

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary
City Council Chambers, City Hall
December 5, 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, Matt Grundy, Dail Hobbs, Mike Gilmore, Clay Lozier and Kelley Pozel answered roll call. Doug Wilson and Brett Rinker were absent. Katherine Sharp, Director of Planning and Development and Jeanine Thill, Community Development Manager represented staff. There were four members of the public in attendance; Jody Beynon, Joseph Shih, Sarah Rohaus and John Fulkerson

III. Approval of Regular Meeting Summary:

November 7, 2017

Vice Chairman Carr made a motion to approve the meeting summary from November 7, 2017 as revised. The motion was seconded by Commissioner Gilmore. The motion passed 7-0-0.

HDRC Case #17-017D Consideration of a Certificate of Appropriateness at 222 W. Franklin St. new garage door for the detached garage.

Ms. Thill reported the applicant was unable to attend the meeting. Vice Chairman Carr said although the proposed new doors will change the front elevation, he feels the existing doors do not accommodate today's needs and appreciates that the architecture resembles the original. The functionality and architecture are appropriate. Commissioner Lozier made a motion to approve the project as presented, because it meets the design standards and guidelines. The motion was seconded by Commissioner Pozel. The motion passed 7-0-0.

HDRC Case #17-016PH Consideration of a Recommendation to City Council for a Certificate of Appropriateness at 340 Harrison Ave., A proposed 353 Tax Abatement project for two retaining walls and a walkway.

Ms. Thill clarified there is a typo on the case number and it should read 17-016PH. Commissioner Drottz, asked for clarification if the proposed retaining walls should be two three foot walls. The applicant confirmed that is what is proposed, not 6 foot walls as indicated in the staff report. Vice Chairman Carr asked for clarification on the stones proposed for the retaining wall. The applicant said they have not decided if they plan to use cut or natural stone for the retaining wall but that he suspects they will use natural stone. Vice Chairman Carr said natural stone is the preferred choice. Commissioner Lozier and Chairman Grundy also commented they like the natural stone. Commissioner Lozier made a motion to approve the application because it meets the standards for review and guidelines. The motion was seconded by Commissioner Hobbs. The motion passed 7-0-0.

HDRC Case # 17-012J Consideration of an After the Fact Certificate of Appropriateness at 400 E. Kansas St. for siding, door, window and fence.

Commissioner Lozier, Chairman Grundy and Vice Chairman Carr commented they agree with the staff analysis. Vice Chairman Carr added it was unfortunate that the

design sub-committee wasn't consulted prior to the work being done, because the siding that was put in is inappropriate, adding horizontal cement siding would bring harmony with the garage and the main structure. He said the cement siding that would match it is available in Liberty at Sutherland's Lumber. Chairman Grundy said it is a matter of what is congruent with the rest of the structure. Ms. Beynon commented she would like to improve the home. She said she feels the historic regulations prevent people from improving their homes. Commissioner Gilmore commented the Commission wants improvements done in a way that is appropriate in the historic neighborhood.

Ms. Thill said according to the design guidelines, the privacy fence should be used to block an objectionable view. Ms. Sharp said HDRC has the authority to say it is blocking an objectionable view, however the front facing privacy fence is not within the Commissions' authority to approve, as the UDO does not allow this. If every other picket was removed, then the front facing privacy fence would be in compliance.

Chairman Grundy made a motion to follow the staff recommendation; that the vertical smart siding be removed because it is not harmonious with the home and garage, to approve the six panel pre-hung door because it is of simplistic design and the windows are aluminum clad and approval be granted for the privacy fence that is not street facing, because it is discrete and only minimally noticeable from the street. The street facing fence is approved with the restriction that every other fence picket be removed.

Ms. Sharp said she would like further clarification so the applicant has clear direction on what is appropriate for the siding. The Commission agreed that horizontal cement siding to match the home would be acceptable. The motion was seconded by Vice Chairman Carr. The motion passed 7-0-0.

Other Business

Administrative Approvals since the November 7, 2017 meeting:

120 S. Terrace Fence

411 W Kansas In Kind repairs to roof, soffits, foundation and remove non-historic materials

240 W Kansas Fence

New Business: 246 E. Mill – Ms. Thill explained this was previously approved at the September 19, 2017 HDRC meeting for brick staining, as a 353 Tax Abatement project. Ms. Thill explained she wanted clarification that the approved product, a stain, was indeed used on the building. The applicant confirmed that they used a stain by Sherwin Williams. Vice Chairman Carr commented he was shocked the stain would cover it so prominently, adding he has never seen a stain look like that and at this point it is pretty irreversible without extreme expense. Chairman Grundy said if it says it is a stain, then they are in compliance, as that is what the Commission approved.

Miscellaneous matters from Staff

Ms. Thill distributed the 2018 HDRC Meeting schedule and noted that the next meeting will be January 16, 2018 unless an urgent application is submitted in the meantime.

Miscellaneous matters from the Commission

- Vice Chairman Carr said there is new fencing at 120 S. Terrace, a west facing section and a south facing section. The neighbor to the south at 124 also recently

put up a 6 foot privacy fence on the alley. Ms. Thill said she will follow up with the home owners.

- It was pointed out that the build date on the staff report for 400 E Kansas didn't match the build date on the survey. Ms. Thill acknowledged this and will correct it in the report.
- Commissioner Lozier said he had heard that there is a possibility that the historic fence at 400 E. Kansas may be removed or sold by the property owner. Ms. Thill confirmed the property owner made this comment to her in a phone conversation and explained that the fence is protected by the laws of the community. Commissioner Lozier added that protecting the historic fence is important. Commissioner Hobbs asked if it was in the right of way. Ms. Sharp commented she believes it is owned by the property owner. Commissioner Pozel asked if there is anything the City can do proactively. Ms. Sharp said staff will talk to our City Attorney about this to determine what we might be able to do to protect it from being removed from the property. Commissioner Hobbs commented here are sections of that fence on Water Street and Arthur Street and other areas of town. Commissioner Lozier said he would like to commend his fellow Commissioners for how they handled the situation with 400 E. Kansas. Ms. Sharp said staff will take a more proactive approach to make people aware of the Historic District and the Guidelines by sending welcome letters and Design Guideline books to new neighbors. Vice Chairman Carr commented that the home at Jewell and Franklin and the ranch behind it recently sold.

Public Comment:

- Mr. John Fulkerson asked about forming a committee to fix the clock on the Courthouse. He said is moving his CPA firm into the Jesse James bank museum building with his CPA firm and would like to try to get the clock fixed. He recently received an estimated of about \$16,000 to get the clock in working order. Ms. Sharp suggested that he contact a County Commissioner, as the County owns the clock. Ms. Thill suggested he reach out to HDLI, as they are a great resource for volunteers.

The meeting adjourned at 6:41 p.m.