

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**

**Meeting Summary  
Zoom Conference Call  
June 2, 2020  
3:30 p.m.**

John Carr, Vern Drottz, Matt Grundy, Dail Hobbs, Brett Rinker and Doug Wilson were present.

Mike Gilmore, Clay Lozier and Kelley Wrenn-Pozel were absent.

Applicants Present: John Kennebeck owner of 110 E Kansas Bradley Anderson owner of 420 W Kansas, Aimee Gray owner of 110 N Main, Ken Personette owner of 124 N Gallatin

Staff Present: Katherine Sharp, Director of Planning & Development and Jeanine Thill, Community Development Manager.

Chairman Grundy called the meeting to order at 3:30 p.m.

**I. Approval of Meeting Summary: March 3, 2020**

**Approval of Meeting Summary:** Motion by Commissioner Wilson to approve the March 3, 2020 meeting summary as corrected. The motion was seconded by Vice Chair Carr. The motion passed 4-2-0. (Commissioners Gilmore and Rinker were absent at the 3.3.20 meeting)

**II. HDRC Case #20-007LS Consideration of a Certificate of Appropriateness for window replacement at 110 E. Kansas, Liberty Square Historic District.**

Vice Chair Carr commented that the application is pretty straight forward and he is pleased. The applicant commented that the two windows are leaking. He clarified that the work will be done on the red brick middle building, which they refer to as 110 E. Kansas, they occupy the entire space. He confirmed a one over one double hung window is what is being proposed to replace the existing replacement windows. Commissioner Drottz made a motion to accept the application as presented because it meets the design guidelines and UDO. The motion was seconded by Commissioner Wilson. The motion passed 6-0-0.

**III. HDRC Case #20-006D Consideration of a Certificate of Appropriateness for porch repairs and alterations at 420 W. Kansas, Dougherty Historic District.**

Commissioner Drottz commented that the applicant should emulate the rail and have a guard rail height for residential and the hand rail should be an inch and a half grab rail. The hand rail may be in addition to the other rail. Staff will share the drawing with the Chief Building official Jeremy Adams and will provide his contact information to the applicant so he can be sure he is complying with code. Commissioner Drottz suggested that the applicant look online for the 2012 IRC residential code. Vice Chair Carr suggested the applicant picture frame the porch skirt with 1X4s and have the lattice attached. He added that the top rail was either 2X6 or 2X8 if his memory serves him correctly. The applicant commented he is planning to keep it the same. Vice Chair Carr commented it will give it some shadow lines that will look good. 2X4s are planned to capture the original design.

Commissioner Wilson asked if the pier is structural. Vice Chair Carr confirmed that it is structural. The previous owner took out the corner brick pier. Staff said the applicant is open to painting the decking on the porch. The Commission said they are fine with it either way, painted or not. Painting it would be more historically appropriate and is encouraged. Vice Chair Carr recommended that the treated wood should not be painted for at least 9 months.

Vice Chair Carr made a motion to accept the application as presented with the staff stipulations because it meets the design guidelines and UDO. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

**IV. HDRC Case#20-006LS Consideration of a Certificate of Appropriateness for gutter and shingle replacement and adding spires at 110 N. Main St., Liberty Square Historic District.**

Vice Chair Carr is happy with the application and the proposed upgrades. Chairman Grundy commented that gutter profile difference is very subtle. The applicant said the gutters will probably not be replaced because insurance did not deem them damaged enough to replace, but she would like to keep the replacement in the application in case she changes her mind. The spires have been custom made to match the original.

Commissioner Wilson made a motion to accept the application as presented because it meets the design guidelines and UDO. The motion was seconded by Commissioner Rinker. The motion passed 6-0-0.

**V. HDRC Case #20-003LA (amendment to 19-001LA) Consideration of a Certificate of Appropriateness for exterior alterations to the North and West elevations at 124 N. Gallatin, Local Landmark.**

Commissioner Carr commented that all of the proposed changes seem to be appropriate with the new (office) use. Chairman Grundy commented that there appears to be an existing foundation on the North elevation. The applicant said it was poured concrete from the sunporch addition and it has been removed.

Chairman Grundy commented that he doesn't have an issue with it being offices vs mixed use.

Commissioner Wilson said the mixed use was going to be offices on first floor and residential on the second floor. The applicant commented that it was cost prohibitive to meet the code requirements, adding that the difference is night and day between the mixed use and all office. Having office only simplifies it significantly. Commissioner Wilson commented that it appears the proposed new door and steel stairs on the back of the home will look great. The applicant said the contractor that will do the work is a friend of his and will do good work.

The applicant said that he has the necessary approvals from the State and Federal Preservation offices for all of the proposed changes, the only change was that said they wanted the front porch to be slightly less ornate.

Commissioner Wilson made a motion to accept the application as presented because it meets the design guidelines and UDO. The motion was seconded by Vice Chair Carr. The motion passed 6-0-1. Commissioner Drottz recused himself due to potential conflict of interest, as he helped with some of the plans for the project.

## **Other Business**

### **HDRC Comment on change of use change from previously approved Mixed Use to Office use at 124 N. Gallatin, Local Landmark.**

Ms. Sharp summarized the memo in the packet regarding the proposed change of use and explained that HDRC must comment on the impact this might have on the historic district. Chairman Grundy summarized the discussion by the Commission saying that based on its location, right at the edge of commercial use, with high traffic; HDRC does not think the proposed use change to office will be adverse to the historic district.

### **Administrative Approvals since the March 3, 2020 meeting:**

- 449 E. Kansas, Exterior Lighting
- 124 N Gallatin, Dumpster Enclosure
- 306 Harrison, Roof
- 14 S. Jewell, Roof
- 444 E. Kansas, Roof
- 400 E. Kansas, in-kind repairs to stairs
- 225 N. Lightburne, in-kind sash Repair
- 8 N. Main, Sign- Henry Rose
- 17 N. Water, Sign- Kanning Orthodontics
- 139 N. Water, Gutters in-kind repairs

### **Miscellaneous matters from the Commission:**

Vice Chair Carr asked about the lumber pile at 538 E. Mill that was reported at the March HDRC meeting. Staff said an inspector confirmed that there was lumber on site but staff has not seen any activity. Commissioner Wilson said he drives by frequently and will take a look.

Commissioner Wilson commented that the house on West Franklin that removed their stone porch doesn't look like there has been process in some time. Vice Chair Carr said he has been working on the house for 20 years.

Vice Chair Carr said there appears to be severe rot on the porch at the house at Kansas & Jewell. Staff will follow up.

225 N. Lightburne received administrative approval for sash repair, however it has not been done. Staff will follow up.

### **Miscellaneous matters from Staff:**

Update on Preservation Plan progress. Ms. Thill reported that individual interviews were done instead of focus groups, as originally planned due to the Covid-19 pandemic concerns. If anyone has not been interviewed and would like to be, please let staff know this week.

Ms. Sharp said Commissioners will receive a liability form from staff in the next few days, it is important for Commissioner to them signed and return them to Jeanine in short order.

## **VI. Adjournment**

The meeting adjourned at 4:35 p.m.