

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
July 5, 2023
5:30 pm
City Council Chambers

Roll Call: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Present: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Brett Rinker, Katie Schmidt

Absent: Matt Grundy

Applicants: Vicky Burnett with daughter and son in law, Jerry Lindsey, Tom & Linda Draper

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

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

Approval of Meeting Summary: June 20, 2023

Motion was made by Commissioner Aramjoo to approve the meeting summary and was seconded by Commissioner Drottz. The motion passed 8-0-0.

Current Business

HDRC Case #23-003D Consideration of replacement windows at 15,17 &19 N Water and a new threshold at 17 N Water, Liberty Square Historic District.

Ms. Burnett said she was told that the threshold holds up structural beams of the building. The applicant has not been able to find anyone who can fix it, it has been going on for over two years.

Vice Chairman Carr asked if they stated the cast iron could not be repaired. Christy, Vicky's daughter said because of the structural attachment, both contractors said that they do not feel comfortable removing it and repairing it.

Vice Chairman Carr said he knows from onsite visits that it appears to be under pressure causing the cast iron to snap from the pressure. Underneath it, it has been compromised. In order to make a good repair, they need to redo the sub sill or substrate. He added that if you put a board across, as proposed, it will be difficult for it to be secure. The wood may be taller than the door. The rise will be greater and may create a trip hazard. The max rise is 7 inches.

Commissioner Rinker said that they are proposing covering the riser and threshold. The applicant clarified that the part that is on the concrete can be moved. Instead of removing the hole thing can it be cut, and replace the threshold? Vice Chairman Carr said it could be cut at the transition of the metal pilasters. Commissioner Drottz said a structural engineer should

make sure that is feasible. Commissioner Drottz suggested they look into cutting it and fixing the substrate.

Commissioner Rinker suggested once the threshold is removed then they can determine what caused it to heave. It has to be removed. The wood would be just a temporary fix.

Commissioner Armstrong said repairing what is underneath it is important, like in kind would be preferred.

Commissioner Rinker said someone who does concrete or stone work should do this work. It might take a masonry person to remove it and assess the underneath.

Commissioner Armstrong commented that the applicant has made multiple attempts to fix this.

As for the windows, Vice Chairman Carr said the windows look straight forward and staff confirmed these windows have been approved before. The replacement seems appropriate.

A motion was made by Commissioner Aramjoo to approve the windows and table correction of the stoop because meets the UDO and Guidelines, the motion was seconded by Commissioner Rinker. The motion passed 7-0-1. Commissioner Gray recused herself.

HDRC Case# 23-004LS After the Fact Consideration of new wood custom made windows in rear of building at 4 N. Main, Liberty Square Historic District

Mr. Lindsey said they are solid wood windows, replacing the 1980's windows. He added that there is a vinyl window there. Vice Chairman Carr confirmed they were replacement windows and said the new windows look great and adding that the profiles are pretty nice.

A motion was made by Commissioner Armstrong to approve the application for the replacement of the windows after the fact because the new windows conform to the guidelines and are an improvement to what was there previously. Commissioner Gray seconded the motion. The motion passed 8-0-0. Mr. Lindsey said that there is another window that they hope to replace. The commission is comfortable with changing out the existing vinyl window and staff can approve it as long as it is with the same size window to match.

HDRC Case# 23-008J Consideration of installing brick pavers in the walkway at 460 E Mill, Jewell Historic District.

Mr. Draper commented that the existing stone walkway is in poor shape and reinstalling them was not feasible. The proposed new pavers will complement existing bricks on the side of the house.

Vice Chairman Carr said the color and texture of the proposed pavers will complement the existing, adding that the front walkway was compromised back in 1999 when he owned the home. The existing is old but were cracked.

Commissioner Gray commented that the photo in the application is from Midwest Block and Brick. Mr. Draper said there is a source at Lowe's that is similar to this and they will deliver. The idea is they can compact it interlock it with the supports on the side and fill it in with sand. Commission Carr noted that the existing edging is stone. Mr. Draper confirmed that he plans to keep the edging. The walkway is 48" wide and use the support on the side. Commissioner Gray said Endecot makes a wire cut paver that is hexagon and is very nice.

A motion was made by Rinker to approve the application as submitted because it meets the standards and guidelines. The motion was seconded by Commissioner Chelton. The motion passed 8-0-0.

Other Business

Administrative Approvals since the June 6, 2023 meeting:

342 N Water Like in kind steeple and roof repairs

233 W Kansas Like in kind roof replacement

405 W Franklin Like in kind repairs to front porch, a window and cellar doors

Miscellaneous matters from the Commission:

- Vice Chairman Carr reported that he attended the Preservation Conference in Joplin, he has attended nearly twenty conferences. He said people are impressed with what we do in Liberty and how we do it. He said post pandemic attendance is down. He attended session on building codes and also some tours. There is a preservation guideline in the residential code. There are some things that don't have to be absolute and don't have to sacrifice things that are not life safety issues. Ms. Sharp asked for information on this to share with our building division. Another session on foundations of buildings. Green historic preservation was a session that addressed LEED standards. They keynote speaker was Stacy Greenfield, she has a podcast "True tales from old houses". Lime plaster was another session. Raising a Roof, about slate and clay tile. Union Station in Joplin was a self-guided tour. He also attended a window workshop. He met a guy from St. Joe that does window preservation work.
- We have not had funding for staff to attend every year. Ms. Sharp said it might be easier to attend the state conferences.
- Maybe we can offer scholarships with TGT funds if we host a conference in the future.

The meeting adjourned at 6:49 pm.