

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
September 17, 2024
5:30 pm
Liberty Community Center, Parks Board Room

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

Present: Paemon Aramjoo, Vern Drottz, Matt Grundy, Brett Rinker, Katie Schmidt, Kathy Chelton

Absent: John Carr, Linda Armstrong, Aimee Gray

Applicants: Tim McMillan, 416 East Franklin. William Oberkramer, 120 S. Terrace

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary: September 3, 2024: A motion to approve the meeting summary, as corrected, was made by Commissioner Chelton. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0

Current Business

HDRC Case #24-002LA Consideration of a Certificate of Appropriateness for replacement of two non-historic windows at 316 E. Franklin, local landmark.

- The applicant asked for clarification on the style of window and type of window grids that would be appropriate.
- Commissioner Drottz said he would recommend they match the 2/2 windows, which are original and added that the grids/divided lites should be on the outside of the windows. Specifically, the simulated divided lite applied to the outside of the window is recommended, with the spacer. They should keep the frame. If they could hit the outside stop that would be ideal. Like in-kind with same profile should be the goal. If it matches the same as the original frame size, as original to the home.

A motion was made by Commissioner Rinker to approve the application as presented with the stipulation that it has the simulated divided lite and it is to maintain the profile of the existing. The motion was seconded by Commissioner Chelton. The motion passed 6-0-0.

HDRC Case#24-003PH Consideration of a Certificate of Appropriateness for exterior alterations and new garage doors at 120 S. Terrace, Prospect Heights Historic District

- The commission asked for clarification on the new dormer.
- Mr. Oberkramer said he wants to put a 48 inch double door in the dormer. He will come back to the HDRC with that railing detail. A change of the roofline is part of the proposal.

- The profile of the roof will not be higher on the addition where the roof line alterations are proposed.
- Commissioner Drottz said he would like to break it into two applications. The garage doors could be considered tonight but the Commission needs more detailed drawing on the dormer and roof line alterations that are proposed on the east elevation.
- Commissioner Drottz wants drawings that are more accurate and to scale. He said a lot of information was missing. The pitch is different. The trim detail isn't shown and the window scale isn't clear. He would recommend getting a design drawing.
- Commissioner Grundy said he would have a hard time approving the dormer without the detail on the balcony rail.
- The commission thinks he will be able to do the project as it is on an addition, but they need more detail.
- Commissioner Drottz said he want to make sure that what gets built matches the architecture of the home.
- Commissioner Rinker said the garage doors are similar to what has been approved in the historic district in the past. The garage doors do not currently have windows but they face the alley.
- Commissioner Drottz said he would be okay with the garage doors. He is proposing to go from 8x7 doors to 9x8 steel doors.

A motion was made by Commissioner Rinker to approve the replacement of the garage doors as submitted and deny the changes to the dormers and roof line, pending more complete detailed and drawings. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

Other Business

Administrative Approvals since the September 3, 2024 meeting:

- None

Miscellaneous matters from the Commission:

- A request was made to check on the alterations asked about the house on E. Franklin and if a COA was issued.

Miscellaneous matters from Staff:

- We will likely have a meeting on October 1st.
- Commissioners unable to attend are; Schmitz, Chelton and Grundy.
- Commissioners Rinker, Drottz and Aramjoo can attend.

The meeting adjourned at 6:25 pm.