

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
November 7, 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: Paemon Aramjoo, Kathy Chelton, Vern Drottz, John Carr, Aimee Gray, Brett Rinker, Katie Schmidt

Absent: Linda Armstrong, Matt Grundy

Applicants: Suzie Goertz, Tom Draper

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary: October 3, 2023 HDRC Meeting Summary

A motion was made by Commissioner Gray to approve the meeting summary as presented. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

Current Business

HDRC Case#23-006PH Consideration of exterior improvements at 14 Moss Ave., Prospect Heights District, a 353 Tax Abatement project

- Vice Chairman Carr asked Ms. Thill if there was any evidence that corbels were on the home at some point in time.
- She interpreted the Historic Survey stating “that exposed rafters were missing from the home” as that perhaps corbels were there before the metal siding was installed many years ago. Adding that on this style of home, corbels would be appropriate.
- Commissioner Rinker commented that he read the historic survey as suggesting that the corbels were not there.
- Vice Chairman Carr commented that the style of the home is very simple, so they may have not been there. When the metal siding is removed, if there is evidence that they were there, he is comfortable with adding corbels to the home. But if when they remove the siding and there isn’t evidence that they were there, then they should not be added to the home.
- The applicant asked if they need to amend if they don’t find evidence of the corbels.
- The Commission agreed that an amended application would not be necessary.
- Vice Chairman Carr commented that there doesn’t seem to be evidence in the historic photo that the wood columns on the front porch were originally there. They may have been added.

- The applicant said she felt comfortable with not having them there, if they are not needed to support the roof.
- Commissioner Drottz asked if they are replacing the front porch ceiling.
- The applicant said no, that it is wood and just needs to be cleaned. The soffits will be brought back to what was there originally and she felt they appeared to be in good shape when she removed a portion of the metal covering the soffits. Vice Chairman Carr stated if it is beadboard there may be holes that will need to be repaired.
- Commissioner Drottz said that while they are doing the work, she may want to have an engineer solve the problem with the front porch roof, if it sags after removing the existing wood columns. He suggested looking into an LVL, basically a thick /structural piece of plywood. He suggested 14 inch that would be set into the porch ceiling from column to column. That would support it.
- The commission suggested that an engineer take a look at it.
- Commissioner Gray commented not putting the posts in would look nice.

A motion was made by Commissioner Rinker to approve the application as submitted with the amendment that if they find the corbels were originally part of the home, they should replace them, but if they don't find evidence that they were originally there, they should not be installed; because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Aramjoo. The motion passed 7-0-0.

HDRC Case#23-0014J Consideration of a change in materials for the previously approve deck at 460 E Mill Street, Jewell Historic District

- Commissioner Drottz asked the applicant the balusters are aluminum.
- The applicant said he is considering getting it from Deck Barn. He is proposing black. The existing balusters are loose and need to be replaced. He will do treated wood for the rails and the top cap. They will be in four-foot sections. The applicant said that the only changes from what was previously approved are the size of the posts and the use of the aluminum for the balustrade.
- Commissioner Rinker asked about the top of the posts.
- The applicant said they will be treated lumber, just like the photos that were submitted with the amended applications. He may have the spacing of the balustrade closer together, but not exceed 3.75 inches, per code.
- Commissioner Gray asked about the bevel on the top of the posts.
- The applicant said he may not bevel them, but is considering a light or a copper cap.
- Vice Chairman Carr commented that the deck is not visible from the street or alley you might see the top rail, and the rail will be wood as previously approved.
- Commissioner Rinker commented that it is a deck, not a porch. He liked the flat posts better than what is in the photos. He said he doesn't have a problem with the aluminum balustrade.

A motion was made by Commissioner Drottz to approve the application because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Chelton. The motion passed 7-0-0.

Commissioner Drottz suggested that the applicant double check the span table, he might want a 2X10 rather than a 2X8.

Other Business

Administrative Approvals since the October 3, 2023 meeting:

- 23-014D 508 W Franklin Like in kind replacement of roof
- 23-013J 425 Miller Ave Like in kind repairs to wood rot and railing
- 23-015D 408 W Franklin Like in kind replacement of roof
- 23-016D 316 W Kansas Like in kind foundation repairs

Miscellaneous Matters from the Commission:

- Vice Chairman Carr shared that Clay Lozier has had successful surgery. He is coming home and is cancer free.

Miscellaneous Matters from Staff:

- Staff and Vice Chairman Carr attended the CLG Conference in Jefferson City. Staff reported that she asked those in attendance if they used punch list to ensure that projects were done as the Commission approved. She said no one had such a thing, so we may need to create one if deemed necessary.
- The group felt that this would be very important, especially for 353 projects.
- Vice Chairman Carr suggested that the Design Sub Committee could do a project review.
- The group agreed that was a good approach.
- Staff reported that per the Preservation Plan, work is being done to renew the 353 Tax Abatement program next year when it sunsets.
- Vice Chairman Carr commented that he was surprised to learn at the CLG conference that Columbia doesn't have Design Guidelines, it was surprising.
- Commissioner Gray said that her sister lives there, and there is a lot of tear down happening but they don't have a group to stop it.

The meeting adjourned at 6:08 pm.