



**HISTORIC DISTRICT
REVIEW COMMISSION MEETING
August 5, 2025**

**5:30 pm
City Hall, 2nd Floor
City Council Chambers**



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
August 5, 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 July 1, 2025 HDRC meeting

III. Current Business

- State Historic Preservation Office Presentation – Certified Local Government (CLG) 5 year review report and presentation.
- HDRC Case # 25-011D 118 N. Prairie Street Public Hearing for new construction of a single-family home, Dougherty Historic District
- 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.
- HDRC Comment on the City Hall Police expansion adjacent to the historic district

IV. Other Business

Administrative Approvals:

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

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
July 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, Brett Rinker, Katie Schmidt

Absent: Paemon Aramjoo, Matt Grundy

Applicants: Jeff Overton, owner of 38 S Terrace; Mike Bedinger, owner of 232 W Franklin; David Pence, owner of 25 S Main; Henry Klover, architect for Water Street Lofts, and Matthew Iway, representative from Star Development, 1-11 N Water

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

Commissioner Gray, who was chairing the meeting, called the meeting to order at 5:28 p.m.

Approval of Meeting Summary June 17, 2025 meeting: A motion to approve the meeting summary, as presented, was made by Commissioner Rinker. The motion was seconded by Commissioner Chelton. The motion passed 5-0-2. Commissioners Carr and Gray abstained.

Current Business

HDRC Case #25-002PH Consideration of a Certificate of Appropriateness for new garage doors at 38 S. Terrace, Prospect Heights Historic District.

- Ms. Thill read the staff report and recommended approval of the application as submitted.
- Commissioner Gray asked if the applicant had comments.
- Jeff Overton, owner of 38 S Terrace, said the doors will swing open and will be constructed with a similar board size to the existing on both doors. They will put trim along the garage to match the trim on the windows.
- Commissioner Gray asked if the Commission had questions for the applicant.
- Commissioner Carr asked why the east door was changed.
- Mr. Overton said it failed.
- Commissioner Carr asked if the other door is still operable.
- Mr. Overton said that he is concerned about the old hardware working.
- Commissioner Carr said consistency is important and that the out-swinging carriage doors are appropriate.
- Mr. Overton said he is going to try to track down tongue and groove.
- Commissioner Rinker asked about the trim.
- Mr. Overton said he will trim the garage out like the window trim.

A motion was made by Commissioner Rinker to approve the application as amended with the addition of the trim around the garage to match the window because it meets the UDO and

Design Guidelines. The motion was seconded by Commissioner Armstrong. The motion passed 7-0-0.

HDCR Case #25-008D Consideration of a Certificate of Appropriateness for a chain link fence in the rear side yard of 232 W. Franklin, Dougherty Historic District.

- Ms. Thill read the staff report and recommended approval of the application as submitted.
- Commissioner Carr commented that although the chain link is not recommended in the guidelines, the guidelines didn't address the 1950's homes at the time. He feels that a chain link is appropriate and typical for that era.
- Commissioner Gray agreed and pointed out that it is consistent with the rest of the yard.
- Commissioner Rinker said the rest of the chain link is in good repair and has been well maintained.
- Commissioner Armstrong said that within the context of the house being mid-century, it is an appropriate way to interpret the guidelines to allow the chain link fence to continue at this location. She said the HDCR guidelines need to be updated to reflect the mid-century homes as well.

A motion was made by Commissioner Armstrong to approve the application as presented because it conforms to the context of the design principles. The motion was seconded by Commissioner Carr. The motion passed 7-0-0.

HDCR Case #25-009D Consideration of a Certificate of Appropriateness for a 6 ft. privacy fence on the rear lot line of 131 N. Morse, Dougherty Historic District.

- Ms. Thill read the staff report and recommended approval of the application as submitted.
- Commissioner Carr said a photo of existing conditions was left out of the packet by mistake and asked about the proposed materials.
- Julie Day, homeowner, said it will be cedar to match the existing.
- Commissioner Carr said the objectionable view can be subjective but since this lot is not maintained, he agrees that it is objectionable.
- Commissioner Armstrong said that she feels the shadow box style of fence is a more aesthetically pleasing style than a flat board privacy fence.
- Commissioner Rinker said there is a unique situation with the unmaintained lot. He said that the lot is clearly not maintained and therefore it is an objectionable view.

A motion was made by Commissioner Carr to approve the application as presented and the materials will be cedar because it meets the design guidelines. The motion was seconded by Commissioner Chelton. The motion passed 7-0-0.

Request for Comment on Sign Variance for 24/26 S. Main

- Ms. Sharp presented the proposal to allow a 14 square foot blade sign at 24 S Main. She said this sign variance will be heard by the Board of Zoning Adjustments in July.
- David Pence, the architect and owner of the property, said the sign that they are proposing is 8 feet tall. The existing light fixtures are almost 4 feet tall, so he believes this sign will be an appropriate scale for the building. The Metropolitan is the original name of the building when it was a hotel, so they would like to have a sign paying

homage, but because the name is so long they need a bigger sign or the letters would be too small to read.

- Commissioner Carr said he likes the sign painted on the alley wall as well. He said the blade sign is an awesome sign and it doesn't seem obtrusive. He believes the applicant's narrative explained why it is needed.
- Commissioner Chelton asked for clarification on what would be allowed.
- Ms. Sharp said our sign code allows a few options, including a wall sign, a freestanding sign, a façade sign, a projecting sign, and an awning sign. Our projecting signs are more pedestrian scale. The max is 6 square feet, and so they are asking for a variance to allow it to be larger.
- Commissioner Armstrong said she likes that they are using the entire name of the building and appreciates how the sign relates to the history of the building. She likes how the blade sign breaks up the large massing of the building. Her preference is the large sign that is being proposed by the applicant.
- Commissioner Chelton said that this type of blade sign came into favor in the 1930's.
- Commissioner Gray feels the sign size is appropriate.
- Commissioner Rinker said the bricks are soft so painting the brick for a painted wall sign may not be the best idea.
- Mr. Pence said the intent of the image of the painted wall sign was just for reference, to show how big the wall sign is allowed to be and that it is not what they are proposing.

A motion was made by Commissioner Armstrong in favor of the application for a blade sign variance because the sign is in harmony with the lines of the building and is appropriate to the scale of the building and conveys the history of the building. The motion was seconded by Commissioner Rinker. The motion passed 7-0-0.

Request for Comment on Sign Variance for Water Street lofts

- Ms. Sharp presented the variance request to the Commission. She said this sign was shown on the elevations that came before HDRC previously. She said this will go to the Planning & Zoning Commission on July 8th, so staff is asking for HDRC's comment on the variance request. She said the sign is proposed as 20 square feet and it will be illuminated because there is a restaurant. She said final design will come forward to HDRC once a tenant has been identified, but this variance would permit the larger sign size and internal illumination
- Commissioner Rinker commented that internally lit signs are not appropriate on the Historic Square. He said he feels because there will be residents living in the building, it is not appropriate.
- Commissioner Gray said there was an internally lit sign on the Square long ago and this location had a large projecting sign. There are old pictures that show the sign shadows.
- Mr. Klover, the architect for the Water Street Lofts, said the point of an illuminated sign is to have character and interest. He said they would be interested in what the original sign looked like. He said the one shown is just a placeholder for the variance, the actual sign will have character and interest. The final design has yet to be determined.
- Commissioner Armstrong asked if the vertical blade sign is on the SW corner of the building, and does that mean there wouldn't be horizontal signage.
- Mr. Klover said a wall sign will be put up if the blade sign isn't approved.

- Commissioner Armstrong said it is appropriate to have a blade sign at the corner. It feels like a more elegant solution to signage. She said she felt a defining sign for that corner would look nice.
- Commissioner Carr said he feels it is appropriate and the placement is fine.
- Commissioner Gray said there may be a limitation to foot candles if internally-lit signs are allowed.
- Mr. Klover agreed and said that more detail will be determined when the sign company does the final design. They want it to be appropriate for the historic district. He said that LEDs are dimmable so it could be adjusted if it was found to be problematic.

A motion was made by Commissioner Armstrong in favor of the variance request in its general details and would like to see specific illumination specifications when the future tenant brings forward the design for the Certificate of Appropriateness. The motion was seconded by Commissioner Rinker. The motion passed 7-0-0.

Other Business

Administrative approvals since the June 17, 2025 meeting:

- 253 W. Kansas Removal of non-historic deck materials, like in kind repairs and replacement as needed.
- 232 W. Franklin Like in kind repairs to the barn and drainage
- 103 N. Water Like in kind sidewalk replacement and drain repairs
- 103 N. Water Like in kind repairs to 51 windows

Miscellaneous matters from the Commission:

- Commissioner Chelton asked if commissioners could see the workshop where the windows are being repaired for 103 N. Water.
- Staff will ask if this is a possibility.
- Commissioner Carr asked about the shadow box fence and if it is a good solution.
- Ms. Sharp said that style of a fence is considered a privacy fence and it can be allowed if there is an objectionable view.
- Ms. Sharp reminded the commission that code amendments can be made if necessary.
- Commissioner Rinker said it is important for good documentation of an objectionable view. It should be looked at on a case-by-case basis.
- Commissioner Armstrong commented that we are using a 40-year old document (our Design Guidelines) which references if a home is contributing or not. There are homes in the historic district that may now be considered contributing, such as mid-century homes that might be contributing and we are calling it non-contributing.
- Ms. Sharp said that because our surveys are old, we may want to look into updating our surveys.
- Commissioner Rinker commented that there may be language of things that are appropriate for mid-century homes but not for other homes.
- Updating the historic surveys is something we can ask SHPO about when they are here in August.

Miscellaneous matters from Staff: None

The meeting adjourned at 6:33 pm.



Historic District Review Commission

HDRC Case No. 25-011D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 5, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for new construction of a 975 square foot single family home on a vacant lot at 118 N. Prairie Street

Applicant: Fielding & Darla Stanton, owners. Vern Drottz, Architect

Location: 118 N. Prairie

District: Dougherty Historic District

File Date: June 26, 2025

Legal Postings: July 10, 2025 Notice Mailed to property owners within 185ft
July 15, 2025 Public Hearing Sign posted on site
July 17, 2025 Public Hearing Notice published in newspaper

SPECIFIC INFORMATION

SITE HISTORY

A vacant lot at 118 N. Prairie Street was created via a lot split in 2008. The lot meets all requirements for size in the RNC district.

PROPOSAL DESCRIPTION

The applicant proposes to construct a 975 square foot single family house with an attached garage. The home is a one and a half story home with front-facing gables, extension of the front porch, and an attached garage on the North/ alley elevation.

Details and Materials:

- Siding: James Hardie® Smooth Siding or Smart lap with 6" lap exposure.
- Gable ends will have Hardie or LP Smartside shakes
- Porch Post: Cedar porch column with synthetic stone base. See Exhibit D
- Windows: Pella Impervia® fiberglass windows, See details on drawings, Exhibit E
- Doors: Front door: Therma-Tru® Shaker Entry Door 32"x80" Fiberglass Craftsman. Rear Entry Door Therma-Tru® Entry Door 36"x80" Fiberglass. See Exhibit: E
- Garage Doors: Aluminum garage door on the alley side of the home
- Trim: LP Smart side. See all trim details on drawings, Exhibit E
- Facia: LP Smart Facia 1x8
- Cedar brackets. See details on drawings, Exhibit D
- Roof Pitch 7/12
- Roofing: Composite Roofing

- Gutters and downspouts: 6" K Style with down spouts

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.	Staff Analysis
<p>1. <u>New buildings and additions to existing buildings:</u> New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.</p>	<p>The proposed home will complement the scale, set back and existing styles of architecture in the neighborhood. The exterior design, materials and colors are in harmony with neighboring structures.</p>
UDO Design Principles 30-50.3:	
<p>1. New construction shall maintain the visual style and character of the surrounding neighborhood and</p> <p>2. New construction and additions shall complement the setbacks, building scale, parking building and garage orientation of the neighborhood.</p>	<p>The proposed home maintains the visual style and character of the neighborhood and complements the setbacks, building scale and garage orientation of the neighborhood.</p>
<p><i>Per the Design Guidelines new construction shall consider the following guidelines:</i></p>	
<p><i>New construction within a historic district shall be held to the same principles of quality design and appropriateness that are required of all structures and properties within a designated historic district. New construction should not emulate a historic building, but should reflect the contributing elements and character of the streetscape, neighborhood, and historic district. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction. Sites for new construction shall be placed in the context of the streetscape of character of the district.</i></p>	<p>New construction is not expected to emulate a historic building. The new building respects the character of the streetscape and the historic district.</p>
<p>○ Orientation: <i>New buildings shall face the public street. Front entrances shall be oriented to the street and relate to the existing pattern of scale, mass, orientation, and size within the streetscape and block.</i></p>	<p>The front porch is oriented to Prairie Street.</p> <p>The scale, mass, and size appear to relate to the existing patterns within the streetscape and block.</p>
<p>○ Placement: <i>The location and spacing of new buildings on a lot shall be consistent with existing patterns in the block. The width of new buildings should respect the pattern within the streetscape. Setbacks for all yards around new buildings should</i></p>	<p>The location on the lot is consistent with existing patterns in the block.</p>

<p><i>conform to the existing uniform pattern of the streetscape. Where a pattern does not exist or is not feasible, the standard setbacks for the zoning district shall prevail.</i></p> <ul style="list-style-type: none"> ○ Porches: <i>Where front porches are characteristic of houses within the streetscape, new front porches shall be of compatible size, shape and proportion and shall maintain the pattern already established within the neighborhood.</i> 	<p>The requirements for setbacks have been met.</p> <p>The front porch is compatible size, shape and proportion to those within the neighborhood.</p>
<ul style="list-style-type: none"> ○ Fenestration: <i>Windows and doors on new construction shall have proportions and patterns similar to the historic patterns within the streetscape and block. Ranking and window pattern and profile of existing structures within the streetscape shall be respected.</i> 	<p>The window and door placement are appropriate. The proportions and patterns are similar to the historic patterns within the neighborhood.</p>
<ul style="list-style-type: none"> ○ Building scale: <i>New buildings shall be constructed with an overall height similar to existing buildings within the streetscape. In addition, the floor-to-floor height, number of stories, and first floor elevation shall also be similar to existing buildings within the streetscape. Vertical and horizontal proportions shall also be maintained.</i> 	<p>The building scale of the proposed building is similar to those surrounding in the Dougherty district.</p> <p>The height of the proposed building is a similar height as the existing smaller homes in the district. The proposed design is one and a half stories and has both vertical and horizontal proportions that are appropriate.</p>
<ul style="list-style-type: none"> ○ Roof form: <i>Where a dominant roof form exists within the streetscape and district, new construction shall be compatible in form, pitch and shape.</i> 	<p>There are a variety of roof forms in the district. The proposed roof is compatible to those on surrounding buildings.</p>
<ul style="list-style-type: none"> ○ Architectural details: <i>Architectural details on new construction shall be compatible in terms of design and scale with details found within the streetscape and district.</i> 	<p>The architectural details are compatible in terms of design and scale with details found within the district.</p>
<ul style="list-style-type: none"> ○ Materials: <i>Materials used in new construction shall be consistent in finish, texture, scale, and color to materials historically used within the streetscape and district. Wood, brick, and stone are acceptable materials for the primary façade of a new building. Stucco may be allowed where structures within the streetscape also feature stucco. Aluminum, vinyl, and artificial masonry shall not be allowed.</i> 	<p>The materials are consistent in finish, texture, scale and color to materials used within the district.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

Applications for Certificates of Appropriateness for new construction of primary structures within the historic districts must be approved by the City Council following a public hearing.

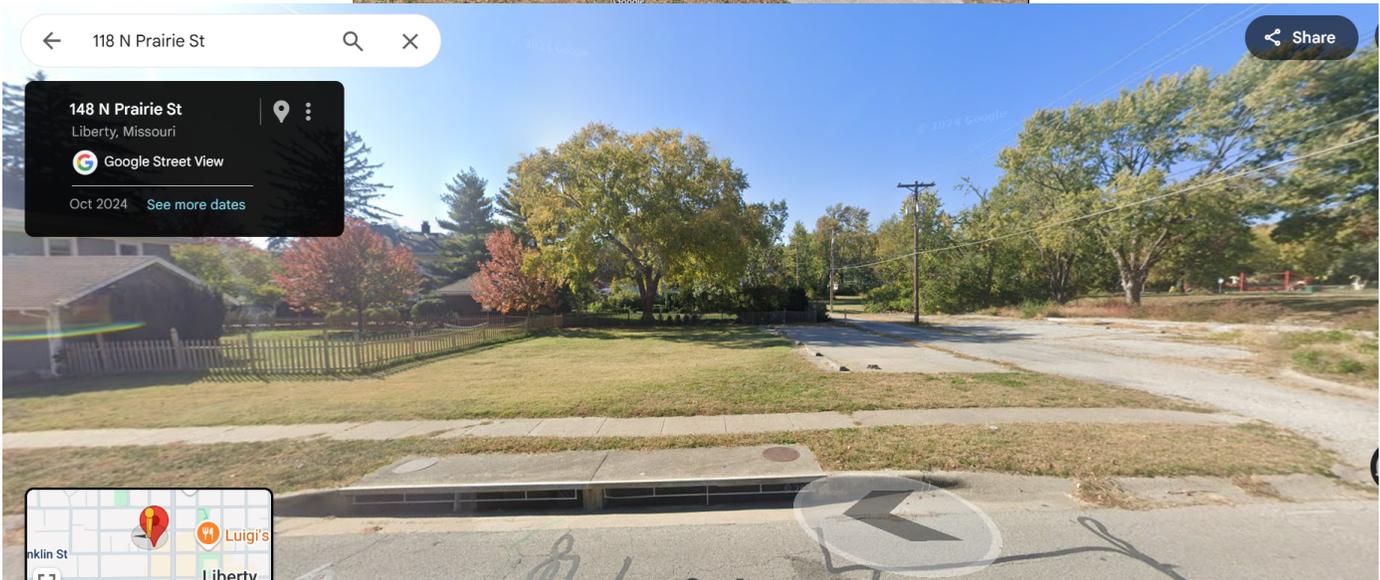
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #25-011D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: No Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Drawings & Elevations
5. Exhibit E: Door & Window Schedules

Existing Conditions: 118 N Prairie:

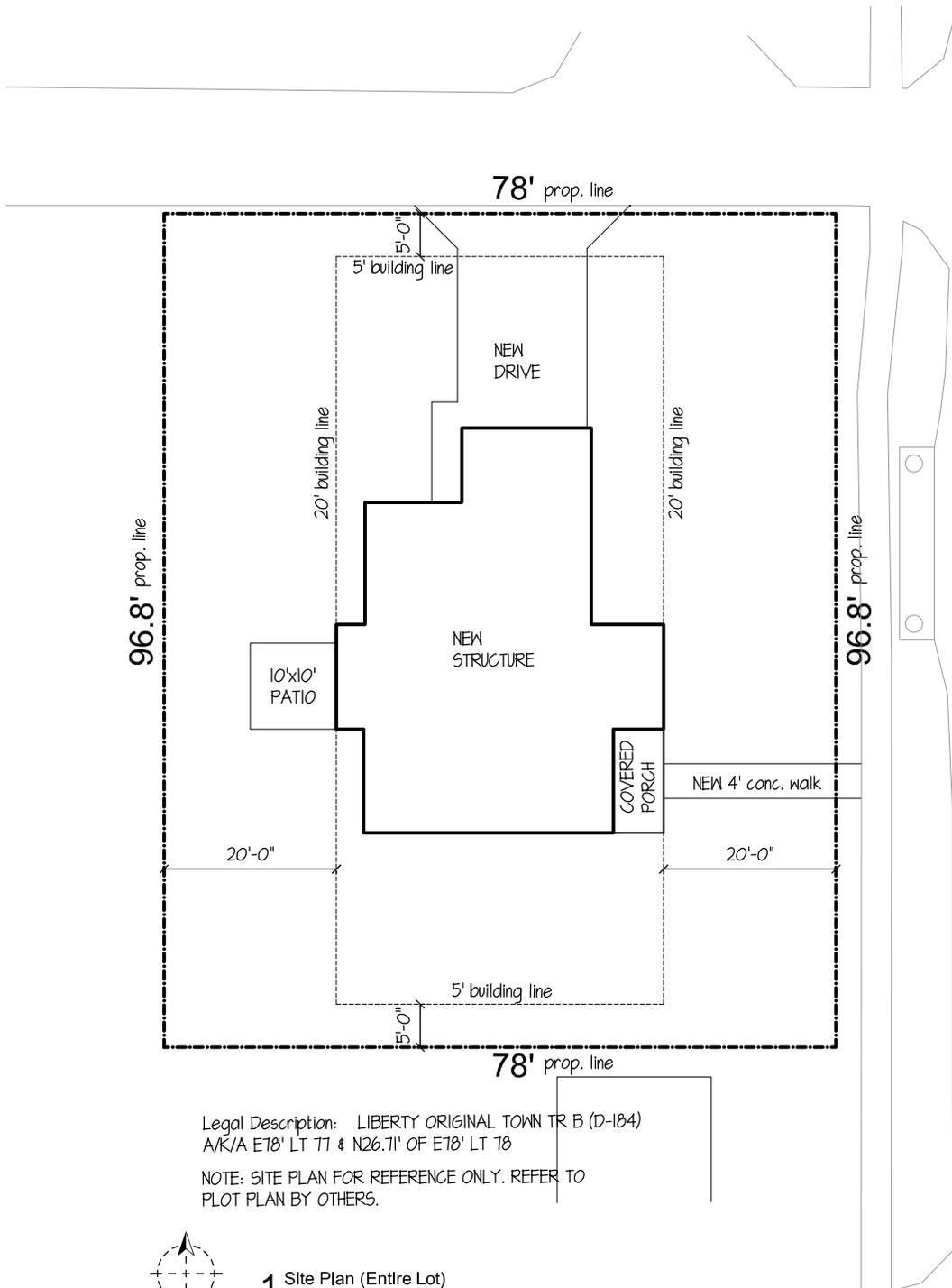




HDRC Case #25-011D
118 N Prairie



EXHIBIT A:
VICINITY MAP



Legal Description: LIBERTY ORIGINAL TOWN TR B (D-184)
 A/K/A E78' LT 71 & N26.71' OF E78' LT 78
 NOTE: SITE PLAN FOR REFERENCE ONLY. REFER TO
 PLOT PLAN BY OTHERS.



1 Site Plan (Entire Lot)
 Noted
 SCALE 1" = 20'

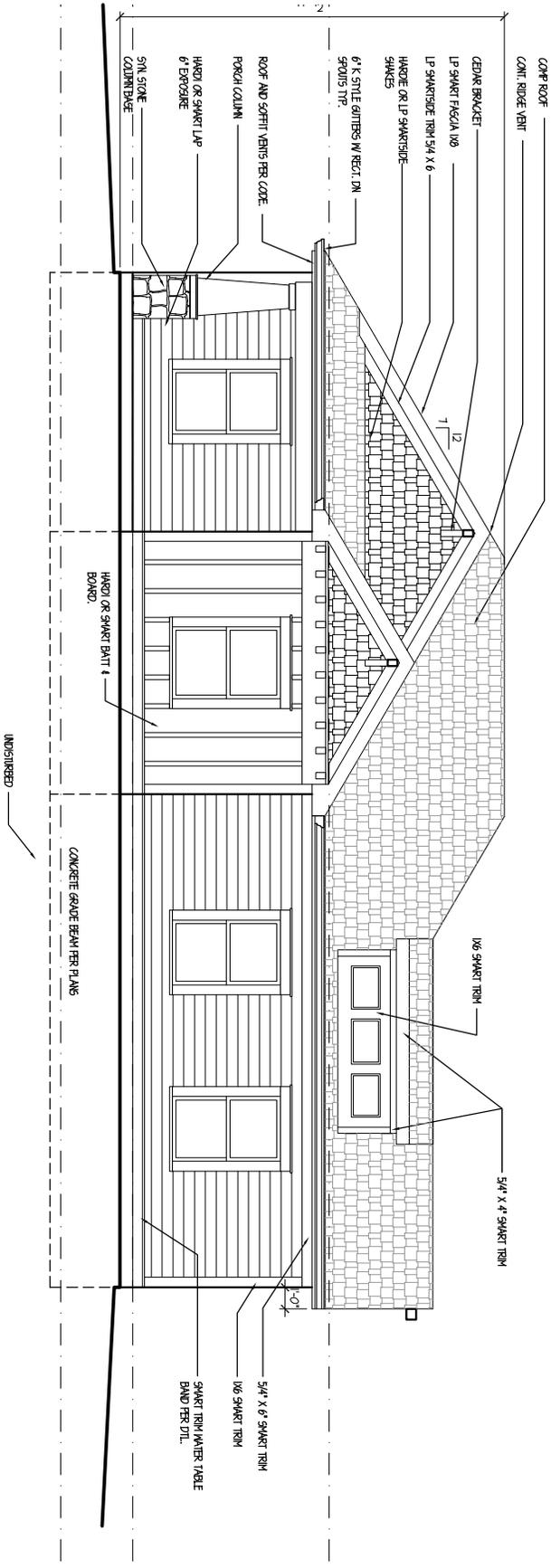
N. Prairie St.

FIELDING STATON

LIBERTY INFILL DESIGNS
 OPTION "A"
 Drott Design Group LLC

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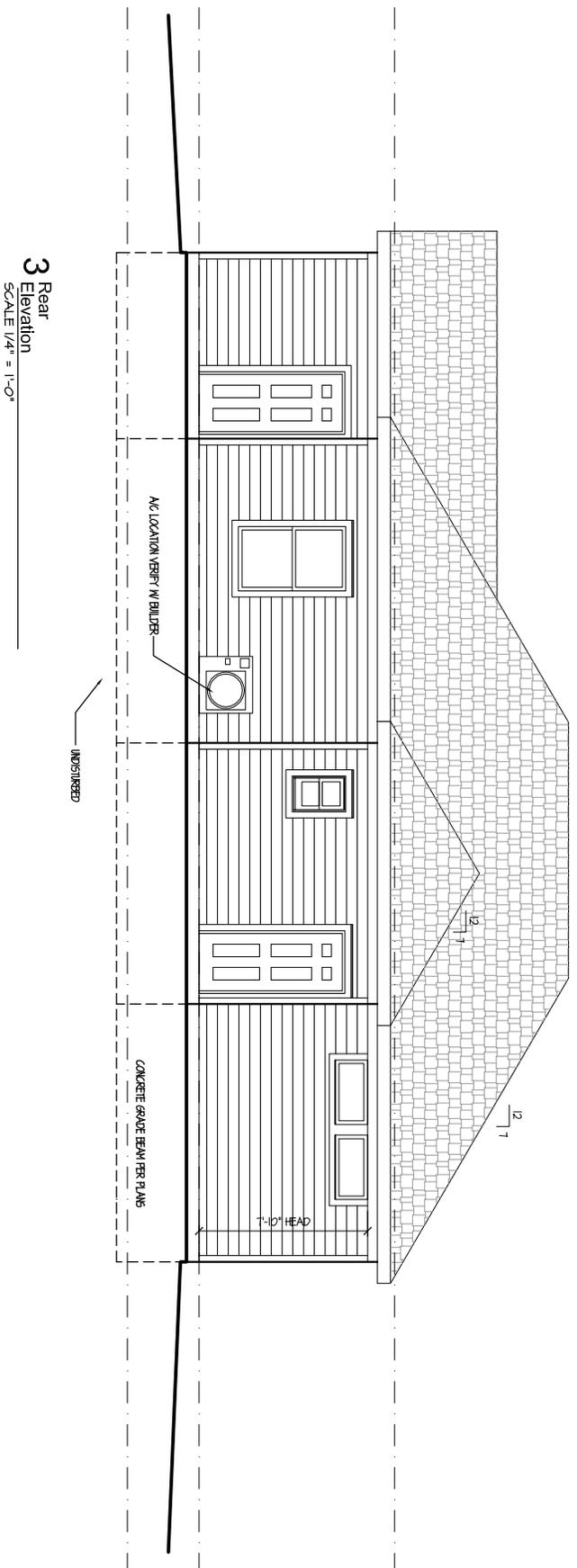
Exhibit C
 Site Plan



2 Front Elevation
 SCALE 1/4" = 1'-0"

FRONT ELEVATION

FIELDING STATION
 LIBERTY INFILL DESIGNS
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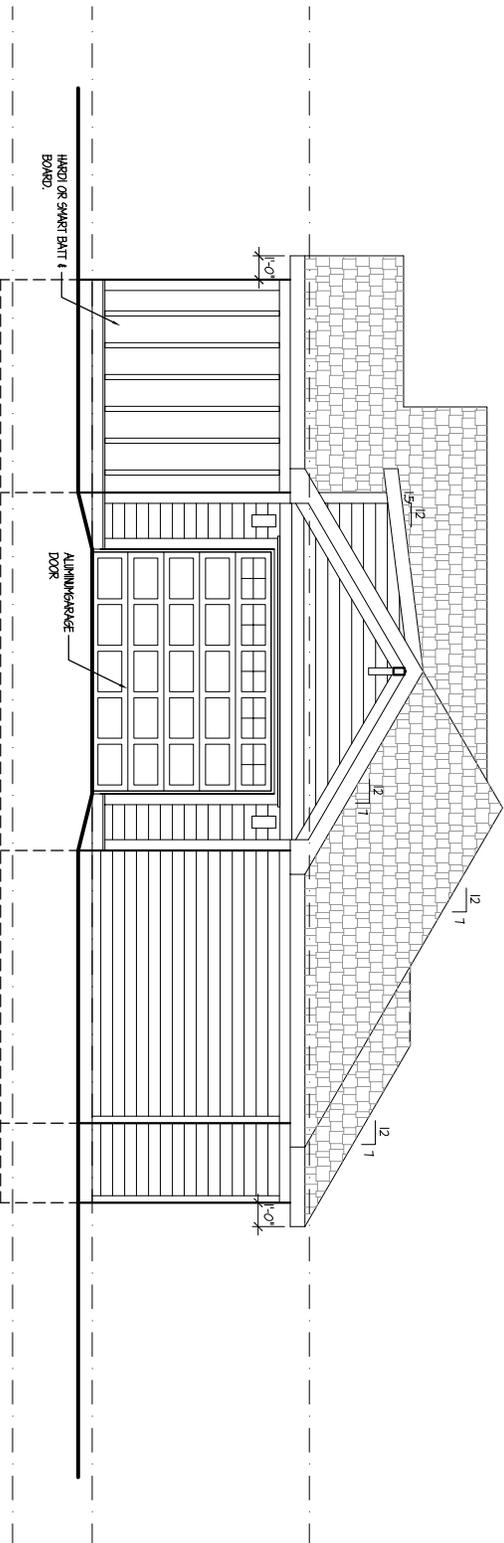
REAR ELEVATION

FIELDING STATION

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3 Right Elevation
 SCALE 1/4" = 1'-0"

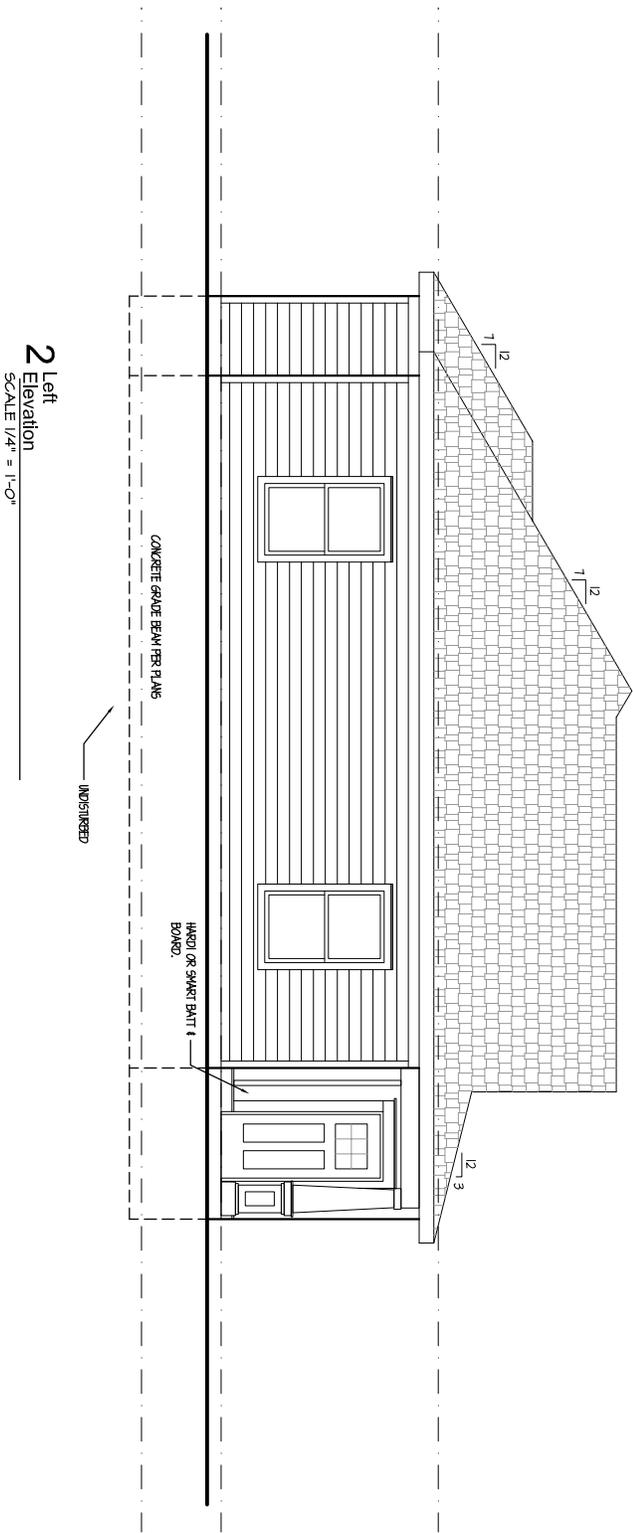
RIGHT ELEVATION

FIELDING STATION

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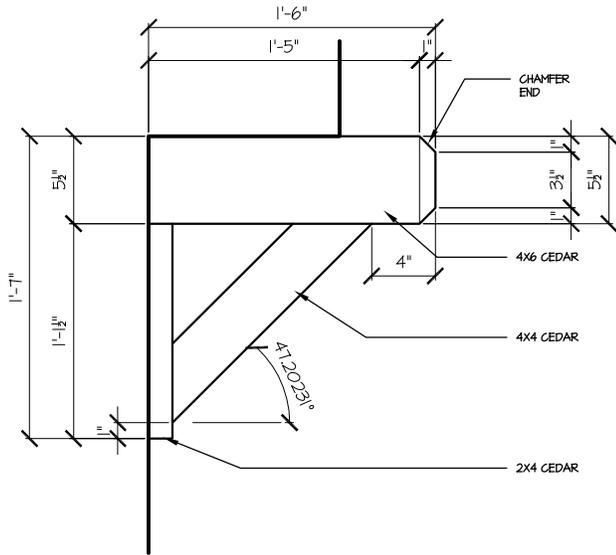
LEFT ELEVATION

FIELDING STATION

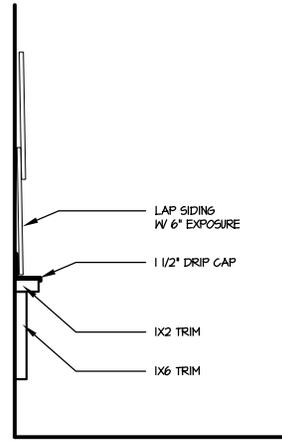
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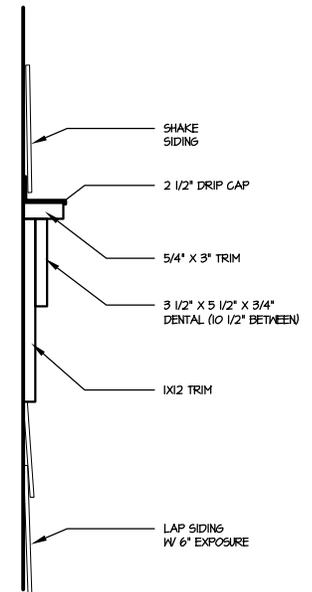
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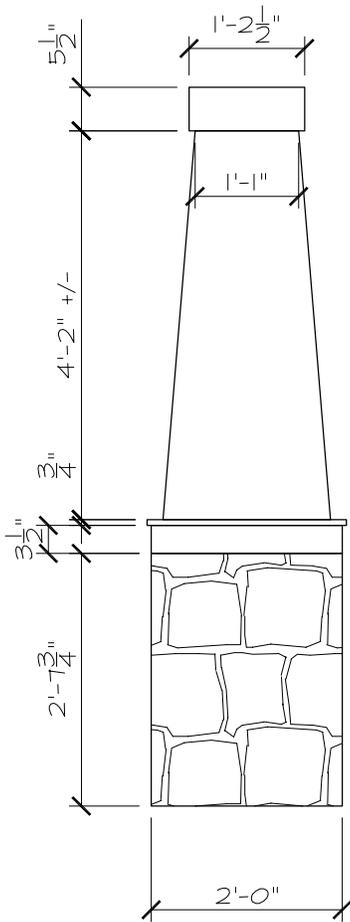
4 CEDAR BRACKET
 DECORATIVE DETAIL
 SCALE : 3" = 1'-0"



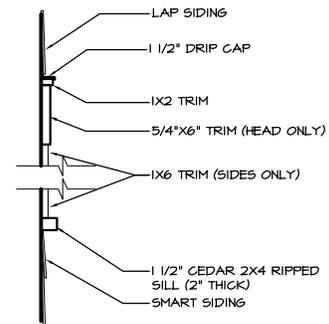
5 WATER TABLE DTL.
 DECORATIVE DETAIL
 SCALE : 3" = 1'-0"



6 FRIEZE PANEL DTL.
 DECORATIVE DETAIL
 SCALE : 3" = 1'-0"



5 PORCH POST
 DETAIL
 SCALE : 1/2" = 1'-0"



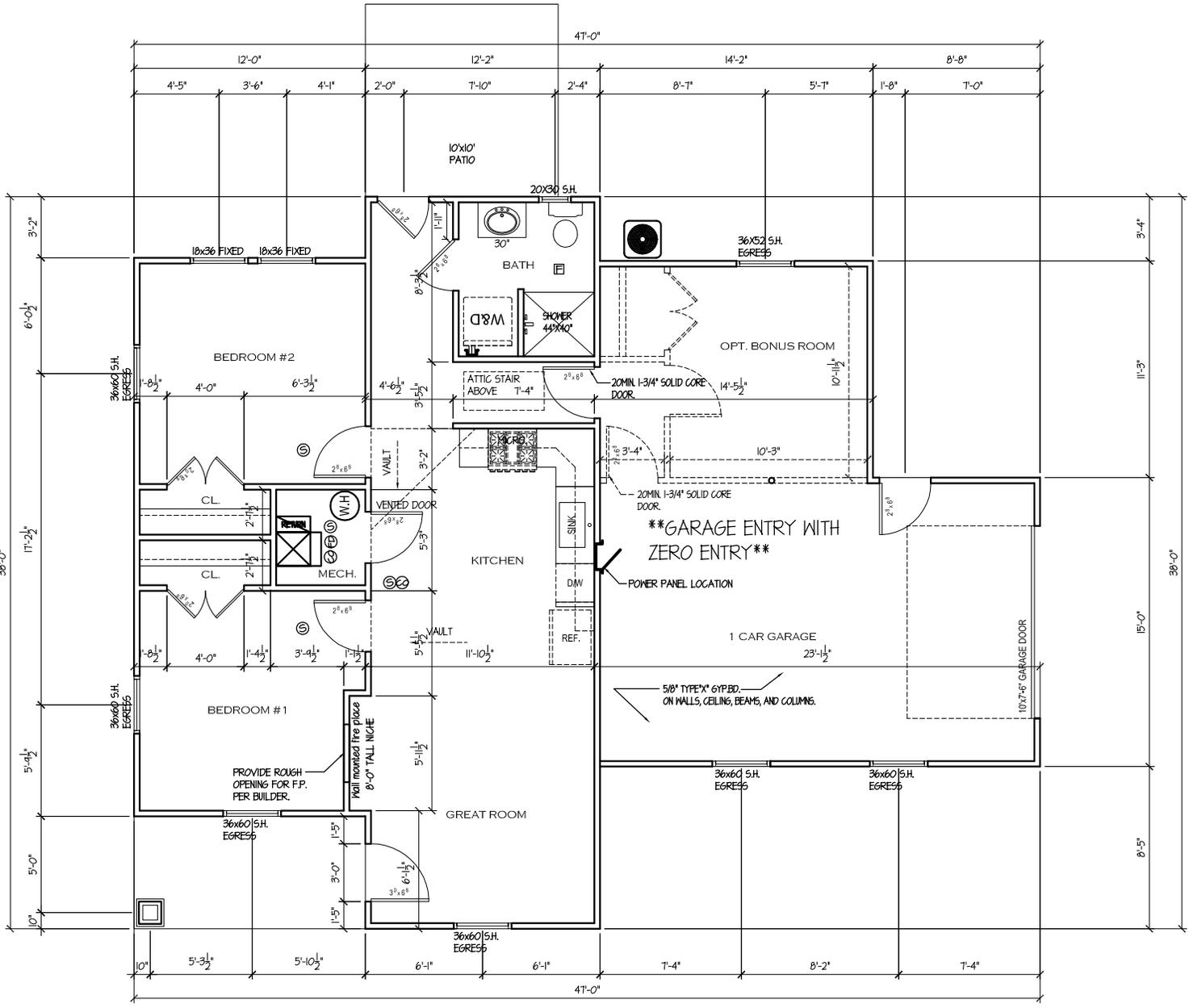
7 WINDOW HEAD AND SILL DTL.
 DECORATIVE DETAIL FOR THE FRONT OF THE HOUSE
 SCALE : 1 1/2" = 1'-0"

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FIRST FLOOR

EXTERIOR DOOR SCHEDULE

PRICE ALL:

Bedroom

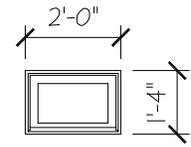
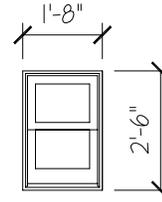
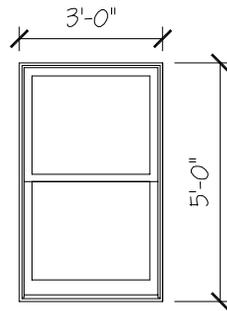
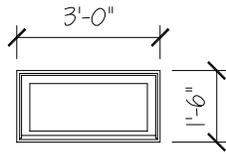
bedrooms and
misc.

bathroom

Dormer

WHITE EXTERIOR
WHITE INTERIOR.

GRILLES PER PLANS
NO EXTERIOR TRIM
LOW E GLASS W. ARGON



WINDOW - #1
QUANTITY (2)
FIXED
SCREEN (NO)
NEW CONST.

WINDOW - #2
QUANTITY (7)
DOUBLE HUNG
SCREEN (YES)
NEW CONST.

WINDOW - #3
QUANTITY (1)
D.H.
SCREEN (YES)
NEW CONST.

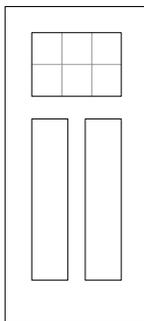
WINDOW - #4
QUANTITY (3)
FIXED
SCREEN (NO)
NEW CONST.

WINDOW SCHEDULE

OUTSIDE



FRONT ENTRY



Therma-Tru Shaker Entry Door
32-in x 80-in x 4-9/16-in
Fiberglass Craftsman Right-hand
inswing Ready to Paint Unfinished
Prehung Front Door with
Brickmould Insulating core

Item #833547 |

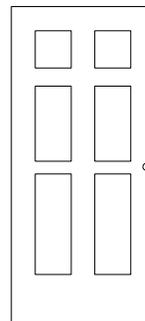
Model #BMTT626456

DOOR - #1
QUANTITY (1)
NEW CONST.

OUTSIDE



REAR ENTRY



Therma-Tru Entry Door 36-in x
80-in x 4-9/16-in Fiberglass No
glass Right-hand inswing Ready
to paint Unfinished Prehung Front
Door with Brickmould Insulating
core

Item #228473 |

Model #BMTTSFG113ORB

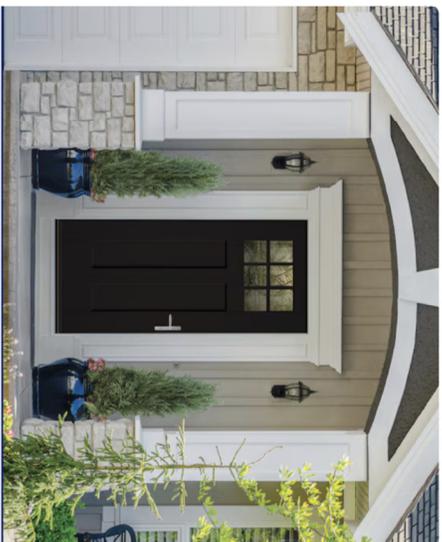
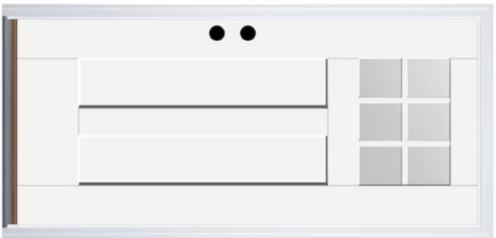
DOOR - #2
QUANTITY (1)
NEW CONST.

FIELDING STATON

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Smooth-Star.
Flush-Glazed Craftsman 6-Lite
Shown in Black Paint



Trending Now

100+ bought last week

Therma-Tru Shaker Entry Door 36-in x 80-in x 4-9/16-in Fiberglass Craftsman Right-hand inswing Ready to paint Unfinished Prehung Front Door with Brickmould Insulating core

Item #8353539 | Model #BMTT626571

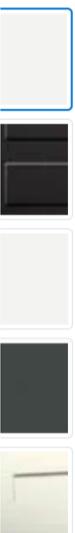
Shop Therma-Tru | Shop the Set

★★★★☆ 4.2 | 771

\$498.00

Front door

Manufacturer Color/Finish: Ready to paint



EXCLUSIVE

1k+ views last week

Therma-Tru Entry Door 36-in x 80-in x 4-9/16-in Fiberglass No glass Right-hand inswing Ready to paint Unfinished Prehung Front Door with Brickmould Insulating core

Item #228473 | Model #BMTT5FG1130RBM

Shop Therma-Tru

★★★★☆ 4.2 | 470

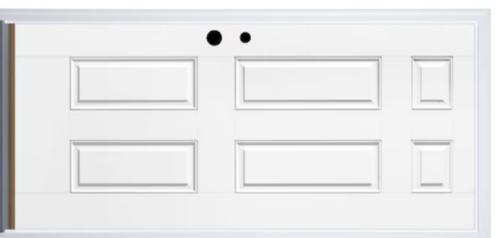
\$308.00

Rear door

And side door



< Back to Results / Windows & Doors / Exterior Doors / Front Doors



FIELDING STATON

LIBERTY INFILL DESIGNS
OPTION "A"

Drottz Design Group LLC

Copyright 2025

Pella® Impervia®

Fiberglass Windows & Patio Doors



Delivering **unmatched strength.**
Engineered for **lasting durability.**





Pella® Impervia®
Black casement windows with grilles-between-the-glass
and the revolutionary Easy-Slide Operator hardware solution.

A Trusted Leader Since 1925

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 innovation²

Our drive to give our customers better solutions, improve what we do and how we do it has earned us more than 150 patents on groundbreaking innovations. Our innovations have helped change the window industry and have even set new standards for hardware. Like the revolutionary, patented Easy-Slide Operator hardware for casement and awning windows, which allows you to simply slide to open and close without the effort of cranking.

Rated #1

by homeowners for highest quality²

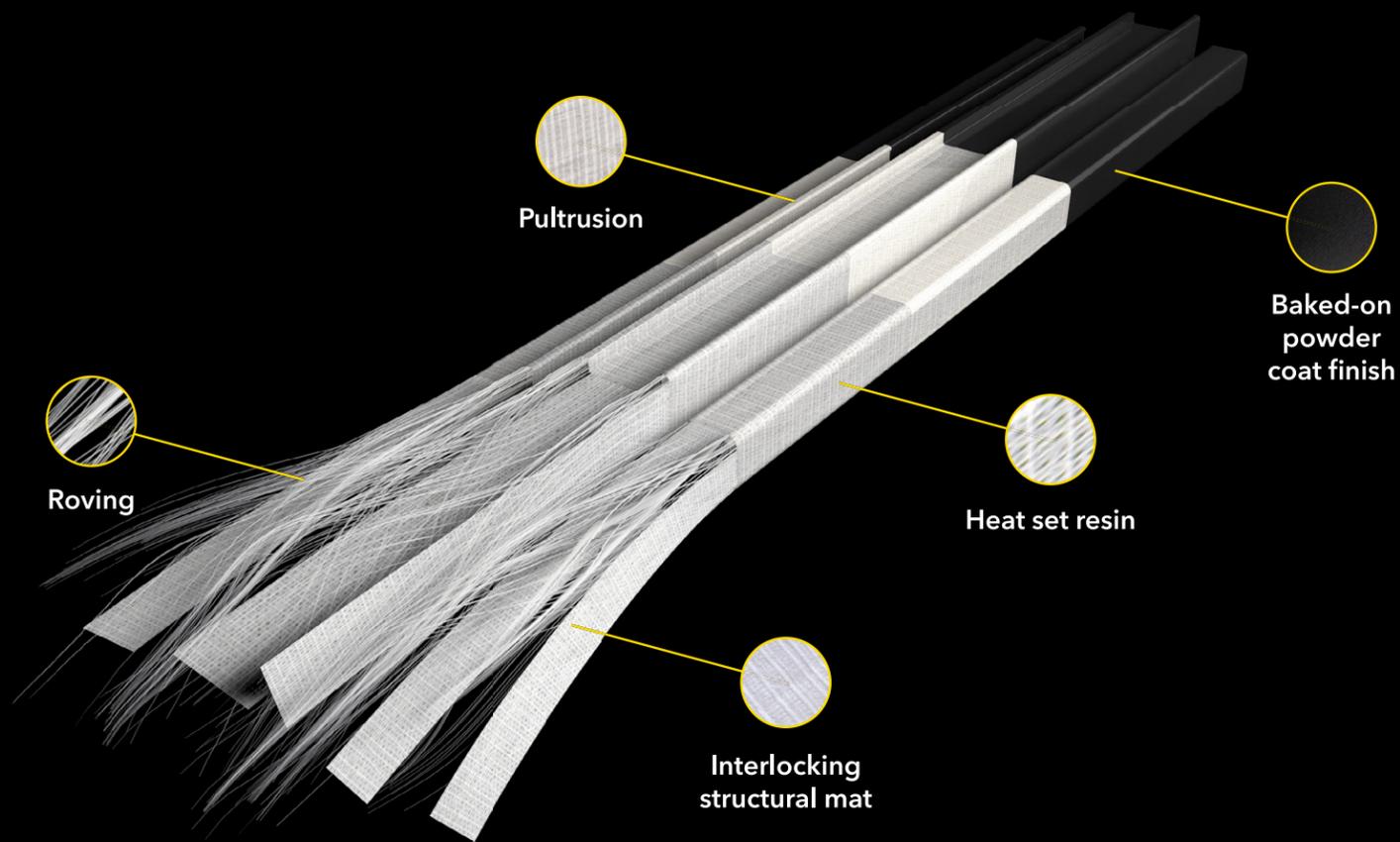
We sweat the details so you don't have to, delivering products created specifically for you. We tried to count the number of quality checks that we do in a typical hour, but we had to stop at 7,502 to get back to work. At Pella, just meeting a standard isn't enough. That's why we test beyond requirements and set a new standard to ensure quality windows and doors that are built to last.

One of the strongest

limited lifetime warranties

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 Pella Impervia windows and patio doors with a limited lifetime warranty.³

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
² Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.
³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



Behind the dominating strength

Our exclusive formulation withstands extreme temperatures and the test of time. All thanks to our one-of-a-kind manufacturing process.

Strength at its core.

Through a one-of-a-kind manufacturing process, our fiberglass starts with our structural mat which places rovings in a specific, intricate order to meet Pella's high strength standards.

Enduring thermoset material.

With more strategically placed rovings, the materials are pulled through a machine, injected with polymer resin and heated. It creates an entirely new, thermoset material which won't break down when exposed to the elements or lose its shape in extreme heat — unlike other materials.

Tough-as-nails powder coat finish.

Factory-applied and baked on, our long-lasting powder-coat finish resists chipping, chalking and fading for long-lasting durability and beauty.

Fiberglass is strong. We made it the strongest.

Trusted in tools, boats, bridges and more, fiberglass is a naturally strong and durable material making it a superior choice for windows and patio doors. As a leader in innovation since 1925, we created our proprietary fiberglass to give our customers more — more strength for long-lasting use and thinner profiles with more glass.

Stronger than the competition

Our proprietary fiberglass is superior in strength over wood, vinyl, aluminum, Andersen Fibrex,[®] a material made of plastic and wood fibers, and other fiberglass materials used by leading national brands.^{1,2}

Pella fiberglass won't dent, bend or break as much as the competition.

Won't dent.

On Average,

73x

more impact resistant than Andersen Fibrex.³

Won't bend.

On Average,

7.8x

stronger than Andersen Fibrex in a bend test.⁴

Won't break.

On Average,

19x

the tensile strength of Andersen Fibrex.⁵

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² Fibrex is a registered trademark of Andersen Corporation.

³ Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.

⁴ 3-point bend testing performance based on testing 7 samples of each material using ASTM D790 test methodology.

⁵ Tensile testing performance based on testing 5 samples of each material using ASTM D638 test methodology.

Engineered to last, and last **and last.**

The benefits of the strongest material for windows and patio doors go beyond just strength.¹ Pella's exclusive fiberglass will never rot or corrode and resists dents, bends and breaks — and the list goes on.

Rot- and corrosion-free.

Our extremely durable fiberglass will never rot or corrode and is naturally resistant to water and bugs.

One of the best insulating materials.

Our fiberglass products act as a natural insulator from the outside elements for minimal heat and cold transfer.

Take the heat (and subzero cold).

Tested from -40°F to 180°F, our fiberglass is engineered to withstand the most extreme heat and cold. It will not warp in extreme heat or become brittle in subzero cold.²

Long-term operation.

Our fiberglass has virtually the same expansion and contraction as the glass, almost none. This helps reduce the risk for seal failure and provides long-term stability for dependable operation.

Resists air and water infiltration.

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noises.

No painting or refinishing.

With a heavy-duty, powder-coat finish, Pella fiberglass windows and patio doors resist chipping, chalking and fading — so you never need to paint or refinish.



The confidence of a **strong warranty.**

Pella® Impervia® products are backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

Pella Impervia
Black double-hung windows with custom grilles-between-the-glass.



¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.

Pella Impervia
Black sliding
patio doors with
color-matched
grilles-between-
the-glass.



When it comes to having it all, Pella® Impervia® is an **overachiever**.

Combine the extreme durability of our proprietary, fiberglass material with the beauty and energy efficiency you expect from Pella.

Unmatched strength & lasting durability.

Pella Impervia windows and patio doors are ready to handle virtually anything life throws at them. Made from our proprietary fiberglass, the strongest material available for windows and patio doors, these products are engineered for lasting durability.¹ With a durable powder-coat finish, your Pella Impervia windows and patio doors never need to be painted or refinished.

Sleek, timeless style.

Create a timeless design that will stand the test of time. Versatile design elements combined with sleek profiles and clean lines deliver a timeless style. Pella Impervia windows and patio doors feature an up-to-date color palette, including Black, and grilles-between-the-glass to achieve the look and feel you desire.

Proven performance.

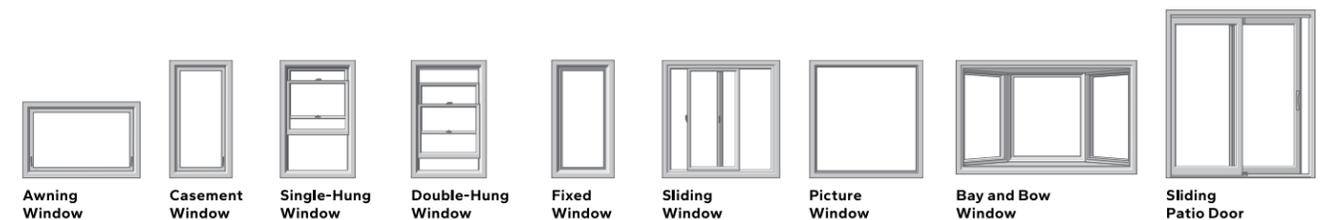
Pella Impervia products are engineered for the rigorous performance requirements of a commercial building so you can trust them to perform in your home.² Suitable for all climates, our fiberglass windows and patio doors help you create a comfortable home year-round. Pella Impervia offers energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.³ Optional foam insulation and triple-pane glass further improves energy and sound performance. And with the highest performing low-profile sill, our sliding patio doors have a clean, minimalistic look without compromising performance.

Designed and tested for a lifetime of everyday use.

Pella Impervia products are designed for the rigors of everyday life. We test our products for a lifetime of everyday use so you can trust them to perform. Our awning and casement window designs have been tested to outlast opening your window once a day for more than 27 years. Our patio door designs have been tested to outlast opening your door three times a day for more than 91 years.

Available in these window and patio door styles:

Special shapes also available.



¹Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

²Pella Impervia windows and patio doors have a performance grade of LC or higher. For information on product ratings see pella.com/performance.

³Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

Superior strength and durability.

Our proprietary fiberglass is superior in strength to wood, vinyl, aluminum, wood/plastic composites and other fiberglass materials.¹ On average, Pella's fiberglass is 73x more impact resistant than Andersen Fibrex, a material made of plastic and wood fibers.²

Revolutionary hardware solution.

Open your casement and awning windows with one simple motion using the revolutionary Easy-Slide Operator. The slim, sleek design:

- Simply slides to open, without the effort of cranking
- Features precision venting technology to open your window exactly where you want it
- Provides a modern aesthetic paired with a comfort grip for easy use and smooth operation

Durable three-way corner joints.

For added strength, durability and reliable water performance, Pella Impervia products are secured with corner locks, metal fasteners and injected with sealant.

Larger designs.

The superior strength of Pella's fiberglass allows you to combine standard and special sized windows together to create larger, unique combinations made just for your remodel or new construction project. Sliding patio doors are also available in larger sizes, with up to three panels and 9' and 10' heights.³

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² Impact testing performance based on testing 7 samples of each material using ASTM D256, Method A.

³ Two- and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.



Strongest.
Innovative.
Tough-as-nails.
Pella® Impervia®.

Energy-efficient options.

Energy-efficient dual- and triple-pane glass options with argon help slow the transfer of heat, keeping your home more comfortable year-round — even in the scorching heat of the summer or the cold of the winter. Insulating foam inside the frame is also available for increased energy efficiency.

Exceptionally strong glass.

Available impact-resistant glass is made of two panes of glass with an exceptionally strong polymer layer located between them. It provides reinforcement and holds the glass together even if it shatters on direct set, casement and awning windows and sliding patio doors.

Outstanding performance.

Provide outstanding resistance to water, wind and outside noises — while increasing energy efficiency, security and ease of operation.

Durable powder-coat finish.

Our long-lasting powder-coat finish resists chipping, chalking, and fading and keeps these timeless style windows and patio doors looking great. Available in popular colors, including Black.



Say hello to our award-winning innovation: **the Easy-Slide Operator.**

Discover our most award-winning innovation. Our exclusive Easy-Slide Operator is a patented hardware solution for casement and awning windows.

When Pella introduced the fold-away crank, it changed the window industry and set a new standard for hardware design. Now, we're innovating again to give you an even easier way to open and close your casement and awning windows.



Slide open, slide closed.

With the same simple motion as dimming the lights with a dimmer switch, the Easy-Slide Operator allows you to easily slide to open and close, without the effort of cranking.

Sleek, minimal design.

The slim, sleek design is placed discretely on the window for an undisrupted look.

Secured with precision venting technology.

Using precision venting technology, the hardware features a braking system which allows you to open your window exactly where you want to — and it secures in place.

Designed for comfort.

The hardware is designed with a comfort grip for easy use and smooth operation and is tucked away to not interfere with window treatments or décor.

Designed to make life easier.

Founded on Universal Design Principles, the revolutionary Easy-Slide Operator window hardware is designed for inclusivity — to be a solution for all people, regardless of their age or physical ability.



Easy-Slide Operator



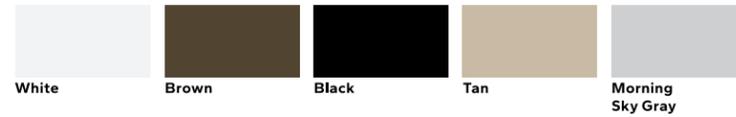
Pella® Impervia®
Black casement windows with patented Easy-Slide Operator hardware.

Colors & Finishes

Frame Colors

Pella® Impervia® windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Our long-lasting powder-coat finish resists chipping and fading so you never need to paint or refinish.

Solid-Color:



Dual-Color:



Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass¹



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon



NaturalSun+ Low-E insulating dual-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon

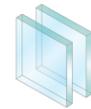


SunDefense+™ Low-E insulating dual-pane glass with argon

Additional Glass Options



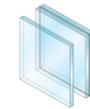
Clear insulating glass



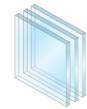
Tempered glass



Laminated (non-impact-resistant)², tinted³ or obscure glass



STC (Sound Transmission Class) dual-pane sound control glass⁴



Triple Pane⁵



Impact-resistant glass⁶

Foam Insulation Options

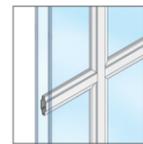
Optional foam-insulated frame and sash are available to increase energy efficiency.



Grilles

Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.⁷



Aluminum Grilles-Between-the-Glass 3/4"



Applied Grilles⁸

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.⁹



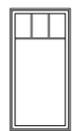
Traditional



6-Lite Prairie



9-Lite Prairie



Top Row



Custom

¹ Optional high-altitude Low-E insulating glass available with or without argon on select products.

² For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

³ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.

⁴ Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).

⁵ Available on direct set, awning and casement windows and sliding patio doors. Not available with AdvancedComfort Low-E glass.

⁶ Available on direct set, casement and awning windows and sliding patio doors only. Not available with grilles-between-the-glass.

⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁸ Available on direct set windows only.

⁹ Grille patterns offered may vary by product. See specific product information for availability.

Hardware

Casement & Awning

Select from two window hardware options for casement and awning windows. The revolutionary, patented Easy-Slide Operator allows you to simply slide to open, without the effort of cranking. Precision venting technology allows you to open your window exactly where you want. And its sleek design provides an undisturbed look. Or select the fold-away crank, that folds neatly away against the window frame. Neither solution will interfere with roomside window treatments.



Easy-Slide Operator



Fold-Away Crank

Color-Matched Finishes:



Additional Finish:



Satin Nickel

Sliding, Single-Hung & Double-Hung

Pella's cam-action locks pull the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Cam-Action Lock

Color-Matched Finishes:



Additional Finishes:



Bright Brass

Oil-Rubbed Bronze

Satin Nickel

Sliding Patio Door Handle and Secure Vent Lock

Elevate your style and transform your home with a timeless, easy-to-operate sliding patio door handle. A secure vent lock comes standard and provides added safety and security for your home. It withstands 500 pounds of opening force in the vent lock position.



Sliding Patio Door Handle



Secure Vent Lock

Color-Matched Finishes:



Additional Finish:



Satin Nickel

Blinds-Between-the-Glass

Blinds-Between-the-Glass

Add privacy and comfort to your home with blinds-between-the-glass for your sliding patio door. Located between panes of glass, blinds are protected from dust, damage and little hands.



White



Slate Gray



Espresso

¹ Satin Nickel finish not available on Easy-Slide Operator window hardware or Secure Vent Lock on sliding patio doors.

Screens¹

Flat Screen

InView™ screens come standard and let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.²



InView™

¹Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

²Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.



Pella® Impervia®

Black fixed windows and
Black picture windows with
grilles-between-the-glass.



The confidence of a strong warranty.

Pella Impervia products are backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

Want to learn more? Call us at 833-44-PELLA or visit pella.com





Short panel stamp with optional Stockton design trim insert in True White.

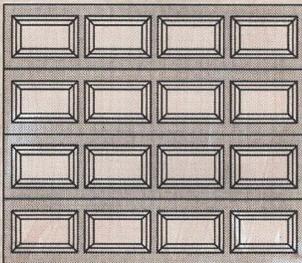


Flush panel with optional long panel Obscure windows in a vertical pattern.

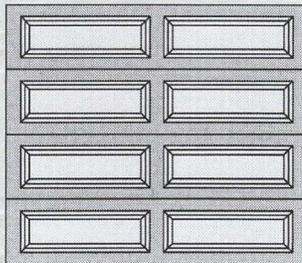
Delden's premium low maintenance doors are engineered to last. Door sections are furnished with a baked-on polyester top coat over hot-dip galvanized steel. All quality Delden hardware is hot-dip galvanized, including adjustable track, hinges, top and bottom fixtures and preformed aircraft-quality cable. Torsion and extension spring wire is tempered for long cycle life.

- Embossed finish simulates the beauty of real wood.
- Continuous weatherstrip conforms to out-of-level conditions and seals against inclement weather.
- Choose from multiple panel designs and colors to create the steel garage door that enhances the beauty of your home.
- Keyed lock system optional.

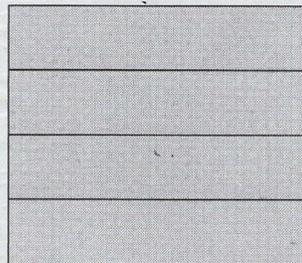
Short Panel



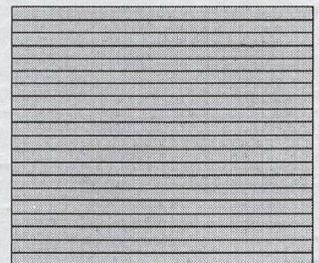
Long Panel



Flush Panel



Ribbed Panel



A safe, secure and beautiful complement to your home.



DEL DEN GARAGE DOORS



"Experience the Quality"



Panel	DV-100	DV-200	DV-300	DV-400	DV-500	DV-600
Short Panel (S)	✓	✓	✓	✓	✓	True White
Long Panel (L)	✓	✓	✓	✓	✓	True White
Flush Panel (F)	✓	✓	✓	✓	✓	True White
Ribbed (R)			✓	✓		
Shadow Line 21" Sections	Short Panel, Long Panel	Short Panel, Long Panel	Long Panel	Long Panel	Short Panel	Short Panel, Long Panel
Door Widths	All Standard Sizes	All Standard Sizes	All Standard Sizes	All Standard Sizes	8', 9', 16'	All Standard Sizes
Door Heights	All Standard Sizes					
Door Thickness	2"	2"	1 3/8"	2"	1 3/8"	2"
Insulation ¹		Polystyrene	Polystyrene	Polystyrene	Polyurethane	Polyurethane
Steel Thickness (actual)	25 ga	25 ga	27/27 ga	27/27 ga	27/27 ga	27/27 ga
R-Value		6.84 ²	6.48 ²	9.05 ²	14.46	19.40 TW S, TW F / 13.35
End Stiles	Galvanized	Galvanized	Painted	Painted	Painted	Painted
Exterior Color Options						
True White (TW)	✓	✓	✓	✓	✓	✓
Almond (AL)	✓	✓	✓	✓	✓	✓
Wicker Tan (WK)	✓	✓	✓	✓	✓	✓
Sandtone (ST)	✓	✓	✓	✓	✓	✓
Dark Brown (DN)	✓	✓	✓	✓	✓	✓
Terratone (TT)	✓	✓	✓	✓	✓	✓
Charcoal Gray (EF)	✓	✓	✓	✓	✓	✓
Black ⁵ (BL)	✓	✓	✓	✓	✓	✓
Color Zone ⁵	✓	✓	✓	✓	✓	✓
Woodgrain						
Walnut ⁵ (NT)	✓	✓	✓	✓	✓	✓
Mahogany ⁵ (MY)	✓	✓	✓	✓	✓	✓
Wind Load Available ³	✓	✓	✓	✓	✓	✓
Window Glass Options						
Single Strength	✓	✓	✓	✓	✓	✓
Insulated			Clear, Frost, Dark Tint			
Custom Window Placement						
Bottom Weather Seal						
Extruded PVC			✓			
Extruded Vinyl				✓		
Steel Retainer	✓	✓			✓	TW S, TW F
Warranty⁴						
Paint Finish	15 Years	25 Years	Lifetime	Lifetime	Lifetime	Lifetime
Hardware	1 Year	2 Years	3 Years	3 Years	5 Years	5 Years

¹ Polystyrene insulation has passed self-ignition, flamespread and smoke developed index fire testing.

² Calculated door section R-value is in accordance with DASMA TDS-163.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit deldenmfg.com or contact your local Delden dealer.

⁵ Price Upcharge Applies.

[†] A Black garage door is not recommended for houses facing southwest and subject to extreme sun/heat exposure.

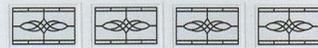
Available Door Widths	Number of Panels Available for Window Installation	
	Short Panel Design	Long Panel Design
8', 9'	4	2
10'	5	2
12'	6	3
14'	7	4
15'	6	4
16', 18'	8	4
20'	10	5

ESTATE GLASS™

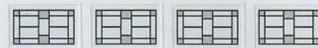
Tempered obscure glass with baked-on ceramic designs.

SHORT PANEL Available in Short Panel and Flush Panel only.

VICTORIAN



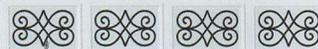
HEARTLAND



MISSION



JARDIN

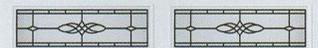


TRELLIS

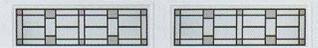


LONG PANEL

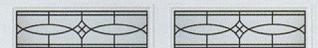
VICTORIAN



HEARTLAND



MISSION



JARDIN



TRELLIS



DELLEN DESIGN TRIM INSERTS

SHORT PANEL

Available in Short Panel and Flush Panel only.

CLEAR



CATHEDRAL



STOCKTON



STOCKFORD



SUNRISE



CASCADE



WATERTON



SHERWOOD



FIVE PIECE SUNRISE for 10' Door



FULL SUNRISE



LONG PANEL

CLEAR



CATHEDRAL



STOCKTON



STOCKFORD



ARCHED THAMES



CASCADE



THAMES



SUNRISE



MOONLITE



WATERTON



SHERWOOD



FULL SUNRISE



GLASS OPTIONS

CLEAR



OBSCURE



FROST



DARK TINT



CUSTOM WINDOW PLACEMENT

The Choice is yours.

Add visual interest to your contemporary, mid-century modern or transitional home. With Custom Window Options you decide the number and location of windows to create the door design you want. Visit deldenmfg.com for design inspirations.

COLORS

Delden steel doors arrive pre-painted; for custom colors, exterior latex paint must be used. Ask your Delden dealer for instructions on painting.



Refer to Exterior Color Options Chart
*Stucco embossment on DV-100/DV-200 Flush Panel.

Delden reserves the right to change specifications and designs without notice and without incurring obligations. Some graphics and details provided courtesy of Amar and used by permission.

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Historic District Review Commission

The City of



HDRC Case No. 25-013J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 5, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for garage alterations
Applicant: Jenn Jeffries
Location: 27 S. Jewell Street
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: June 3, 2025

SPECIFIC INFORMATION

SITE HISTORY

This typical four-square type house was built around 1907. It features some Prairie style elements, such as the hipped roof, wide overhanging eaves, 5-over-1 double hung windows, and the contrasting wood trim between the first and second story. The front porch is constructed of large stone blocks, which support Doric columns and a truncated hipped porch roof. A gabled two car garage sits at the rear. The house was owned by William Jewell College for many years until it was sold last fall. It has since been returned to a single family residence.

PROPOSAL DESCRIPTION & MATERIALS

The applicant is proposing to convert the existing garage into an apartment. They will maintain the appearance of a garage by keeping the existing garage door openings on the West Elevation, but are proposing faux doors using smart siding, with transom windows. The existing siding on the garage will remain. Where replacement is necessary, 1x6 pine tongue and groove will be used to match the existing. There are two entry doors on the south elevation and one window on the east elevation. See links and details below and in the drawings, Exhibit D & Materials in Exhibit E.

- Transom windows <https://shop.shedwindowsandmore.com/transom-window-white-24-x-12-double-pane-standard-glass-clear/>
- Garage door <https://www.homedepot.com/p/LP-SmartSide-LP-SmartSide-Cedar-Texture-Panel-OC-Engineered-Treated-Wood-Siding-8-in-Application-as-7-16-in-x-4-ft-x-8-ft-42135/100043403>
- Garage door trim 1.50in <https://www.homedepot.com/p/LP-SmartSide-LP-SmartSide-Cedar-Texture-Trim-Engineered-Treated-Wood-Siding-Application-as-4-4-in-x-2-in-x-8-ft-41570/203930653>
- Front Side Door <https://www.homedepot.com/p/Krosswood-Doors-36-in-x-80-in-Rustic-Top-Rail-Arch-2-Panel-Right-Hand-Inswing-Unfinished-Knotty-Alder-V-Grooved-Wood-Prehung-Front-Door-PHED-KA-002V-30-68-134-RH/301803887>
- Back Side Door <https://www.homedepot.com/p/Krosswood-Doors-36-in-x-80-in-Rustic-Top-Rail-Arch-2-Panel-Left-Hand-Inswing-Unfinished-Knotty-Alder-V-Grooved-Wood-Prehung-Front-Door-PHED-KA-002V-30-68-134-LH/301803886>

- Siding <https://www.homedepot.com/p/1-in-x-8-in-x-12-ft-Premium-WP4-116-Board-Primed-507034/335501871>

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.	Staff Analysis
<p>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 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.</p>	<p>The new faux garage doors do not significantly change the appearance of the garage and are appropriate. The entry doors are wood and are appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore, staff recommends approval of HDRC case #25-013J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Materials & Existing Conditions
4. Exhibit D: Drawings





E KANSAS ST

471

481 483

7

14

18

17

S JEWELL ST

27

26

30

34

40

470

478

504

516

526

E MILL ST

471

479

485

503

509

517

525

**HDRC Case #25-013J
27 S Jewell**

5

**EXHIBIT A:
VICINITY MAP**

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

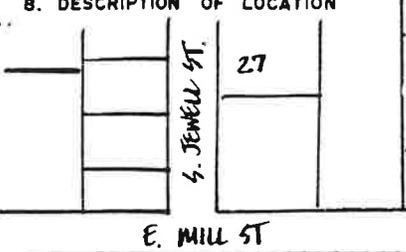
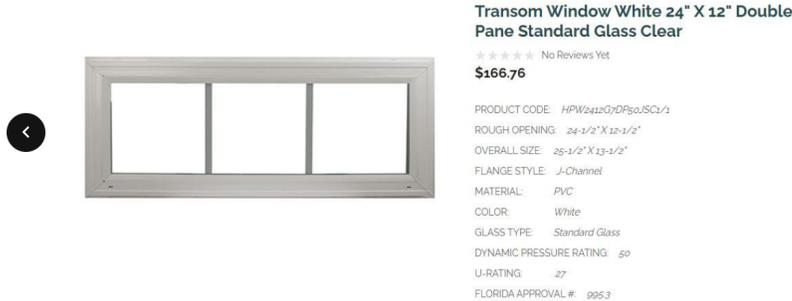
1. NO. Roll F # 16		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 27 S. Jewell St.		1. NO. Roll F # 16	
2. COUNTY Clay		5. OTHER NAME(S)			2. COUNTY Clay
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.					
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS		16. THEMATIC CATEGORY Architecture		28. NO. OF STORIES 2 1/2	
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		17. DATE(S) OR PERIOD c. 1907		29. BASEMENT? full YES (X) NO ()	
8. DESCRIPTION OF LOCATION  E. MILL ST		18. STYLE OR DESIGN American Four Square		30. FOUNDATION MATERIAL limestone	
		19. ARCHITECT OR ENGINEER unknown		31. WALL CONSTRUCTION Frame	
9. UTM Coordinates: A 379580 4344980 B 377440 4344700 C D		20. CONTRACTOR OR BUILDER unknown		32. ROOF TYPE AND MATERIAL hip/asphalt shingle	
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()		21. ORIGINAL USE, IF APPARENT residence		33. NO. OF BAYS FRONT 3 SIDE 2	
11. ON NATIONAL REGISTER? YES () NO (X)		22. PRESENT USE residence		34. WALL TREATMENT wood clapboard&shiplap	
12. IS IT ELIGIBLE? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)		35. PLAN SHAPE rectangular	
13. DISTRICT POTENTIAL? YES () NO ()		24. OWNER'S NAME AND ADDRESS IF KNOWN		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()	
15. NAME OF ESTABLISHED DISTRICT		25. OPEN TO PUBLIC? YES () NO (X)		37. CONDITION INTERIOR unknown EXTERIOR good	
14. DISTRICT POTENTIAL? YES () NO ()		26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.		38. PRESERVATION UNDERWAY? YES () NO (X)	
43. HISTORY AND SIGNIFICANCE Having a similar scale, elevation and floorplan as neighboring Shirtwaist houses in this block.		27. OTHER SURVEYS IN WHICH INCLUDED		39. ENDANGERED? BY WHAT? YES () NO (X)	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock. A single story one car garage with gable located NE.		42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Similar in scale and materials to the Shirtwaist house. An unusual truncated hip roof over the porch is supported by slender Doric columns resting on the limestone porch wall. Double sash windows have entablature surrounds and on the second story are tucked under wide eaves. A single story dormer with hip roof faces West. There is a single stack side slope brick chimney.		PHOTO MUST BE PROVIDED	
45. SOURCES OF INFORMATION Water permit # 9-0330 V.A. Crouch 9-12-07		46. PREPARED BY C. Millstein/P. Glenn		5. OTHER NAME(S)	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		47. ORGANIZATION Liberty-Community Dev.			6. TOWNSHIP
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		48. DATE SPR. 86		RANGE	
		49. REVISION DATE(S)			SECTION



Exhibit E: Materials & Existing Conditions

- Transom windows <https://shop.shedwindowsandmore.com/transom-window-white-24-x-12-double-pane-standard-glass-clear/>



- Faux Garage door <https://www.homedepot.com/p/LP-SmartSide-LP-SmartSide-Cedar-Texture-Panel-OC-Engineered-Treated-Wood-Siding-8-in-Application-as-7-16-in-x-4-ft-x-8-ft-42135/100043403>



- Garage door trim 1.50in <https://www.homedepot.com/p/LP-SmartSide-LP-SmartSide-Cedar-Texture-Trim-Engineered-Treated-Wood-Siding-Application-as-4-4-in-x-2-in-x-8-ft-41570/203930653>



- Front Side Door <https://www.homedepot.com/p/Krosswood-Doors-36-in-x-80-in-Rustic-Top-Rail-Arch-2-Panel-Right-Hand-Inswing-Unfinished-Knotty-Alder-V-Grooved-Wood-Prehung-Front-Door-PHED-KA-002V-30-68-134-RH/301803887>

Krosswood Doors
36 in. x 80 in. Rustic Top Rail Arch 2 Panel RightHand Inswing Unfinished Knotty Alder V-Grooved Wood Prehung Front Door

★★★★★ (34) Questions & Answers (41)



- Modern wood front door, supports most keyless smart lock devices
- Stainable in a variety of colors with sidelight options available
- Overhang required for all wood doors, see warranty for details
- [View More Details](#)

Color/Finish: **Unfinished**



Common Door Size (WxH) in.: **36 x 80**



Door Handing: **Right-Hand/Inswing**



- Back Side Door <https://www.homedepot.com/p/Krosswood-Doors-36-in-x-80-in-Rustic-Top-Rail-Arch-2-Panel-Left-Hand-Inswing-Unfinished-Knotty-Alder-V-Grooved-Wood-Prehung-Front-Door-PHED-KA-002V-30-68-134-LH/301803886>

Re: Jeanine x ACFrOgB5Z x Krosswood x Krosswood x City of Libe x City of Libe x Krosswood x Krosswood x

homedepot.com/p/Krosswood-Doors-36-in-x-80-in-Rustic-Top-Rail-Arch-2-Panel-Left-Hand-Inswing-...

City Published Make Music Liberty... MOLAGERS - Home My Transamerica Re... Online Banking SmartGov Login TD Ameritrade Login All Bookma

Exclusive 27

Krosswood Doors
36 in. x 80 in. Rustic Top Rail Arch 2 Panel Left-Hand Inswing Unfinished Knotty Alder V-Grooved Wood Prehung Front Door

★★★★★ (34) Questions & Answers (41)

\$1,259⁰⁰
 \$210.00/mo** suggested payments with 6 months** financing Apply Now

- Modern wood front door, supports most keyless smart lock devices
- Stainable in a variety of colors with sidelight options available
- Overhang required for all wood doors, see warranty for details
- [View More Details](#)

Color/Finish: **Unfinished**

Common Door Size (WxH) in.: **36 x 80**

30 x 80 30 x 96 32 x 80 32 x 96 36 x 80 36 x 96 42 x 80 42 x 96

- Siding <https://www.homedepot.com/p/1-in-x-8-in-x-12-ft-Premium-WP4-116-Board-Primed-507034/335501871>

1 in. x 6 in. x 12 ft. Pine Tongue and Groove WP4/116 Common Softwood Boards

★★★★☆ (104) Questions & Answers (15)



Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Double-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set® interior installation system**
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows. The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- **Performance redefined**
You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³
- **ENERGY STAR® certified⁴**
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**
Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵
- **Intentional design for improved durability**
Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joints**
Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Quality exterior finishes**
EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum cladding delivers exceptional durability for sliding patio door exteriors.
- **Exclusive wood protection**
Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Time-tested innovations**
Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.
- **Best limited lifetime warranty⁶**
Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁶
- **Testing beyond requirements**
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Convenient & durable screens**
The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuftScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.



Proposal - Detailed

Sales Rep Name: ABCSUPPLY30, 4
 Sales Rep Phone: 816-842-2876
 Sales Rep E-Mail: mgr304@abcsupply.com
 Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
ABC SUPPLY - 00304 ABC SUPPLY 1 ABC PKWY BELOIT, WI 53511-4466 Primary Phone: (816) 8422876 Mobile Phone: Fax Number: (816) 8424243 E-Mail: Contact Name: Great Plains #: 2400304 Customer Number: 1008565933 Customer Account: 2400304	Under Pressure 00304 - ABC SUPPLY 611 E. 13th Ave Lot # NORTH KANSAS CITY, MO 64116 County: CLAY Owner Name: ABC SUPPLY - 00304 Owner Phone: (816) 8422876	Quote Name: Historic Windows Order Number: P24 Quote Number: 19588014 Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: Cust Delivery Date: 6/24/2025 Quoted Date: 6/3/2025 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
10	None Assigned	

Item Price	Qty	Ext'd Price
\$649.73	3	\$1,949.19

Lifestyle, Double Hung, 35.5 X 59.5, Without HGP, White

PK # 2205

1: 35.559.3 Double Hung, Equal
 Frame Size: 35 1/2 X 59 1/2
 Unit Type: No Program
 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray
 Exterior Color / Finish: Standard Enduraclad, White
 Interior Color / Finish: Bright White Paint Interior
 Glass: Insulated Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor
 Screen: Full Screen, White, InView™
 Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL12952, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 26.5, Clear Opening Area 5.946306, Egress Meets minimum clear opening and 5.7 sq.ft
 Grille: No Grille,
 Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 190".

Existing Conditions:

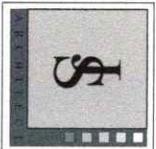




Existing Siding



The existing siding on the garage will remain (see right image). Where replacement is necessary, 1x6 pine tongue and groove will be used to match the existing.



Jeff Shinkle
Architect
A Full Service
Architectural Firm
13984 West 158th Lane
Overland Park, Kansas 66205
Phone: (913) 707-9924

Interior Garage Remodel for:
The Single Family Residence
27 S Jewell Street
Liberty, Missouri 64068

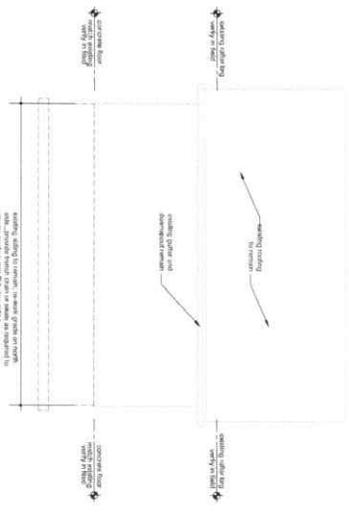
DATE: 05.28.2025

PROJECT NO.: 2025-53
DATE: 05.28.2025
DRAWN BY: JHS
REVIEWED BY: JHS
REVISIONS: DATE

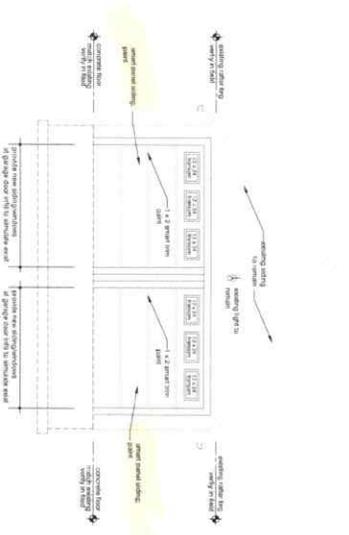
NO.	DESCRIPTION	DATE

SHEET TITLE:
Exterior Elevations

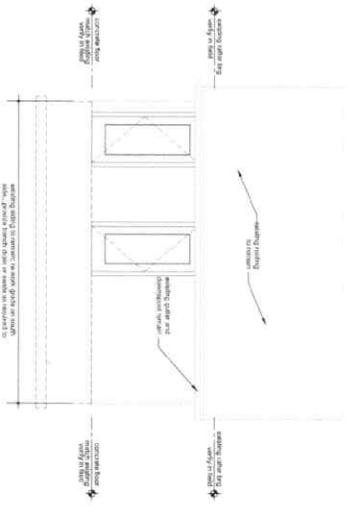
SHEET NO.:
A200



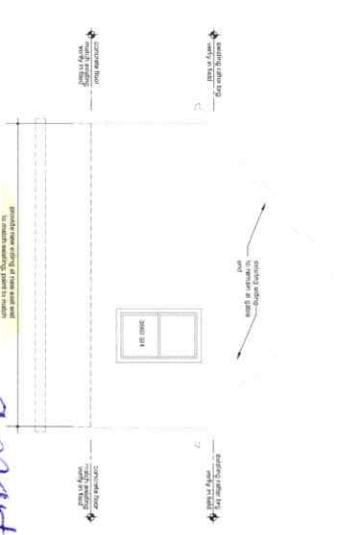
4 North Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"

*Smart siding
to metal exists*



MEMORANDUM

To: Historic District Review Commission
From: Katherine Sharp, Planning & Development Director
Date: August 5, 2025
Subject: City Hall Expansion- Police Station

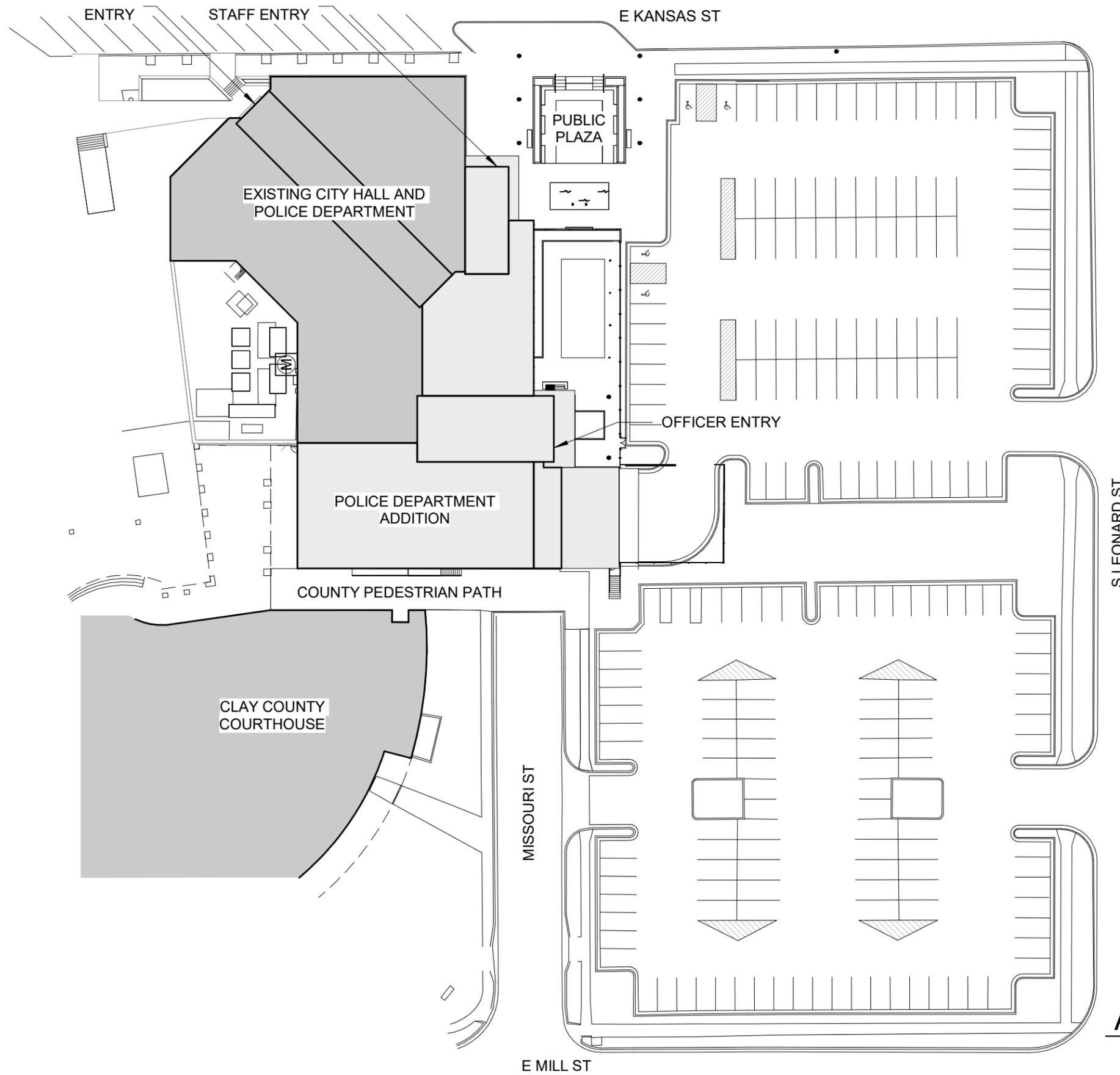
The Planning & Zoning Commission will be reviewing the Final Development Plan for the Police Station expansion at City Hall (PZ Case 25-48FDP) at their upcoming meeting on September 9, 2025.

The proposed expansion entails several key changes to the existing City Hall at 101 E Kansas St. This includes the addition of a new Police Station entrance on the east side of the building, which will extend up to the current parking lot. Furthermore, Missouri Street will be vacated on the northern portion of the block to facilitate the creation of a new courtyard area. The primary materials selected for this expansion are brick and insulated glass. Attached are exhibits showcasing the design, materials, and site plan.

While the building is not in a historic district, the Historic Downtown Review Commission is asked to provide comments on this addition due to the project's direct adjacency to the Liberty Square Historic District.

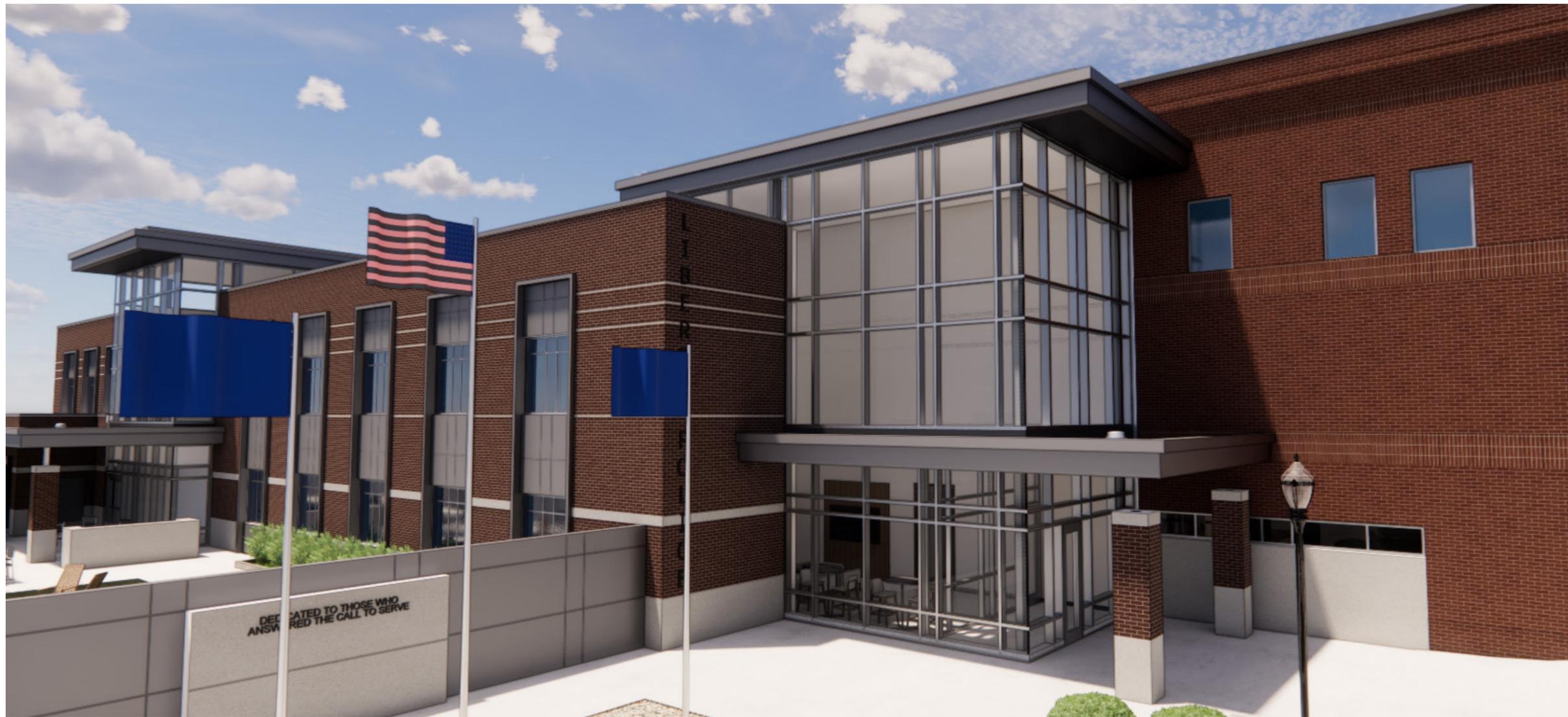
This memorandum is provided for your information.





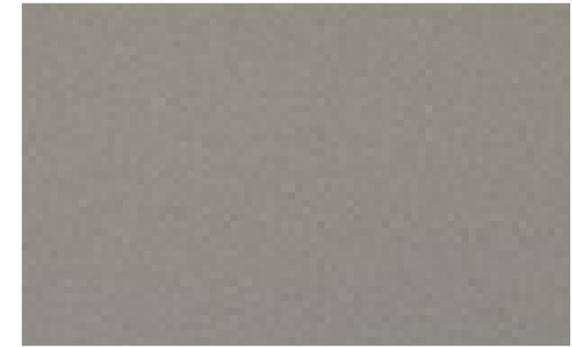
ARCHITECTURAL SITE PLAN
 1" = 50'-0"





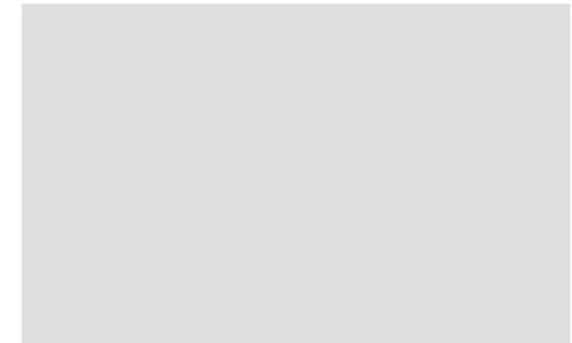
METAL PANEL

- ALUCOBOND
- COLOR: GREY MICA II



MULLION

- KAWNEER
- COLOR: CLEAR
- FINISH: ANODIZED



MASONRY

- 3 5/8"
- CLOUD CERAMICS
- COLOR: DOVE GREY VELOUR



MASONRY

- 3 5/8"
- ENDICOTT
- COLOR: IRONSPOT #46 VELOUR



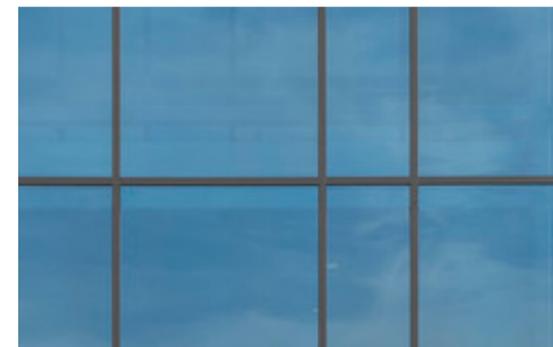
CAST STONE

- 3 5/8"
- HEARTLAND STONE
- COLOR: HA103



GLASS TYPE 1

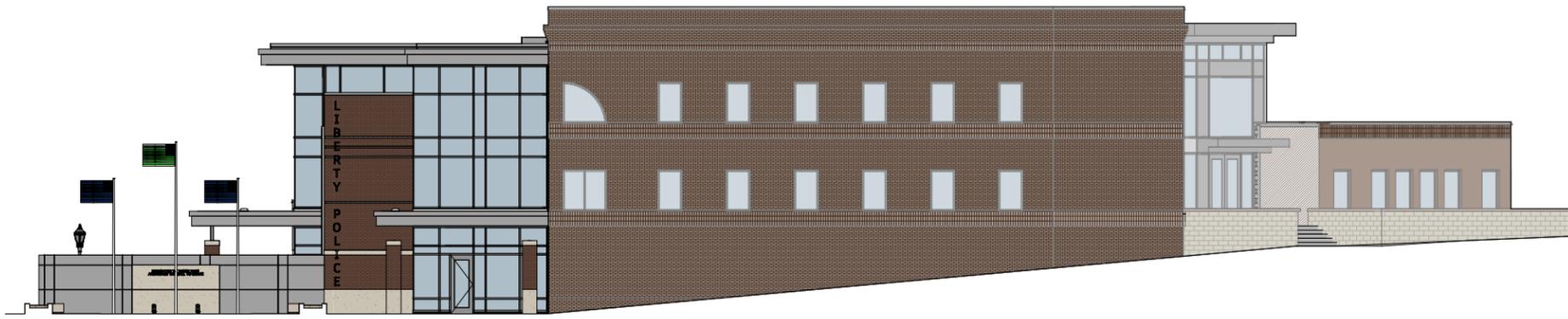
- 1" INSULATED GLASS
- VIRACON
- COLOR: VRE26-38 (BLUE)



GLASS TYPE 2

- 1" INSULATED GLASS
- VIRACON
- COLOR: VNE1-63 (CLEAR)





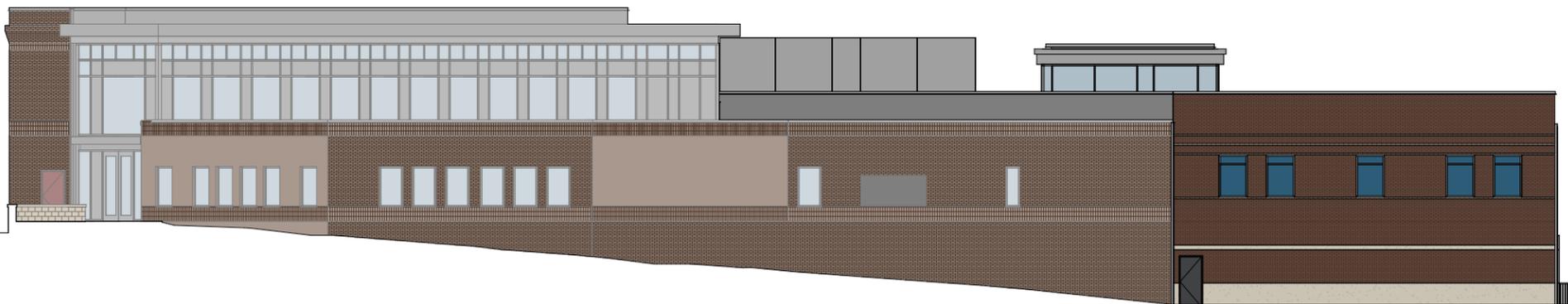
NORTH ELEVATION
 $3/64" = 1'-0"$



EAST ELEVATION
 $3/64" = 1'-0"$

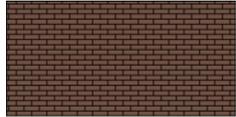
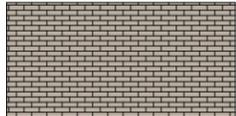


SOUTH ELEVATION
 $3/64" = 1'-0"$



WEST ELEVATION
 $3/64" = 1'-0"$

EXTERIOR ELEVATION MATERIALS

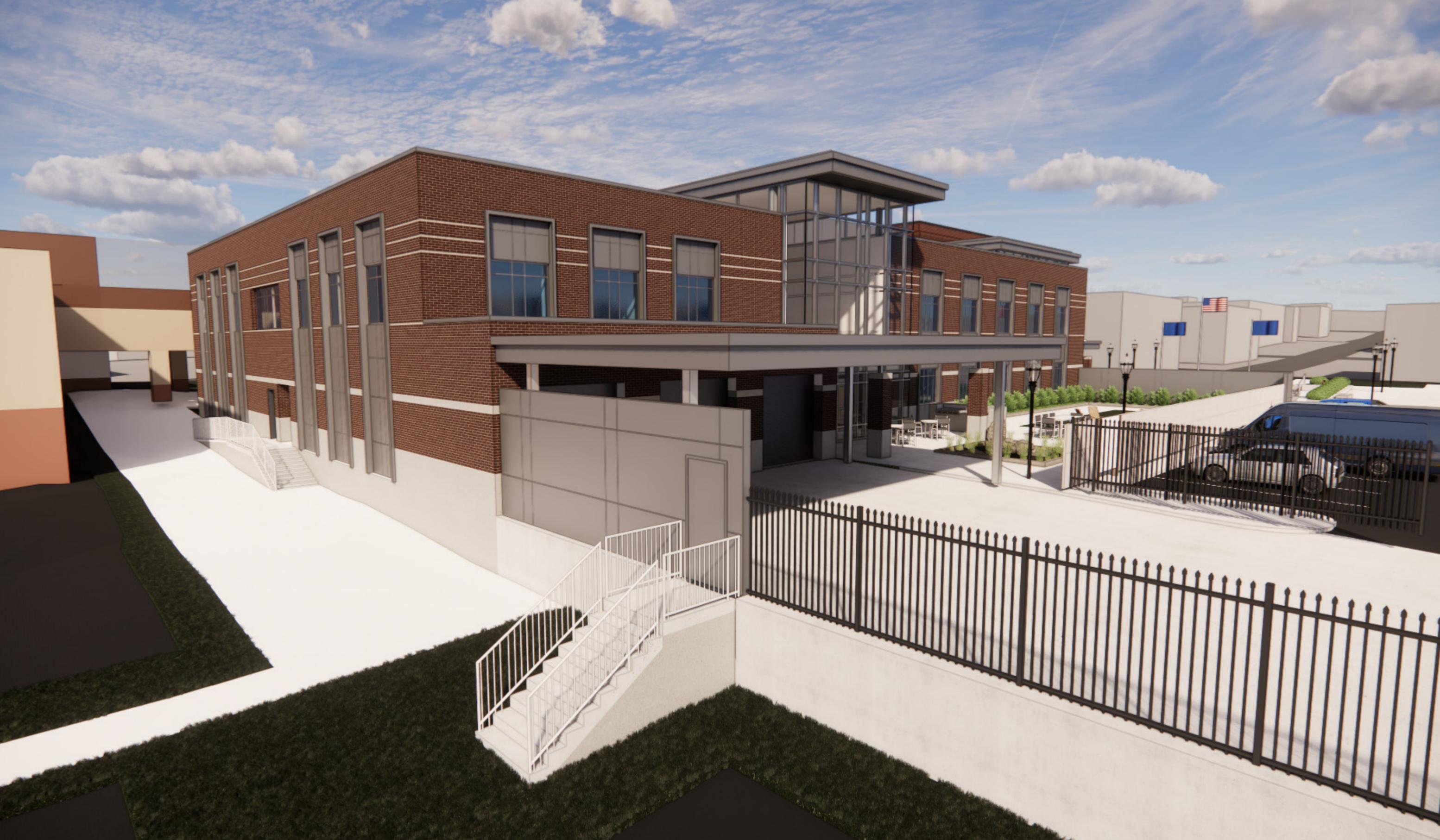
- 
BRK 1 (MASONRY) -
 ENDICOTT
 MEDIUM IRONSPOT #46
 VELOUR
- 
BRK 2 (MASONRY) -
 CLOUD CERAMICS
 DOVE GRAY
 VELOUR
- 
CAST STONE -
 HEARTLAND
 HA103
- 
METAL PANEL -
 ALUCOBOND
 GREY MICA II



LIBERTY POLICE DEPARTMENT

HDRC
AUGUST 5, 2025

HOEFER WELKER



LIBERTY POLICE DEPARTMENT

HDRC
AUGUST 5, 2025

HOEFER WELKER



LIBERTY POLICE DEPARTMENT

HDRC
AUGUST 5, 2025

HOEFER WELKER