

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
September 21, 2021
Zoom Video Conference
4:00 p.m.

Present: Matt Grundy, John Carr, Vern Drottz, Martha Reppert, Brett Rinker, Doug Wilson

Absent: Dail Hobbs, Mike Gilmore, Aimee Gray

Applicants Present: Kristi Crawford, Lynneah Gregory, and Ms. Turner

Staff Present: Jeanine Thill, Community Development Manager

Chairman Grundy called the meeting to order at 4:00 p.m.

HDRC Case 21-017J Consideration of a Certificate of Appropriateness for alterations at 320 N. Jewell Street, Jewell Historic District

- Vice Chairman Carr said it all looks good and straightforward. The proposed porch steps, rail, and baluster system look great.
- The house was built in 1940, per the applicant.
- The last inventory was in 1980 and it may not have been contributing at that time

A motion was made by Commissioner Reppert to approve the application as presented. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-0.

HDRC Case 21-019D Consideration of a Certificate of Appropriateness for an egress window at 116 W. Franklin Street, Dougherty Historic District

- Staff noted that the case number on the agenda and the number on the staff report do not match. Staff will double check and correct it accordingly. (Staff verified after the meeting that the correct case number is 21-019D, as shown on the agenda)
- Vice Chairman Carr said his concern is that the home has six-over-one windows and the applicant is proposing an egress sliding window. It should respect the fenestration of the home and should be a double hung six-over-one window.
- Ms. Gregory said one of the reasons they chose a slider window was for ease of getting material in and out of the home but they can look into another option if preferred.
- Vice Chairman Carr said he appreciates the fact that it would make it easier to get materials in for the project. It would be a tight fit regardless. He would suggest that they have a double hung window that duplicates what is on the rest of the house.
- Vern said they could possibly simulate that with a simulated check rail.
- Vice Chairman Carr said that a double hung window would be a pretty easy window to remove and accommodate the need to get building material into the basement.
- Vice Chairman Carr and Commissioner Rinker said they would be ok with it so long as it simulates the pattern of the existing windows.
- Chairman Grundy said it would probably be easier with a double hung to pull it down from the top. Perhaps the contractor can clarify. Ms. Gregory said you can simulate a double hung six-over-one that would be a slider but has the vertical rails. The casement can do the same.

- Vice Chairman Carr commented that the casement would be the best choice because it could give the look of the six-over-one window
- Commissioner Wilson asked for clarification on the size of the window and if a 4x4 ft. is required for an egress window.
- Commissioner Drottz said a 30X60 in. casement would meet the requirements of the building code. The 4x4 ft. egress slider is a standard size. He commented that the nicer homes he has worked on in Brookside have the 30X60 in. casement.
- Commissioner Wilson said it seems strange to have them do a six-over-one window. He would rather have them repeat the size.
- Commissioner Drottz asked how wide the window is above it. The applicant and some of the Commission members think it is probably a 30 inch.
- Commissioner Rinker commented that the proposed window is not visible from the street and it is a safety and functionality issue.
- Commissioner Wilson said he doesn't see making her do the grid, it would be busy.
- Vice Chairman Carr said he would suggest a six-over-one simulated as six pieces of glass over one piece of glass.

A motion was made by Vice Chairman Carr to approve the application with the stipulation that the sliding window be modified with simulated muntins to give the appearance of a six-over-one lite window unit or a casement unit that simulates the six-over-one, because it meets the design guidelines and UDO. Motion seconded by Commissioner Rinker. The motion passed 6-0-0.

A motion was made by Commissioner Rinker to accept the September Meeting Summary as presented. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

Other Business:

Administrative Approvals since the September 7, 2021 meeting:

- 15 N. Water – Sign for The Parlor

Miscellaneous matters from the Commission:

- Vice Chairman Carr suggested that staff add a Historic Survey inventory sheet to the files for 320 N. Jewell with the photo and the date of construction since the survey sheet was missing.
- Vice Chairman Carr commented 518 W. Kansas is looking great.
- Commissioner Rinker asked about the doors at 120 Terrace that were mentioned at the last meeting. Staff said they have sent two notices to fill out a Certificate of Appropriateness application. Vice Chairman Carr said he will follow up.
- Commissioner Wilson asked if there are grant dollars to update the Historic Surveys. Staff said that there are dollars from the state but that she would like to work on accomplishing some of the Preservation Plan implementation items before we go back and ask for more grant money from the state.
- Commissioner Wilson asked for an update on the nuisance homes. Staff will email that to the Commission.

Miscellaneous matters from Staff:

CLG Training Webinars – schedule will be emailed.

The meeting adjourned at 4:37 p.m.