

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
May 3, 2022
5:30 p.m.
City Council Chambers

Roll Call: John Carr, Vern Drottz, Aimee Gray, Mike Gilmore, Matt Grundy, Dail Hobbs, Martha Reppert, Brett Rinker, Doug Wilson

Present: John Carr, Vern Drottz, Aimee Gray, Martha Reppert, Brett Rinker, Doug Wilson

Applicant Present: Laurie Champ, owner of 321 W. Kansas

Absent: Matt Grundy, Mike Gilmore, Dail Hobbs

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary: April 5, 2022 HDRC Meeting Summary

A motion was made by Commissioner Reppert to approve the April 5, 2022 meeting summary as corrected. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.

Current Business

HDRC Case #22-006D Consideration for a COA for two new windows on the west elevation at 321 W. Kansas Street, Dougherty Historic District.

- Ms. Champ said she would like divided lites.
- Commissioner Gray asked if she was going to do the divided lites on the exterior of the glass. Ms. Champ said she would like them so they don't look like cheap vinyl windows and added that she has a door in her kitchen with divided lites.
- Commissioner Wilson said we aren't going to follow the lead of a non-historic door that had divided lites to then allow the new windows to have divided lites.
- Commissioner Gray said the Commission is responsible for ensuring that the original character of the home is maintained.
- Commissioner Rinker commented that there isn't evidence that the home originally had divided lites. Ms. Champ said that she saw a picture of the house that it once had divided lites and had some grids that created a divided lite look.
- Vice Chairman Carr said to the best of his knowledge that the original windows were replaced many years ago and added that he agrees with Commissioner Rinker that divided lite windows are not appropriate for the style of the house. He understands her desire to have them but it doesn't match the original or the existing, but good design and architecture would predicate that they are one-over-one and the casement window should be a single pane.
- Ms. Champ said she wants it to look like a high-end window and in her opinion that would be achieved by having divided lites. She doesn't want to put in a window that looks like a vinyl window.
- Vice Chairman Carr said it wouldn't look like a vinyl window, because it isn't a vinyl window.

- Commissioner Wilson said he doesn't associate one-over-one windows with vinyl.
- Ms. Champ asked if there was a rule against putting up a grid on the interior of the window. The Commission agreed that an interior grid likely wouldn't be visible from the outside.
- Commissioner Gray said she agrees that the windows should remain one-over-ones.
- Commissioner Wilson said the one-over-ones are in keeping with the original style and added that the applicant would have to provide evidence that there was once divided lites. They recommended that she contact Chris Harris at the Archives if she wanted to find old photographs of the home.
- Commissioner Gray said the objective of the HDRC is to preserve the historical architecture so the one-over-one is what she would recommend.
- Vice Chairman Carr added that the original fenestration is one-over-one, so it is important maintain that.
- Ms. Champ said it won't have character without the divided lites and pointed out that the proposed windows don't face the front of the home.
- Commissioner Rinker said in the past we've discussed that functionality of casements work well in the kitchen but that we've requested that casements look like one-over-ones, adding that we don't want it to look like a modern window in a historic house, but that we have some flexibility since it is in a portion of the house that is an addition.
- Vice Chairman Carr said one lite on a casement is fine. A casement is appropriate as it will be over the kitchen sink.
- Vice Chairman Carr commented that the 2X4 apron is not appropriate, he would suggested they eliminate it and have a sill.
- Commissioner Wilson asked if the applicant was inclined to have the head height the same on the two new windows. Ms. Champ said they could do that. Commissioner Gray asked if her intention is for them to have the same head height. Commissioner Rinker said he would like to see them ascetically line up.
- Vice Chairman Carr commented that the existing isn't an original wood window, you can see where the siding was cut in and patched.
- Commissioner Wilson asked if they are cutting into the siding and if the old opening was taller. Ms. Champ said that in the kitchen the window is 48 inches and they are the same height.
- Vice Chairman Carr said that they don't need to be the same height and they are all 48¾ inches tall, they are 8 inches different. He added as long as the head height is the same, there is continuity. The applicant can't change the header of the double hung. Vice Chairman Carr commented that if the applicant uses the header of the double hung as the criteria, then she will be in good shape.

A motion was made by Commissioner Rinker to approve the application with the amendments of a one-over-one for the double hung window, a single lite on the casement window, and the exterior trim to match the other trim on the home. The motion was seconded by Commissioner seconded Gray. The motion passed 6-0-0.

Other Business

Administrative Approvals since the April 5, 2022 meeting:

- HDRC Case #22-003J Approval of a concrete driveway at 27 S. Jewell, Jewell Historic District

- HDRC Case #22-006J Approval of like in-kind repairs to front porch and wood rot at 424 E. Mississippi, Jewell Historic District

Miscellaneous matters from the Commission:

- Vice Chairman Carr said he, Commissioner Gray, and Ms. Thill attended the Preservation Awards where Ken Personett received the state preservation award in the Capitol Rotunda. He encouraged anyone to attend the Preservation Conference in Jefferson City June 14-16.
- Vice Chariman Carr suggested that we should always use an address of the home when we are referencing a house rather than the homeowner.
- Commissioner Rinker said there is nice progress on the house at Kansas and Jewell (462 E. Kansas). Commissioner Gray said they are working on the inside removing plaster. Vice Chairman Carr said he has volunteered to help when he is ready for making it plumb. The individuals from the State Preservation Office have been there to advise Mr. Personett for the Historic Preservation Tax Credits. The north part of the back section of the house is original. It was a very small house originally. There are three different approaches to additions.
- Commissioner Rinker said work is being done on a garage near his home. He will talk to his neighbor about applying for a COA.
- Commissioner Gray said that she, Vice Chairman Carr, and Ms. Thill attended the presentation for Ken in the Rotunda for his award, it was very impressive. You can look up the write-ups and the photos of all of the projects on the Missouri Preservation website or on Instagram.

Miscellaneous matters from Staff:

- Vacant position on HDRC - Mike Gilmore is resigning to move to Springfield, MO. Staff asked the Commissioners to encourage anyone that would be interested and qualified to fill out an interest form.
- Staff said that due to the vacant seat and busy Commissioner schedules, achieving a quorum is going to be a little tricky in the coming months, so she asked the Commissioners to please RSVP at their earliest convenience for meetings. She added that there will be a meeting on May 17; we already have two applications to consider. Five of the Commissioners said they will be there.
- Commissioner Wilson said we should encourage people to resign that can't attend. There are several people that are interested in serving on the Commission.
- The Wood Window Workshop is this Saturday from 9:00 a.m. to Noon. There are six spots left, RSVP's required.
- May is Historic Preservation Month; there will be a Proclamation by the Mayor at the May 9 Council Meeting. Staff encouraged all Commissioners to attend if possible.
- There will be a reception at 5:00p.m. pm on Monday, May 9, to honor our living Mayors with history panels in the City Hall Atrium. Please attend if possible.

- Recognition of Ken Personett, Chris Harris, and Sam Fiore at the May 9 City Council meeting, please attend if possible. Reception prior to the meeting for the living Mayors in the City Hall Atrium.
- Staff is working to schedule open houses at two of our local landmarks during May.
- Design Sub Committee meeting request at 400 E Kansas to advise on the side porch and other ideas that the new homeowner has. Staff asked who is available to meet at 9:00 or 10:00 a.m. on Friday, May 13. Commissioners Rinker, Carr, and Gray said they would be available at 9:00 a.m. Staff will contact the homeowner.
- Staff will be gone May 26 until June 6 for vacation; therefore, there is an early deadline for applications for the June 7th meeting, it will be at Noon on May 20th

The meeting adjourned at 6:29 p.m.