



**HISTORIC DISTRICT  
REVIEW COMMISSION**

**February 20, 2018**

**5:30 p.m.**

**3<sup>rd</sup> Floor Conference Room  
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION  
Regular Meeting Agenda**

**February 20, 2018**

**5:30 p.m.**

**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 16, 2018**

**IV. HDRC Case #18-002PH** Consideration of a Certificate of Appropriateness for  
new residential construction at 119 S. Terrace Ave.

**V. Other Business**

Administrative Approvals since the January 16, 2018 meeting:

**246 Mill – Sign**

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

Summary of **February 2, 2018** CLG Training in Jeff City

**VI. Adjournment**

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Regular Session Summary**  
**3<sup>rd</sup> Floor Conference Room, City Hall**  
**January 16, 2018**  
**5:30 p.m.**

**I. Call to Order**

Chairman Grundy called the meeting to order at 5:32 p.m.

**II. Roll Call**

John Carr, Vern Drottz, Matt Grundy, Dail Hobbs, Clay Lozier, Brett Rinker, Doug Wislon and Kelley Wrenn Pozel answered roll call.

Mike Gilmore was absent.

Jeanine Thill, Community Development Manager represented staff.

**III. Approval of Regular Meeting Summary: December 12, 2017**

Vice Chairman Carr made a motion to approve the meeting summary from December 12, 2017, as revised. The motion was seconded by Commissioner Pozel. The motion passed 8-0-0.

**HDRC Case # 18-001J** Consideration of a Certificate of Appropriateness at 428 E. Kansas. Vice Chairman Carr is representing the applicant and will be recusing himself from the vote. He reported the proposed windows will be the same size and will be four over one, exactly like the existing windows at the SE Corner of the home. He said there is an open book case and the owner would like more natural light from the front porch. The interior and exterior elements will be reused. The central window will be smaller, as it is a bathroom. The dimension and thickness of the exterior window sill will be the same as the rest. The windows on the east side of the home are a combination of five over one and four over one. The new ones will be four over one.

Motion to approve application 18-001J by Commissioner Lozier because it meets the standards and design guidelines. Motion seconded by Commissioner Hobbs. Vice Chairman Carr recused himself from the vote. The motion passed 7-0-1.

**Other Business**

Staff reported that the Clay County Archives have requested to reprint the Century Home books and for the proceeds to benefit the Archives. The copyright will remain with the City. Motion by Commissioner Lozier to grant permission to the Clay County Archives to reprint the Century Home book, with proceeds benefiting the Archives. Motion seconded by Commissioner Drottz. The motion passed 8-0-0.

Administrative Approvals since the December 12, 2017 meeting:  
253 W Kansas In-Kind repairs to soffits, roof and deck  
400 E Kansas - Fence  
204 W Kansas - Fence  
410 E Kansas - Fence

### **Miscellaneous Matters from Staff**

Ms. Thill reminded the Commission of the CLG Training in Jefferson City on February 2 anyone is welcome to attend. Commissioners Carr, Pozel, and Wilson expressed an interest in attending. Please let staff know as soon as possible if you plan to attend. Staff requested for a CLG training to be held in Liberty. We are on the list and the date is to be determined.

July 18-22 the National Alliance for Preservation Commissions Conference will be in Des Moines, Iowa. Staff will watch for possible scholarships from the National Parks Service.

Staff reported the house on Moss and on Franklin have received letters. Staff will follow up with a phone call.

Staff also announced that the Mayor reappointed the following commissioners to three year terms: Grundy, Pozel, and Rinker.

### **Miscellaneous Matters from the Commission**

Vice Chairman Carr suggested Liberty should consider putting in a proposal to host the State Preservation conference in 2020. The commission thought it would be a good idea, perhaps after the Kansas Street corridor improvements are finished. This year the conference will be in Sedalia, next year it will be in St. Joseph.

Commissioner Wilson asked if we had funds to pay for upkeep and maintenance of the square. On the NE corner of the Square there are a lot of leaves especially on North Water from the Franklin intersection. There is mortar splattered on the crosswalks at Franklin and Water, it looks terrible. Staff will check into this, they also suggested contacting the CID Board for information.

Commissioner Pozel commented that in St. Charles they have amazing hanging baskets and flower in their waste receptacles. She will send Staff pictures.

Commissioner Wilson asked about the black building on Mill. Stain was used and was very subjective.

Vice Chairman Carr reported that the owners of the house on Terrace, damaged by fire, may want to tear down and rebuild the home. Their single greatest concern is the smell that might linger. Vice Chairman Carr said the insurance company has made it a total loss. Staff said we have not received an application and it is in the Building Division's court.

**Other Matters**

There was an interior fire at the green house on the 400 block of Kansas Street. The owner may be calling for guidance.

The meeting adjourned at 6:00 p.m.

## Historic District Review Commission

The City of



**HDRC Case No. 18-002PH**

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

**HDRC Meeting Date: February 20, 2018**

### **GENERAL INFORMATION**

Application: Certificate of Appropriateness for new residential construction.  
Applicant: Paemon and Ashley Aramjoo  
Location: 119 S. Terrace Ave.  
District: Prospect Heights Historic District  
NRHP Status/category: Contributing  
File Date: February 9, 2018

### **SPECIFIC INFORMATION**

#### **SITE HISTORY**

This lot located at 119 S. Terrace was the former site of a Prairie Style home that was destroyed by fire in October 2017. Subsequently, it was deemed dangerous and is anticipated to be demolished in February 2018.

#### **PROPOSAL DESCRIPTION**

The applicant proposes to construct a new single family house with attached two-car garage, at 119 S. Terrace Ave. The new home will be on the same lot and feature a similar aesthetic. A new driveway will be poured and the existing curb cut will be moved further north.

**Design:** The proposed two story residence is approximately 2600 square feet finished plus a 1428 square foot unfinished basement and a 633 square foot garage. The footprint is irregular with a wrap-around porch on the front. The front covered entrance faces the street and is accentuated with a gabled roof that ties into the porch roof. The porch is supported by seven columns with stone bases. There are two covered porches on the north and east side, behind the garage. The fenestration is irregular, with double hung and casement windows. The two car garage is attached on the south side of the house, making the garage a prominent feature on the south elevation.

#### **Materials:**

- Roof: Composite shingle roof
- Siding: Cement board lap siding, painted
- Trim: Cement board trim, painted
- Porch columns: Stone column bases with wood columns, painted
- Windows: Double hung, Aluminum Clad and Fixed or Casement windows, Aluminum Clad
- Foundation: Concrete
- Doors: No information provided
- Garage doors: Two carriage style doors
- Driveway: Concrete

## 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.	Staff Analysis
<p><b>UDO: Sec. 30-50.2. District RNC, height and area regulations.</b>  <i>The height and area regulations of structures and lots within the district RNC shall be as follows, except for lots of record on the effective date of this UDO and those exceptions provided in Article X:</i></p> <ol style="list-style-type: none"> <li>1. <i>Height: Maximum 35 feet or 2 ½ stories, except that on lots having a natural slope, a full 3 stories may be exposed above grade on the downhill side</i></li> <li>2. <i>Floor area (primary dwelling): Minimum 864 square feet</i></li> <li>3. <i>Lot area: Minimum 5000 square feet per lot</i></li> <li>4. <i>Lot width: Minimum 50 feet at building line</i></li> <li>5. <i>Street frontage: Minimum 40 feet</i></li> <li>6. <i>Lot depth: Minimum 90 feet</i></li> <li>7. <i>Yard requirements:</i> <ol style="list-style-type: none"> <li>a. <i>Front yard: Minimum 20 feet</i></li> <li>b. <i>Rear yard: Minimum 20 feet</i></li> <li>c. <i>Side yard: Minimum 5 feet each side. Buildings on corner lots shall allow a minimum of 15 feet on the side abutting a local street and 20 feet on the side abutting a collector or arterial street.</i></li> </ol> </li> </ol>	<p>The proposed structure meets the UDO height and area requirements.</p> <p>The proposed residence meets the UDO regulations for area, setback, and yard requirements. The overall height is approximately 32’ 2 ½”, which meets the UDO regulations for height.</p>
<p><b>UDO: Sec. 30-78.2 Area exceptions</b>  <i>In all districts, for construction in existing neighborhoods, the average distance of the building line from the front property line of adjacent structures shall establish the front yard setback of new structures. Except that additions to an existing structure may not protrude into an established front yard setback.</i></p>	<p>Code encourages new construction on infill lots to line up with existing homes.</p>
<p><b>UDO: Sec. 30-50.3. District RNC, design principles.</b>  <i>Buildings and sites shall be designed and constructed in accordance with the following principles:</i></p> <ol style="list-style-type: none"> <li>1. <i>new construction shall maintain the visual style and character of the surrounding neighborhood; and</i></li> <li>2. <i>new construction and additions shall complement the setbacks, building scale, parking, building and garage orientation of the neighborhood.</i></li> </ol>	<p>Staff finds that the proposed structure maintains the visual style and character of the neighborhood, and will complement the setbacks, scale and building orientation of the neighborhood.</p>

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

1. New buildings and additions to existing buildings: *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 exterior design, materials, and color are in harmony with neighboring structures.*

*New construction within a historic district shall be held to the same principles of quality design and appropriateness that are required of all structures and properties within a designated historic district.*

*New construction should not emulate a historic building, but should reflect the contributing elements and character of the streetscape, neighborhood, and historic district. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction.*

*Sites for new construction shall be placed in the context of the streetscape of character of the district.*

*New construction shall consider the following guidelines:*

- *Orientation: New buildings shall face the public street. Front entrances shall be oriented to the street and relate to the existing pattern of scale, mass, orientation, and size within the streetscape and block.*
- *Placement: The location and spacing of new buildings on a lot shall be consistent with existing patterns in the block. The width of new buildings should respect the pattern within the streetscape. Setbacks for all yards around new buildings should conform to the existing uniform pattern of the streetscape. Where a pattern does not exist or is not feasible, the standard setbacks for the zoning district shall prevail.*
- *Porches: Where front porches are characteristic of houses within the streetscape, new front porches shall be of compatible size, shape, and proportion and shall maintain the pattern already established within the neighborhood.*
- *Fenestration: Windows and doors on new construction shall have proportions and patterns similar to the historic patterns within the streetscape and block. Ranking and window pattern and profile*

The design of this residence appears to be compatible with the architecture of the district. The massing and materials are in keeping with the character of the neighborhood. While new construction is not expected to emulate a historic building, it should respect the character of the streetscape.

The new building and its front entrance will be oriented to the street, and the entrance will be compatible with the scale, mass, orientation and size of those in the streetscape.

The placement of the new building will be consistent with existing patterns in the block. The setbacks will respect the existing pattern of adjacent buildings.

The proposed house features a front entry porch compatible in size, shape, and proportion.

The number and pattern of casement windows along with the sliding glass doors contrasts with existing structures and historic patterns within

*of existing structures within the streetscape shall be respected.*

- *Building scale: New buildings shall be constructed with an overall height similar to existing buildings within the streetscape. In addition, the floor-to-floor height, number of stories, and first floor elevation shall also be similar to existing buildings within the streetscape. Vertical and horizontal proportions shall also be maintained.*
- *Roof form: Where a dominant roof form exists within the streetscape and district, new construction shall be compatible in form, pitch and shape.*
- *Architectural details: Architectural details on new construction shall be compatible in terms of design and scale with details found within the streetscape and district.*
- *Materials: Materials used in new construction shall be consistent in finish, texture, scale, and color to materials historically used within the streetscape and district. Wood, brick, and stone are acceptable materials for the primary façade of a new building. Stucco may be allowed where structures within the streetscape also feature stucco. Aluminum, vinyl, and artificial masonry shall not be allowed.*

the streetscape and block.

The proposed house will match the height and scale of the existing buildings in the streetscape and is similar in style and scale to the home which had been on the site however the prominent attached garage on the south elevation is not harmonious with the existing streetscape.

The roof of the proposed house will be compatible with those in the streetscape. Returns at the roofline to emulate those on the detached garage are recommended.

The architectural details are minimal and will be compatible with those found elsewhere in the district.

The materials proposed for use in the construction are consistent with the appearance of those historic materials found on surrounding houses.

## PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case #17-001PH Approval of a Certificate of Appropriateness for the construction of a 776 square foot three car garage with James Hardie lap siding, 6 panel garage doors, wood windows and three tab shingles, similar to the home.

Applications for certificates of appropriateness for new construction and those using 353 tax incentives must be approved by the City Council.

This application will be presented to City Council for final review on February 26, 2018.

## STAFF RECOMMENDATION

The application meets the standards for review or the Historic District Guidelines; with the following stipulations:

1. To ease some of the utilitarian features, staff recommends replacing half of the casement windows with double hung windows and replacing the sliding door with a more traditional door on the south side. The sliding doors on the east elevation are not highly visible and are therefore acceptable.
2. Add more articulated returns along the roof line to emulate the existing garage.

With these stipulations, staff recommends approval of HDRC case #18-002PH.

## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Proposed new home Site Plan
3. Exhibit C: House Elevation Drawings
4. Exhibit D: Exterior 3D Views

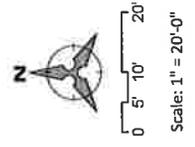
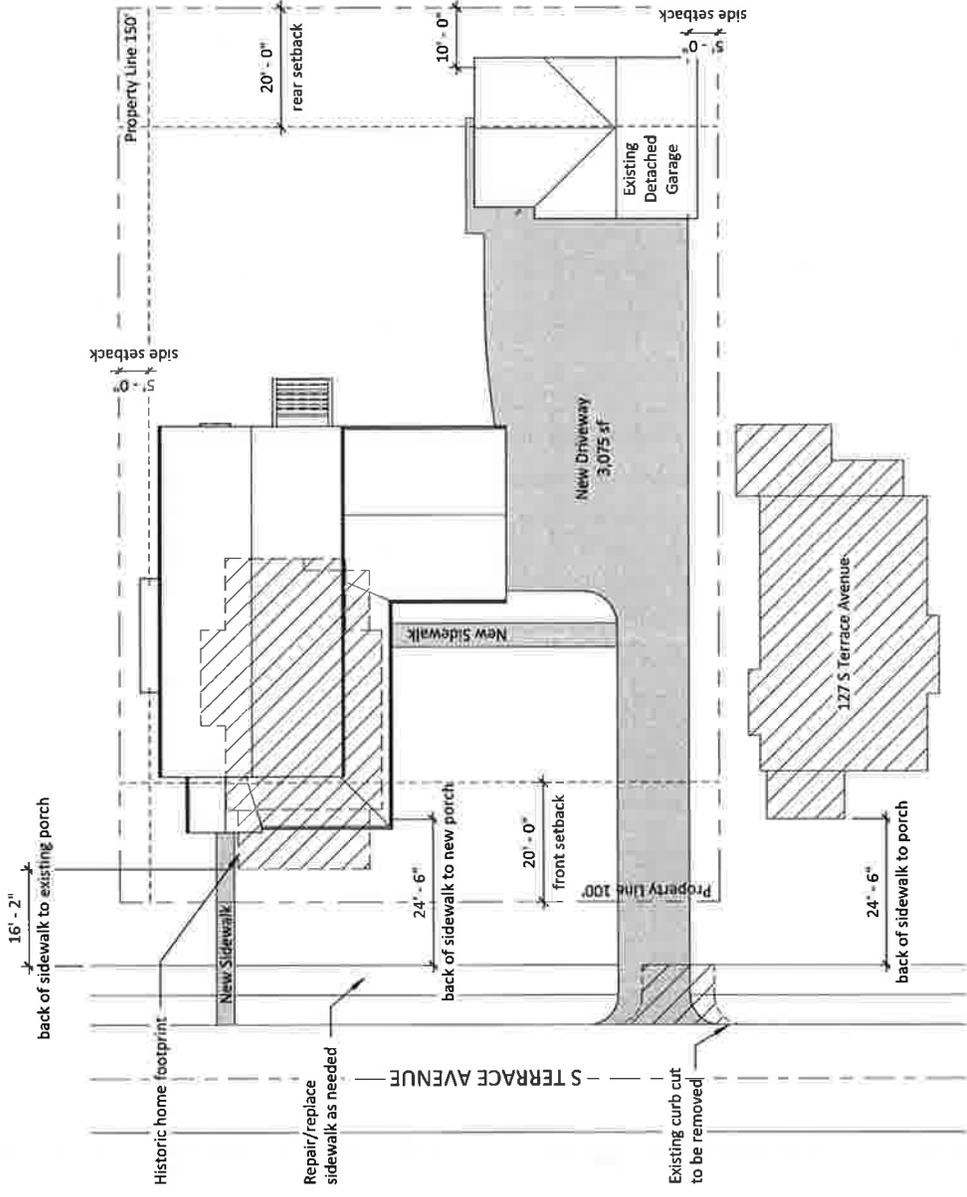


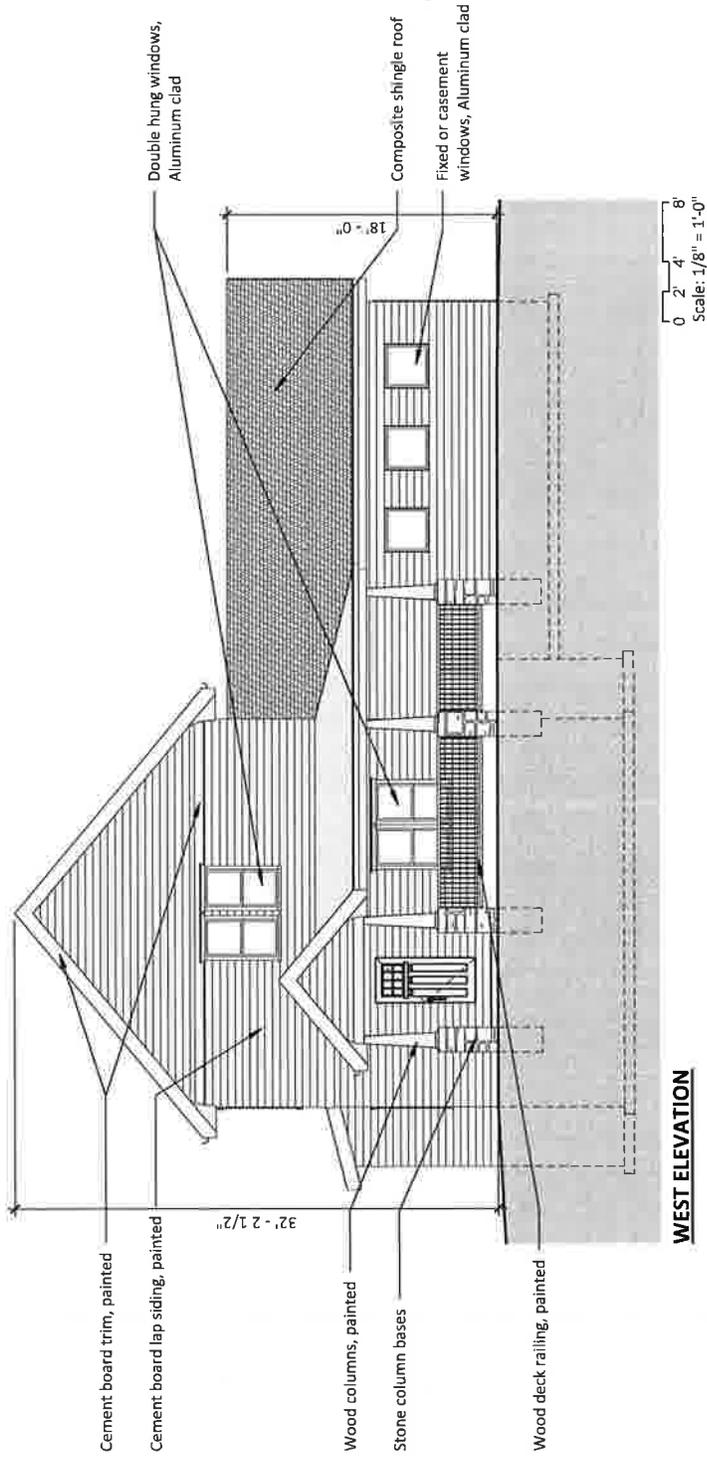


HDRC Case #16-002PH  
119 S. Terrace Ave.

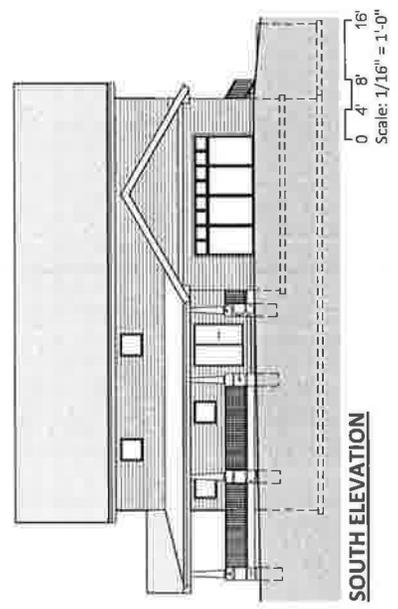


Exhibit A:  
Vicinity Map

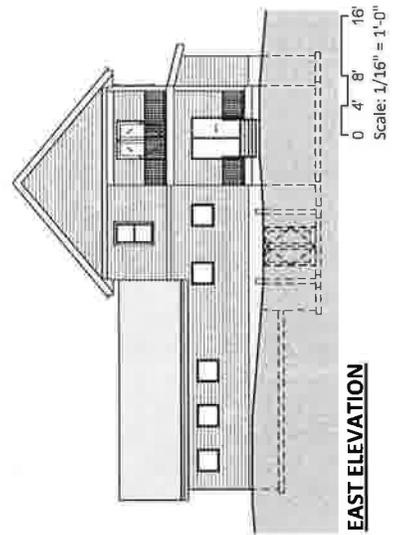




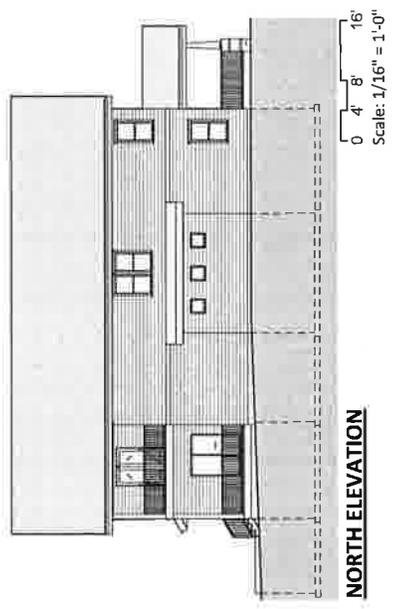
**WEST ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**





Aramjoo Residence

119 S. Terrace Avenue, Liberty, Missouri 64068

9 February 2018

Exterior 3D Views