



**HISTORIC DISTRICT
REVIEW COMMISSION MEETING
May 20, 2025**

5:30 pm

City Hall

Council Chambers



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
May 20, 2025
5:30 pm Council Chambers

Roll Call

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

- I. Call to Order
- II. Approval of Meeting Summary from the April 1, 2025 HDRC meeting
- III. Current Business
 - HDRC Case #25-001PH Consideration of an After the Fact Certificate of Appropriateness at 120 S. Terrace for 1/1 aluminum clad wood windows in the dormers, Prospect Heights Historic District.
- IV. Other Business
 - Administrative Approvals:
 - 414 Miller Like in kind repairs and replacement of deck and rails
 - 10 W Franklin Like in kind tuckpointing
 - Miscellaneous matters from the Commission:
 - Miscellaneous matters from Staff:
 - Public Hearing Process
 - SHPO CLG visit and 5 Year assessment August 5
- V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
April 1, 2025
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: Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Katie Schmidt

Absent: Brett Rinker, Paemon Aramjoo

Applicants: Tawni Jedwski, Owner of Lemonality, 10 W. Kansas

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary March 18, 2025: A motion to approve the meeting summary, as presented, was made by Commissioner Carr. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

Current Business

HDRC Case #25-002LS Consideration of a Certificate of Appropriateness for a sidewalk patio platform at 10 W Kansas, Liberty Square Historic District.

- Commissioner Carr said it is a nice addition and an outside addition is appropriate on the square. He thinks it is very acceptable.
- Commissioner Chelton agreed and said it is darling.
- Ms. Jedwski shared that the platform will be built to meet ADA standards and will be as low as possible and sturdy. The platform is needed due to the steep slope of the sidewalk.
- Commissioner Armstrong said when we have something new in the future, she would like to see a streetscape perspective so the commission can see the context.

A motion was made by Commissioner Carr to approve the application as submitted because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Chelton. The motion passed 7-0-0.

Other Business

Administrative Approvals since the March 18, 2025 meeting:

- 430 E Franklin Driveway and parking pad
- 103 N Water Like in kind tuckpointing
- 204 W Kansas Like in kind deck repairs

- 118 N. Morse Like in kind roof repairs

Miscellaneous matters from the Commission:

- Commissioner Gray said that there is a new parking pad at Mississippi & Water. They are backing out onto Mississippi Street and it seems dangerous. Staff will follow up.
- Commissioner Carr said the Combs house on West Franklin looks good.
- Commissioner Gray commented that we don't want wood decks on the Square, so this application tonight should not set a precedent. The slope of the sidewalk made it a unique location and circumstances.

Miscellaneous matters from Staff:

- Design sub-committee at Masonic Building, 10 E. Franklin. The applicant would like to have a meeting on-site to discuss possibly replacing the windows and foundation repairs. A Tuesday afternoon would work well for them. Staff will email the commission to check availability.

The meeting adjourned at 5:54 pm.



Historic District Review Commission

HDRC Case No. 25-001PH

Staff: Jeanine Thill, Community Development Mgr.

HDRC Meeting Date: May 20, 2025

GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness for 1/1 dormer windows to match the home.

Applicant: William & Gina Oberkramer

Location: 120 South Terrace Avenue

District: Prospect Heights Historic District

NRHP Status/ category: Contributing

File Date: April 30, 2025

SPECIFIC INFORMATION

SITE HISTORY

This large turn of the century Queen Anne residence is in a prominent location at the corner of Terrace Avenue and Liberty Drive, and was one of the first homes built in this neighborhood. The house has undergone many alterations, yet it retains some original detailing. Much of the Queen Anne detailing has been preserved, such as the decorative wood shingles in the dormers, and the decorative brackets at the roof line.

PROPOSAL DESCRIPTION

The applicant proposes to replace:

- Windows: The previous casement windows in the dormers were not original to the home. The new windows are 1/1 Pella Reserve Traditional double hung aluminum clad wood, to fit the original openings and match the previously approved windows on the rest of the home.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.

7. <u>Doors and windows:</u> Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have	The casement windows were not original to the home. The 1/1 aluminum clad wood windows
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been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.

are appropriate, match the rest of the home and fit in the original openings.

PREVIOUS CASES / ADDITIONAL INFORMATION

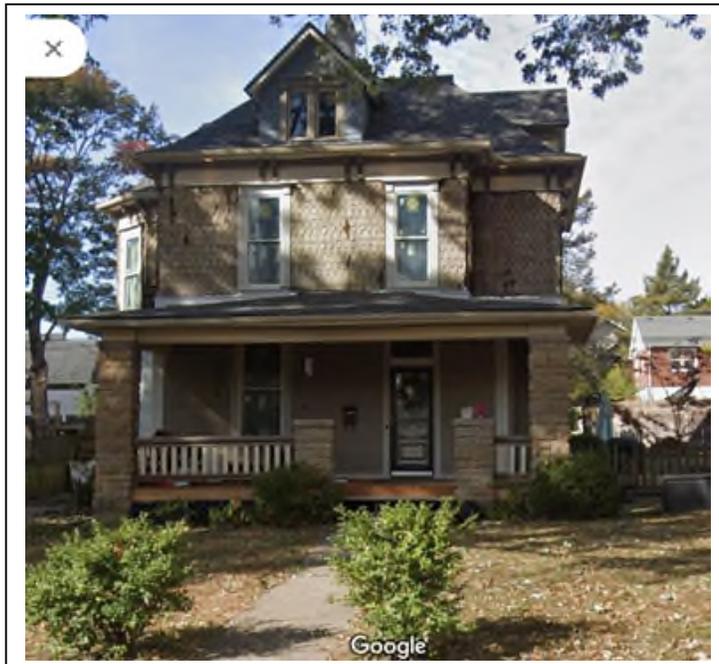
HDRC Case #22-011PH was approved by HDRC on December 6, 2022. HDRC approved new Pella Reserve aluminum clad wood windows, to match the existing style on the home. The dormers were the only portion of the home that had casement windows however the applicant installed 1/1 windows instead of casement in the dormers an effort to have the 1/1 window style on the entire home.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #25-001PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of Existing Conditions
4. Exhibit D: Manufacturers Information on Pella Reserve Windows





HDRC Case #25-001PH
120 S. Terrace Ave.



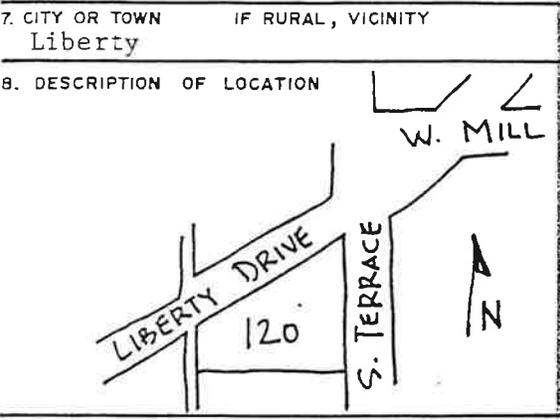
EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. M-8	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 120 S. Terrace Av.
2. COUNTY Clay	5. OTHER NAME(S)
3. LOCATION OF LIBRARY NEGATIVES Liberty Community Development	

6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY	28. NO. OF STORIES ?
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD ca. 1890's (before 1908)	29. BASEMENT? YES (X) NO ()



8. DESCRIPTION OF LOCATION	18. STYLE OR DESIGN Queen Anne	30. FOUNDATION MATERIAL stone
9. COORDINATES UTM LAT N125,600 LONG E521,000	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION frame
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL Shingle composition
11. ON NATIONAL REGISTER? YES () NO (X)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT 2 SIDE n/a
12. IS IT ELIGIBLE? YES () NO (X)	22. PRESENT USE residence	34. WALL TREATMENT clapboard; stucco
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	35. PLAN SHAPE rectangle
14. DISTRICT POTENTIAL? YES (X) NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN John & Glenda Carr	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR _____ EXTERIOR fair-good
	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	38. PRESERVATION UNDERWAY? YES () NO (X)
	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)
		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()
		41. DISTANCE FROM AND FRONTAGE ON ROAD 140'

42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This Queen Anne house has undergone many alterations, yet it retains some original detailing. The full-length, front hipped-roof porch is from the Craftsman/Prairie period, with its massive, square stone columns and low-pitched roof with wide, overhanging eaves. The irregular roofline is typical Queen Anne - the hip roof has cross hips, gable dormers, and a pyramidal roof bay. That two-story bay is on the left, and reveals (cont.)	PHOTO MUST BE PROVIDED
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43. HISTORY AND SIGNIFICANCE One of the earlier, fine homes built in this section of Liberty, the house has been altered over the years. It retains its integrity of scale and of design (except for the front porch) and is located in a visually prominent corner lot. It has potential for rehabilitation, and adds character to the historic neighborhood.	
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44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The large, irregular shaped corner lot has parking in the rear, reached from an alley off of W. Liberty Drive. There is a wood privacy fence along W. Liberty Drive.	
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45. SOURCES OF INFORMATION City water permits. Interview w/ John Harlin.	46. PREPARED BY Deon Wolfenbarger
	47. ORGANIZATION Community Development
	48. DATE 4/87
	49. REVISION DATE(S)

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102
 PH. 314-751-4096

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

1. NO. 2. COUNTY 3. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 4. OTHER NAME(S) 5. TOWNSHIP 6. RANGE 7. SECTION

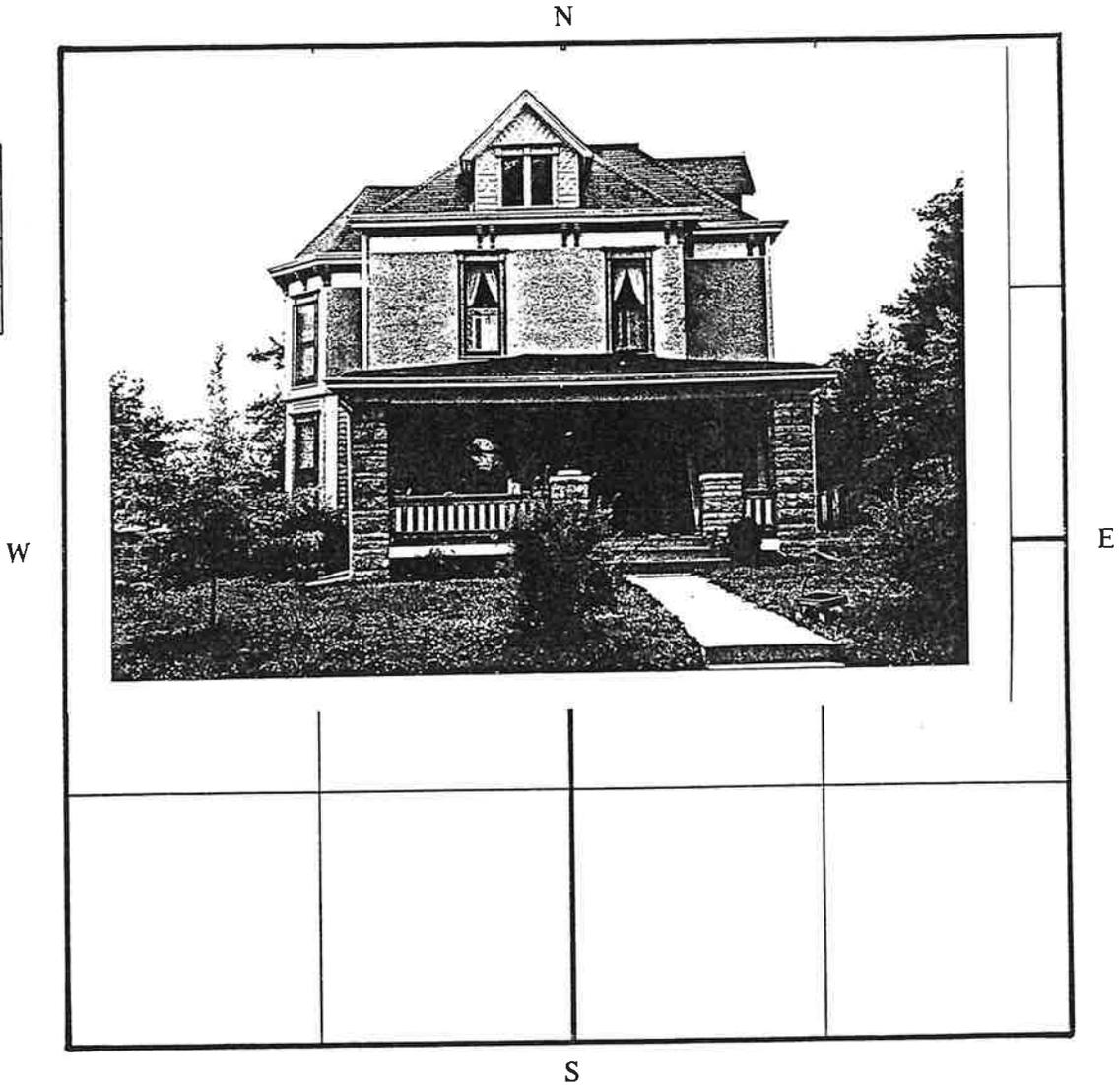
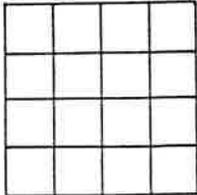
Sketch map of location

Site No. _____

Section 7 Township 51N Range 31W

Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.



Notes: 42. (cont.) there used to be shingle siding underneath the current stucco wall cladding on the second floor. The first floor has clapboard. It was typical of the Queen Anne period to use many devices to avoid a flat surface. The gable front and side dormer also retains its decorative wood shingles. There is decorative iron work on the top of the truncated hip roof, utilizing a fleur-de-lis symbol. The tall, narrow windows have decorative shelf surrounds. There is an interior fireplace.

THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

Please Attach a copy of a topographic map with the site marked on it.



Example of Casement Windows
North Dormer of 1980s addition

New Windows
West and South Facing
Dormers of 1980s addition



New Windows
North Facing Dormer of
1980s addition



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WOOD & ALUMINUM- CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

NOW YOU SEE IT, NOW YOU DON'T.
Self-storing Integrated Rolscreen® retractable
screens let in light, fresh air and nothing else.
Close the window and they roll out of sight.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION¹

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY¹

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS²

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.³

¹ Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



Winner of the 2019 Most Innovative Window from Window and Door Magazine



WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve - Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.



EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve - Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.



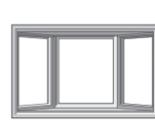
AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



Angle-Top Window



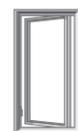
Awning Window



Bay or Bow Window



Casement Window



Push-Out Casement Window



Corner Window



Curve-Top Window



Fixed Window



Double-Hung Window



Single-Hung Window



Hinged Patio Door



Sliding Patio Door



Bifold Patio Door



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Special shapes also available.

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AUTHENTIC LOOK OF TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

Winner of the 2019 Most Innovative Window from *Window and Door Magazine*, the Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.



PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.

