



**HISTORIC DISTRICT  
REVIEW COMMISSION**

**February 21, 2017**

**5:30 p.m.**



## HISTORIC DISTRICT REVIEW COMMISSION

### Regular Meeting Agenda

**February 21, 2017**

**5:30 p.m.**

**City Hall 3<sup>rd</sup> Floor Conference Room**

- I. Call to Order**
- II. Roll Call**  
John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Brett Rinker, Doug Wilson
- III. Approval of Regular Meeting Summary: January 17, 2017**
- IV. HDRC Case #17-003D: COA Application** Consideration of a request for a Certificate of Appropriateness for new garage doors at 233 W. Franklin St., Historic Dougherty District. Michael & Anne Zeigler, applicant.
- V. HDRC Case #17-001PH: COA Application** Consideration of a request for a Certificate of Appropriateness for demolition of a non-contributing accessory structure and construction of a new garage at 119 S. Terrace Ave, Prospect Heights Historic District. Paemon & Ashley Aramjoo, applicant.
- VI. Other Business**
  - a. Administrative Approvals since January 17, 2017 meeting
    - 233 W Franklin, In-Kind repairs to roofing material
    - 253 W. Kansas, In-Kind repairs to shingles, soffits, garage dormer and deck
  - b. Miscellaneous matters from the Commission
  - c. Miscellaneous matters from staff
- VII. Adjournment**

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Regular Session Summary**  
**3<sup>rd</sup> Floor Conference Room, City Hall**  
**January 17, 2017**  
**5:30 p.m.**

**I. Call to Order**

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

**II. Roll Call**

John Carr, Vern Drottz, Kelley Pozel, Dail Hobbs, Clay Lozier and Brett Rinker answered roll call. Mike Gilmore, Matt Grundy and Doug Wilson were absent. Katherine Sharp, Assistant Director of Planning and Development and Jeanine Thill, Community Development Manager represented staff. There were two members of the public in attendance.

**III. HDRC Case #17-001L : Consideration of a request for a Certificate of Appropriateness, after the fact, for a metal roof on a screened in porch at 335 W Kansas, Historic Dougherty District**

Ms. Thill presented the details of the application, as described in the staff report.

**Discussion:**

Commissioner Carr commented that this is a non-contributing home, built in 1987. The design guidelines specifically state that corrugated roofing is not allowed, and this is not corrugated. Metal roofs are part of historic applications in some districts. Therefore he is in favor of approval.

Commissioner Lozier commented he wished there wasn't such a deviation from the guidelines and the process.

Commissioner Pozel said she feels because the home is in the historic district they should have to comply, by using like materials as originally approved.

Commissioner Hobbs said he did not find it detracting and he finds it acceptable.

Commissioner Rinker commented that often people who own homes in the historic district have to do things that cost more because they are in district.

The applicant, Denise Kisner said she was not able to find shingles that matched the house, so she wanted to make it seem intentional that she wasn't trying to match and therefore decided to do a metal roof. Her neighbor, Vickie Shelton, 401 W. Kansas added she does not have any concern about the metal roof.

Vice Chairman Carr asked if there were any additional questions from the Commission. Hearing none, he asked for a motion.

Commissioner Lozier made a motion to approve the application. Commissioner Hobbs seconded the motion. Motion approved 4-2-0.

**IV. Approval of Meeting Summary**

Commissioner Carr made a motion to approve the Meeting Summary of the December 8, 2016 HDRC Meeting as amended. Commissioner Hobbs seconded the motion which was approved 7-0-0.

## V. Other Business

- a. Administrative approvals
  - a. Ms. Thill reported there was one administrative approval since the last meeting for a sign at 2 N. Main
- b. Miscellaneous matters from the Commission
  - a. Carr commented that he noticed two homes near him have a 3-4' radon abatement pipe in the back of their homes. Ms. Sharp commented that this is becoming more common and was acceptable as long as the pipe was not visible from the street.
  - b. Carr has tickets to the Old House Expo in Kansas City on Feb. 4<sup>th</sup>. If anyone is interested in tickets, contact him.
  - c. On Feb. 1<sup>st</sup> Missouri Preservation is holding a tax abatement conference
  - d. Commissioner Lozier asked about the Bedinger Building. Ms. Sharp reported that the property owner is working through a lot split application with the Planning & Zoning Division, which will move the lot lines a bit to allow the buildings to be rebuilt without the shared "party" walls. The HDRC will review the application when it comes forward, and if it is over 10,000 square feet, the Planning & Zoning Commission and City Council will review it as well.
- c. Election of Chair & Vice Chair: Motion by Lozier to elect Matt Grundy as Chairman of HDRC and John Carr as Vice Chair. Motion seconded by Hobbs, motion passed unanimously.
- d. Miscellaneous matters from staff- None

Vice Chairman Carr adjourned the meeting at 6:00 p.m.

**Historic District Review Commission**

The City of



**HDRC Case No. 17-003D**

**Staff: Jeanine Thill, Community Development Manager**

**HDRC Meeting Date: February 21, 2017**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for new garage doors  
 Applicant: Anne & Michael Zeigler  
 Location: 233 W. Franklin St.  
 District: Dougherty Historic District  
 NRHP Status/category: Non-Contributing Accessory Structure  
 File Date: January 31, 2017

**SPECIFIC INFORMATION**

**SITE HISTORY**

This prairie-style home was built around 1909. It has many identifying features intact, in spite of some alterations. Low-pitched hipped roof with widely overhanging eaves; two stories, with one story, asymmetrical front left porch. Massive square brick porch supports. 1<sup>st</sup> story wall treatment (up to bottom of 2<sup>nd</sup> Story windows), 2<sup>nd</sup> Story stucco and dormer treatment is clapboard. Center front inset dormer with hipped roof. Bracketed, hooded front entry, right bay, right central interior fireplace and varying window treatments, including some with geometric patterns of small-pane glazing. Contrasting wood trim serves to delineate between the stories, and further emphasize the horizontality. The house was owned by Richard L Raymond on of Liberty's prominent early citizens.

**PROPOSAL DESCRIPTION**

This is an application for the replacement of the garage doors on a non-contributing accessory structure thought to be built in the 1940's or 1950's.

**Details:** The new steel doors are 3 panel doors that fit the existing openings. They have square windows on the top panel, in a walnut finish. They are from the Carriage House Collection from the Overhead Door Company.

**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.

<b>DG: Sec. 30-72. District HP, design principles.</b>	<b>Staff Analysis</b>
7. <u>Doors and windows:</u> Original doors and windows shall not be replaced unless there is substantial evidence that they are no	The existing garage doors are not functional. The east door is

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 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.

currently inoperable. Both doors have significant wood rot and are warped.

The new doors do not significantly change the appearance of the garage and are appropriate.

#### **PREVIOUS CASES / ADDITIONAL INFORMATION**

HDRC Case 17-002D: Administrative approval to replace roof material on porch.

#### **STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #17-003D.

#### **ATTACHMENTS**

Exhibit A: Vicinity Map  
Exhibit B: Inventory Data Sheet  
Exhibit C: Photos of existing and new garage doors



**HDRC Case #17-003D**  
**233 W. Franklin St.**

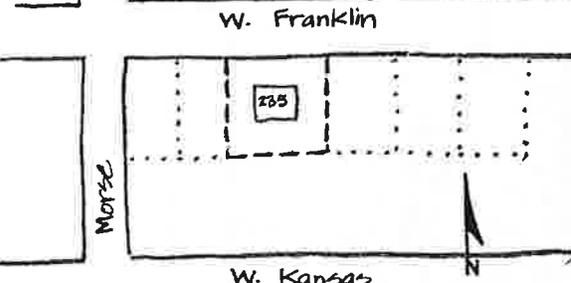


**EXHIBIT A:**  
**VICINITY MAP**

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

Exhibit B

<p>1. NO. H-0a</p> <p>2. COUNTY Clay</p> <p>3. LOCATION of Liberty Community Development NEGATIVES</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 233 W. Franklin</p> <p>5. OTHER NAME(S) Richard L. Raymond Home, Campbell House</p>	1. NO.	
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS 235 W. Franklin</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty</p> <p>8. DESCRIPTION OF LOCATION </p> <p>9. COORDINATES UTM LAT N121,500 LONG E521,750</p> <p>10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( )</p> <p>11. ON NATIONAL REGISTER? YES ( ) NO (X)</p> <p>12. IS IT ELIGIBLE? YES ( ) NO (X)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X)</p> <p>14. DISTRICT POTENTIAL? YES (X) NO ( )</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD 1909</p> <p>18. STYLE OR DESIGN Prairie</p> <p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC ( ) PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Walter &amp; Darlene Niehaus</p> <p>25. OPEN TO PUBLIC? YES ( ) NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES <u>2</u></p> <p>29. BASEMENT? YES (X) NO ( )</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION Frame</p> <p>32. ROOF TYPE AND MATERIAL Hip; asbestos shingle</p> <p>33. NO. OF BAYS FRONT <u>2</u> SIDE <u>2</u></p> <p>34. WALL TREATMENT <u>clapboard</u> <u>Brick, stucco, shingle</u></p> <p>35. PLAN SHAPE <u>square</u></p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ( )</p> <p>37. CONDITION INTERIOR _____ EXTERIOR <u>Fair-good</u></p> <p>38. PRESERVATION UNDERWAY? YES ( ) NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES ( ) NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( )</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD <u>104.36</u></p>	2. COUNTY
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES 36. Shingle-sided addition and new deck in rear. Lattice wood rails on 2nd story porch are out-of-context with Prairie detailing. Metal window awnings, and some windows replaced. *Prairie-style home with many identifying features intact, in spite of some alteration. Low-pitched hipped roof with widely overhanging eaves; two stories, with one-story, asymmetrical front left porch. Massive square brick porch supports. (over)</p>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)		
<p>43. HISTORY AND SIGNIFICANCE Richard L. Raymond was a leading early citizen of Liberty, and was active in many community projects, as well as a generous supporter of the Christian Church. Born in Kentucky in 1842, he moved to Clay County in 1856, and to Liberty in 1881. A farmer and stock raiser, he was one of three members of Liberty's Semi-Centennial Committee who lived to the Centennial Celebration. He moved to this house in 1909 from 232 W. Kansas, having built this on the back of the lot. He lived here until 1922, when it was sold to Everett &amp; Mary Garth Campbell (daughter of Capt. Wm. Garth, another prominent Liberty citizen). Raymond's daughters built a still smaller home after 1922 further east on Franklin. (over)</p>	5. OTHER NAME(S)		
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Large lot has gravel drive on left. There is no longer a clear delineation between this lot and the left, as shown in a historical photo from 1922 (Clay County Missouri Centennial Souvenir 1822-1922).</p>	6. TOWNSHIP		
<p>45. SOURCES OF INFORMATION Clay County Missouri Centennial Souvenir 1822-1922. Libery Sun, Vol. 13, #52.</p>	RANGE		
<p>46. PREPARED BY Deon Wolfenbarger</p> <p>47. ORGANIZATION Community Development</p>	SECTION		
<p>48. DATE</p>	<p>49. REVISION DATE(S)</p>		

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

IF ADDITIONAL SPACE IS NEEDED, ATTACH



Exhibit C:  
Existing Garage Doors



New Garage Doors





Historic District Review Commission

The City of



**HDRC Case No. 17-001PH**

**Staff: Jeanine Thill, Community Development Manager**

**HDRC Meeting Date: February 21, 2017**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for demolition of existing shed and construction of a new garage

Applicant: Paemon & Ashley Aramjoo

Location: 119 S. Terrace Ave.

District: Prospect Heights Historic District

NRHP Status/category: Non-Contributing Accessory Structure

File Date: February 10, 2017

**SPECIFIC INFORMATION**

**SITE HISTORY**

This Prairie style house was built in 1919 and is situated on .32 acre lot. Features of this house include the full-length, hipped-roof front porch with tapering square columns set on stone piers and wide-overhanging eaves. The front gable has curved returns. There is a right, shed-roof dormer and a left cross gable.

Situated on a larger lot, the right gravel drive curved around to parking in the rear.

**PROPOSAL DESCRIPTION**

**Demolish Shed:** The applicant proposes to demolish the existing shed and construct a three car garage at the south east corner of the property.

**Construct Garage:** Proposed is a three car detached garage, 776 square feet; with an approximate peak height of 22 feet 6 inches. The exterior of the garage will be constructed with 5-1/4" Hardie board siding in order to match the 4 inch reveal of the siding on the home. There will be two garage doors, one 16 ft X 8 ft. with windows and one 9 ft X 8 ft with windows. The exterior door will be a half-lite pre-hung exterior door 32"X80". On the top half of the front elevation, there will be two wood double hung windows to match the front of the house. The roof will have three tab shingles, similar to the roof on the home. The existing gravel driveway will remain, and runs along the south side of the house.

**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.**

<b>DG: Sec. 30-72.3. District HP, design principles.</b>	<b>Staff Analysis</b>
<p><b>Demolition:</b> Applications for demolition are considered to be either minor or major. Minor demolition would be that of non-contributing or inappropriate additions or non-contributing accessory structures. Minor demolition is allowed if there is evidence that the addition or accessory structure is not original to the property or is not contributing to the character or integrity of the property.</p>	<p>There is a lack of evidence to prove neither that the accessory structure is original to the property nor that it is contributing to the character or integrity of the property.</p>
<p><b>UDO Sec. 30-81.2. Accessory structures, residential districts.</b> One detached accessory structure shall be allowed in the rear or side-yard at least 5 feet from the lot line and at least 10 feet from any other structure.</p> <p>1. All accessory structures within any residential district shall comply with the following maximum building footprint requirements:</p> <p>a. no greater than 800 square feet on lots less than ½ acre;</p>	<p>The garage meets the UDO’s size, as the proposed garage is 776 square feet and the lot is .32 acres. The code states accessory structures shall be no greater than 800 square feet on lots less than ½ acre.</p> <p>Setback requirements for the accessory structure meets the requirements as the site plan shows it will be 5ft from the side lot line and 10 feet in the rear. The property appears to back up to an overhead service utility line which will increase the rear yard setback from five feet to 10 foot. This is required per the 2011 National Electric Code (NEC) Article 230.</p>
<p><b>DG: Sec.30-72. District HP, design principles.</b></p>	
<p>1. <b>New Construction:</b> New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots, and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their design, materials and colors are in harmony with neighboring structures.</p> <p><b>Accessory Structures:</b> New accessory structures shall complement the architectural style and details of the primary structure and should relate to its function as a secondary structure. The roof form shall match the primary structure whenever possible. Accessory structures shall be located in the rear yard only.</p>	<p>The style, scale, roof form and materials of the proposed garage will complement the primary structure.</p> <p>Materials include:</p> <ul style="list-style-type: none"><li>• Hardie lap siding</li><li>• Wood windows</li><li>• Three tab shingles, similar to home</li></ul>

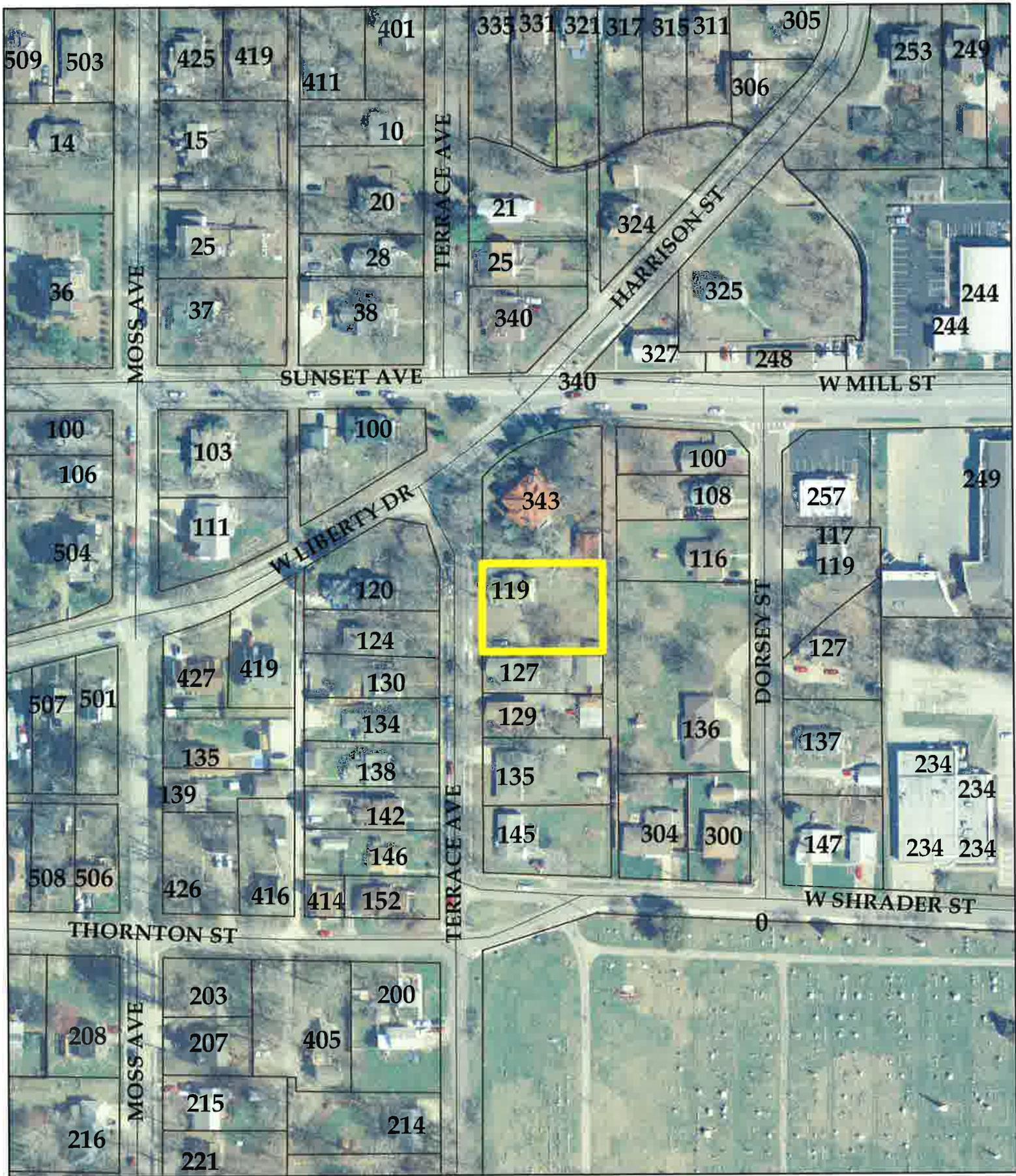
## PREVIOUS CASES / ADDITIONAL INFORMATION

## STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case 17-001PH.

## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Image of Home
5. Exhibit E: Proposed garage design
6. Exhibit F: Photos of existing conditions, shed



**HDRC Case #17-001PH**  
**119 S Terrace Ave**

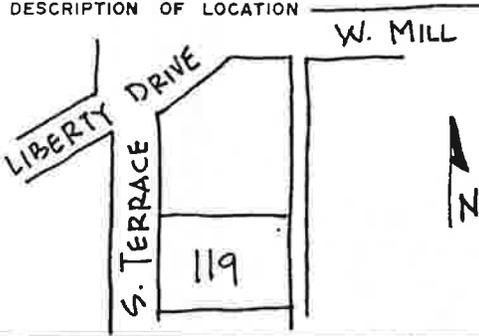


EXHIBIT A:  
VICINITY MAP

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

Exhibit B

<p>1. NO. H-21</p> <p>2. COUNTY Clay</p> <p>3. LOCATION of Liberty Community Development NEGATIVES</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 119 S. Terrace Av.</p> <p>5. OTHER NAME(S)</p>	1. NO.	
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD ca. 1919</p>	2. COUNTY	
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty</p>	<p>18. STYLE OR DESIGN Prairie - vernacular</p>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)	
<p>8. DESCRIPTION OF LOCATION</p> 	<p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC ( ) PRIVATE (x)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Jack &amp; Vada Graham</p>		
<p>9. COORDINATES UTM LAT LONG E521,000</p>	<p>25. OPEN TO PUBLIC? YES ( ) NO (x)</p>		
<p>10. SITE ( ) STRUCTURE ( ) BUILDING (x) OBJECT ( )</p>	<p>26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director</p>		
<p>11. ON NATIONAL REGISTER? YES ( ) NO (x)</p> <p>12. IS IT ELIGIBLE? YES ( ) NO (x)</p>	<p>27. OTHER SURVEYS IN WHICH INCLUDED</p>		
<p>13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (x)</p> <p>14. DISTRICT POTENTIAL? YES (x) NO ( )</p>	<p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL cross gable; composition shingle</p> <p>33. NO. OF BAYS FRONT 2 SIDE 3</p> <p>34. WALL TREATMENT clapboard</p> <p>35. PLAN SHAPE L</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED ( ) MOVED ( )</p> <p>37. CONDITION INTERIOR EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES ( ) NO (x)</p> <p>39. ENDANGERED? BY WHAT? YES ( ) NO (x)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (x) NO ( )</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 100'</p>		
<p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES The Prairie features of this house include the full-length, hipped-roof front porch with tapering square columns set on stone piers and wide-overhanging eaves. The front gable has curved returns. There is a right, shed-roof dormer and a left cross gable.</p>		5. OTHER NAME(S)
<p>43. HISTORY AND SIGNIFICANCE A vernacular expression of the Prairie style on a simple home, the 1½ story house serves as a transition in scale between the modest, one story homes to the right, and the large, high-style Prairie home on the left. It adds to the character of the neighborhood by virtue of its design, materials, mass, and setting.</p>	6. TOWNSHIP		
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Situated on a larger lot, the right gravel drive curves around to parking in the rear. There are several mature trees in the neighborhood.</p>	RANGE		
<p>45. SOURCES OF INFORMATION City water permits</p>	<p>46. PREPARED BY Deon Wolfenbarger</p> <p>47. ORGANIZATION Community Development</p> <p>48. DATE 4/87</p> <p>49. REVISION DATE(S)</p>		SECTION

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION  
P.O. BOX 176  
JEFFERSON CITY, MISSOURI 65102  
PH. 314-751-4096

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

4/87

Exhibit C: Site Plan



Exhibit D: Image of Home



Exhibit E: Proposed Garage Design



Exhibit F: Existing Conditions, Shed

