

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
October 3, 2023
5:30 pm
City Council Chambers

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

Present: Linda Armstrong, John Carr, Vern Drottz, Aimee Gray, Katie Schmidt

Absent: Paemon Aramjoo, Kathy Chelton, Matt Grundy, Brett Rinker

Applicants: Suzie Goertz, Reed Oshel

Staff Present: Jeanine Thill, Community Development Manager

Vice Chairman Carr called the meeting to order at 5:50 p.m.

Approval of Meeting Summary: September 5, 2023 HDRC Meeting Summary

A motion was made by Commissioner Armstrong to approve the meeting summary as corrected. The motion was seconded by Commissioner Drottz. The motion passed 5-0-0.

Current Business

HDRC Case#23-006PH Consideration removal and replacement of a stone wall at 14 Moss Ave., Prospect Heights District

- Staff will check what is acceptable to be placed in the one-foot area between the sidewalk and the retaining wall and if river rock or other smooth rock would be acceptable.
- Ms. Goertz asked if pavers would be acceptable?
- Staff will follow up with Ms. Goertz tomorrow.
- Vice Chairman Carr said he is fine with the removal of the failing stone wall and with the new proposed wall, as it is a continuation of the recently approved wall at 36 Moss.

A motion was made by Commissioner Armstrong to approve the application because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Schmidt. The motion passed 5-0-0.

HDRC Case#23-008 PH Consideration of like in kind replacement of the front porch at 36 Moss Ave., Prospect Heights District. A 353 Tax Abatement project.

- Commissioner Gray asked if the applicant plans to colorize or tint the concrete so it matches the existing. Adding that new concrete will look different than the existing.
- Mr. Oshel said that he planned to keep the look the same.

- Commissioner Gray commented that it will look new if he uses concrete, he may want it to be tinted. He said he will see if they can tint it or apply a patina afterwards to match the existing.
- Vice Chairman Carr commented it will be a different texture.
- Mr. Oshel said they plan to cut back.
- Vice Chairman Carr asked if it is all sitting on the slab.
- Mr. Oshel said there is a relief cut that they will follow.
- Commissioner Gray asked if they are going to put the nosing back.
- Mr. Oshel said it is square.
- Commissioner Gray commented that aesthetically, it is a nice detail. If you finish out the tread with the nosing, that would work.
- Commissioner Drottz suggested rebar at 12 on center instead of 24.

A motion was made by Commissioner Gray to approve the application because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Armstrong. The motion passed 5-0-0.

Other Business

Administrative Approvals since the September 5, 2023 meeting:

- 511 W Franklin Removal of non-historic materials
- 302 & 337 N. Water- Like in kind repairs to siding, foundation and gutters

Miscellaneous Matters from the Commission:

- Vice Chairman Carr said he gives complements to the city staff for the improvements to the alleyway next to his house.
- 462 E Kansas- Following up from the comments at the last meeting, Vice Chairman Carr said that there is a new door frame with brickmould on the east side. To make this look appropriate, the applicant should match what was there originally, as was approved by HDRC.
- Commissioner Gray said she is having a hard time knowing the difference between a brickmould and a flat casing.
- Vice Chairman Carr explained that brickmoulding is 2 ¼" with a wide profile and flat casing is 1x with 3 ½ plus inches wide.
- The solution is to remove the brickmoulding and install a flat 1x. The original trim was about 7/8" thick. The width should be kept in harmony with what was on a house that was built in 1856. This is on the east elevation.
- Staff will provide the owner with the photographs and Vice Chairman Carr will send staff what is acceptable for a replacement.
- Commissioner Gray asked if we have this level of scrutiny on every application.
- Vice Chairman Carr said he thinks we are consistent.

- Commissioner Armstrong suggested that we have a punch list template and a level of detail that should be done by the applicant. It can be a fill in the blank form that can be developed.
- Commissioner Drottz commented that the level of detail is the same for this project as it is for all larger projects.
- Commissioner Schmidt said it would be helpful for the applicant to have such a list and to be clear with the level of expected detail that are needed in an application.
- Commissioner Gray added that usually with the City there is an inspection scheduled, maybe we should take a similar approach. The process doesn't seem smooth. We need to have some consistency with the level of detail that is needed for applications. She added that we need to think about how is HDRC going to be prepared to address the new construction at the corner of Water and East Kansas.
- Commissioner Armstrong suggested that we could have a study session.
- Staff said that she will be at a CLG conference with Vice Chairman Carr later this month and will ask for examples of how other communities handle this. Staff will report back to the commission.
- It was suggested that we look at what other commissions have for an entrance or exit / gatekeeping on projects. Brad Wolfe with Kansas City is a good resource.
- Staff will ask the state for examples of other punch lists that other communities use.

Miscellaneous Matters from Staff:

- None

The meeting adjourned at 7:02 pm.