

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
March 16, 2021
Zoom Video Conference

Present via Video Conference: Matt Grundy, John Carr, Vern Drottz, Martha Reppert and Doug Wilson

Absent: Clay Lozier, Mike Gilmore, Dail Hobbs, Brett Rinker

Applicants Present via Zoom: Jason Booth, owner of 526 W. Kansas

Staff Present: Jeanine Thill Community Development Manager and Mike Peterman, Planning & Development Mgr./Zoom Moderator

Chairman Grundy called the meeting to order at 4:11 p.m.

A motion was made by Commissioner Wilson to approve the February 2, 2021 HDRC regular meeting summary as amended and the February 26, 2021 Design Sub-Committee meeting summary as amended. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-0.

HDRC Case #21-003D Consideration of a Certificate of Appropriateness for exterior alterations at 526 W Kansas, Dougherty Historic District.

Ms. Thill presented the staff report explaining that the applicant is proposing to replace the existing siding with cement board siding. Vice Chairman Carr asked how he is addressing the outside corners of the house, commenting that the existing corner pieces are metal. He asked for clarification if the corners will match the siding or the existing metal corner pieces. Mr. Booth said that they are planning to use a fiber cement corner piece. It will be a continuous piece of vertical trim. Vice Chairman Carr said that he is not comfortable with that because it is a change from the original architectural detail of the home. He also added that the casing on the home should be flat. It is not brick mould. Vice Chairman Carr asked if they are going to duplicate the existing casings. Mr. Booth said they would go back with a flat casing. Vice Chairman Carr also added that the brick mould between the two windows should be a flat piece. Commissioner Wilson asked for clarification on the material of the corner pieces on the home. Mr. Booth said that right now each corner has a metal piece that overlays on both sides and he is planning to replace it all with James Hardie Cement Board siding. He said James Hardie doesn't have a corner piece, that it is all a solid piece. Vice Chairman Carr asked if the vertical piece was rabbeted to hide the end of the siding. Mr. Booth responded that it is a solid piece and calk is applied to the transition. Vice Chairman Carr said that metal corner pieces can be found at lumber stores. A reasonable replacement for the corner pieces would be new metal corner pieces or to salvage the exiting and re-use them to maintain the current architectural detail of the home. Vice Chairman Carr added that the depth of the corner piece is 3/8" and for the James Hardie it is 5/16" so it is easily adaptable. Mr. Booth said he can see if James Hardie has a corner metal piece. He will check with Teague and McCray Lumber. Vice Chairman Carr commented that the metal outside corner is a finish piece and he knows it is available. The old corner pieces can be re-used but it may be more cost effective to buy new. Commissioner Drottz asked if you nail into them. Vice Chairman Carr said it would be wise to check with the manufacturer on what is acceptable.

Chairman Grundy commented that there isn't a lot of architectural distinction on the house and it is important to keep the details in tact such as the corner pieces and the dog ear boards and vent on the west elevation.

Commissioner Wilson said he agrees that not using the metal corner pieces would change the look. If we can match the existing we should try. Commissioners Drottz and Wilson agree that the existing siding is in bad condition and they are happy that the applicant is upgrading.

A motion was made by Vice Chairman Carr to approve the application with the stipulations that the outside corners have metal corner pieces and that the dog ear boards and vent on the west elevation match the existing. The motion was seconded by Commissioner Wilson. The motion passed 6-0-0.

Other Business

Update - Nuisance Homes- Ms. Thill said she does not have a written report at this time.

Administrative Approvals since the February 2, 2021 meeting:

408 W. Kansas Arbor and Trellis

Miscellaneous matters from the Commission:

Commissioner Drottz asked if anyone has complained about the "prison-like flood lights" on Heritage Middle School, commenting that they are very bright. Commissioner Wilson said that he had the same concern. Most jurisdictions have requirements related to the throw of the lights. Chairman Grundy said that Staff might give the school a call. Staff will follow up.

Commissioner Drottz asked what the status is of the damaged sculpture at Prairie and Kansas. Ms. Thill said that it was removed last week and the artist is supposed to replace it with a metal version but the artist is in the hospital with Covid. It is unknown when a replacement will be delivered.

Miscellaneous matters from Staff:

The Preservation Plan will be considered for adoption at the March 22, 2021 City Council meeting.

Other Business: None

The meeting adjourned at 4:47 pm.

**HISTORIC DISTRICT REVIEW COMMISSION
Design Sub Committee Meeting Summaries**

(Immediately Following the 4:00 HDRC Zoom meeting)

March 16, 2021

On Site at:

Approx. 4:50 PM at 110 E. Kansas

Approx. 5:10 PM at 415 Wilson

I. 110 E. Kansas Present: John Carr, Vern Drottz and Martha Reppert Staff: Jeanine Thill

HDRC Case #21-003LS Preliminary Discussion of a patio covering at 110 E. Kansas, Liberty Square Historic District- Mr. Atwell (Jousting Pigs) was not available for the meeting however Mr. Kennebeck (3 Halves Brewing) said that he can share a little bit about the patio cover that they are considering. They would like to add a covered structure over the patio that would allow for additional outdoor seating on the ground floor and on the roof top. Vice Chairman Carr said that the previous owners submitted a similar proposal several years ago. Mr. Kennebeck said they do not have drawings at this time but would like some guidance on the appropriate materials. Ms. Thill said the design guidelines require compatible materials and suggested considering materials similar to the existing structure. She explained that they would need to submit drawings and a Certificate of Appropriateness application. If they want to reschedule another Design Sub-Committee meeting at a time that Mr. Atwell is available, they can make that request to Staff.

II. 415 Wilson Present: John Carr, Vern Drottz and Martha Reppert. Representing the applicant was Aimee Gray, A3G Architects. Staff: Jeanine Thill

HDRC Case #21-001J Amended Consideration of a Certificate of Appropriateness for raising the railing height on the rear deck at 415 Wilson, Jewell Historic District- Commissioner Drottz and Vice Chairman Carr measured the rail height at different points and discovered the height varies considerably ranging from 2 ¼" shy on the north side of the deck to 2 ¾" shy on the south side. To avoid ripping out the existing rail, Commissioner Drottz recommended adding a block on top of the rail that tapers up. Ms. Gray asked about their suggestions on the screening. Vice Chairman Carr and Commissioner Drottz both suggested putting the screen on the inside, adding that there are frame systems available. He suggested contacting Columbia Glass or Jetalum. Ms. Gray said she will draw up the plans and will submit an application to HDRC for consideration.

III. The Design Sub-Committee adjourned at approximately 5:30 p.m.