

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
July 19, 2022
5:30 pm
City Council Chambers

Roll Call: Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Brett Rinker, Doug Wilson

Present: Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Doug Wilson

Absent: Brett Rinker

Staff Present: Jeanine Thill, Community Development Manager

Guest Present: Reed Oshel, 36 Moss Ave.

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

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

A motion was made by Vice Chairman Carr to approve the July 5, 2022 meeting summary as corrected. The motion was seconded by Commissioner Chelton. The motion passed 8-0-0.

Commissioner Gray said that the owners of 10 W Kansas are considering storefront lighting and asked if that needs to be approved. Staff said it does need approval and that it can be approved administratively.

Current Business

HDRC Case #22-004PH Consideration of a Certificate of Appropriateness for two retaining walls in the side yard at 36 Moss Ave., Prospect Heights Historic District:

- Commissioner Gray asked if either of the walls will be over four feet tall. The applicant said no. He added that they did have a boundary survey done so they know exactly where the lot lines are.
- Commissioner Gray asked if there will be a fence put in around the pool when it is installed. Mr. Oshel said yes and that the new fence will be on top of the north-most wall. The white existing fence is four feet tall.
- Commissioner Gray said the application looks good.
- Vice Chairman Carr said the proposed material for the retaining walls have an earthy stone look and he is comfortable with it.

A motion was made by Commissioner Gray to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Vice Chairman Carr. The motion passed 8-0-0.

Other Business

Administrative Approvals since the July 5, 2022 meeting:

- HDRC Case #22-013J - 403 W. Kansas, a new front storm door
- HDRC Case #22-007PH - 324 Harrison, like in-kind repairs to walkway and retaining wall
- HDRC Case # 22-009D - 416 W Franklin, like in-kind replacement of the front steps

Miscellaneous matters from the Commission:

Ranch Homes Discussion -

- Vice Chairman Carr asked staff a clarifying question about the non-contributing ranch house that was discussed at the last meeting (111 Moss) and if staff said it was now a contributing structure to the historic district because it is over 50 years old. Staff said it is eligible to be considered as contributing but is not listed as contributing. He asked if we can have training or a session on mid-century ranch houses. Staff said she will contact the State Historic Preservation Office (SHPO) to see if they have training available.
- Commissioner Armstrong commented that we might want to publicly recognize that the ranch houses are valued.
- Commissioner Hobbs said they were non-contributing because, at the time of the historic survey, the 1980's ranch homes were not of an age (50 years old) to be considered contributing.
- Commissioner Wilson commented that the age of a structure and if they are contributing or not are separate things; there are some that are old but have been deemed non-contributing because of significant alterations. He clarified that just because a home is old, that doesn't make it contributing.
- Chairman Grundy asked if we can determine how many structures are non-contributing within the historic district. Staff will look into this.
- Commissioner Armstrong said that homes in the district, regardless of the status, are in the purview of the Commission. She commented that we don't have a sense of standards for ranch homes and we don't want to do that on the fly.
- Commissioner Wilson commented that it shouldn't be an out for an applicant to comply with the standards just because a home is deemed non-contributing.
- Commissioner Armstrong said that when new construction is proposed in the historic districts, it should be harmonious without being falsely over-done. We will ask people to be sympathetic to what is appropriate for the district. Part of it is preserving the character of the neighborhood.
- Commissioner Gray said that SHPO lists the criteria if a structure is 50 years or older and if it can be deemed contributing.
- Commissioner Armstrong commented that sometimes there are design flaws that need to be changed, such as flat roofs that don't shed water away from the home.
- Commissioner Wilson asked if the current survey was done in 1987. Staff said she wasn't sure of the exact year, but that it was done in the 1980's.

Energy Efficiency/Solar Panels -

- Commissioner Armstrong suggested that for a future study session we might want to discuss energy efficiency such as solar panels.
- Commissioner Gray said that in the past we have had the standard that [solar panels] should be low profile, discrete and not visible from the primary street.
- Commissioner Wilson said Harold Phillips couldn't put them on his new house on Jewell Street because they would have been visible from the street.

Missouri Main Street Awards (HDLI) -

- Commissioner Gray said that HDLI has nominated several projects for the Missouri Main Street Awards: for the Best New Educational Campaign category they nominated the Trolley Tours, and for the Most Innovative for Repurposing a Space they nominated Corbin Mill, and for the Best Historic Renovation they nominated the Madison Miller House.

Miscellaneous matters from Staff:

- Staff said she has received plans for the new construction at 1-5 N Water and is anticipating this application to be on the August 16 HDRC meeting agenda. Public Hearing notices will be posted next week if she has all the information that was requested from the applicant. It will also be considered by the Planning Commission and City Council because it is new construction in the Historic District.
- Staff welcomed Linda Armstrong to the Commission. Commissioner Armstrong said she was appointed to HDRC in 1994 and served for about fifteen years. She added that she lives in a historic home that is not in the historic district.

The meeting adjourned at approximately 6:10 p.m.