



**HISTORIC DISTRICT
REVIEW COMMISSION MEETING
August 19, 2025**

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



**HISTORIC DISTRICT REVIEW COMMISSION
REVISED
Meeting Agenda
August 19, 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 August 5, 2025 HDRC meeting
- III. Current Business
 - HDRC Case #25-018J Consideration of a Certificate of Appropriateness for four aluminum wood clad replacement windows (replacing vinyl) at 417 E Mississippi, Jewell, 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 Case# 25-016LS Consideration of a Certificate of Appropriateness for like in kind; windows & sill repairs, exterior door repairs, tuckpointing, roof repairs, sidewalks, sign, foundation repairs and chimney repairs at 103 N. Water, a 353 Tax Abatement project.
- IV. Other Business
 - Rail Road Tie retaining wall discussion
- V. Administrative Approvals:
 - 448 E Mississippi Rear Yard Fence
 - 321 W Kansas Concrete Pad
 - 242 W Franklin Like in kind repairs to wood rot

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:
- VI. Adjournment

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. 8th 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. 19th 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 west 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 west 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 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 Gilker 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.



Historic District Review Commission

HDRC Case No. 25-018J (previous case 24-028J)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 19, 2025

GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness for replacement of 4 vinyl windows with 4 Pella Lifestyle Aluminum Clad windows to fit the original openings.

Applicant: Jackie Griffith

Location: 417 E. Mississippi

District: Jewell

NRHP Status/category: Contributing

File Date: August 11, 2025

SPECIFIC INFORMATION

SITE HISTORY

This 1927 Colonial Revival home is similar to 321 and 403 N. Lightburne with the gambrel roof and overall massing. Gable porch entry, north or main façade. Fenestration is double-hung, sash-type with simple wooden surrounds. Open porch with wood supports, west elevation. Brick chimney, side right.

In 2024 four wood windows were replaced with vinyl windows. An after the fact application for the replacement vinyl windows was denied by HDRC on November 19, 2024.

PROPOSAL DESCRIPTION

- In an effort to bring the four vinyl windows installed in 2024 into compliance, the homeowner is proposing to install Pella Lifestyle Aluminum Clad windows to fit the original openings. They are proposing an awning window for the over the sink kitchen window with applied exterior grills to give the look of a 3/1 window, on the east elevation. There will be another awing window installed on the addition to the south. The other two windows will match the original 3/1 windows and will fit the original openings.

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. Doors and windows: 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>DG Page 27: Whereas vinyl is a modern petroleum product rather than a natural construction material, it is inappropriate for use within the Historic Preservation Overlay Zoning District.</p> <p>4. Windows that are not original to the structure and not historic may be replaced in-kind or with a higher-grade material. In-kind replacements consistent with this standard shall be approved by staff. Non-original windows that are not historic may be replaced with new windows that match the existing windows in shape, size, operation, muntin pattern, profiles, and detailing. The window material must be the same or superior to that of the existing windows, as determined by the HDRC and prescribed in the table of Appropriate Replacement Windows.</p>	<p>The proposed aluminum clad windows to fit the original openings are appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

19-011J Application for a deck on the rear the home was submitted and withdrawn in September of 2019.

24-028J Denial of an After the Fact Application. The applicant removed seven wood windows and replaced them with vinyl windows. Four were replaced in 2024 and three were replaced several years prior. The City Attorney advised that the latter three do not need to be brought into compliance due to the number of years that have passed and no action was taken in the meantime.

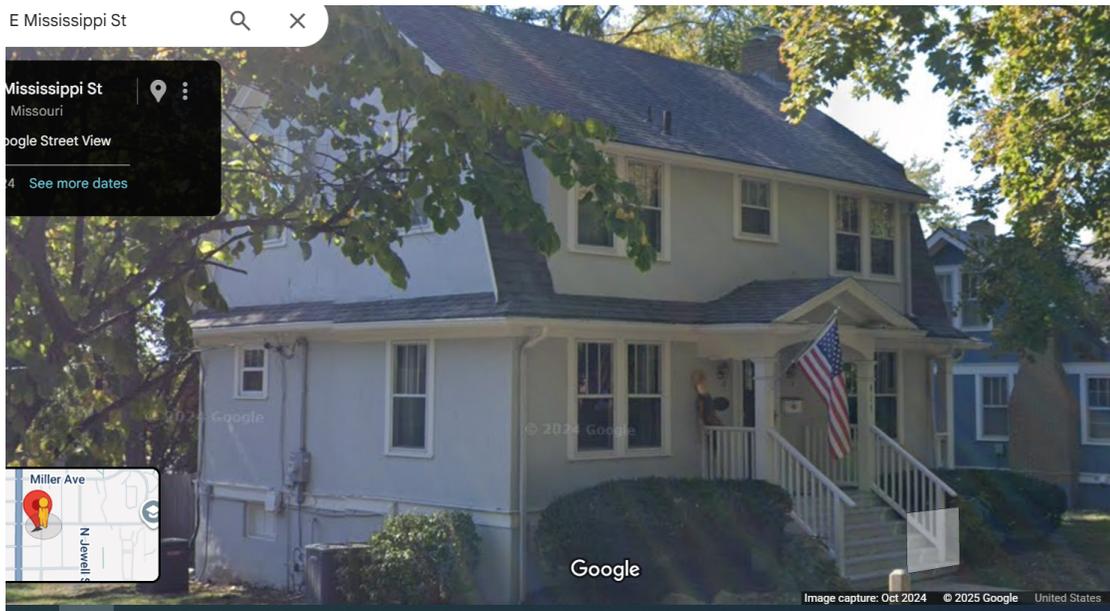
Five windows were replaced on the on the rear/ south elevation and two on the west elevation with Alside Mezzo vinyl replacement windows.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #25-018J

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions & Notes and images of 4 windows being replaced
4. Exhibit D: Manufacturers Information & Window Replacement Table





HDRC Case #25-018J
417 E Mississippi



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll c #11</p> <p>2. COUNTY Clay</p> <p>LOCATION OF <u>Liberty</u> NEGATIVES <u>City Hall-Comm. Dev.</u></p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 417 Mississippi</p> <p>5. OTHER NAME(S)</p>	<p>1. NO. Roll C #11</p> <p>2. COUNTY Clay</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 417 Mississippi</p> <p>5. OTHER NAME(S)</p> <p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1927</p> <p>18. STYLE OR DESIGN Colonial Revival</p> <p>19. ARCHITECT OR ENGINEER unknown</p> <p>20. CONTRACTOR OR BUILDER unknown</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Paul and Harriet Smock</p> <p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES 2</p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL concrete</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL <u>New England gambrel</u> asphalt shingle</p> <p>33. NO. OF BAYS FRONT 3 SIDE 2</p> <p>34. WALL TREATMENT stucco</p> <p>35. PLAN SHAPE rectangular</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () none</p> <p>37. CONDITION INTERIOR unknown EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 15' Mississippi</p>
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p> <p>8. DESCRIPTION OF LOCATION <i>Lightburne</i> <i>Mississippi</i></p> <p>9. COORDINATES UTM LAT _____ LONG _____</p> <p>10. SITE () STRUCTURE () BUILDING (X) OBJECT ()</p> <p>11. ON NATIONAL REGISTER? YES () NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)</p> <p>14. DISTRICT POTENTIAL? YES () NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Similar to 321 and 403 N. Lightburn with the gambrel roof and overall massing. Gable porch entry, north or main façade. Fenestration double-hung, sash-type with simple wooden surrounds. Open porch with wood supports, west elevation. Brick chimney, side right.</p>	<p>PHOTO MUST BE PROVIDED</p>
<p>43. HISTORY AND SIGNIFICANCE See 321 N. Lightburn</p>	<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Alley to east. Located in a neighborhood consisting of late 19th and early 20th century housing stock.</p>	<p>46. PREPARED BY C. Millstein/P. Glenn</p> <p>47. ORGANIZATION Liberty-Community Dev.</p> <p>48. DATE SPR. 86</p> <p>49. REVISION DATE(S)</p>
<p>SOURCES OF INFORMATION water permit # 7-1260 4/26/27 Mrs. Myrtly Bruner</p>		<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4096</p>





Staircase
29.5x53.25
3/1 DH
Window

Addition Bathroom
"Awning" Window
39.75 x21.75

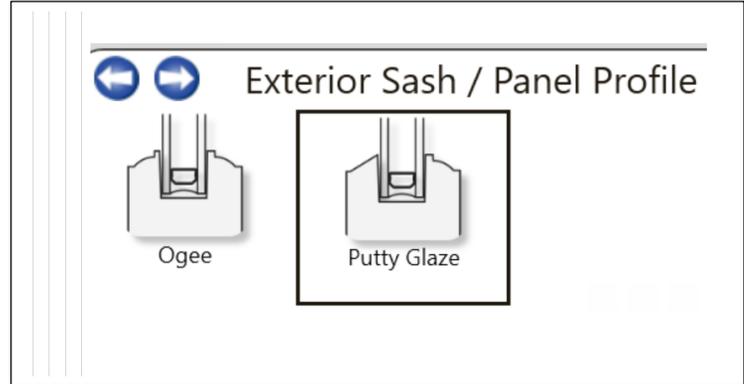
South
Kitchen
Window
30x57
3/1 Double
Hung (DH)

East Kitchen
over the sink
window
"Awning"
29.5x29 with
applied
exterior grids



Exhibit C:
Existing Conditions
and Notes on
replacement
windows

Submittals from Pella Rep.
Pella Lifestyle Window
Exterior wood grills 7/8"



Narrative from Pella Rep regarding the expander:

Frame expander is sent as precautionary material. Often times in homes this age the sill is framed with an extreme slop. Newer windows are made with the sill as part of the window and with a slight slop. Sometimes, not always there can be a $\frac{3}{4}$ to 1" $\frac{3}{4}$ gap on the exterior from the sill to the trim. This piece is sent to be cut down and fill the gap but give a seamless appearance that looks like the frame of the window. Even when we go back with the exact window dimensions to meet the interior the exterior can vary due to how things were made back then with the sloped sill.

Exhibit C:
Existing Conditions
and Notes on
replacement
windows



**Historic District Design Guidelines
Window Replacement Table**

Updated 4/2011

Existing Material	Acceptable Replacement Materials								
	Wood	Aluminum-clad wood	Composite	Fiberglass	Aluminum	Vinyl-clad wood	Vinyl	Steel	Other materials not listed
Original wood or historic non-original wood	<i>Replacement not allowed unless approved by the HDRC</i>								
Wood	✓	✓	✓	✓	✗	✗	✗	✗	Will be reviewed by the HDRC as requested
Aluminum-clad wood	✓	✓	✓	✓	✗	✗	✗	✗	
Composite	✓	✓	✓	✓	✗	✗	✗	✗	
Fiberglass	✓	✓	✓	✓	✗	✗	✗	✗	
Aluminum	✓	✓	✓	✓	✓	✗	✗	✗	
Vinyl-clad wood	✓	✓	✓	✓	✗	✓	✗	✗	
Vinyl	✓	✓	✓	✓	✗	✗	✓	✗	
Steel	✓	✓	✓	✓	✗	✗	✗	✓	

✓ = acceptable ✗ = not acceptable

Exhibit D:
Window Replacement
Table.

Pella® Lifestyle Series



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

Aluminum-Clad Wood Windows & Patio Doors



Pella® Lifestyle Series

Floor-to-ceiling black casement and picture windows create a wall of glass and fill this modern home with natural light.



Why You Can Trust Pella.

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

Rated #1

by homeowners for highest craftsmanship²

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

Rated #1

by homeowners for highest quality²

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

The Best Limited Lifetime Warranty

for wood windows and patio doors³

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 products with a limited lifetime warranty.⁴

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2023.

³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

⁴ See written warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

Beautiful Wood Designs

Pella Lifestyle Series picture windows with a white interior finish and Simulated-Divided-Light grilles complete this laundry room and office combination.



Why Choose Wood?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of the product line.

Exclusive Wood Protection

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

Designed for Long-Lasting Durability

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

Quality Exterior and Interior Finishes

EnduraClad® finish is a tough, protective aluminum finish for the exterior of your home. The overlapping, watershed cladding resists chalking and fading. Interiors can be factory prefinished to save time. The interior finish is applied prior to final assembly and kiln-cured for a quality aesthetic.

Solutions for Real Life

- Four optional performance packages
- Integrated blinds and shades for added privacy
- Backed by the best limited lifetime warranty for wood windows and patio doors¹
- Innovative Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view



Available in these window & patio door styles:

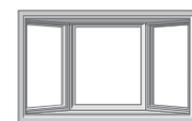
Special shapes also available.



Awning Window



Angle Top Window



Bay and Bow Windows



Casement Window



Curve Top Window



Double-Hung Window³



Fixed Window



Picture Window



Sliding Patio Door



Hinged Patio Door

Why Choose Pella® Lifestyle Series?

Pella Lifestyle Series products are the #1 performing wood window and patio door for the combination of energy, sound and value.²

Style Flexibility

No matter the style of your home, these beautiful wood windows and patio doors offer the most desired features and options. With your choice of beautiful interior and exterior paints or stains, you have the style flexibility to match other finishes throughout your home.

Redefining Performance

Make your home more comfortable and help keep outside noises out and inside noises in. To make things easier, we've created performance packages to highlight what's most important to you. Upgrade from a dual- to a triple-pane glass design with the available packages to meet the unique needs of each room in your home.³

Room-by-Room Solutions

Packed with unique solutions like the Hidden Screen, TuffScreen® by Phifer and integrated blinds and shades, we designed windows and patio doors to work for your project room by room.⁴



The Best Limited Lifetime Warranty for Wood Windows and Patio Doors¹

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

EnduraGuard® Wood Protection
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

Exterior Aluminum Cladding
Exceptionally durable aluminum cladding with EnduraClad exterior finish helps protect windows and patio doors for years.

Insulating Glass Seal
A long-lasting insulating seal provides a clear view and exceptional energy efficiency.

¹ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.
² Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
³ Double-hung window available only with dual-pane glass.
⁴ All trademarks are property of their respective owners.

Designed for Real Life.

The best limited lifetime warranty.¹

Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.

Patented triple-pane design.

Pella's patented triple-pane glass design gets you products that provide excellent energy efficiency and sound reduction.

Superior energy efficiency.

Our patented triple-pane design helps make your home more comfortable. Available performance options deliver 79% more energy efficiency than standard single-pane windows.²

Noise reducing windows for a healthier home.

Varying glass thicknesses disrupt sound waves and help give you exceptional sound control. With available performance options, they cancel 52% more indoor and outdoor noise than standard single-pane windows.³

Increased privacy and security.

Integrated blinds and shades were intentionally designed to be accessible.⁴ They are tucked between panes of insulating glass and protected from dust, pets and little hands.

Trusted innovations.

Pella® Lifestyle Series windows and patio doors with integrated blinds and shades have been recognized by Parents for Window Blind Safety and have been certified as Best for Kids.

¹Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

²Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁴Available on triple-pane products only.



Durable Hidden Screen

Black Pella Lifestyle Series double-hung windows with the Hidden Screen allow convenient access to fresh air without compromising the view.



Colors & Finishes

Wood Type

Wood species for complementing your home's interior.



Pine

Prefinished Pine Interior Colors

We can prefinish in a wide variety of paints and stains. Unfinished or primed and ready-to-paint are also available.



Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.



Glass¹

InsulShield® Low-E Glass



Advanced Low-E insulating dual- and triple-pane glass with argon²



AdvancedComfort Low-E insulating dual- and triple-pane glass with argon²



NaturalSun Low-E insulating dual- and triple-pane glass with argon²



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

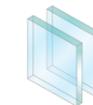


SunDefense™ Low-E insulating dual- and triple-pane glass with argon



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

Additional Glass Options



Tempered glass available on dual- and triple-pane products



Obscure and frosted obscure glass available on dual- and triple-pane products

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.



Performance

Improved energy efficiency and sound performance.

71%
More Energy Efficient²

+

34%
Noise Reduction³



Sound Control

Exceptional noise control for a quieter home.

52%
Noise Reduction³



Energy Efficiency

Superior energy efficiency for a more comfortable home.

83%
More Energy Efficient²



Ultimate Performance

The best combination of energy efficiency and noise control.

79%
More Energy Efficient²

+

52%
Noise Reduction³



SCAN THE QR CODE with your smartphone camera to learn more about how each performance package can benefit your home.

¹ Double-hung window available with dual-pane glass only.

² Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

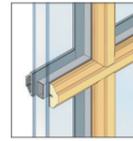
³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles

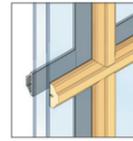
Grille Types

Choose the look of true divided light or make cleaning easier with grilles-between-the-glass.

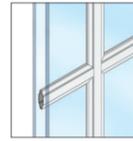
Dual-Pane:



Simulated-Divided-Light with Spacer 7/8"



Simulated-Divided-Light without Spacer 7/8"



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

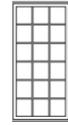
Triple-Pane:



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

Grille Patterns

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



Traditional



9-Lite Prairie



Top Row



Cross



Custom

Screens²

Hidden Screen

The exclusive, easy-to-use Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen³

Rolscreen[®]

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

TuffScreen[®] by Phifer

Keep bugs out and enjoy more fresh air with one of the most durable screen options on the market. The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen by Phifer is 2.5x stronger than a standard screen.⁴ Available on sliding patio door only.

Flat

InView[™] screens are clearer than conventional screens and come standard.



InView[™]

Integrated Blinds & Shades

Integrated Blinds^{*}

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.



White



Poplar White



Bisque



Golden



Mocha



Storm



Black

Integrated Shades^{*}

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street.

Light-Filtering:



White



Maize



Silver

Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on your final blind or shade color yet? No problem.

With our patented triple-pane design, you can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to your home or later in the building or remodeling process.

Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.



Fold-Away Crank



Cam-Action Lock

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

¹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

² Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

³ Based on calculated screen cloth openness.

⁴ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.

^{*} Available on triple-pane products only.



Contract - Detailed

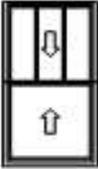
Pella Window and Door Showroom of Lenexa
 11333 Strang Line Road
 Lenexa, KS 66215
Phone: (913) 492-7927 **Fax:** (913) 492-0632

Sales Rep Name: Kaeser, Timothy
Sales Rep Phone: 999-999-9999
Sales Rep Fax:
Sales Rep E-Mail: tkaeser@pellakc.com

Customer Information	Project/Delivery Address	Order Information
Jackie Griffith 417 E Mississippi St Liberty, MO 64068-1815 Primary Phone: (816) 9358097 Mobile Phone: Fax Number: E-Mail: jackiergriffith@gmail.com Great Plains #: 1008709885 Customer Number: 1012508008 Customer Account: 1008709885	Jackie Griffith - 417 E Mississippi St, Liberty, M 417 E Mississippi St Lot # Liberty, MO 64068 County:	Quote Name: Jackie Griffith - 417 E Mississippi St, Liberty, M Order Number: 74571F352P Quote Number: 19843767 Order Type: Installed Sales Payment Terms: GreenSky Finance Plan Tax Code: INSTALL Quoted Date: 8/10/2025

Accessories Managed / Delivery Date
Window Screens 8/12/2025

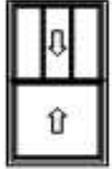
Line #	Location:	Attributes
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Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	None Assigned	Lifestyle, Double Hung, Without HGP, White  PK # 2212 1: Double Hung, Equal General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Brown, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 26.812, Clear Opening Height 25.25, Clear Opening Area 4.70141, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (3W1H / 0W0H)	\$2,715.50	1	\$2,715.50
		INSTALL-603 - Insert - Wood Window		Qty 1	

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes			
15	None Assigned	Lifestyle, Awning, Vent, Without HGP, White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$2,482.03	1	\$2,482.03
	 <p>PK # 2212</p> <p>Viewed From Exterior</p>	<p>1: Vent Awning General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Large Awning Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor, Sill Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-37-00716-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL20532, STC 25, OITC 22, Egress Not Applicable Grille: SDL, No Custom Grille, 7/8", Top Row (3W1H)</p>			
		INSTALL-603 - Insert - Wood Window		Qty 1	

Line #	Location:	Attributes			
20	None Assigned	Lifestyle, Awning, Vent, Without HGP, White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$2,180.84	1	\$2,180.84
	 <p>PK # 2212</p> <p>Viewed From Exterior</p>	<p>1: Vent Awning General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Large Awning Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor, Sill Screen: Full Screen, Brown, InView™ Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL20532, STC 25, OITC 22, Egress Not Applicable Grille: No Grille,</p>			
		INSTALL-603 - Insert - Wood Window		Qty 1	

Line #	Location:	Attributes			
25	None Assigned	Lifestyle, Double Hung, Without HGP, White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$2,415.09	1	\$2,415.09
		 <p>PK # 2212</p> <p>Viewed From Exterior</p> <p>1: Double Hung, Equal 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: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Brown, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 26.312, Clear Opening Height 23.375, Clear Opening Area 4.271132, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (3W1H / 0W0H)</p>			
		INSTALL-603 - Insert - Wood Window		Qty 1	

Line #	Location:	Attributes			
30	None Assigned	2 1/2" Frame Expander, Length: 96, White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$79.50	2	\$159.00
		 <p>PK # 2212</p> <p>Viewed From Exterior</p> <p>1: Accessory General Information: 2 1/2" Frame Expander Exterior Color / Finish: Painted, Standard Enduraclad, White</p>			

Line #	Location:	Attributes			
35		prefinish	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,325.00	1	\$1,325.00

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	None Assigned	PROMO415 - Advertised 10% Savings for Entire projects over \$8500	(\$1,119.00)	1	(\$1,119.00)

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
45	None Assigned	PROMO1050 - Promo - Day of Presentation Savings	(\$1,119.00)	1	(\$1,119.00)

Thank You For Purchasing Pella® Products

Project Checklist has been reviewed

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Order Totals	
Taxable Subtotal	\$9,300.27
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	(\$260.81)
Total	\$9,039.46
Deposit Received	\$0.00
Amount Due	\$9,039.46

Historic District Review Commission

The City of



HDRC Case No. 25-013J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 19, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for garage alterations, converting the garage into an accessory dwelling unit and a retaining wall at the rear of the ADU.

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.

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 carriage style doors with hardware. The existing siding on the garage will remain. There are two entry doors on the south elevation and one window on the east elevation. They are proposing a retaining wall on the north/rear elevation of the garage with stamped concrete. See links and details below and in the drawings, Exhibit C Materials and Exhibit D Drawings.

- Garage doors material- Truwood Siding 7/16 in. SMOOTH SQUARE EDGE (see Exhibit C)
- Garage door handles- <https://a.co/d/9BWV146>
- Garage door trim 4in- <https://www.homedepot.com/p/3-4-in-x-4-in-x-8-ft-Cedar-Board-161897/100010902>
- Garage door trim 6in- <https://www.homedepot.com/p/3-4-in-x-6-in-x-12-ft-Cedar-Board-727626/100082463>
- Side doors- <https://www.homedepot.com/p/Steves-Sons-Legacy-36-in-x-80-in-Left-Hand-Inswing-3-Lite-Clear-Glass-White-Primed-Fiberglass-Prehung-Front-Door-with-Brickmold-SIP0000012168/315960022>
- Side doors- <https://www.homedepot.com/p/Steves-Sons-Legacy-36-in-x-80-in-Left-Hand-Inswing-3-Lite-Clear-Glass-White-Primed-Fiberglass-Prehung-Front-Door-with-Brickmold-SIP0000012168/315960022>
- Siding <https://www.homedepot.com/p/1-in-x-6-in-x-12-ft-Pine-Tongue-and-Groove-WP4-116-Common-Softwood-Boards-1612PWP4116/303865637>

- Retaining Wall - Stamped Stone Concrete 20' long 8" wide on the east/rear elevation of the garage, it will not be visible from the street.

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. Doors and windows: 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>11. Walls & Fences: Fences and decorative walls should be placed and scaled in a manner that does not cover, block or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and those that have acquired significance by virtue, age or craftsmanship should not be removed or destroyed and should be maintained and preserved.</p>	<p>The faux carriage style garage doors do not significantly change the appearance of the garage and are appropriate. The entry doors and the one window are appropriate.</p> <p>The proposed retaining wall on the rear of the garage is appropriate and will not be visible from the street.</p>

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

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34

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470

478

504

516

526

E MILL ST

471

479

485

503

509

517

525

HDRC Case #25-013J
27 S Jewell



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

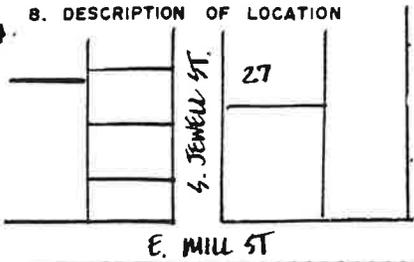
1. NO. <u>Roll F # 16</u> 2. COUNTY <u>Clay</u> 3. LOCATION OF NEGATIVES <u>Liberty City Hall-Comm. Dev.</u>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>27 S. Jewell St.</u> 5. OTHER NAME(S)	1. NO. <u>Roll F # 16</u> 2. COUNTY <u>Clay</u> 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>27 S. Jewell St.</u>
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY <u>Architecture</u> 17. DATE(S) OR PERIOD <u>c. 1907</u> 18. STYLE OR DESIGN <u>American Four Square</u> 19. ARCHITECT OR ENGINEER <u>unknown</u> 20. CONTRACTOR OR BUILDER <u>unknown</u> 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u> 23. OWNERSHIP PUBLIC () PRIVATE (X)	28. NO. OF STORIES <u>2 1/2</u> 29. BASEMENT? <u>full</u> YES (X) NO () 30. FOUNDATION MATERIAL <u>limestone</u> 31. WALL CONSTRUCTION <u>Frame</u> 32. ROOF TYPE AND MATERIAL <u>hip/asphalt shingle</u> 33. NO. OF BAYS FRONT <u>3</u> SIDE <u>2</u> 34. WALL TREATMENT <u>wood clapboard & shiplap</u> 35. PLAN SHAPE <u>rectangular</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR <u>unknown</u> EXTERIOR <u>good</u> 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>25'</u>
7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty, Missouri</u> 8. DESCRIPTION OF LOCATION  <u>E. MILL ST</u> UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	24. OWNER'S NAME AND ADDRESS IF KNOWN 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Liberty, Mo; Community Develop.</u> 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S)
10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) PART OF ESTAB. YES () DISTRICT? NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO () 15. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <p>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.</p>	PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE <p>Having a similar scale, elevation and floorplan as neighboring Shirtwaist houses in this block.</p>	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <p>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.</p>	6. TOWNSHIP RANGE SECTION
45. SOURCES OF INFORMATION <u>Water permit # 9-0330 V.A. Crouch 9-12-07</u>	46. PREPARED BY <u>C. Millstein/P. Glenn</u> 47. ORGANIZATION <u>Liberty-Community Dev.</u> 48. DATE <u>SPR. 86</u> 49. REVISION DATE(S)	RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096



Exhibit C: Materials & Existing Conditions

27 S Jewell Garage conversion into an accessory dwelling unit.

Garage door handles- <https://a.co/d/9BWV146>

Decorative Garage Door Hardware Kit Carriage House Accents 8 Hinges and 4 Handles for 2 Car Garage, Screw Mounted, Black Steel

Visit the SANKEYTEW Store

4.6 ★★★★★ (41)

100+ bought in past month

2 year warranty

Typical price: \$29.99

-10% \$26.99 (\$13.50 / count)

prime Today

FREE Returns

Exclusive Prime price

5 No better price found

With Amazon Business, you would have saved \$149.45 in the last year. Create a free account and save up to 1% today.

Get a \$100 Amazon Gift Card instantly upon approval for the Mercury Visa Signature Card. Learn more.

Garage doors material- Garage doors material- Truwood Siding 7/16 in. SMOOTH SQUARE EDGE (see attached Exhibit C)

TruWood SIDING | TRIM

TRUWOOD PANEL SIDING & SOFFIT

TruWood 7/16 in. and 1/2 in. Panel Siding are engineered to provide Tru curb appeal. With a highly paintable, textured surface, TruWood Panel Siding provides the look of cedar without checks or cracks that can detract from the appearance of your project. TruWood Siding combines competitive prices and high quality to set a new industry standard for value. Expert craftsmanship and proven performance make TruWood Siding an excellent choice for today's quality and value conscious builders.

FEATURES/BENEFITS

- Quality engineered surface and core
- 30-year limited warranty
- Pre-primed for improved weatherability
- Matching TruWood Trim
- Installs 25-40% faster than cement or vinyl sidings
- Use for residential single-family, multi-family housing, remodeling and light commercial projects
- Easy and safe to install using normal woodworking tools. No silica dust.

EcoGuard

- Resists mildew, rot and termite damage
- Naturally-occurring additive safe for use around children and pets

TruWood SIDING | TRIM

1/2 in. OLD MILL® 88 STRATED GROOVE
7/16 in. 3/8 in. GROOVE
3/16 in. STUDD PANEL

3/16 in. OLD MILL® 13 in. REVERSE BOARD AND BATTEN - 1.3/16 in. GROOVE

3/16 in. OLD MILL® 8 in. D.C. CHANNEL GROOVE - 3/8 in. GROOVE
(also available in 4 in., 7 in. and 8 in., x 9 in. panels)

3/16 in. OLD MILL® SQUARE EDGE
3/16 in. SMOOTH SQUARE EDGE

SPECIFICATIONS:

Panel Size	Core	Face	Weight (lb/100 sq ft)	Max. Panel Length (ft)	Max. Panel Width (ft)	Max. Panel Height (ft)
3/16 in. x 48 13/16 in. x 7 ft.	45	28	1134	1100	2050	
3/16 in. x 48 13/16 in. x 8 ft.	45	32	1296	1100	2400	
3/16 in. x 48 13/16 in. x 9 ft.™	45	36	1458	1100	2560	
1/2 in. x 48 13/16 in. x 8 ft.	37	32	1068	1100	2270	

* Assumes 10% waste factor for cutting and fitting. All processed panels are shipped on the back (right) end and oriented to provide 80 in. net coverage when applied.

† Limited availability.

Selection

Panel Style	Sizes	Surface	Texture
3/16 in. Panel Siding	48 in.	Smooth	Square Edge

TruWood Siding and Trim meet the requirements of the following:

- 2023 International Building Code
- 2023 International Residential Code
- ICC ESR-2558
- American National Standard ANSI-CPA 135.6 - 2012
- California Wildland Urban Interface (WUI) Approved

Fire rating = Class C
R Value = 0.67 (hour) (Sq. Ft.) (Fahrenheit) per 8TU
Backing, when installed in accordance with TruWood application instructions:
3/16 in. Panel Siding = 155 Shear Value

Garage door trim 4in- <https://www.homedepot.com/p/3-4-in-x-4-in-x-8-ft-Cedar-Board-161897/100010902>

3/4 in. x 4 in. x 8 ft. Cedar Board

★★★★★ Questions & Answers



\$11⁹⁸

- Cedar is renowned for appearance, stability, and durability
- High-quality cedar naturally resists weather, insects and decay
- Ideal for a variety of both interior and exterior applications.
- [View More Details](#)

Liberty Store

✓ 296 in stock Aisle 24, Bay 008

Coverage Area (sq. ft.): 2.67 sq ft

5.5 sq ft **2.67 sq ft**

Nominal Width (in) * Length (ft): 4 in. X 8 ft.

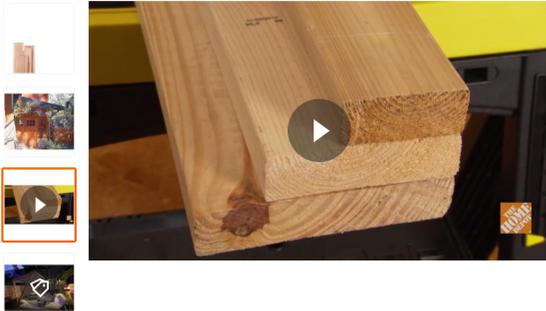
4 in. X 8 ft. 6 in. X 12 ft.

Live Chat
Feedback

Garage door trim 6in- <https://www.homedepot.com/p/3-4-in-x-6-in-x-12-ft-Cedar-Board-727626/100082463>

3/4 in. x 6 in. x 12 ft. Cedar Board

★★★★★ (61) Questions & Answers (14)



309

Pay \$2.41 after \$25 OFF your total qualifying purchase upon opening a new card. [Apply for a Home Depot Consumer Card](#)

- Double buffing for a smooth finish and texture
- Cedar construction for durability
- Paintable and stainable for a customized look
- [View More Details](#)

Liberty Store

✓ 122 in stock Aisle 24, Bay 008

Coverage Area (sq. ft.): 5.5 sq ft

5.5 sq ft 2.67 sq ft

Nominal Width (in) * Length (ft): 6 in. X 12 ft.

4 in. X 8 ft. **6 in. X 12 ft.**

Live Chat
Feedback

Side doors- <https://www.homedepot.com/p/Steves-Sons-Legacy-36-in-x-80-in-Left-Hand-Inswing-3-Lite-Clear-Glass-White-Primed-Fiberglass-Prehung-Front-Door-with-Brickmold-SIP0000012168/315960022>

Steves & Sons

Legacy 36 in. x 80 in. Left-Hand/Inswing 3 Lite Clear Glass White Primed Fiberglass Prehung Front Door with Brickmold

★★★★★ (7) Questions & Answers (6)



Exhibit C:

Page 2 of 4

Siding 1x6X12 Pine Tongue & Groove

1 in. x 6 in. x 12 ft. Pine Tongue and Groove WP4/116 Common Softwood Boards
 ★★★★★ (104) Questions & Answers (15)



VEVOR Concrete Stamps Mat 28 x 12 in Texturing Skin Polyurethane Stamp Texture

4.6 ★★★★★ 16



Model: YX-07	Texture Style: Slate Stone
Primary Material: Polyurethane	Quantity: 1 piece
Style: Texture Mat	Cutout Dimensions: 6.5x3.15x0.94 inch / 740x330x24 mm
Shape: Z Shape	Net Weight: 4.7 kg / 10.36 lbs
Product Dimensions: 29.13x12.99x0.94 inch / 740x330x24 mm	

Retaining Wall

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.¹ 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-to-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 TuffScreen® 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.

Exhibit C:

Page 3 of 4



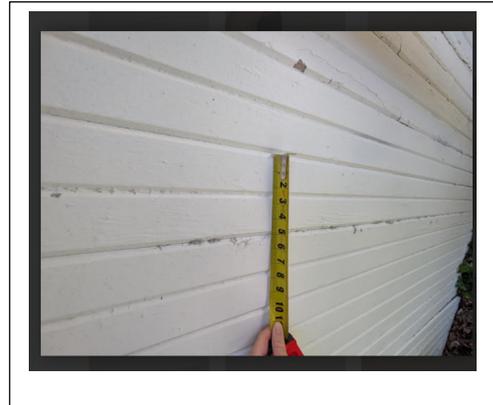
Proposal - Detailed

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	Item Price	Qty	Ext'd Price
10	None Assigned	Lifestyle, Double Hung, 35.5 X 59.5, Without HGP, White PK # 2205 1: 35.559 5 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-35-40514-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL12952, STC 27, QVIC 23, Clear Opening Width 32.312, Clear Opening Height 28.5, Clear Opening Area 5.346306, 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".	\$649.73	3	\$1,949.19

Existing Conditions:



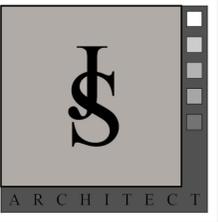
Existing Siding



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.

Exhibit C

Page 4 of 4



Jeff Shinkle Architect
 A Full Service Architectural Firm
 13984 West 156th Lane
 Olathe, Kansas 66062
 Phone: (913) 707-0924

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

SEAL:
 08.07.2025

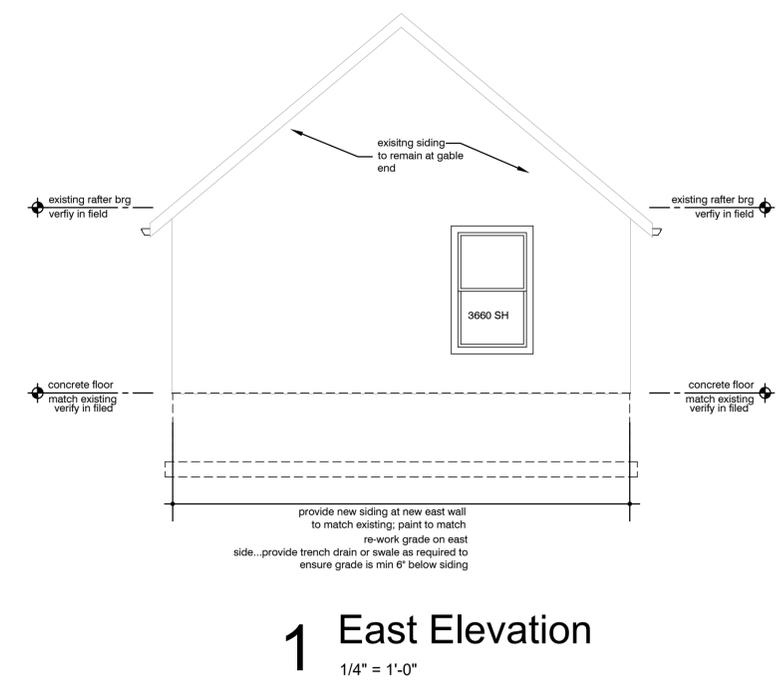
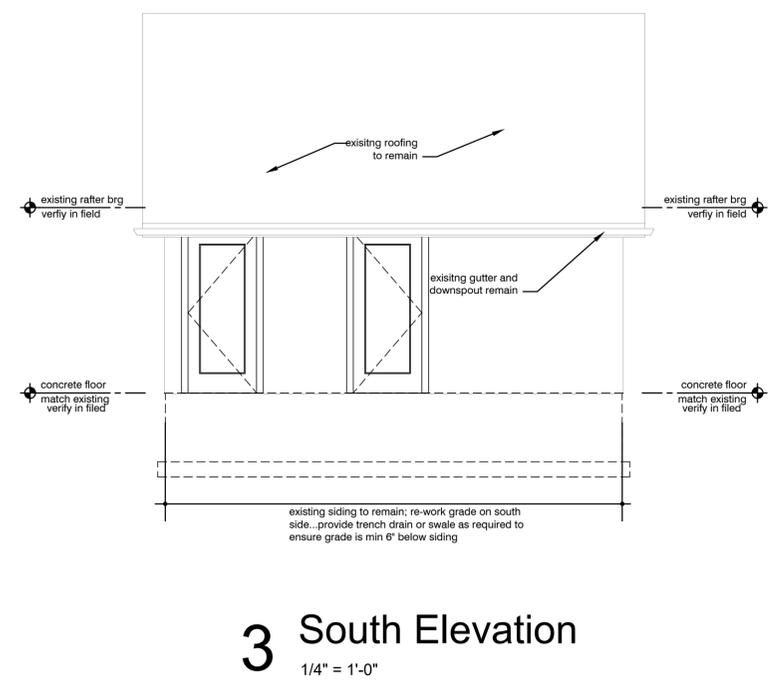
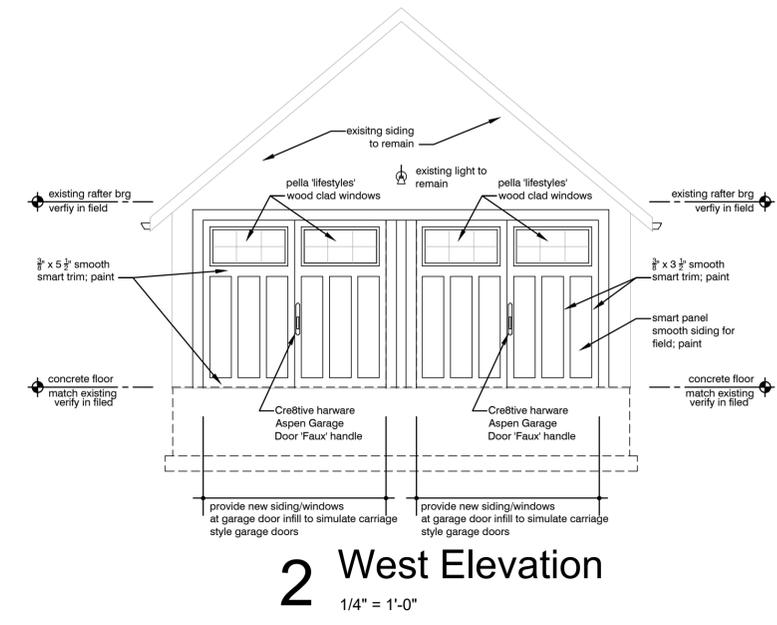
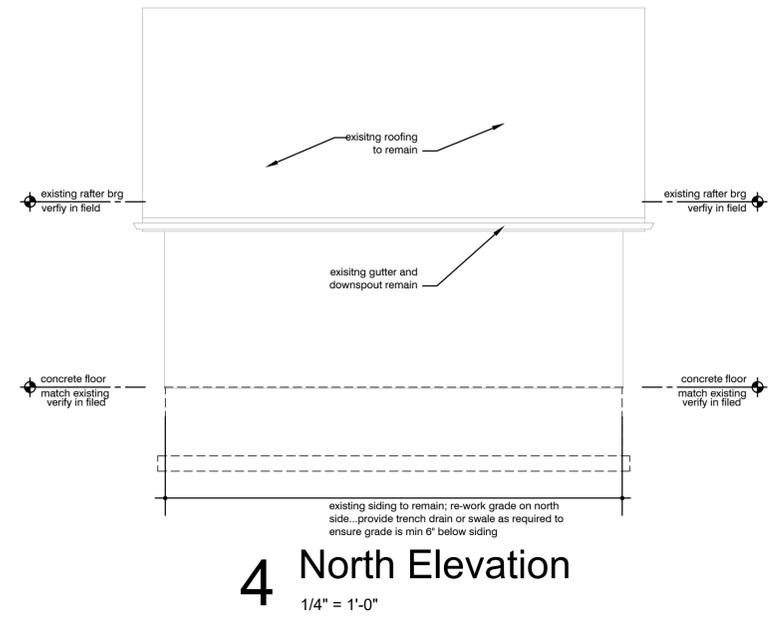
PROJECT NO. 2025-23
 DATE: 05.28.2025
 DRAWN BY: STAFF
 REVIEWED BY: JHS

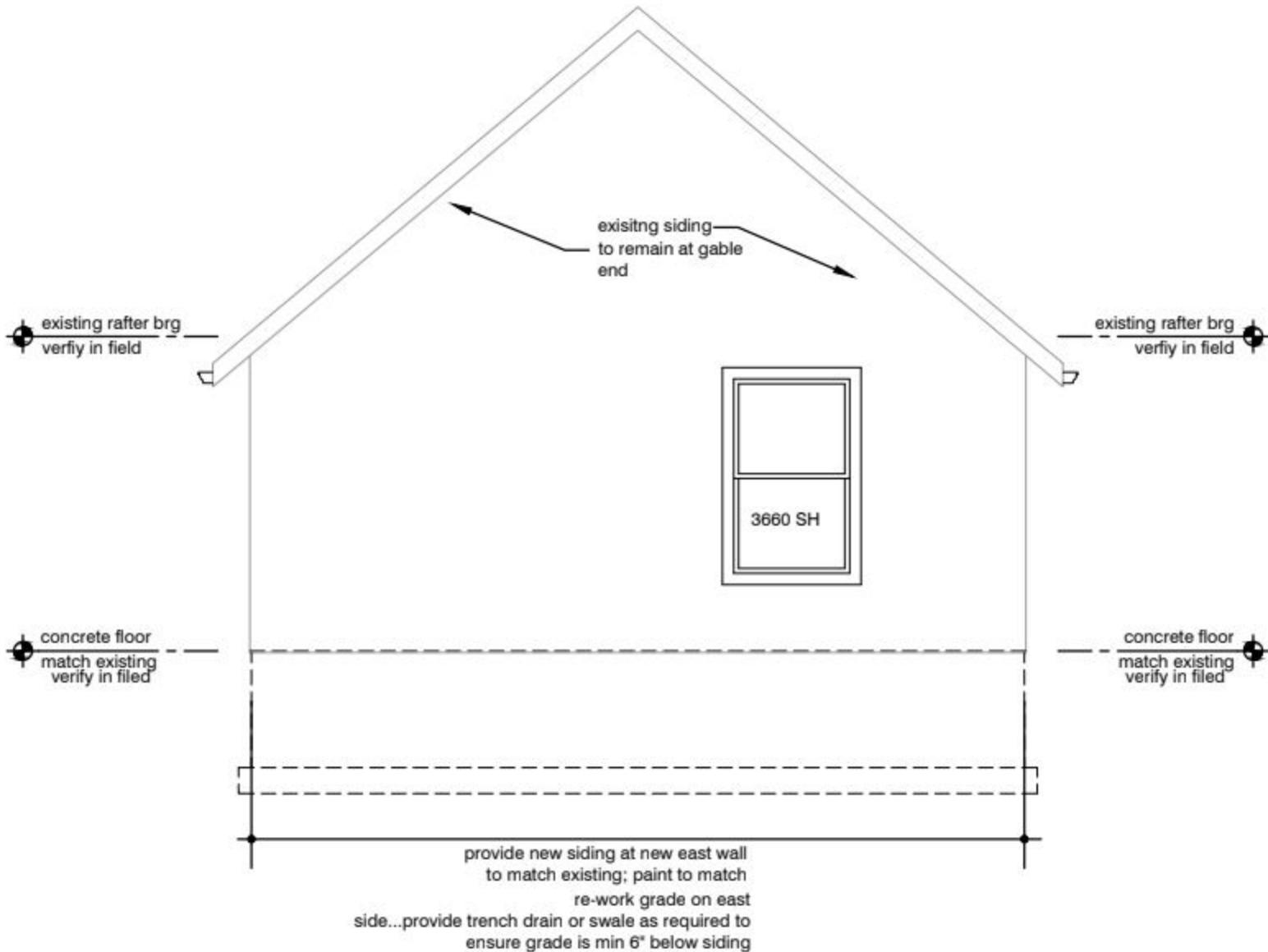
REVISIONS	DATE

Drawings and/or specifications are original proprietary work and property of the Architect intended for the specifically listed project. Use of items contained herein without consent of Architect for listed or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

SHEET TITLE:
Exterior Elevations

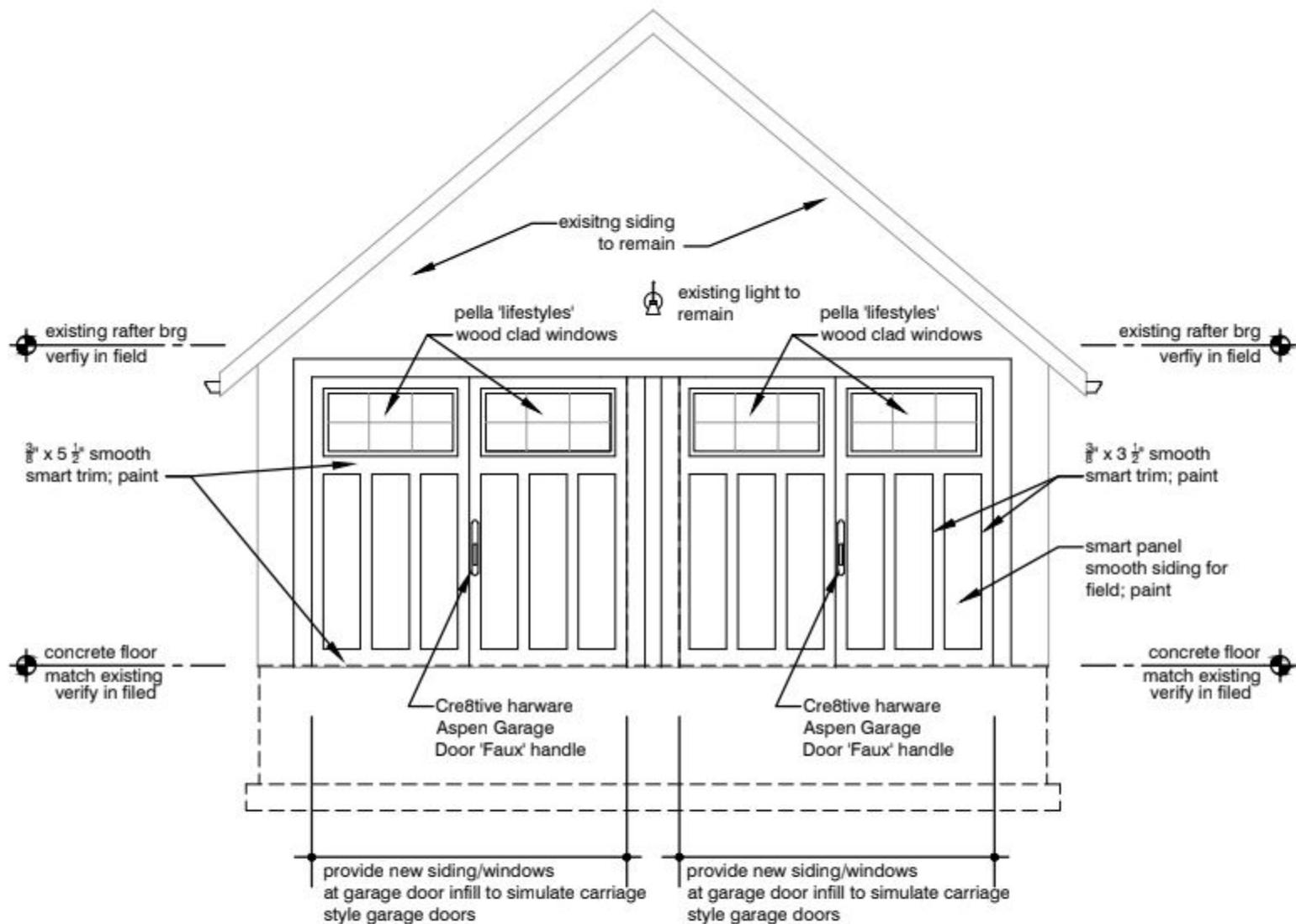
SHEET NO.
A200
copyright © 2025





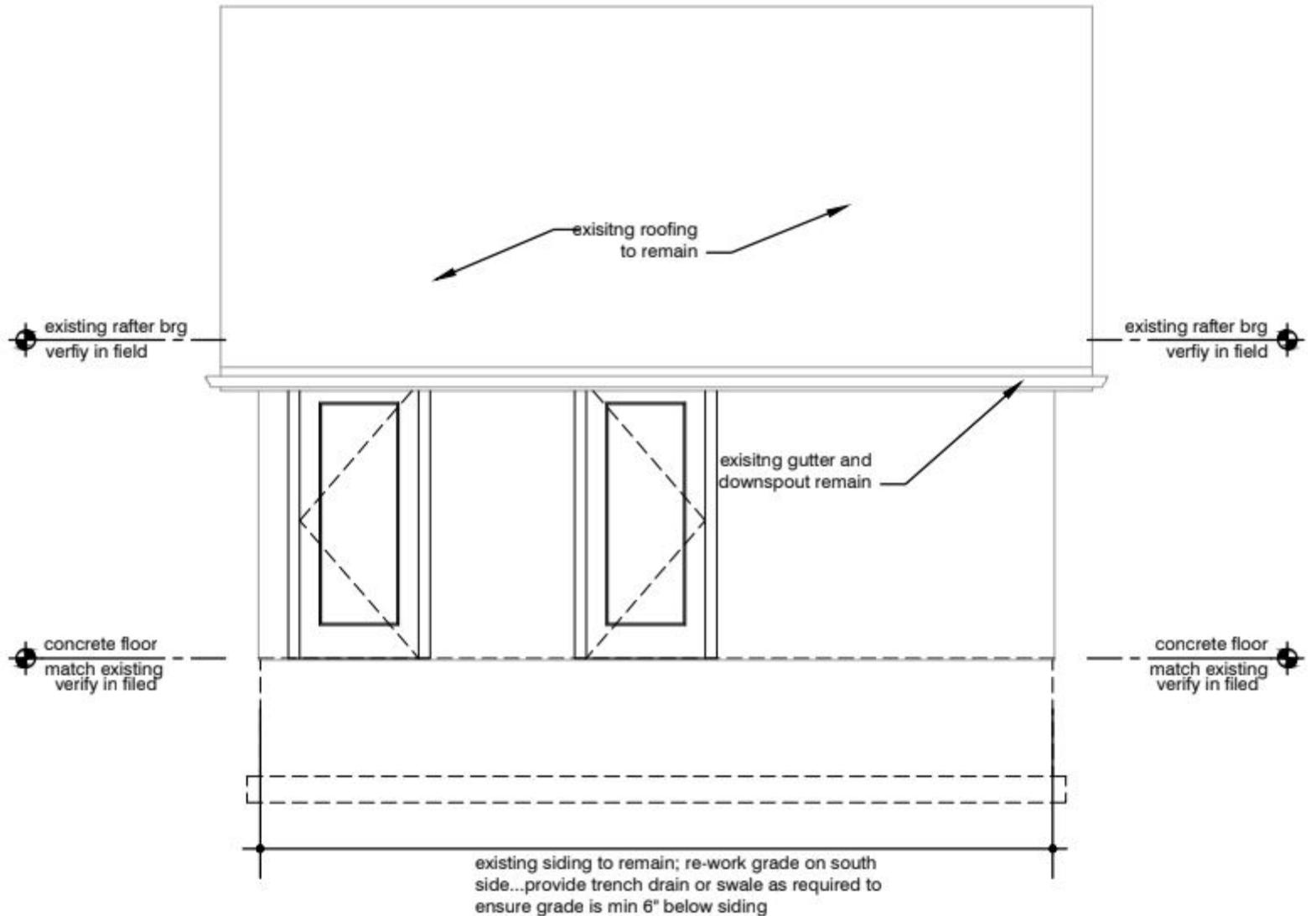
1 East Elevation

1/4" = 1'-0"



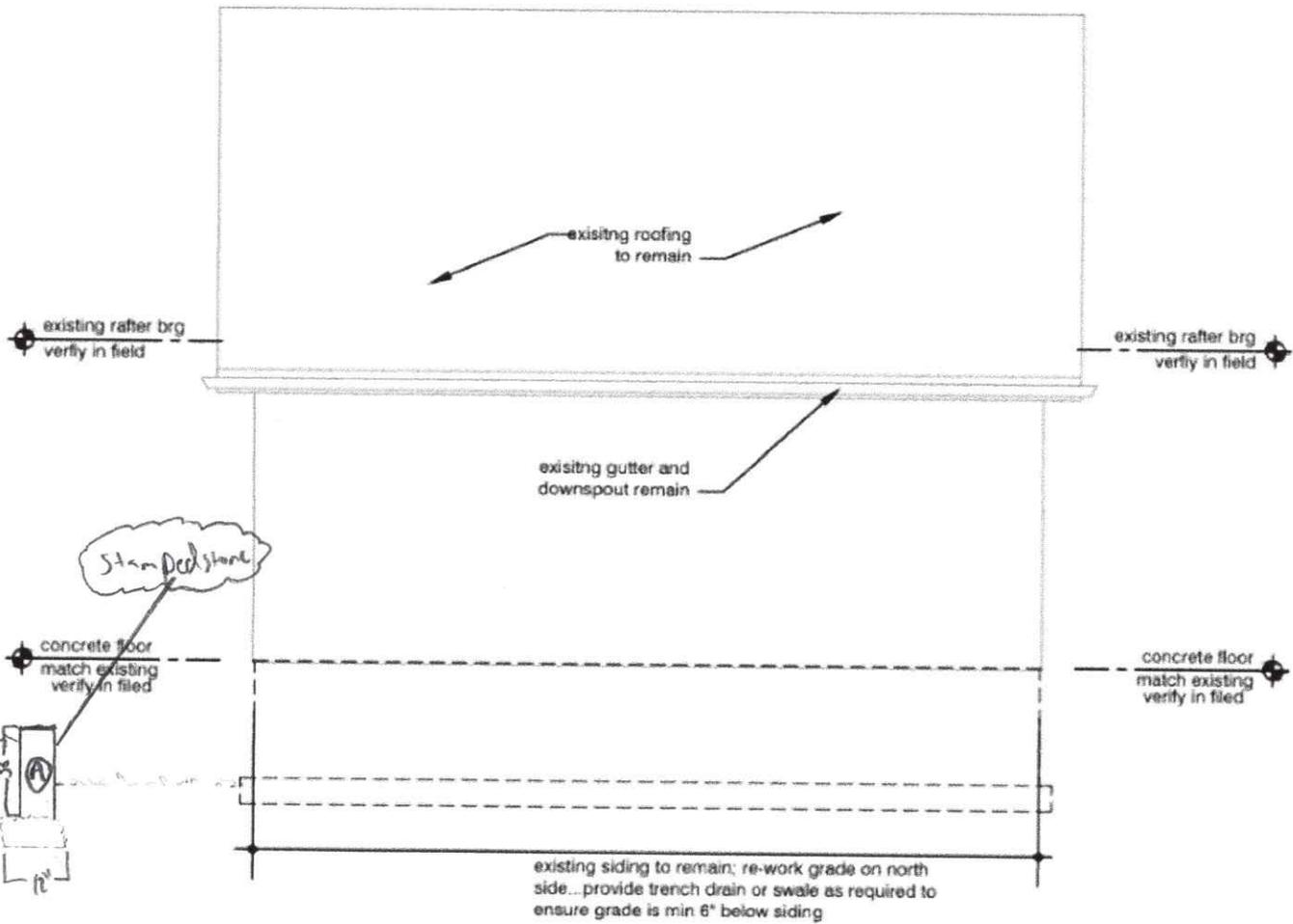
2 West Elevation

1/4" = 1'-0"



3 South Elevation

1/4" = 1'-0"



4 North Elevation -

1/4" = 1'-0"

Legend

(A) Concrete Retaining wall. Stamped stone 24" Above grade 19'8" Long. To remain behind structure.



Historic District Review Commission

HDRC Case No. 25-016LS

Staff: Jeanine Thill, Community Development Mgr.

HDRC Meeting Date: August 19, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for like in kind repairs at 104 E. Franklin/ 103 N. Water, a 353 Project.

Applicant: Old Farm Holdings, LLC

Location: 104 E. Franklin /103 N. Water

District: Liberty Square Historic District

NRHP Status/ category: Contributing, Liberty Square Historic District

File Date: August 7, 2025

SPECIFIC INFORMATION

SITE HISTORY:

The architecture reflects elements of Colonial Revival and Federal styles in its general symmetry windows and doorways set in recessed semicircular surround, louvered shutters, low pitched gable roof, prominent pediment, multipaned windows and broad over hanging eaves. An addition which extends the building to the east continues the use of multipaned windows and stone lug sills. The windows of the original portion of the building feature half circle fanlights, and are framed by radiating brick voussoirs, featuring a stone keystone.

PROPOSED SCOPE OF WORK:

- Like in kind repairs and replacement of the roof
- Like in kind repairs of 52 windows and window sills
- Like in kind repairs the sign
- Like in kind repairs to the exterior doors
- Like in kind foundation repairs and limestone replacement as needed
- Like in kind chimney repairs
- Like in kind sidewalk replacement
- Like in kind tuckpointing

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

8. Doors and windows: 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.

The proposed like in kind repairs to the windows and doors are appropriate.

5. Exterior Walls UDO Design Principle: A structure’s original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original but have acquired significance by virtue of age or craftsmanship shall also be maintained and preserved. These walls, siding and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding, and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

All of the proposed like in kind repairs to the exterior of the buildings are appropriate

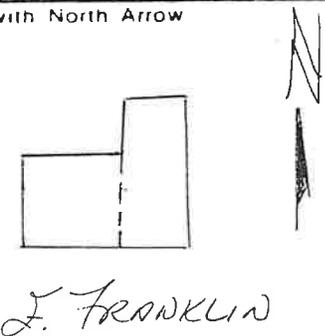
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #25-016LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing conditions

HISTORIC INVENTORY

1 No 5-F		4 Present Name(s) Jesse James Bank Museum Building	
2 County Clay		5 Other Name(s) Crawford Building Clay County Savings Association Building	
3 Location of Negatives Liberty Community Development			
6 Specific Location 104 East Franklin		16 Thematic Category	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period 1858	
8 Site Plan with North Arrow 		18 Style or Design	
		19 Architect or Engineer	
		20 Contractor or Builder	
		21 Original Use, if apparent bank	
		22 Present Use museum/commercial	
		23 Ownership Public Private <input checked="" type="checkbox"/>	
		24 Owner's Name & Address, if known	
9 Negative No. 2-7		25 Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
10 Site: Building <input checked="" type="checkbox"/> Structure: Object <input type="checkbox"/>		26 Local Contact Person or Organization Liberty Mo, Community Devel.	
11 National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		27 Other Surveys in Which Included	
12 Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
15 Name of Established District		41 Distance from and Frontage on Road, approx. 56' on E. Franklin	

42 Further Description of Important Features This building is sited on a corner. The architecture reflects elements of Colonial Revival and Federal styles in its general symmetry, windows and doorways set in recessed semicircular surrounds, louvered shutters, low pitched gable roof, prominent pediment, multipaned windows, and broad overhanging eaves. An addition which extends the building to the east continues the use of multipaned windows and stone lugsills. The windows of the original portion of the building feature half-circle fanlights, and are framed by radiating brick voussoirs, featuring a stone keystone.

43 History and Significance This building was constructed by the Farmer's Bank of Missouri at Lexington to house a branch office in Liberty. The building was moved into on January 1, 1859. The bank became insolvent during the Civil War and closed in 1864. That same year the Clay County Saving Association and formed and this building was rented for their operation. Following a daylight robbery in 1866, the Clay County Savings Association went out of business. The building was then

44 Description of Environment and Outbuildings Commercial buildings are south and west of this building. To the east is a surface parking lot. A small surface parking area is also to the north. (cont)

45 Sources of Information Heritage of Liberty, 1976, p. 176. Clay County Centennial Souvenir, 1922, p. 36. Liberty Tribune, April 27, 1888.		46 Prepared by PILAND/UGUCCIONI	
		47 Organization Liberty, Comm. Dev.	
		48 Date 4/85	
		49 Revision Date	

Historic Inventory p. 2

104 East Franklin

Liberty, MO

43. (cont) rented to a variety of businesses. Between 1877 and 1965 it was owned by the Crawford family. In 1888, Kemp Woods, Jr. and Company were operating a bank from the building.



