

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**August 5, 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: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy

Absent: Katie Schmidt, Brett Rinker

Applicant: Dallas Kid, Contractor for 27 S Jewell

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

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

**Approval of Meeting Summary from the July 1, 2025:** A motion was made by Commissioner Carr to approve the meeting summary as corrected. The motion was seconded by Commissioner Drottz. The motion passed 6-0-1 Vice Chair Aramjoo abstained.

**Corrections to Meeting Summary:** Commissioner Carr asked for clarification about the commission's past rulings of shadow box fencing. Ms. Sharp clarified that it is considered the same as a privacy fence.

### **Current Business**

#### **HDRC Case # 25-011D 118 N. Prairie Street Public Hearing for new construction of a single-family home, Dougherty Historic District**

- Commissioner Drottz abstained due to potential conflict of interest as the architect for this project.
- Ms. Thill presented the case as outlined in the staff report and recommended approval.
- Commissioner Chelton asked what RNC meant in the staff report.
- Ms. Sharp explained that it is the underlying zoning in the district for the neighborhood.
- Commissioner Carr agrees with the staff recommendation that this is appropriate and he feels the design is compatible.
- Commissioner Armstrong commented this is a good design and it exhibits the character of the district.
- Chairman Grundy opened the public hearing.
- Patrick Ishmel, 202 W Franklin commented on the case. He said that the property line is disputed. He feels that the first three criteria in section 30-71.3 are not being met for proposed new construction at 118 N Prairie. Historically, the use of the property is that it has been vacant, so it should remain vacant. It states that the historic character shall be preserved. He believes, based on the merits, that the application fails. He has met with the property owner about his concerns and feels he was not receptive to him. Mr. Ismel

believes that putting a house in his former back yard is not appropriate. He is burdened by what has happened in past years. He has only lived there two years. The property owner of the vacant lot is not a neighbor. Rather, he is a developer that wants his way. Mr. Ishmel stated that it is notable that in Sept. 2008, Mr. Stanton went to City Council and talked about some of the relevant properties. Mr. Ishmel stated he feels that the property line was moved recently by the City.

- Carl Rinker 210 W Franklin – Mr. Rinker stated that he has lived there 46 years. He asked if the proposed Hardie Board siding is appropriate in the historic district.
- Mr. Rinker remembers that the lot was staked at the lot split time and it is where the fence is currently. He doesn't know if it got re-platted. He isn't sure that leaves enough room for the house.
- Chairman Grundy asked if anyone else wanted to speak for the public hearing.
- Chairman Grundy confirmed that Hardie siding has frequently been approved in the past and asked staff to address the questions from the audience.
- Ms. Sharp said that the lot split that occurred happened in 2008, and referred to the lot split document shown on the screen that identifies Tract A and Tract B. She said a lot split doesn't require notification of neighbors. There are requirements to bring utilities to the site and requirements for the lot size, which appear to be met by the lot split on file. The stamp shows that this was recorded on Feb. 27 2008 at the County Recorder of Deeds office, which is the government entity that maintains the deeds and property line boundaries. Ms. Sharp said that the site plan provided by the architect does match the lot split. She said staff can't speak to how a property is staked by the surveyors, but this lot split from 2008 does appear to be a legal lot split. Ms. Sharp said the City does not have the ability to change lot lines. . It is data that is imported from the County.
- Chairman Grundy closed the public hearing.
- Commissioner Armstrong said that the design guidelines state that materials for new construction should be consistent in finish, style etc. We believe that Hardie Board siding is compatible and is consistent with how we traditionally rule in these cases.
- Commissioner Gray commented that it is a residential lot and it is an appropriate use.
- Commissioner Armstrong asked for clarification if City Council has the final say.
- Ms. Sharp confirmed that it will go to City Council on Sept. 8<sup>th</sup> for a Public Hearing and they do have the final say.
- Chairman Grundy said the Commission is limited in scope, they cannot rule on lot lines. We are to determine if it meets the preservation code.

A motion was made by Commissioner Carr to approve the application as presented. The motion was seconded by Vice Chair Aramjoo. The motion passed 6-0-1. Commissioner Drottz abstained.

#### **HDRC Case #25-013J Consideration of a Certificate of Appropriateness for converting a garage into an apartment at 27 S. Jewell Street, Jewell Historic District.**

- Ms. Thill read the report and recommended approval.
- Commissioner Carr said the elevation drawings are very difficult to read.
- Commissioner Carr commented that on the west elevation they are proposing to replace the existing doors with a reverse batten board and to emulate glass transoms. He thinks that is a design mistake.
- Dallas Kidd, the applicant representative, commented the goal was to bring light into the space. The idea was to put 1x3 on 1x2 smart trim to create the illusion of the door.
- Commissioner Carr asked if there would be hardware added to the design.

- Mr. Kidd said he would be willing to add hardware.
- Commissioner Carr said without a detailed drawing, he is not comfortable voting on this application. He said he would like to table this application until there are better drawings.
- Commissioner Drottz clarified that something that mimics a real garage door would be acceptable. Something that is cut into panels to make it look like a carriage style door would be appropriate.
- Ms. Sharp said the goal was to keep the garage nature of the building.
- Commissioner Armstrong said there needs to be more conversation and tabling the application might be appropriate. Another site visit may be appropriate to discuss the details.

A motion was made by Commissioner Armstrong to table this application to the HDRC meeting on Aug. 19<sup>th</sup> to give the applicant and the Design Sub-Committee an opportunity to meet and time to provide a revised drawing. The motion was seconded by Commissioner Carr. The motion to table the application passed 7-0-0.

### **HDRC Comment on the City Hall Police expansion adjacent to the historic district.**

- Ms. Sharp introduced the project manager, Nick Lawler, from Hoefer Welker Architects who worked on the design of the new police building. Ms. Sharp explained that while this is not located in the local historic district, because it is adjacent, staff is asking for comments from the Commission. Ms. Sharp said that the Planning Commission and City Council will review this application as well.
- Mr. Lawler explained they met with community groups starting last fall. They know parking is at a premium. It was the City's desire to do an expansion with a public plaza to the east of city hall. There was great feedback from the community. The space south of the public plaza is intended to be an outdoor area for police and an entrance for the private police areas. There will be fire truck access on the south side of the building. The northeast side of the facility has existing windows that remain. There will be signage on the building. They are proposing a brick that is complimentary to the existing brick. The new brick is a little darker but complementary. The base is cast stone. There is clear and blue glass. The window mullions will be the same silver color as the existing. The elevations on all four sides were shown. There is an elevation change on the south façade. They worked to complement existing materials on the east façade. It is important that people feel safe when they are approaching the building. The public plaza will be in the middle with a seating area and gathering space. The light fixtures will match the newer existing lighting on the square.
- Commissioner Drottz asked if the public entrance will allow people to enter City Hall, if it will go into the lobby.
- It was confirmed by Mr. Lawler that it would.
- Commissioner Gray asked if the public can get to the door with the two towers.
- Mr. Lawler said the public will not have access. The intent is that people will feel safe and access will only be with a card reader. There will not be public access to the sally port.
- Commissioner Gray said it is a little confusing to see how to enter the site coming from Kansas Street
- Mr. Lawler said that due to the design, they will not leave Missouri Street open to traffic.
- Commissioner Drottz asked if there would be wayfinding signage.
- Mr. Lawler said there is signage planned but they are still looking into that.
- Commissioner Chelton asked about use of the parking lot.

- Mr. Lawler said they looked into various options. They didn't want to lose a lot of parking. The potential for future development was important for that lot. He confirmed that they are still looking at the same total cost as approved by the voters.
- Commissioner Carr said he appreciated that they are respecting the existing buildings. He is a little disappointed to lose part of Missouri Street but he understands.
- Commissioner Gray said it is a nice design and is complementary to the existing building
- Vice Chair Aramjoo said they put in the work to make this the best that it can be and complimented the process.

**State Historic Preservation Office Presentation – SHPO Presentation- Andrew Dial, SHPO Community Services Section Chief and Kodi Gehlert, CLG program manager.**

- Mr. Dial explained to the commission that every four years Certified Local Governments (CLGs) must have an evaluation by SHPO staff. Mr. Dial reported that the evaluation was conducted with staff and the Chair this afternoon, Liberty passed and will maintain its CLG status. Requirements for CLGs are to have a HP Ordinance, HP Commission, Historic Surveys and Education/ outreach. Liberty meets all of those requirements. He explained that SHPOs are in every state and are federally mandated; there are 59 CLGs in Missouri. THPOs are Tribal Historic Preservation offices and SHPO also partners with them. They work on everything from National Register properties and nominations, inventory of sites, review of projects to make sure they do not have adverse effects, Section 106. They also administer CLG and Historic Preservation Fund (HPF) Grants. Liberty has received 14 HPC grants in the past for a total of \$120,699.
- See slides for details. CLGs have preferential access to HP funds. Grants can help pay for such things as training; CLG Forums, Historic Tax Credit workshops and virtual webinars and they also have Listserv.
- Plattsburg and Higginsville were recently designated as CLGs There are 59 CLG's in Missouri. Georgia has the most with 100. Some example projects from other CLGs: Wildwood has a student task force to memorialize Route 66, Columbia has a Notable Properties list, Cape Girardeau has an endangered properties list, and Kansas City has achievement awards. Hands-on workshops are done in St. Genevieve. Joplin has a revolving fund; Olivia Apartments is an HTC project in Joplin.
- Some create their own grant programs such as façade grants. NAPC, the National Alliance of Preservation Commissioners, is a great resource. They have annual training and also offer a two-day training bootcamp. HP Fund Grants- Funds come from the National Preservation Fund, from offshore oil revenues. They have done several tax credit projects.
- About 75% of the funds are reserved for CLGs. A 60/40 match is required. It is a reimbursement grant, paid out after the project is complete. The individual award max is \$50,000. The grants are typically 18 months duration. They fund three different types of projects; Planning & Outreach, National Register & Survey, Pre-Construction, which is the planning for bricks and mortar. Structural assessments can be done. The property must be NR listed and publicly owned.
- A Planning Outreach grant helped to fund Liberty's Preservation Plan. It can help an organization determine where they want do a survey next. Other eligible projects include temporary staffing, internships, archival organization, walking tours and conference travel. Applying is a two-step process; a pre-application, then a final application that is scored competitively. They will then have a grant agreement with milestones. FY 26 grants are delayed, they are not open now due to budget uncertainty. They are in the

process of accepting applications for FY 25. The National Council of State Historic Preservation Offices is a resource.

- Commissioner Chelton asked if communities are updating design guidelines to include mid-century modern structures.
- Mr. Dial said they had three communities recently update their design guidelines. He added that mid-century modern structures are becoming eligible for listing on the National Register; they need to be 50 years old to be eligible. The period of significance for the community is considered.
- Ms. Sharp commented the 1880s is Liberty's period of significance.
- Mr. Dial said the architectural historians on SHPO staff can help with determining eligibility. Ethan Starr has a lot of experience with this.
- Mr. Dial commented that Liberty might start to have its areas resurveyed. The design guidelines are established by the City and are in the City's control. For those properties for the National Register, we would have to work with SHPO staff. Staff commented that a new survey is on the wish list, along with new design guidelines.

#### **Other business:**

#### **Administrative Approvals:**

- 16 Dorsey Like in kind repairs to the concrete front steps and walkway

#### **Miscellaneous matters from the Commission:**

- Commissioner Armstrong commented that the temporary ADA ramp at the Geilker house on East Kansas has been removed.
- Commissioner Carr commented the overhead door at 26 S. Jewell was removed.
- Ms. Thill commented that she has been in communication with the home owner and expects an application this month.
- Commissioner Carr commented that there are landscaping railroad ties in the front yard at 335 W. Kansas.

#### **Miscellaneous matters from Staff:**

- Ms. Thill said the Jesse James Bank Building owners has offered to have the Commission visit and see the window restoration in progress. Staff will request a meeting prior to the next HDRC meeting, perhaps at 4:30pm.
- Commissioner Armstrong is willing to host a window workshop when they do repairs.
- Ms. Sharp said the 353 renewal is going to City Council meeting next Monday. She said staff is working on a design overlay for the downtown area for infill around the area. It will not conflict with the existing design guidelines so if Liberty grows, it will be complementary. She said staff will be bringing forward an application for a Heritage District, the Garrison-North End District, on North Water Street.

The meeting adjourned at 7:41 p.m.