



**HISTORIC DISTRICT  
REVIEW COMMISSION  
Meeting**

**March 19, 2024  
5:30 pm  
City Council Chambers  
2<sup>nd</sup> Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION  
Meeting Agenda  
March 19, 2024  
5:30 pm  
at City Hall, 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 March 5, 2024 HDRC meeting
- III. Current Business

HDRC Case # 24-003J Consideration of a Certificate of Appropriateness for a front yard rock retaining wall at 418 E. Mississippi, Jewell Historic District.

HDRC Case # 24-004LS Consideration of a Certificate of Appropriateness for new windows, doors, roof and like in kind wood rot repairs at 2 East Franklin Street, Liberty Square Historic District, a 353 Tax Abatement project.

- IV. Administrative Approvals
  - 416 Miller Ave. Like in kind replacement of the stairs and railings
  - 34 S. Main Sign

V. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**March 5, 2024**  
**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, Katie Schmidt

Absent: Brett Rinker

Applicant: Paul Jenness, Star Development

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

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

**Approval of Meeting Summary: February 20, 2024 HDRC Meeting Summary**

A motion to approve the meeting summary as corrected was made by Commissioner Aramjoo. The motion was seconded by Vice Chairman Carr. The motion passed 8-0-0.

**Current Business:**

**Public Hearing HDRC Case # 24-001LS Consideration of a Certificate of Appropriateness for demolition of 11 N. Water Street, Liberty Square Historic District**

- Vice Chairman Carr said he finds the façade of 11 N. Water inappropriate. He added that buildings fifty years or older should be eligible for inclusion within the historic district and asked how it would be determined if this building is historic and contributes to the district.
- Ms. Sharp said staff refers to the Secretary of Interior Standards for guidance on situations such as this. She quoted the Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation, which states: *"Not every building in a district is contributing. When historic districts are designated, they are usually associated with a particular time period or 'period of significance,' such as 'mid-1800s to 1935.' In such a district, a 1950 office building would not contribute..."*
- She said the Liberty Square District's period of significance ranges from the 1880s through 1942; therefore, 11 N. Water – a 1960s building – would not contribute to this specific historic district. There are other areas where a 1960s building could be considered a contributing structure, but that is not applicable to the Liberty Square District.
- Chairman Grundy said he understands that because 11 N. Water is incongruent with the other buildings in the Square and its surrounds that it is not a contributing building to our Square. The Liberty Square Historic District has a period of significance ranging from the 1880s through 1942, which will not change. This 1960s building is not within the range of this district's period of significance.

- Commissioner Gray commented that 1950s homes within residential neighborhoods are required to maintain their historic designs and asked how this situation differs.
- Commissioner Armstrong said the context of how infill should look in a neighborhood is different than on the context specific to the Square.
- Ms. Sharp said that the HDRC has to be equitable and fair in these matters, basing decisions on current circumstances and the findings of fact for each case. Past decisions made for other buildings or properties are based on the context specific to those cases.
- Commissioner Armstrong said it appears that there seems to be a lack of clarity and a lack of understanding of how infill should look in the Liberty Square District. If this building was a 1950s home in an 1880s neighborhood then that context should be considered, but the context on the Square is trickier due to the presence of infill.
- Commissioner Chelton said this decision is difficult as the request for demolition has been made without any indication of what the new building will look like or how it will fit with its surroundings.
- Commissioner Drott commented that HDRC shouldn't vote on the demolition until more details have been provided of what will go in its place. He asked what assurance can be given that there will not be damage to the buildings directly to the north of 11 N. Water.
- Ms. Sharp said if the demolition was approved, the applicant would be required to have a structural engineer who would oversee the project and provide a demolition plan.
- Ms. Sharp said that the City has always considered applications on their own, as future proposals should not sway the vote on current applications. These are two separate applications and should be treated as such.
- Chairman Grundy commented that there is a process. Something needs to be built where there are no buildings and having this next door to it isn't any better.
- Vice Chairman Carr said there was a conceptual drawing that was discussed with HDRC and it should be part of the conversation.
- Ms. Sharp said that the staff recommendation is based on the Code. The staff analysis isn't based on future proposals. We are not allowed to use the future as the criteria. It's natural to think about what it might look like in the future and the effect on the neighborhood buildings but that is not the criteria for analysis in the code.
- Commissioner Armstrong commented that if we approve 11 N. Water because it is non-contributing, that status could lead to future demolitions.
- Ms. Sharp said that the staff's recommendation states that it isn't just that it is non-contributing, it is also because it doesn't fit in with the period of significance for the Square and does not fit in with the architecture of that time.
- Commissioner Armstrong said we have a role in this process, in interpreting the guidelines.
- Commissioner Grundy said if this was any other building on the Square, he would likely not be in favor of demolition. When the regulation says it isn't congruent with the other contributing structures, it means this building.
- Commissioner Armstrong commented that HDRC can hold the applicant to a standard for the new construction. Even the applicant admits that this architecture doesn't fit, we should hold them to that standard.
- Mr. Jeness said that 11 N. Water's architecture is an example of what not to do with infill. He appreciates HDRC's role in the preservation of the Square and its future development.
- Chairman Grundy asked the audience for a show of hands of people wanting to address the Commission during the public hearing. There was no show of hands and no comments were made from the public.

- Chairman Grundy opened the public hearing, asked if anyone wished to speak, and seeing none, he closed the public hearing. He brought the item back to the Commission for deliberation.
- Commissioner Aramjoo asked about the upside of approving the demolition.
- Chairman Grundy said he feels the upside is having the building gone. It's a one-story building that isn't congruent with the other buildings on the Square.
- Commissioner Drott asked that if someone didn't like the façade, then why not alter the façade and preserve the rest of the structure as opposed to demolishing the entire building. We would ask what the new building would look like. It doesn't make sense to approve demolition without approving what the new building will look like first.
- Vice Chairman Carr said not being allowed to discuss what is going to be built in its place makes it difficult to make a decision on the matter.
- Chairman Grundy agrees that it is old, but it doesn't fit. Grundy said this is a question of whether the Commission feels the building belongs and whether would we allow this building to be constructed on the Square today.
- Commissioner Armstrong said the record will show that this was carefully considered. If this was a quick unanimous vote that might cause concern.
- Ms. Sharp said that the Planning Commission sometimes will share how they plan to vote and their reasons prior to the actual vote occurring, allowing staff to capture their reasoning in the notes.
- Commissioner Chelton asked if there are procedures in place that would ensure there isn't any harm to the adjacent building.
- Mr. Jeness said if demolition was approved, the building would not come down until they are in the construction phase, so the building to the north would be exposed as little as possible. He added that they met with the architects today and that there needs to be distinction to the new buildings, taking into consideration the comments from HDRC and delineation between the buildings.
- Commissioner Gray asked if their intention is to put a parking garage below and asked for there to be caution to not undermine the neighboring building's foundation.
- Mr. Jeness said they will be cautious.
- Commissioner Schmidt asked if they could have a condition on their recommendation.
- Chairman Grundy asked Ms. Sharp if the Commission can give conditions or stipulations.
- Ms. Sharp said that stipulations are sometimes a part of a recommendation going forward to the City Council. The City Council would choose whether to follow that recommendation.

Commissioner Aramjoo made a motion to approve the application as presented. There was not a second to the motion, the motion failed.

- Commissioner Drott said he doesn't feel comfortable approving demolition until they are presented with the design of what will replace it.
- Chairman Grundy asked if Commissioner Drott would feel comfortable with a conditional approval as proposed by Commissioner Schmidt.
- Commissioner Chelton said she would feel more comfortable approving the demolition with a condition that HDRC approves the infill design.
- Commissioner Aramjoo said he has trust in the process knowing what it will be replaced with something appropriate.

- Vice Chairman Carr said the only way he could approve the demolition is if it is conditional on knowing the infill is appropriate.
- Chairman Grundy commented that he would vote to approve the demolition as submitted. The process has the infill design concept come to HDRC, and that is where the Commission would have a say. If you don't like the proposed infill then we lose twice because we have lost the opportunity to remove this building that does not fit within the Square
- Commissioner Schmidt said she would approve the demolition if it is conditional on the appearance of future infill.
- Commissioner Armstrong said she is uncomfortable using non-contributing as a basis for demolition, adding that we have a different context in our neighborhoods. On the Square it is fundamentally different. Non-contributing is not an acceptable standard for approving demolition. She said she will be voting against this request.
- Commissioner Gray said she will be voting against demolition.

Action:

**A motion was made by Commissioner Schmidt to approve the application for demolition with the stipulation that the infill plan receives a recommendation of approval by the HDRC prior to the approval by City Council. The motion was seconded by Commissioner Chelton. The motion passed 5-3-0.**

Yes: Commissioners Aramjoo, Carr, Chelton, Grundy and Schmidt.

No: Commissioners Armstrong, Drottz, and Gray.

## **Other Business:**

### **Administrative Approvals since the February 20, 2024 meeting:**

- 403 E. Kansas like in kind roof replacement
- 34 S. Main Sign

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

- Vice Chairman Carr asked about the status of the altered garage door at 38 S. Terrace.
- Staff said a second notice letter was sent. Staff will follow up.
- Vice Chairman Carr said there is a new deck on the west side of 455 Miller that appears to be in the side yard.
- Staff said a COA was not issued and they will follow up.

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

- Ms. Sharp asked if the Commission would like a study session with Star Development's architects to discuss the revised proposed design.
- The group felt something less formal, such as a study session would be preferred.

The meeting adjourned at approximately 6:55 pm.



HDRC Case No. 24-003J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 19, 2024

## GENERAL INFORMATION

Application: Certificate of Appropriateness for a retaining wall in front yard  
Applicant: Lauren & Benn Garrett  
Location: 418 E. Mississippi  
District: Jewell Historic District  
NRHP Status/category: Contributing  
File Date: March 7, 2024

## SPECIFIC INFORMATION

### SITE HISTORY

Inspired by a Craftsman movement with its wide porch and its wide overhand, this house type developed in the pre-railroad era of the Northeast. An open shed porch supported by paired wooden posts and wooden bracket is located at the south or main elevation. A shed dormer with exposed rafters, south slope. Fenestration is double hung, sash-type with simple wood surrounds. Wide eaves with large wooden brackets. There is an alley to the east.

### PROPOSAL DESCRIPTION

The applicant proposes two front yard retaining walls.

- Each wall 22.5 ft. from the center of the steps on each side of the front steps, tapered.
- 18" tall, terraced with the natural slope of the yard.
- Set 3 feet back from the sidewalk
- Natural dry stack (no mortar) limestone, Kansas Osage natural cut

## 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.**

**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.

**Staff Analysis**

The proposed limestone dry stacked retaining wall will be constructed of compatible and complimentary materials and is appropriate.

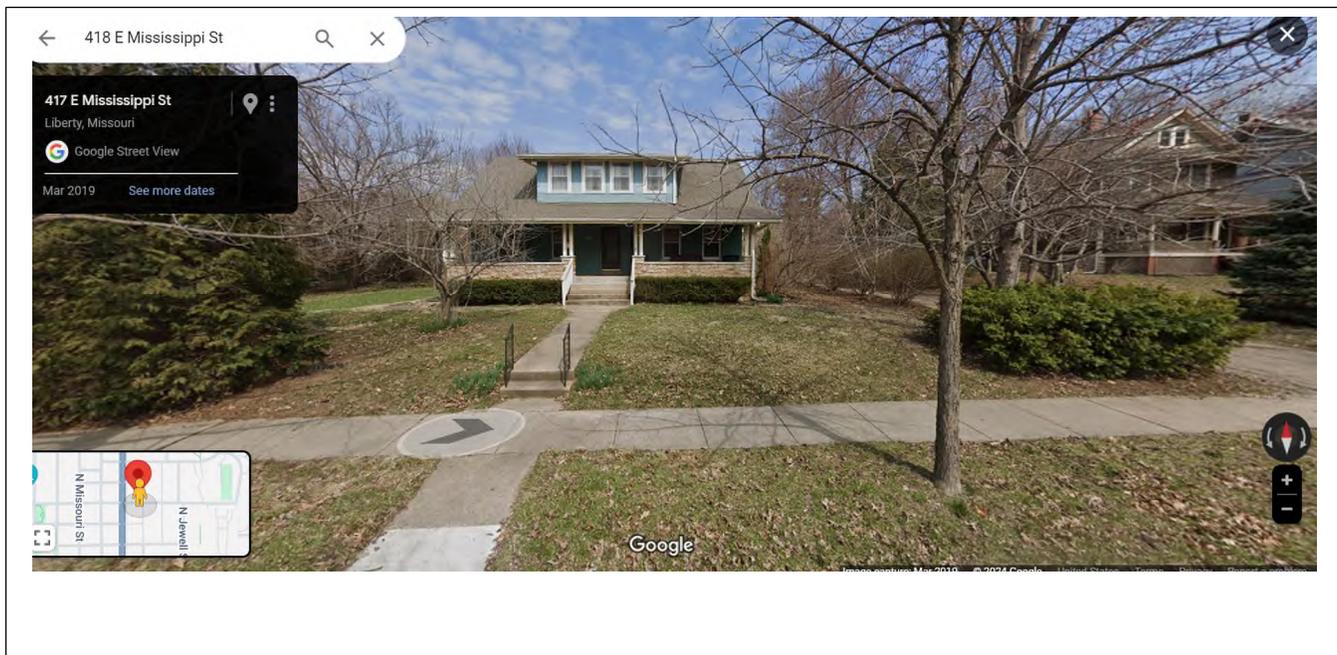
**PREVIOUS CASES / ADDITIONAL INFORMATION**

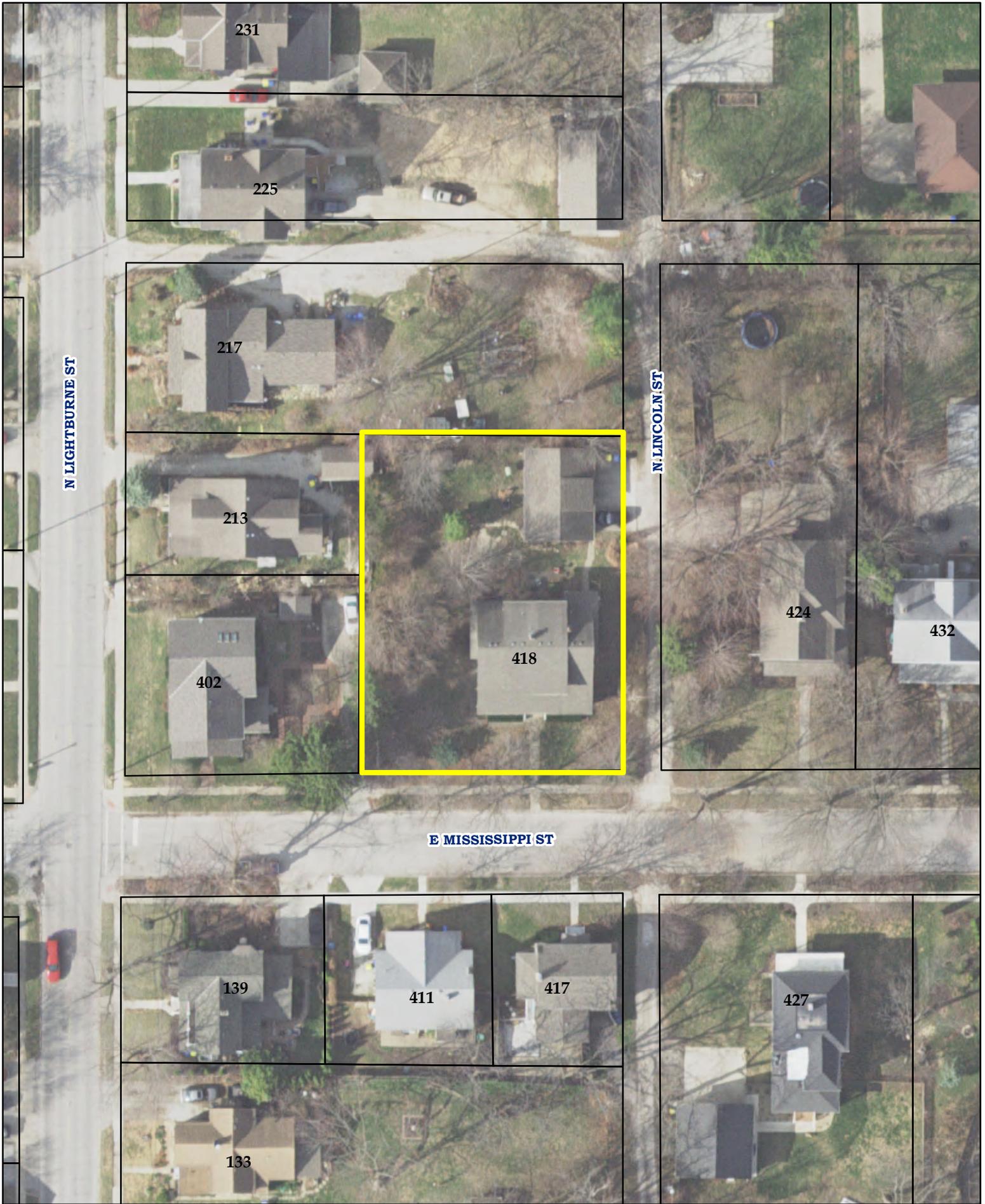
**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case #24-003J.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing conditions & proposed materials
4. Exhibit D: Drawing
5. Exhibit E: Site Plan





**HDRC Case #: 24-003J**  
**418 E Mississippi**

 Parcels  
 City Limits

**Exhibit A:**  
**Vicinity Map**



# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<b>1. NO.</b> Roll C #10	<b>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)</b> 418 Mississippi	1. NO. Roll C #10	
<b>2. COUNTY</b> Clay	<b>5. OTHER NAME(S)</b>		
<b>LOCATION OF NEGATIVES</b> Liberty City Hall-Comm. Dev.		2. COUNTY Clay  4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 418 Mississippi  5. OTHER NAME(S)	
<b>6. SPECIFIC LEGAL LOCATION</b> TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	<b>16. THEMATIC CATEGORY</b> Architecture		<b>28. NO. OF STORIES</b> 2
<b>7. CITY OR TOWN</b> IF RURAL, VICINITY Liberty, Missouri	<b>17. DATE(S) OR PERIOD</b> c. 1920		<b>29. BASEMENT?</b> YES (X) NO ( )
<b>8. DESCRIPTION OF LOCATION</b>  <div style="text-align: center;"> </div>	<b>18. STYLE OR DESIGN</b> Folk House: Mass Plan, Side Gate		<b>30. FOUNDATION MATERIAL</b> stone
	<b>19. ARCHITECT OR ENGINEER</b> unknown		<b>31. WALL CONSTRUCTION</b> frame
<b>9. COORDINATES</b> UTM LAT _____ LONG _____	<b>20. CONTRACTOR OR BUILDER</b> unknown		<b>32. ROOF TYPE AND MATERIAL</b> gable/asphalt shingle
<b>10. SITE ( )</b> BUILDING (X) <b>STRUCTURE ( )</b> OBJECT ( )	<b>21. ORIGINAL USE, IF APPARENT</b> residence		<b>33. NO. OF BAYS</b> FRONT 3 SIDE 3
<b>11. ON NATIONAL REGISTER?</b> YES ( ) NO (X)	<b>22. PRESENT USE</b> residence		<b>34. WALL TREATMENT</b> stucco
<b>12. IS IT ELIGIBLE?</b> YES ( ) NO (X)	<b>23. OWNERSHIP</b> PUBLIC ( ) PRIVATE (X)		<b>35. PLAN SHAPE</b> rectangular
<b>13. ART OF ESTAB. HIST. DISTRICT?</b> YES ( ) NO (X)	<b>24. OWNER'S NAME AND ADDRESS IF KNOWN</b> Iva Lee Zimmerman		<b>36. CHANGES (EXPLAIN IN NO. 42)</b> ADDITION ( ) ALTERED ( ) MOVED ( ) none
<b>15. NAME OF ESTABLISHED DISTRICT</b>	<b>25. OPEN TO PUBLIC?</b> YES ( ) NO (X)	<b>37. CONDITION</b> INTERIOR unknown EXTERIOR fair	
<b>16. FURTHER DESCRIPTION OF IMPORTANT FEATURES</b> An open shed porch supported by paired wooden posts and wooden brackets is located at the south or main elevation. Shed dormer with exposed rafters, south slope. Fenestration double-hung, sash-type with simple wood surrounds. Wide eaves with large wooden brackets.	<b>26. LOCAL CONTACT PERSON OR ORGANIZATION</b> Liberty, MO; Community Develop.	<b>38. PRESERVATION UNDERWAY?</b> YES ( ) NO (X)	
<b>17. HISTORY AND SIGNIFICANCE</b> Inspired by the contemporary Craftsman movement with its wide porch and its wide overhang, this housing type developed in the pre-railroad era in the Northeast.	<b>27. OTHER SURVEYS IN WHICH INCLUDED</b>	<b>39. ENDANGERED? BY WHAT?</b> YES ( ) NO (X)	
<b>18. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS</b> Alley to east. Located in a neighborhood consisting of late 19th and early 20th century housing stock.	<b>40. VISIBLE FROM PUBLIC ROAD?</b> YES (X) NO ( )	<b>41. DISTANCE FROM AND FRONTAGE ON ROAD</b> 25' Mississippi	
<b>SOURCES OF INFORMATION</b> water permit # 7-1130 9/23/21 Mrs. Virgil R. Porter	<b>46. PREPARED BY</b> C. Millstein/P. Glenn	PHOTO MUST BE PROVIDED	
<b>RETURN THIS FORM WHEN COMPLETED TO:</b> OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4088	<b>47. ORGANIZATION</b> Liberty-Community Dev.		
<b>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</b>	<b>48. DATE</b> APR. 86	<b>49. REVISION DATE(S)</b>	

1. NO. Roll C #10  
 2. COUNTY Clay  
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 418 Mississippi  
 5. OTHER NAME(S)  
 6. TOWNSHIP  
 RANGE  
 SECTION





Exhibit C:  
Existing Conditions &  
Limestone dry stack  
example



22.5 ft from the steps in the center, tapered out on the edge, to follow the natural slant of the yard

22.5 ft from the steps in the center, tapered out on the edge to follow the natural slant of the yard

17.5 inches high, to match the height of the top step

Exhibit D:  
Drawing

# 418 E Mississippi - Dry Stack Stone Retaining Wall Site Plan

03/06/2024

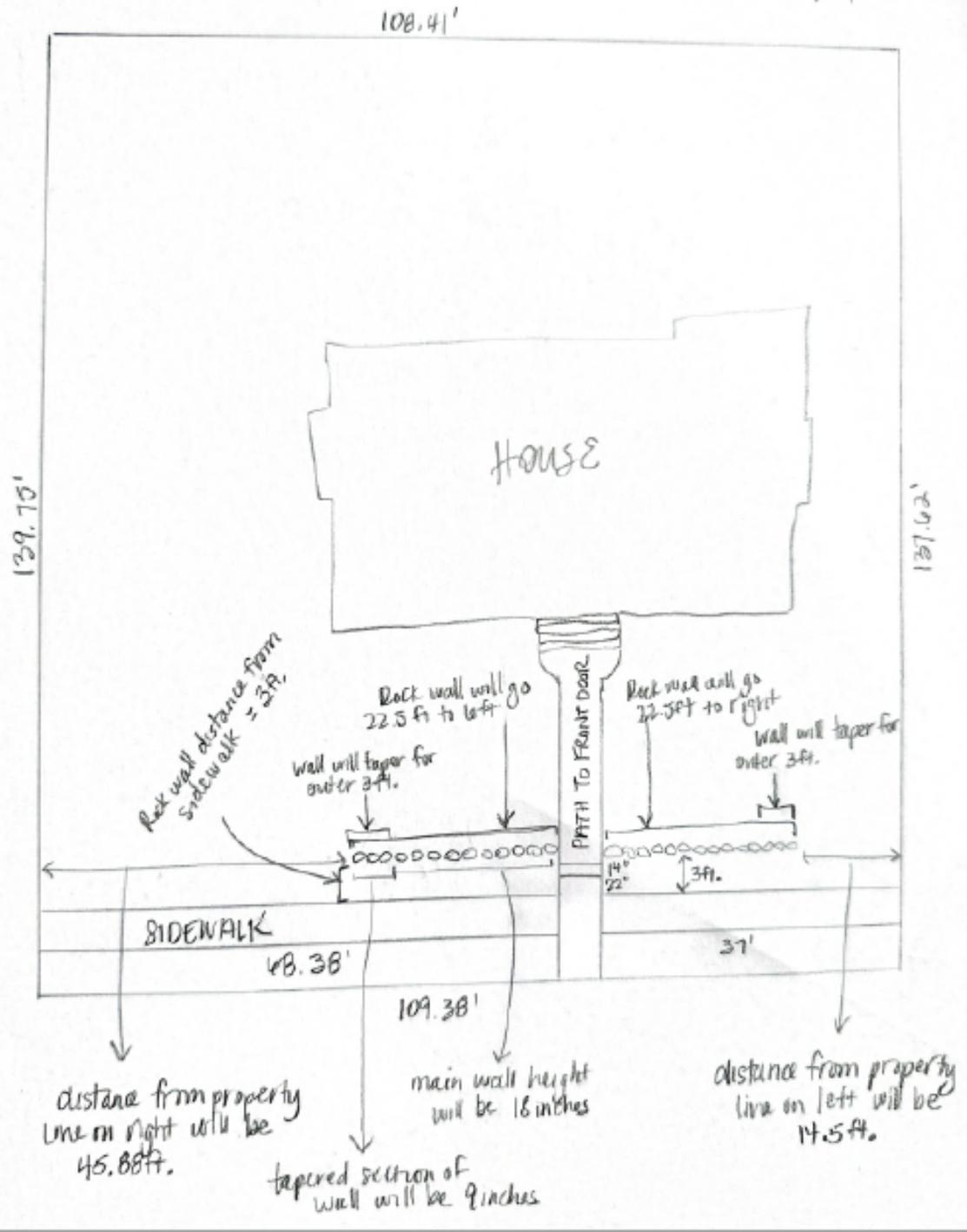


Exhibit E:  
Site Plan



**Historic District Review Commission**

**HDRC Case No. 24-004LS**

**Staff: Jeanine Thill, Community Development Mgr.**

**HDRC Meeting Date: March 19, 2024**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for new windows, doors and like in kind repair and replacement of wood rot at 2 E. Franklin, a 353 Project

Applicant: Angela Walters, Quilting is My Therapy

Location: 2 East Franklin

District: Liberty Square Historic District

NRHP Status/ category: Contributing, Liberty Square Historic District

File Date: March 8, 2024

**SPECIFIC INFORMATION**

**SITE HISTORY:**

This two-story building is sited on a corner and features a number of distinctive architectural features that are characteristics of 19<sup>th</sup> century architecture. These include a series of four cast iron columns which frame a centrally located doorway, and the windows that flank the entrance. The second story contains three rectangular double-hung windows which feature triangular pediments. The cornice is corbelled. Single story additions of unknown date have been made to the rear of the building. The building was built in 1868 and is individually listed on the National Register of Historic Places and contributing to the Liberty Square Historic District.

**PROPOSED SCOPE OF WORK:**

**South Elevation/ Front Façade:**

- Replacement of the three upper facade 6/6 windows with 6/6 Pella Reserve Traditional wood double-hung windows with true divided lites, to fit the original openings. (see exhibit D)
- Storefront windows and transom windows will be custom made with wood frame and inset glass. Replacing the seven wood frame windows with clear glass inset windows and wood frame construction, custom built to replicate the exact look of the existing, including the bulkhead. Storefront Window Dimensions: (2) 61x120, (4) 59x29 and (1) 23X61
- Replace the front door with a steel 15 lite door (see exhibit D) and like in kind replacement of the wood trim around the entry door. The applicant is agreeable to a full view front door, if preferred.
- Like in kind repair or replacement of the trim, bulkhead.

**West Elevation/ Main Street facing:**

- Replacement of four doors; three doors are on the ground floor and one at the top of the fire

escape on the second floor. Two of the four-lite wood doors on the ground floor appear to be original. The other two doors on the West elevation are not original. The three ground floor doors are proposed to be replaced with wood four lite doors and the upper floor door with a wood four panel door.

- Replacement of all the original 6/6 windows with 6/6 wood Pella Reserve Traditional Double Hung windows with true divided lites, to fit the original opening.

North/ Rear Elevation

- Replacement of the two existing 6/6 windows with 6/6 Pella Reserve Traditional wood double-hung windows with true divided lites to fit the original openings. (see exhibit D)

Materials:

- Windows:
  - 6/6 Windows- Pella Reserve Traditional double hung windows with true divided lites.
  - Storefront & Transom windows- Custom made windows, like in kind replacement, to fit the original openings. Clear glass.
- Doors:
  - West elevation doors: 3 Ground Floor Doors- Replace with wood, four lite doors to fit the original openings. The second-floor non-original door at the top of the fire escape to be replaced with a wood four panel door. See Exhibit D.
  - Front Door: Replace existing non-original door with a 12 lite steel door but is agreeable to a full view front door.
- Roof- Replace existing roofing materials with .60 Mills TPO.

**ANALYSIS**

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

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

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

7. 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.

**Staff Analysis**

The existing 6/6 windows are original to the building are no longer serviceable and appear to be beyond repair. Replacement is appropriate. The new front door replaces a non-historic door. Staff recommends a full view front door. Two of the three West elevation ground floor doors appear to be original and have wood rot. The new four lite wood doors are appropriate replacements for all three doors. The door at the top of

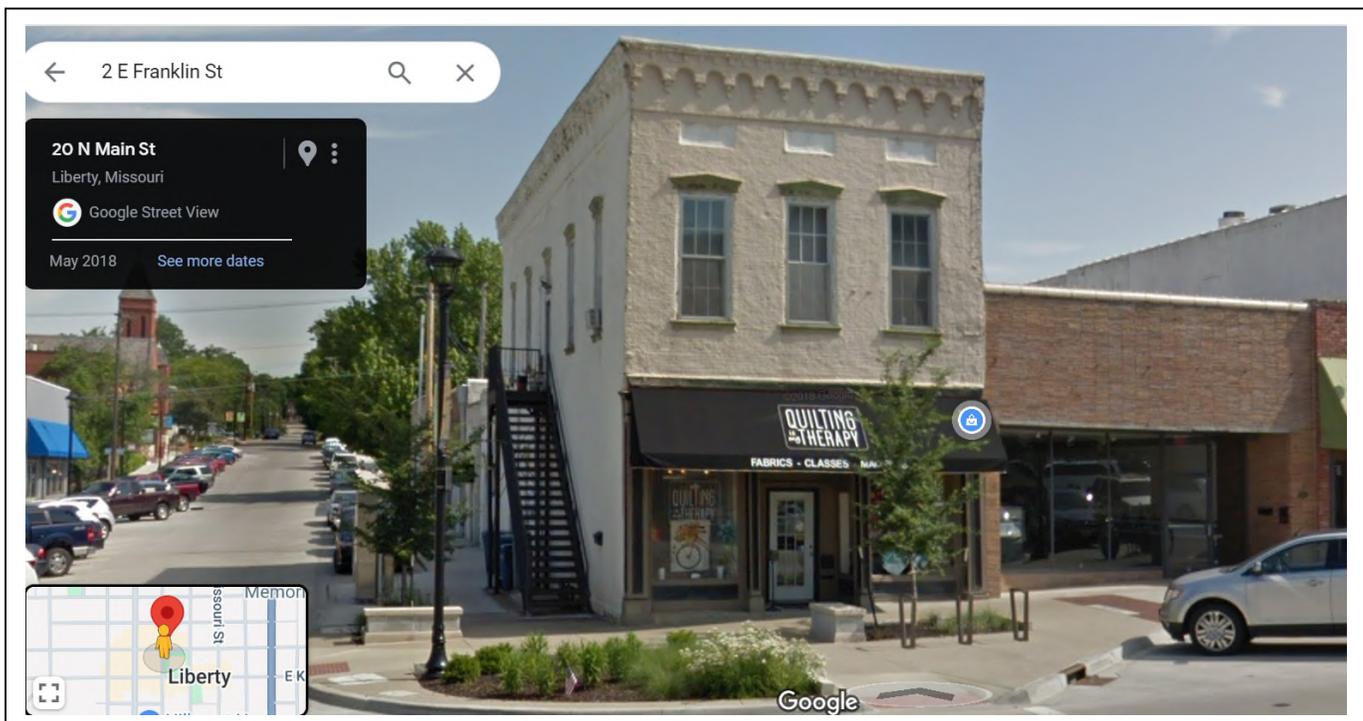
the fire escape is not original and replacement with a four-panel wood door is appropriate.

## STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #24-004LS.

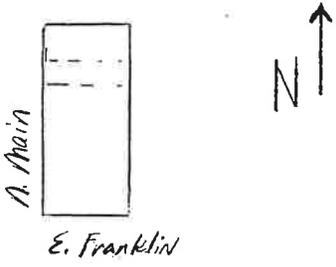
## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing conditions
4. Exhibit D: Proposed Windows & Doors





# HISTORIC INVENTORY

1. No. 4-J		4. Present Name(s) Fightmaster Plumbing and Heating	
2. County Clay		5. Other Name(s) Miller Building; L.T. Dorsett Grocery	
3. Location of Negatives Liberty Community Development		6. Specific Location 2 East Franklin	
7. City or Town if Rural, Township & Vicinity Liberty, Missouri		16. Thematic Category	
8. Site Plan with North Arrow 		17. Date(s) or Period 1868	
9. Negative No. 2-14 4-17		18. Style or Design	
10. Site Structure Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		19. Architect or Engineer	
11. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20. Contractor or Builder	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent commercial	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use commercial	
14. District Potent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
15. Name of Established District		24. Owner's Name & Address, if known	
		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
		27. Other Surveys in Which Included	
		28. No. of Stories 2	
		29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>	
		30. Foundation Material	
		31. Wall Construction masonry	
		32. Roof Type & Material flat; tar & gravel	
		33. No. of Bays Front 3 Side	
		34. Wall Treatment brick	
		35. Plan Shape rectangular	
		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior Exterior good	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		41. Distance from and Frontage on Road 20 ft. on E. Franklin	

42. Further Description of Important Features This two story building is sited on a corner and features a number of distinctive architectural features that are characteristic of 19th century architecture. These include a series of four cast iron columns which frame a centrally located doorway, and the windows which flank the entrance. The second story contains three rectangular double-hung windows which feature triangular pediments. The cornice is corbelled. Single story additions of unknown date have been made to the rear of the building.

43. History and Significance A 1937 source indicates this building was constructed for Robert Miller in 1868 and that it was later used by the Lincoln Hardware and the L.T. Dorsett Grocery. A 1955 source indicates the building was used by the Masonic Lodge between 1870 and 1886. L.T. Dorsett established a grocery business in Liberty in 1879. He also handled Queensware and glassware. Bernard Fightmaster purchased the building from Dorsett in 1937.

44. Description of Environment and Outbuildings The Courthouse is located south of this building. Other commercial buildings are to the north, east, and west.

Sources of Information  
 Liberty Tribune, July 24, 1885.  
 Sandborn Map of Liberty, 1906.  
 Clay County Centennial Souvenir, 1922, p. 36.

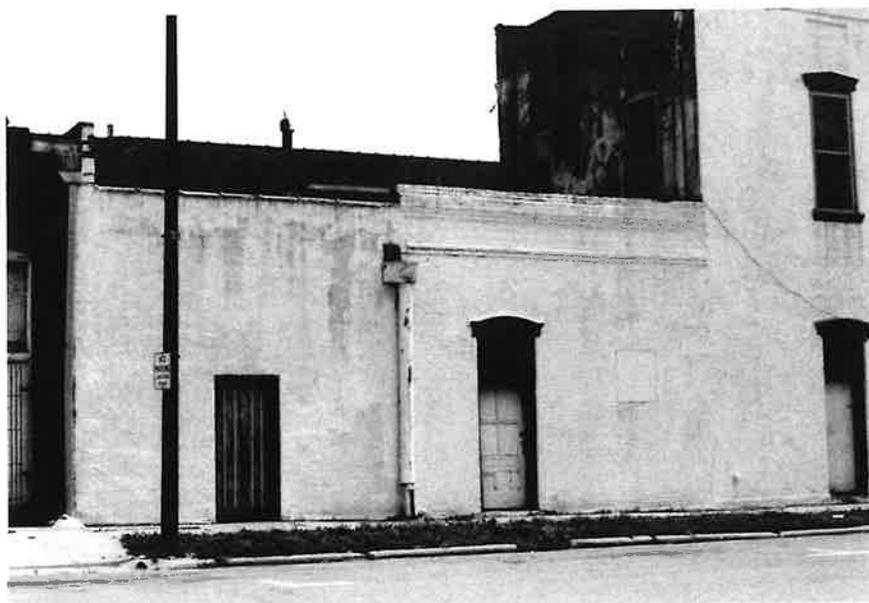
46. Prepared by  
 PILAND/UGUCCIONI  
 47. Organization  
 Liberty, Comm. Dev.  
 48. Date 4/85 49. Revision Date(s)

Continuation

# HISTORIC INVENTORY

ADDRESS: 2 East Franklin  
Liberty, Missouri

- 45. Liberty Tribune, Nov. 16, 1903; Sept. 16, 1937.
- Liberty Tribune, Feb. 10, 1955, p. 1.
- Woodson, History of Clay County, 1920, pp. 348-49.

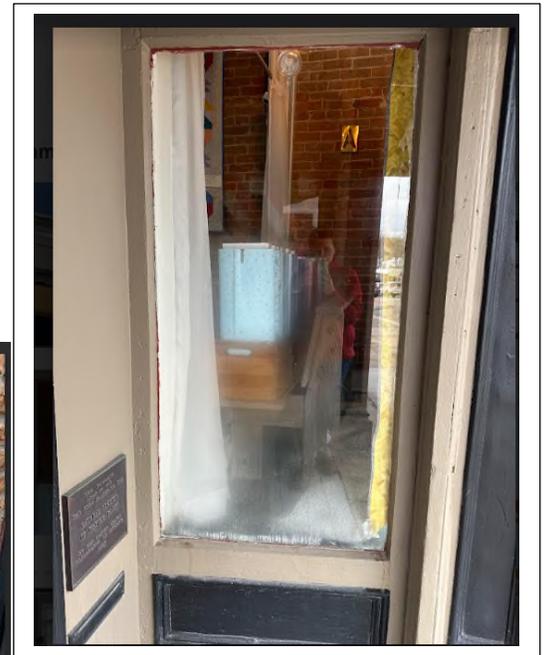
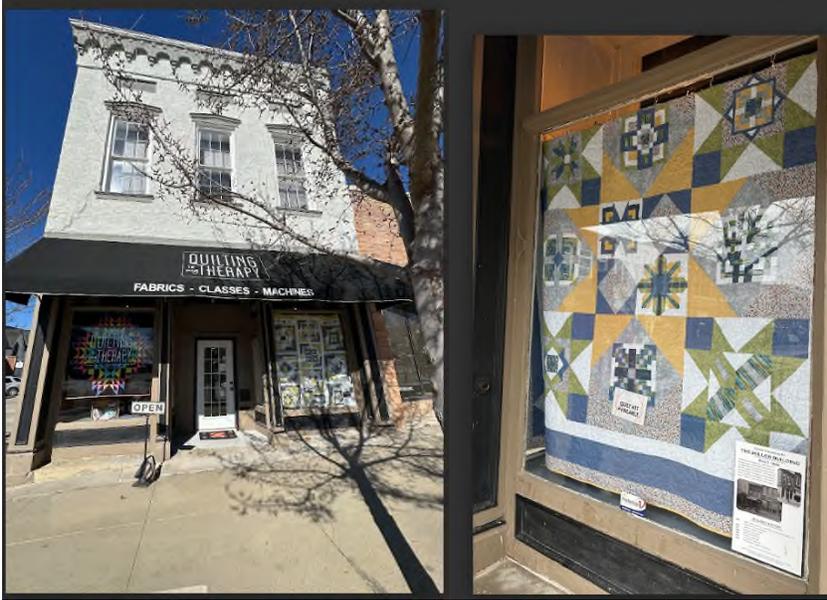


*Rear*

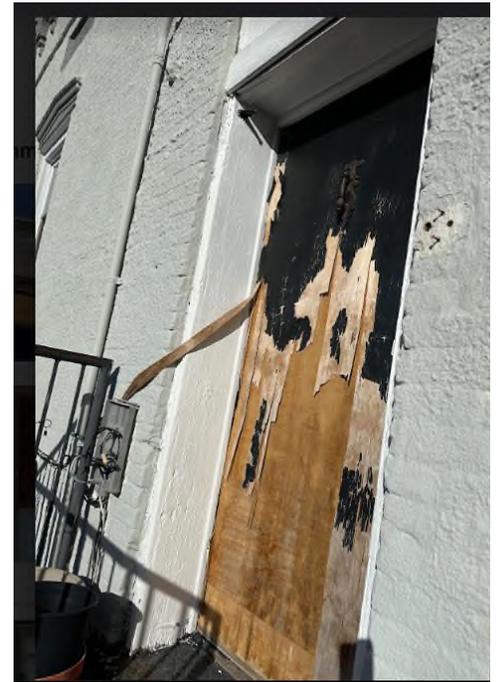
2 E. Franklin Existing Conditions



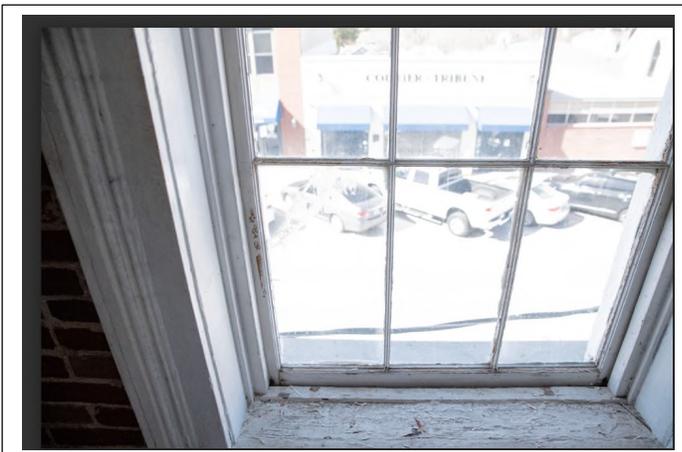
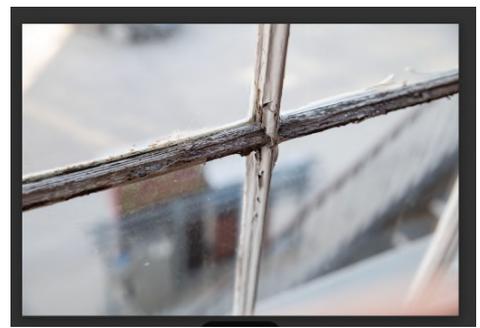
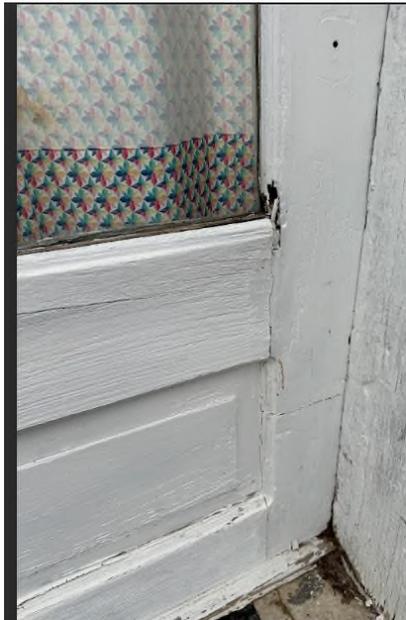
South Elevation/Storefront 2 E. Franklin Existing Conditions



West/ N. Main Street Elevation Door and Windows



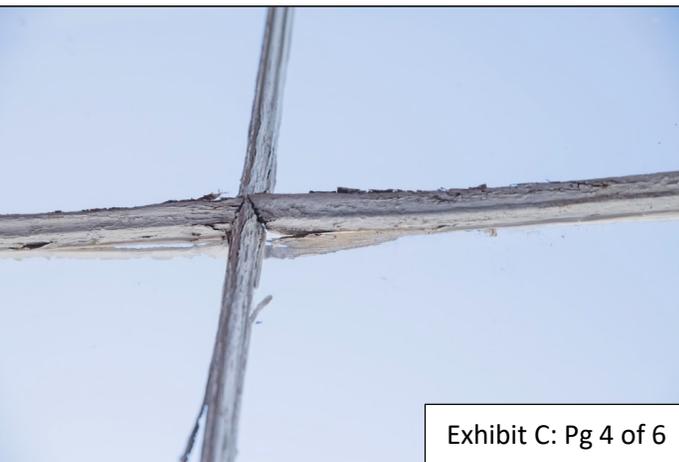
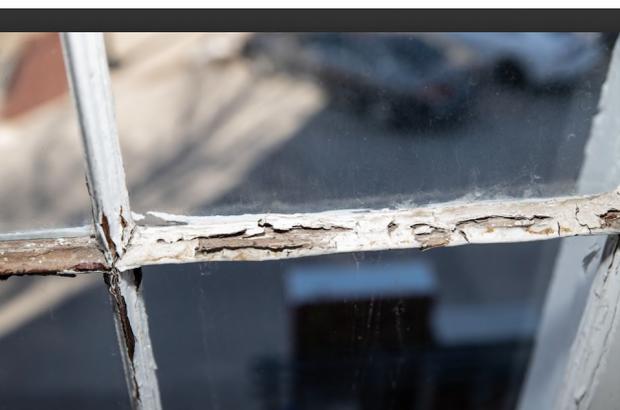
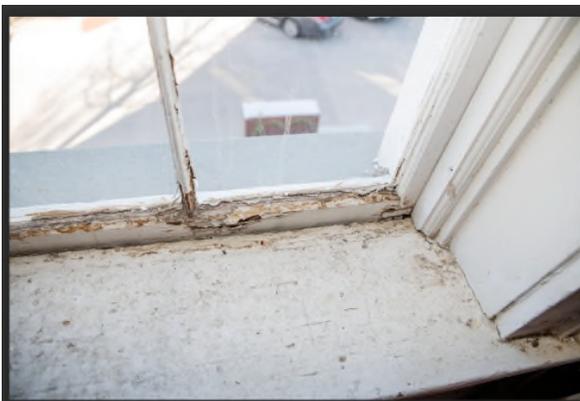
West door 2nd floor, at top of the fire escape

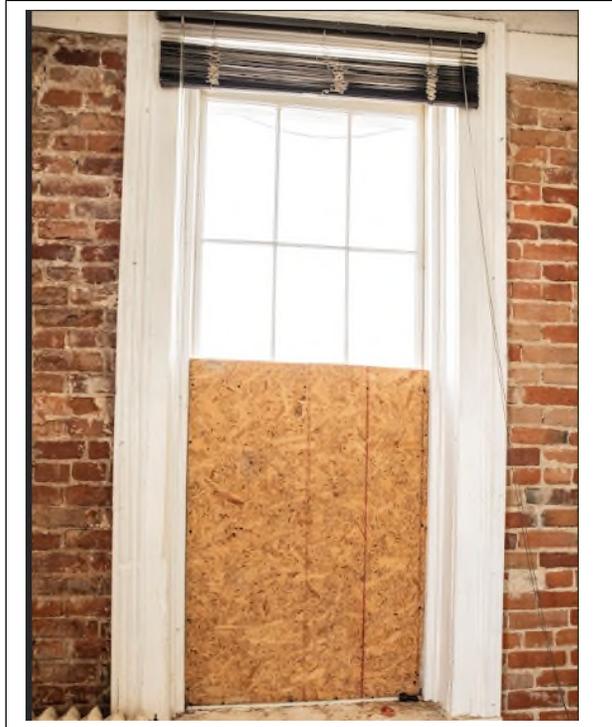


South /Franklin Street Elevation Windows

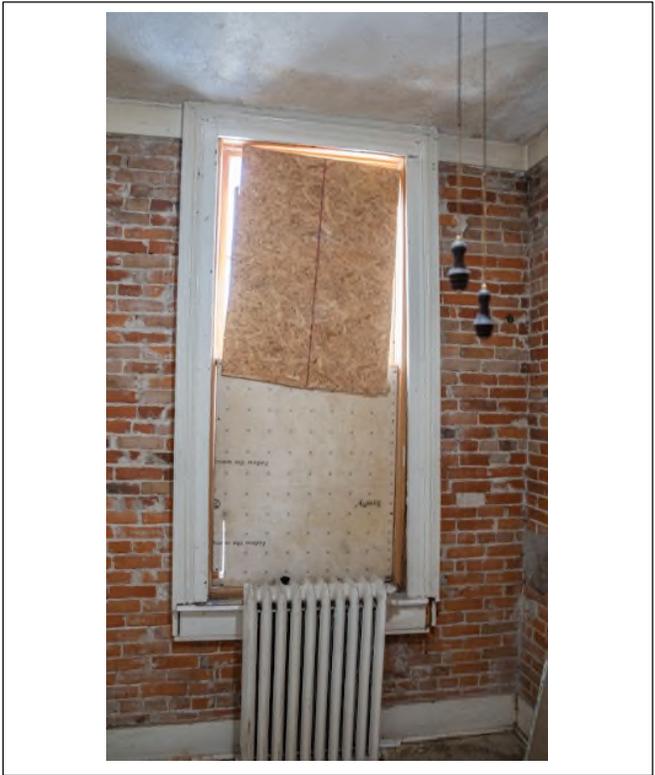


West / N. Main Street Elevation Windows

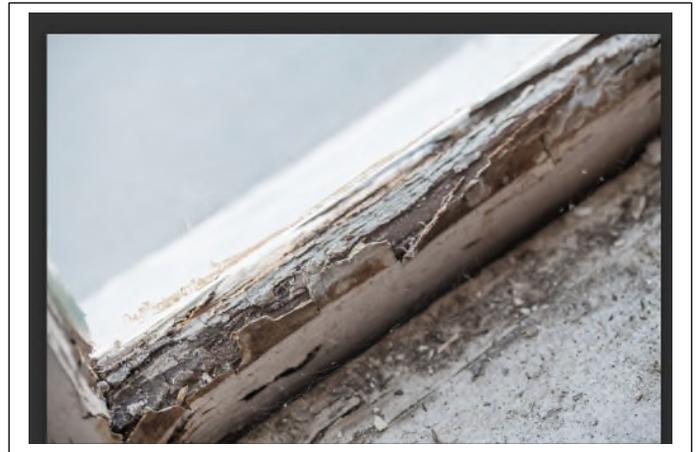




North Elevation/ Rear Interior Windows



North Elevation/ Rear Windows Existing Conditions



Proposed Windows 6/6 Wood Pella Reserve Traditional to replace all existing 6/6 windows with true divided lites.

**GRILLES**

Choose the look of true divided light, or make cleaning easier by selecting grilles between the glass.

**Grille Types**

Putty Glass Integral Light Technology™  
 Open Integral Light Technology™  
 Aluminum Grilles Between the Glass™

Grilles Between the Glass Interior Colors™

Black White Brown Fossil Ivory Harvest Oakwood

**GLASS**

**InsulShield® Low-E Glass\***

Advanced Low-E Insulating Glass™ or Inert Gas™  
 Advanced Comfort™ Low-E Insulating Glass™  
 Natural Sun Low-E Insulating Glass™ or Inert Gas™  
 Natural Sun™ Low-E Insulating Glass™ or Inert Gas™

Advanced Low-E Insulating Glass™ or Inert Gas™  
 Advanced Comfort™ Low-E Insulating Glass™

**Additional Glass Options**

Laminated (break-resistant)™, tinted™ or obscure™ glass also available as an alternative.

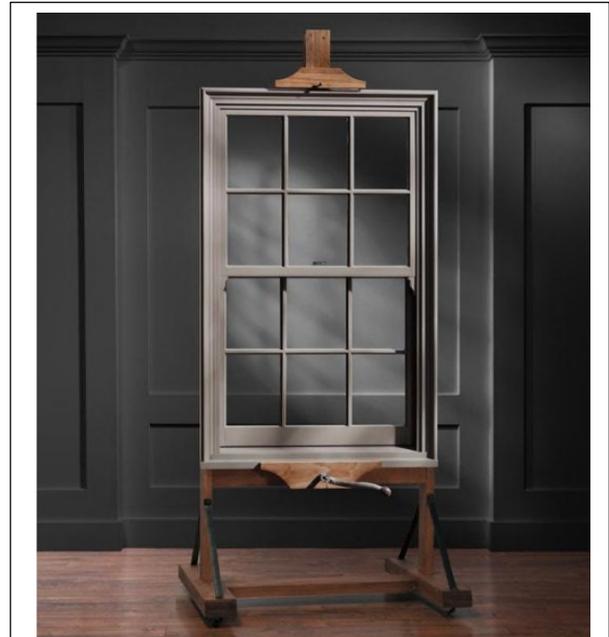
STC (Sound Transmission Class) Improved dual-pane sound control glass™

Impact-Resistant Glass™

**ADDED PEACE OF MIND**

**Integrated Security Sensors**

Choose optional, built-in security sensors powered by Insignitive® technology so you can monitor windows and doors while at home or away with the Pella Insignitive App.™ Learn more at connectpella.com.



**WHY CHOOSE PELLA® RESERVE™ — TRADITIONAL?**

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

**HISTORIC PUTTY PROFILE**

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

**THROUGH-STILE CONSTRUCTION**

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

**INTEGRAL LIGHT TECHNOLOGY®**

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

**AUTHENTIC HARDWARE**

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

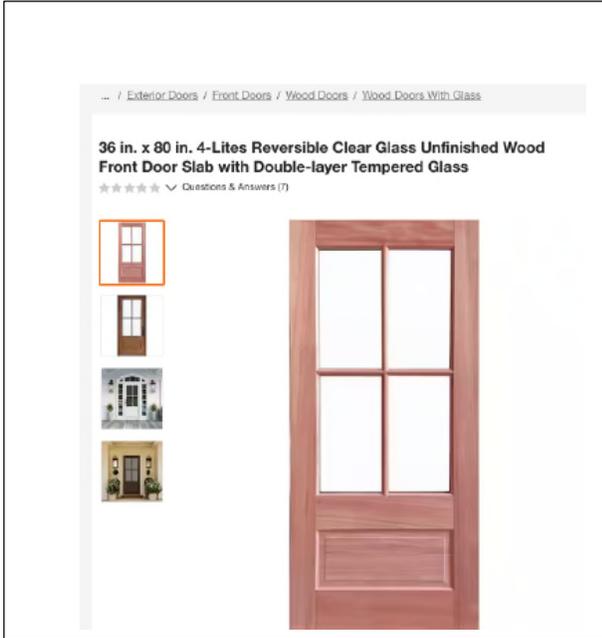
Storefront windows will be custom made with wood frame and inset glass. Replacing the 7 wood frame with clear glass inset windows and wood frame construction, custom built to replicate the exact look of the existing, including the bulkhead. Window Dimensions: (2) 61x120, (4) 59x29 and (1) 23x61



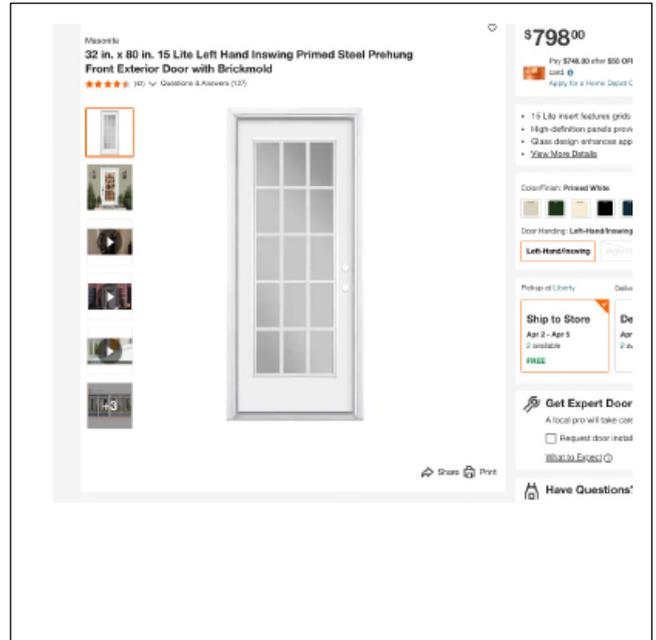
Exhibit D: Page 1 of 2

Proposed Windows

West Elevation, 3 ground floor doors



South Elevation, Front Door. Applicant is agreeable to a full view door.



West Elevation, 2<sup>nd</sup> floor at Top of the Fire Escape

