

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

October 18, 2022

5:30 p.m.

Third Floor Conference Room

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, Matt Grundy, Dail Hobbs

Absent: Aimee Gray, Brett Rinker, Doug Wilson

Staff Present: Jeanine Thill, Community Development Manager

Applicant Present: Alex Gray, owner of 102 N. Morse

Chairman Grundy called the meeting to order at 5:31 p.m.

Approval of Meeting Summary: August 16, 2022 HDRC Meeting Summary

A motion was made by Commissioner Drottz to approve the August 16, 2022 meeting summary as presented. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-0.

Current Business

HDRC Case #22-013D Consideration of a Certificate of Appropriateness for front porch alterations and replacement of siding, walkway, stairs and foundation of the garage at 102 N. Morse Ave, Dougherty District, a 353 project:

- Commissioner Drottz asked for clarification on the balustrade drawing in Exhibit D
- The distance between the rails is shown at 5 inches, but 4 inches is the max. Commissioner Drottz said a 4-inch sphere cannot pass through, per code.
- The applicant said everything in here is based on the previous dimensions. They are willing to make any changes necessary.
- Vice Chairman Carr said on repair of the stairs, they are too tall for standard steps. The max is 7 ³/₄ max per code maximum rise. Mr. Gray said their plan is to reduce the steepness of the stairs. Commissioner Drottz said the best is 7-11 the applicant will ask the contractor to build accordingly.
- Vice Chairman Carr commented that the other part that needs to be clear is using the beadboard panels, they are 4x8. There will be a seam if the distance is more than 8 feet. The applicant said they are considering the beadboard.
- Vice Chairman Carr said the cost may be a bit more but well worth it. Azek is a PVC product that would be appropriate.
- Commissioner Drottz said they are doing composite on all of their restoration work in Brookside and it is an appropriate material. Vice Chair Carr said Azek offers the beadboard and is a leader in the industry.
- Chairman Grundy asked for clarification on the design of the stairs and if it will be like in-kind. Mr. Gray said it will be done with brick and will look just like it does currently, they are just fixing the rise and run. Mr. Gray added they will have a metal handrail to go into

the stairs. For the stairs he will send a blueprint. They plan to increase the run to 16 inches by adding 6 inches.

- Commissioner Drottz said that would be an improvement, as they are currently very steep. Steel or wrought iron would be appropriate. Austin Iron Works is a resource. Mr. Gray said that they haven't found anyone to fabricate it. Commissioner Drottz commented that if they go to Metal by the Foot they can make it and they will have a good selection in stock. Code would just require the handrail on one side. The hand rail detail will be submitted by the applicant at a later date.
- Staff will integrate the drawing as Exhibit H. Mr. Gray said if they uncover the original stone stairs they would like to take the stairs back to what was originally there.
- Vice Chairman Carr asked for clarification on the garage foundation work. Mr. Gray said that there is a large crack in the garage foundation that is at about an 80-degree angle. They plan to take the tree out and dig a trench. He is trusting a contractor on this repair. After that repair work is done, they should be able to hang the doors with the original hardware.

A motion was made by Commissioner Drottz to approve the application for HDRC Case 22-013D as it meets the UDO requirements with the addition of Exhibit H and addition of an option A and B on the exterior masonry stair repair. Option A: replacing the brick like in-kind, or Option B: restoring the original stairs if found during excavation. Also approving a metal handrail with the design details to be submitted for approval at a later date. The motion was seconded by Commissioner Chelton. The motion passed 6-0-0.

Other Business

Table the 13 Non-Contributing parcels conversation

- Staff will add this to a future agenda and will include a map.

Administrative Approvals since the last meeting:

100 S Terrace: Like in-kind repairs to rear yard deck
119 E Franklin: Like in-kind repairs to exterior
405 E Franklin: Fence
36 Moss Ave: Fence and in-ground pool
225 W Franklin: Generator in side yard
400 E Kansas: Like in-kind repair and replacement to exterior

Miscellaneous matters from the Commission:

- Vice Chairman Carr asked about Mark Buhlig's project at 226 North Jewell.
- Staff said the Code Enforcement officer took photos a few weeks ago and said there is some progress being made on the siding.
- Vice Chairman Carr asked if garage doors are required or not.
- Staff will check with the Chief Building Official, Jeremy Adams and Planning & Development Director, Katherine Sharp

Miscellaneous matters from Staff:

- Staff reminded the Commission that they need to have their training done by November 1st and submitted to staff for the Annual Report.
- Action items in the Preservation Plan are being accomplished. Staff handed out a brochure of “Living in Liberty’s Historic District.” Also, Commissioner Gray was given an outline of action items that should be brought up during the Comprehensive Planning meetings.

The meeting adjourned at 6:16 p.m.