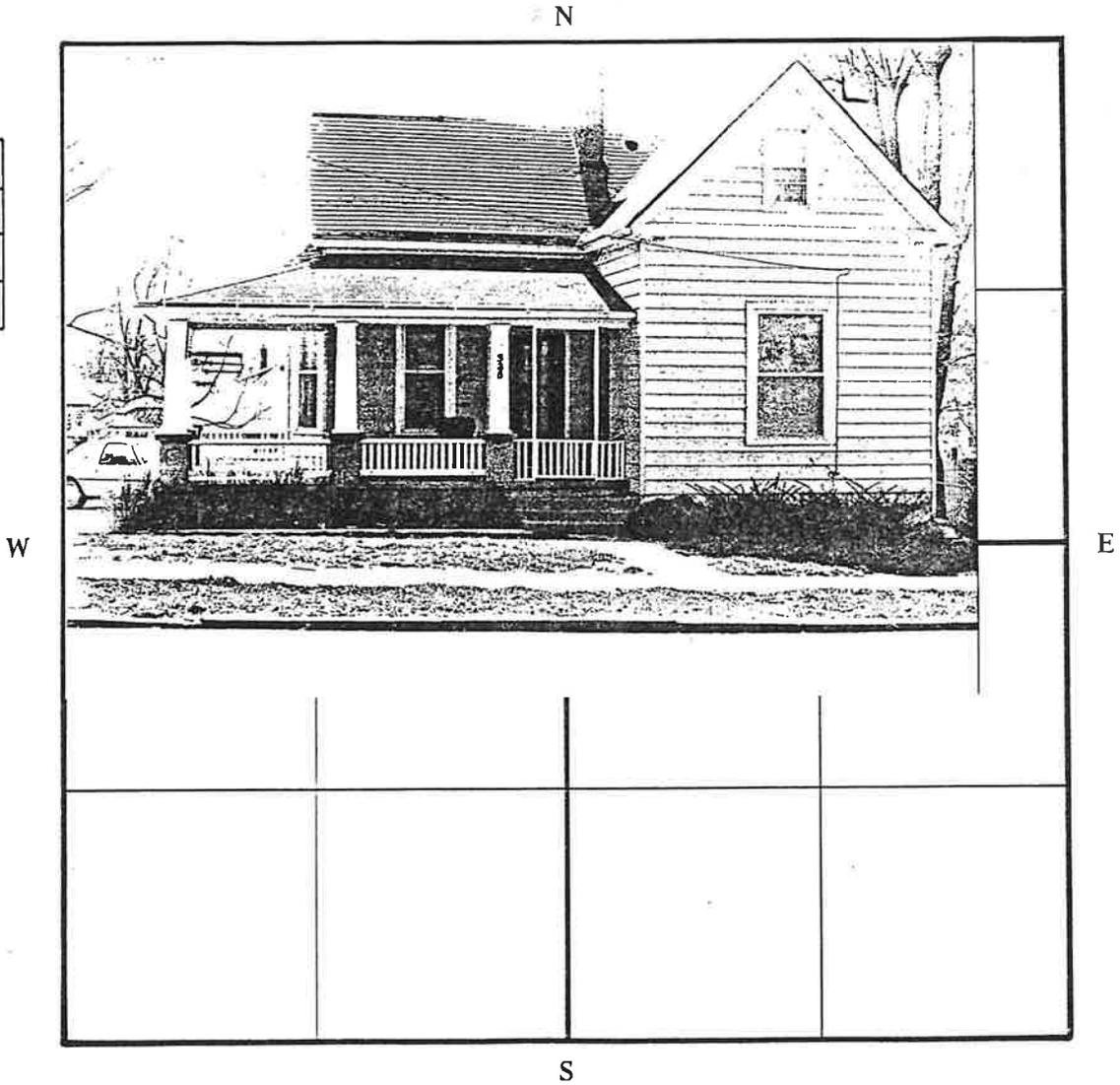
Sketch map of location

Site No. F-17

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.

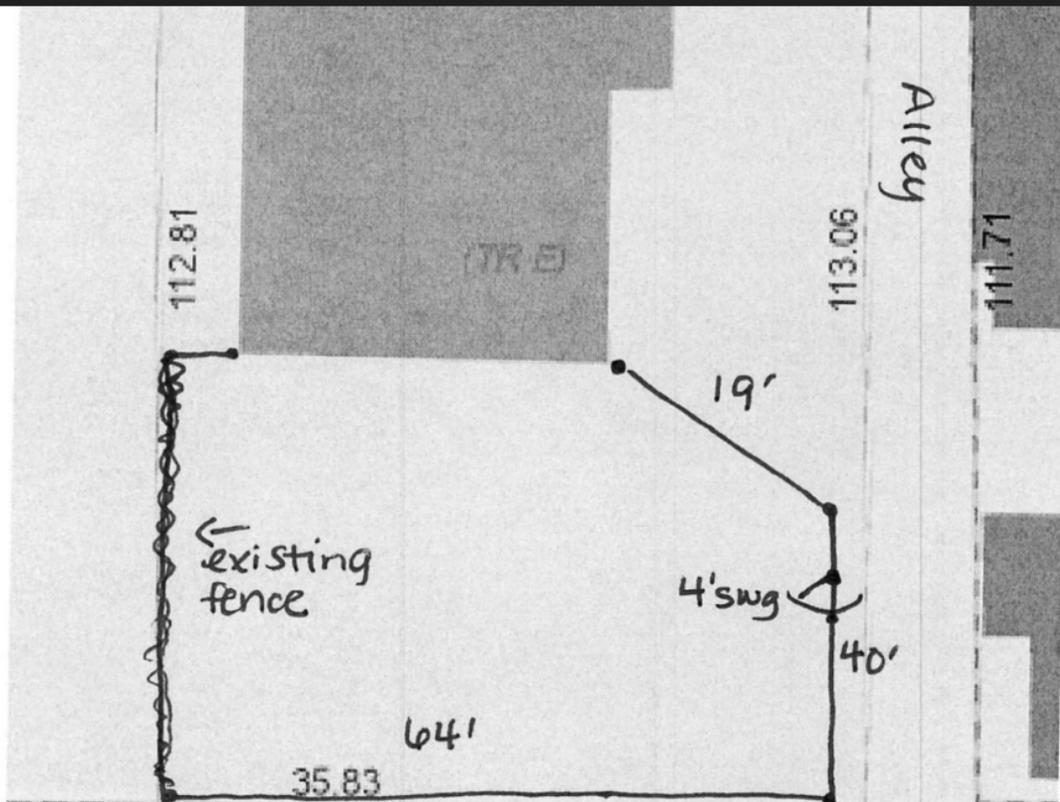


Exhibit C
Site Plan



West Neighbors Fence



South/ Rear lot line



Alley/East



South/Rear Lot Line



Exhibit E
Proposed 6'
Wood Privacy
Fence