



**HISTORIC DISTRICT
REVIEW COMMISSION
Meeting**

June 4, 2024

5:30 pm

City Council Chambers

2nd Floor of City Hall



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
June 4, 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 May 21, 2024 HDRC meeting
- III. Current Business
- IV. HDRC Case # 24-009LS Consideration of a Certificate of Appropriateness for a brick walkway at 116 N Missouri, Liberty Square Historic District.
- V. HDRC Case #24-016J Consideration of a Certificate of Appropriateness for an addition on the second floor at 430 E. Franklin, Jewell Historic District
- VI. Administrative Approvals since May 21, 2024:
 - a. 116 N Missouri COA renewal of wrought iron fence
 - b. 405 W Franklin Like in Kind replacement of downspouts
- VII. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:
- VIII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

May 21, 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: John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy

Absent: Paemon Aramjoo, Linda Armstrong, Brett Rinker, Katie Schmidt

Applicant: Kate Rettig

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary May 7, 2024: A motion to approve the meeting summary, as corrected was made by Commissioner Gray. The motion was seconded by Commissioner Chelton. The motion passed 5-0-0

Current Business:

HDRC Case # 24-013J Consideration of a Certificate of Appropriateness for new handrails to the front porch at 424 E. Mississippi, Jewell Historic District.

- Commissioner Gray asked if the rail in the historic survey photo has original posts at the bottom might be more appropriate.
- Vice Chairman Carr said the photo in the historic survey does not have original posts but 4x4 newel posts might look better.
- Commissioner Gray commented that the porch railing is only 24 inches, because the home is in a historic district, the rail doesn't have to be at the height of code. It will look odd to have the railings to the porch a foot taller. The applicant commented that safety is the number one concern but they would like it to look like the porch railing.
- Chairman Grundy said Code is something we can approve, but if they would rather have it at the lower level the commission can approve that as well.
- Vice Chairman Carr said you could have it come up and return horizontally and they could build the bottom part lower. The newel post at the bottom of the front steps should duplicate the half posts on the porch.
- Vice Chairman Carr said that many historic homes in Liberty's districts have 4x4 or 6x6 posts. The mass of the posts at the bottom of the stairs should match the mass of the posts on the porch.
- Commissioner Chelton suggested that we move the meeting to the applicants' home so they can give her specific dimensions and suggestions on the design based on the existing conditions.

- The applicant was agreeable.
- The commission met on site and agreed that; 1 ½ x 1 ½” spindles and spacing are appropriate and they can be found at Menards. The moulding on the handrails should match the bed moulding on the porch rail. They should run the top rail to align with the existing mounting height on the top post on the porch. The newel posts at the bottom of the stairs should be 34 – 36” tall plus 2” with the cap, to match the design of the posts on the porch. It was recommended that they anchor the newel post to the stair stringers and leave it floating above grade to prevent deterioration of the post. A 4x4 post anchored to the stair carriage & wrapped with 1x to match the dimensions of original is advised. PVC would be appropriate material and Azek is a common manufacturer.
- Staff asked the applicant if she felt comfortable with the changes to her original design and she said yes and thanked the group for all their help.
- Ms. Gray volunteered to provide the applicant with a drawing of the revised design with dimensions.
- Staff will provide a summary.
- The commissioners invited the applicant or their contractor to contact any of the commissioners for further clarification.

A motion was made by Commissioner Gray to approve the application as amended on site. The motion was seconded by Commissioner Chelton. The motion passed 5-0-0.

Other Business:

Administrative Approvals since the May 7, 2024 meeting:

- 430 E Kansas Picket Fence

Miscellaneous matters from the Commission:

- Commissioner Gray said she wanted to share that she understands that after the onsite Design Subcommittee meeting at 411 Miller a few weeks ago that the homeowner applicant reached out to the Mayor, Councilmembers and staff stating that she felt that staff was unprofessional at the meeting. Commissioner Gary said staff was not unprofessional and that the homeowner was just upset that she didn't do things right.

Miscellaneous matters from Staff:

- Staff said that a contractor reached out to her asking if a sunroom addition, using mainly glass and aluminum, would be appropriate materials in the historic district.
- The commission agreed that the design is most important and they would have to see drawings.
- Commissioner Drottz said if there is minimal impact to the original structure, and it was an appropriate design, then it could work.
- Chairman Grundy commented that it wouldn't be an immediately no, they would have to see the design, there could be a style that fits.

The meeting adjourned at 6:20pm.



Historic District Review Commission

HDRC Case No. 24-009LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 4, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for removal of the existing concrete walkway & step and replacing it with reclaimed brick pavers.

Applicant: J Vern Drottz

Location: 116 N. Missouri

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: May 20, 2024

SPECIFIC INFORMATION

SITE HISTORY

According to *Liberty's Living Legacy*, this Folk Victorian house was built in 1880 at the northeast corner of East Franklin and North Missouri and later moved to its present location. It has a cross gable plan and distinct Italianate influences seen in the bracketed cornice and the tall, narrow windows. There is a single-story porch on the main façade.

PROPOSAL DESCRIPTION

The reclaimed brick pavers will replace the existing concrete walkway and front step to the home. The pavers measure 8.75 x 4.25

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.

12. UDO Design Principle: Parking lots, driveways, and other spaces between and around buildings shall be designed in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways, and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.

Staff Analysis

The proposed brick pavers for the walkway and step are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore, staff recommends approval of HDRC case 24-009LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
No Inventory Data Sheet- It is missing from the files
2. Exhibit B: Materials and Existing Conditions



E MISSOURI ST



HDRC Case #24-009LS
116 N. Missouri



EXHIBIT A:
VICINITY MAP



Exhibit B: Materials & Existing Conditions

Historic District Review Commission

The City of



HDRC Case No. 24-016J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 4, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for an addition to the second floor and like in kind repairs and replacement to original structure including the front and West porch after the fire

Applicant: Karen O'Dell (Ken Personett, Contractor. Vern Drottz, Architect)

Location: 430 E. Franklin

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: May 26, 2024

SPECIFIC INFORMATION

SITE HISTORY

Characteristic of this style (Colonial Revival) is the accentuated front door set within a tabernacle frame having a multi-paned glass transom and side lights; a classically detailed front porch with slender columns set upon profiled plinths; a side gabled roof with exterior brick chimney. The façade is symmetrically disposed with the door off-center. Windows are multi-paned double-sash type. An extensive screened in front porch forms an extension to the North. Built in 1853. Fire in Spring 2024.

PROPOSAL DESCRIPTION

Addition to the second floor, north elevation/ Like in kind materials to match existing:

- **Siding:** HardiePlank® 7.25 in. Select Cedarmill® Monterey Taupe siding to match existing walnut, smooth finish
- **Soffits:** HardieSoffit® 16 in. Vented Smooth Arctic White soffits to improve heat building up upstairs
- **Casings:** VintageBuilding.com Casings to match like and kind existing exterior casings on the alpha side of building
- **Windows:** VintageBuilding.com 6/6 Wood Windows to match like and kind windows on second story on alpha and bravo sides with same muntin profile.
- **Shutters:** Like in kind to match the existing
- **Chimney:** Extension of current chimney with same brick profile as existing chimney on bravo side. Source of like in kind of refractory firebricks to be provided by <https://fluesbrotherskc.com/chimney-rebuilding/> or <https://cloudceramics.com/brick-matching/>
- **New Rafters** (to be spec'd - but same location with no change to pitch but raised 10 feet)
Starter Deck WinterGuard Sealant Diamond Deck Carriage House Colonial Slate Shingles (same as current)

- **Existing Porches:** Like in kind repairs and replacement as needed to the existing porches on South and West elevation.
- **Existing original structure:** Like in kind repairs as needed

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.

UDO Sec. 30-50. District HP, design principles.	Staff Analysis
<p>3. UDO Design Principles: 1. New construction shall maintain the visual style and character of the surrounding neighborhood; and 2. New construction and additions shall complement the setback, building scale, parking, building and garage orientation of the neighborhood.</p> <p>DG: Additions- Compatible additions that do not compromise the character of the historic building or destroy significant architectural features are appropriate within the historic districts. Efforts should be made to minimize the loss of original materials. For example, try to locate the addition so that existing doors or windows may be used for access.</p>	<p>The design, materials and fenestration of the addition are appropriate and will complement the existing home.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines therefore staff recommends approval of HDRC case #24-016J.

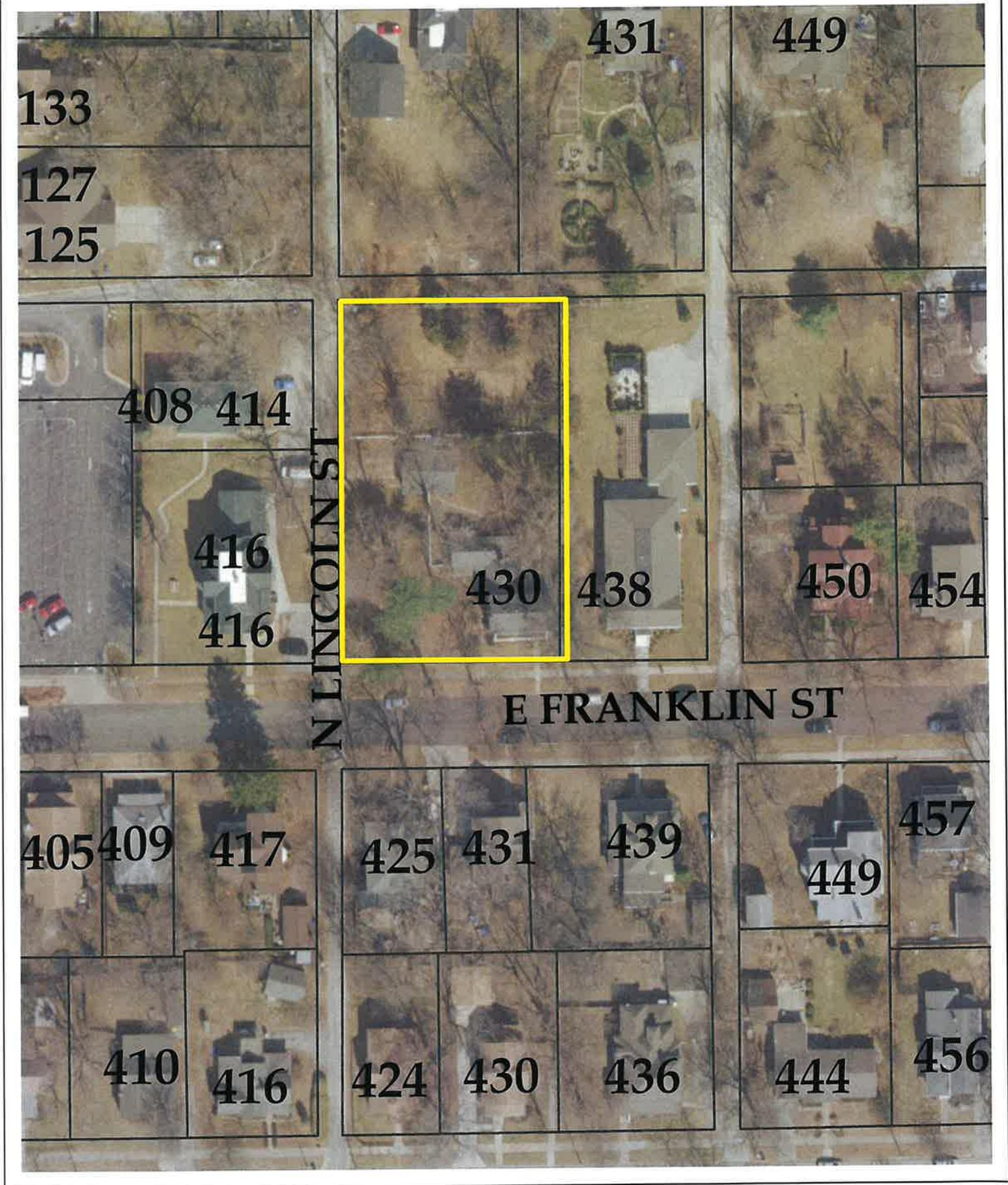
ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions & Sketch with addition on 2nd Floor
4. Exhibit D: Scope of work, materials for proposed second story addition, provided by the applicant
5. Exhibit E: Floor Plans



Historic Photo:





HDRC Case #24-016J
430 E Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll E # 10</p> <p>2. COUNTY Clay</p> <p>3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 430 E. Franklin St.</p> <p>5. OTHER NAME(S) Liberty Female College Dorm; Davis Home</p>	<p>1. NO. Roll E # 10</p> <p>2. COUNTY Clay</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 430 E. Franklin St.</p> <p>5. OTHER NAME(S) Davis Home</p> <p>6. TOWNSHIP Doirm</p> <p>RANGE</p> <p>SECTION</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p> <p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p style="margin-top: 5px;">E. FRANKLIN</p> </div> <p>UTM Coordinates: A 379580 4344980 B 377440 4344700 C D</p> <p>10. SITE () BUILDING (X) STRUCTURE () 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 *Clay County Landmark</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1853</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 Eugene S. & Caterine Welch 430 E. Franklin</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 Liberty Mo. Sun, Vol. 15, No. 32, 4-25-84; Clay County Centennial Souvenir, 1822-1972, p. 134; Historical Drive By Tour, Lib-</p>	<p>28. NO. OF STORIES 2</p> <p>29. BASEMENT? full YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL limestone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable/asphalt shin.</p> <p>33. NO. OF BAYS FRONT 3 SIDE 4</p> <p>34. WALL TREATMENT wood clapboard</p> <p>35. PLAN SHAPE irregular</p> <p>36. CHANGES IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()</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'</p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Characteristic of this style is the accentuated front door set within a tabernacle frame having a multi-paned glass transom and side lights; a classically detailed front porch with slender columns set upon profiled plinths; a side gabled roof with exterior brick chimney. The facade is symmetrically disposed with the door off-center. Windows are multi-paned double-sash type. An extensive screened in front porch forms an extension to the N.</p> <p>43. HISTORY AND SIGNIFICANCE Colonial Revival refers to a rebirth of interest in early English and Dutch houses of the Atlantic seaboard. Often mixtures of Georgian and Adam styles are combined with Post-medieval English or Dutch Colonial prototypes. This was the dominant style of building for domestic architecture throughout America for the first half of the 20th century. Built originally in 1853 for J.K. Baird and John T. Davis. Reputedly has circular staircase. Dormitory for adjacent Liberty Female College built in 1859.</p> <p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.</p> <p>45. SOURCES OF INFORMATION</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>	<div style="border: 2px solid black; padding: 20px; text-align: center;"> <p>PHOTO MUST BE PROVIDED</p> </div> <p style="text-align: right;">LIBERTY FEM. COL. DOIRM</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>		<p>EXHIBIT B</p>

Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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

Indicate part of section included in sketch map.



Notes:

27. ert and Clay County Sequecenntennial 1822-1972.

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

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

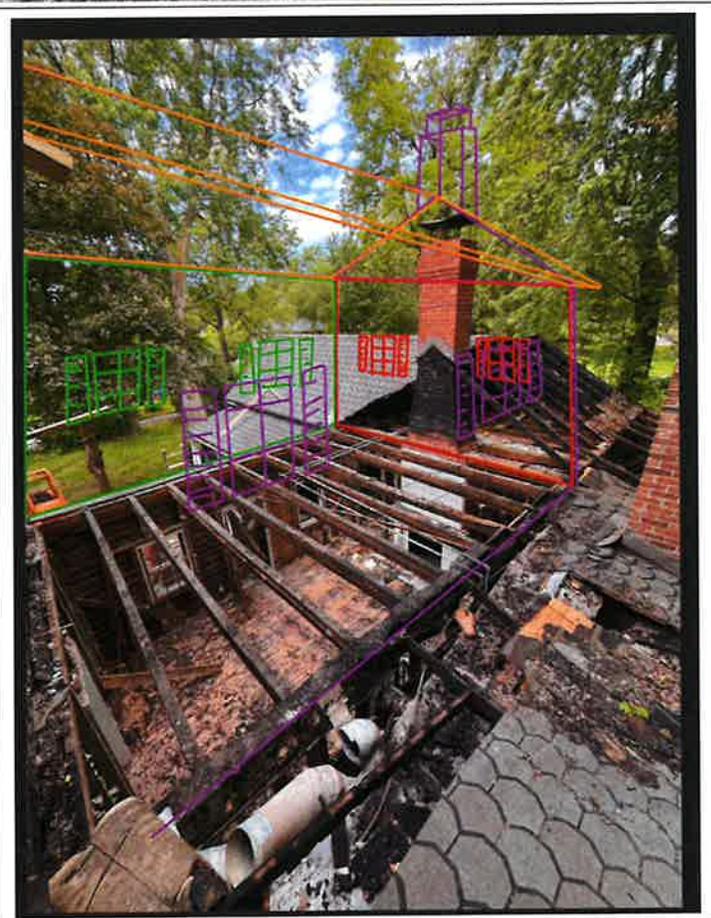
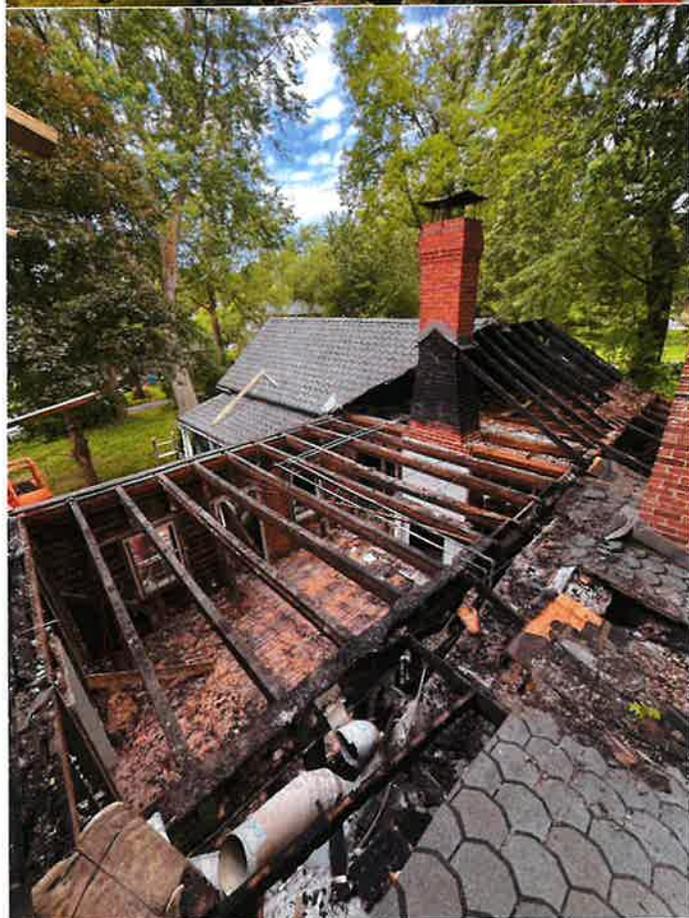


Exhibit C: Existing Conditions & Sketch for 2nd Floor addition

430 E. Franklin Addition

Addition of a second story room over the current living room.

Before:



Proposed:



1) Like and kind raising and replacement of roof structure with like and kind eave returns

North and East Elevations with addition:



North and Elevations before fire:





● HardiePlank® Lap Siding

HardiePanel® Vertical Siding



SELECT CEDARMILL®

Color	5/16 in.	1/2 in.	3/4 in.
Length	12 ft. planks		
Width	5.25 in.	6.25 in.	7.25 in.
Height	4 in.	5 in.	6 in.
Minimum Order (sq. ft.)	324	280	252
Weight (lb.)	350	308	252
Area (sq. ft.)	25.0	20.0	16.7



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Siding Trim Soffit HardieWrap®

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by perfecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and protect it from rodents and pests.

Select Page



Wood Windows

Historic windows are our passion; we specialize in making replicas, or restoring originals.
The traditional windows Vintage crafts are for the period home.

We are very sorry, but right now we have experienced a high volume of requests. Our shop is running, but our lead times are longer than usual.





Our windows are made using the finest materials and craftsmanship. We are able to match any window profile, both sash and jamb. We can provide technical help in the *historic details*; we can advise about glass type, size, counterbalance systems, muntin design, and so on, all based upon the particular period. Being historically sensitive to the period details is important to us for the historical accuracy of your home or storefront.

[read more about windows](#)

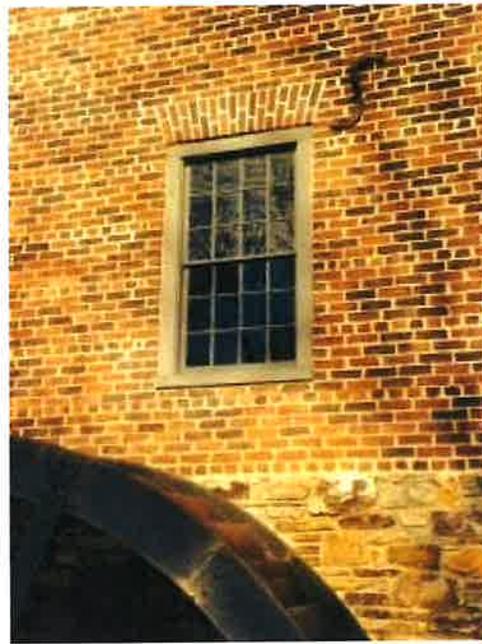


Our **historic designs** are all single pane glass, for proper appearance and scale. Storm windows, both metal and wood, in single strength and insulated, are available. **Shutters for our historic windows are also available, with a variety of hardware.**

Please contact us if we can help.

540-545-8880 or David@vintagebuilding.com





1 2 Next

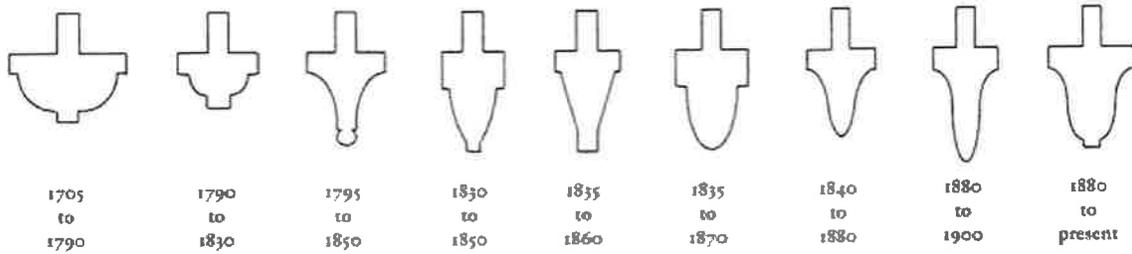
With the renewed interest in restoration and quality, historic window replication is becoming more popular.

Window historical background. *Window design has changed slowly over the past years.*

Before 1700, all windows were casement, or hinged, until just after 1700 when the first 'sliding sash' window was introduced into the colonies. At that time, glass was limited and not made in a colonies, but imported. Standard sizes of glass were often 8" x 10", 10" x 12", or 7" x 9"; larger sizes could not be made until much later. During the 1800's, the muntins, or dividers between the windows, became narrower as the century progressed, and changed in profile. Glass sizes started to increase as well during the middle of the century. This led to *a distinct Victorian design* in that period. Window manufacturing didn't change dramatically in my view until the late 1960's, and since then the changes have been dramatic. Many manufacturers have taken on the attitude of function over form, and now vinyl jamb liners, and even vinyl windows are the standard. Except for a few companies, there is no impetus to follow historic details. Our custom **millwork team** can make sashes only, if desired. We typically run our sashes with our antique single end tenoning machine, to produce quality and traditional pinned joints for your *project*.

The muntin design is often a great way **to date a window**. The following are typical muntin profiles on the east coast of North America, which we are able to duplicate:





Credit for this research: James Garvin

- We provide windows made from mahogany, sapele, walnut, or equivalent rot resistant wood.
- Our windows come pre-primed and glazed, ready to paint.
- We can provide *historic blown glass*, appropriately wavy depending on the period.
- We will do a site visit to create *matched window plans*.

Window Options that are available:

Wood Choices for sashes: Mahogany, sapele, or walnut.

Wood choices for sills: mahogany, walnut, Spanish cedar

Counterbalance systems: sash ropes and weights, sash chains and weights, tape balances

Weather-stripping: metal saw kerf-type, compression bronze

Glass: laminated glass (slightly higher R-value) single strength regular, double strength regular, hand blown glass (new), hand blown antique

Design: Standard rectangular, radius top, transoms, bow front

Casings: We can provide our *windows* with exterior casings of any profile.

Shutters: We can make and install shutters on our windows.

Our Statement of Quality

If you select Vintage Building, you'll get craftsmen unmatched for the superior

Our Specialties

Class A General Contractor

Historic Restoration



result we are able to provide.

Meticulous and steadfast, we are unwavering in quality.

Historic Preservation

New Construction

Home Renovation

Millwork-Custom & Replica

Custom Cabinetry

Get in Touch

600 North Loudoun St.

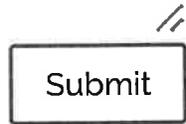
Winchester, VA 22601

540-545-8880

Name

Email

Message

Submit



Franklin Remodel

430 E Franklin St, 64068 Liberty, MD, United States
 TOTAL AREA: 3138.83 sq ft - LIVING AREA: 2009.36 sq ft - FLOORS: 2 - ROOMS: 17



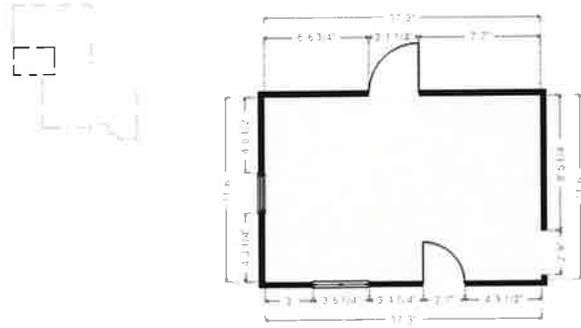
▼ **1st Floor**

TOTAL AREA: 2118.23 sq ft - LIVING AREA: 1485.31 sq ft - ROOMS: 10



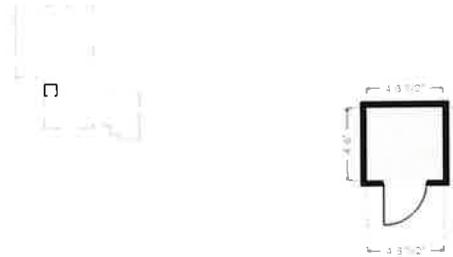
▼ **Dining Room**
1st Floor

WIDTH: 17' 3" - LENGTH: 11' 4"
 AREA: 193.35 sq ft - PERIMETER: 57' 9"



▼ **Furnace Room**
1st Floor

WIDTH: 4' 3 1/2" - LENGTH: 4' 6"
 AREA: 21.26 sq ft - PERIMETER: 18' 5 1/2"



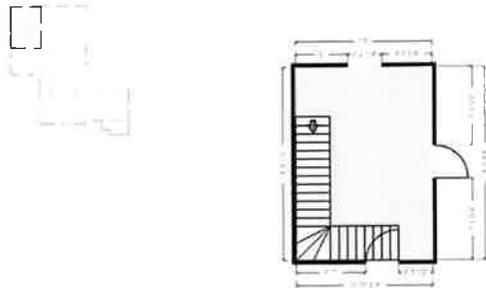
Franklin Remodel

430 E Franklin St, 64068 Liberty, MD, United States
 TOTAL AREA: 3138.83 sq ft - LIVING AREA: 3009.86 sq ft - FLOORS: 2 - ROOMS: 17



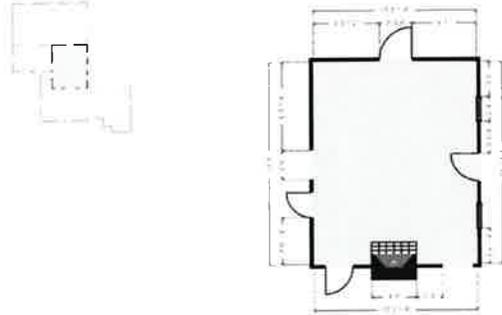
▼ **Hallway**
1st Floor

WIDTH: 12' - LENGTH: 10' 5 3/4"
 AREA: 259.58 sq ft - PERIMETER: 62' 11"



▼ **Kitchen**
1st Floor

WIDTH: 10' 5 1/2" - LENGTH: 11' 4"
 AREA: 298.57 sq ft - PERIMETER: 69' 6 1/2"



Franklin Remodel

430 E Franklin St, 64068 Liberty, MD, United States
 TOTAL AREA: 3138.83 sq ft - LIVING AREA: 3009.86 sq ft - FLOORS: 2 - ROOMS: 17



▼ **Closet**
1st Floor

WIDTH: 4' 8" - LENGTH: 3' 4"
 AREA: 16.23 sq ft - PERIMETER: 16' 2"



▼ **Laundry Room**
1st Floor

WIDTH: 10' 9 1/2" - LENGTH: 14' 6"
 AREA: 156.46 sq ft - PERIMETER: 50' 7"



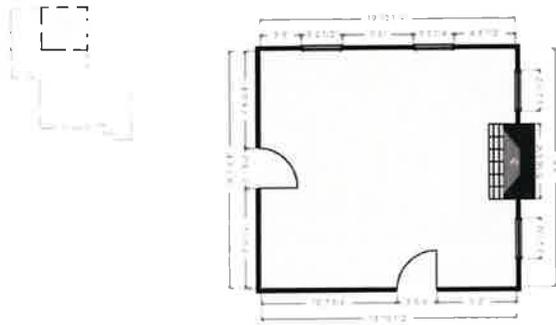
Franklin Remodel

430 E Franklin St, 64068 Liberty, MO, United States
 TOTAL AREA: 3126.83 sq ft - LIVING AREA: 3009.86 sq ft - FLOORS: 2 - ROOMS: 17



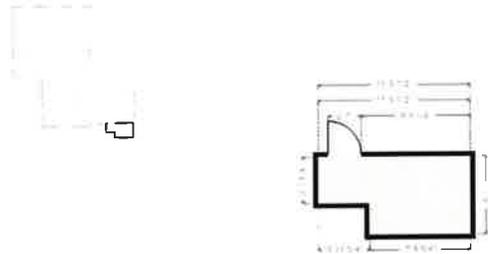
▼ **Living Room**
1st Floor

WIDTH: 19' 10 1/2" - LENGTH: 12' 6"
 AREA: 267.33 sq ft - PERIMETER: 76' 8 1/2"



▼ **Other**
1st Floor

WIDTH: 11' 9 1/2" - LENGTH: 5' 1"
 AREA: 61.82 sq ft - PERIMETER: 28' 3 3/4"



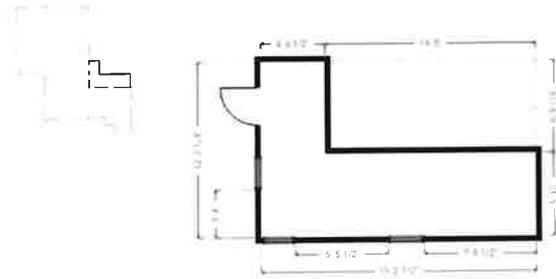
Franklin Remodel

430 E Franklin St, 64068 Liberty, MO, United States
 TOTAL AREA: 3138.83 sq ft - LIVING AREA: 3009.86 sq ft - FLOORS: 2 - ROOMS: 17



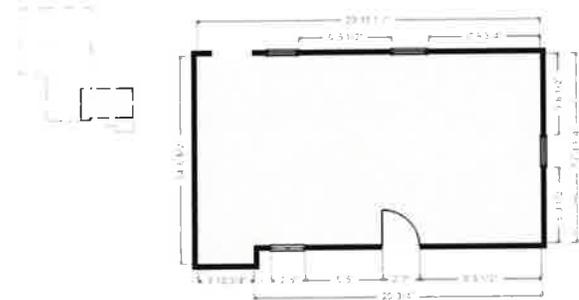
▼ **Porch**
1st Floor

WIDTH: 19' 2 1/2" - LENGTH: 12' 3 1/4"
 AREA: 141.34 sq ft - PERIMETER: 62' 11 1/2"



▼ **Primary Bedroom**
1st Floor

WIDTH: 23' 10 1/2" - LENGTH: 18' 6 1/2"
 AREA: 322.89 sq ft - PERIMETER: 77' 1 1/2"



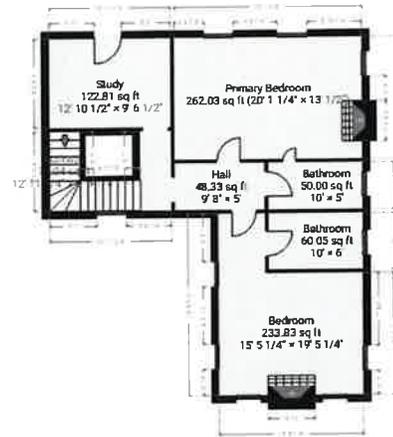
Franklin Remodel

430 E Franklin St, 64068 Liberty, MO, United States
 TOTAL AREA: 3148.83 sq ft - LIVING AREA: 3009.86 sq ft - FLOORS: 2 - ROOMS: 17



▼ **2nd Floor**

TOTAL AREA: 1020.55 sq ft - LIVING AREA: 1020.55 sq ft - ROOMS: 7



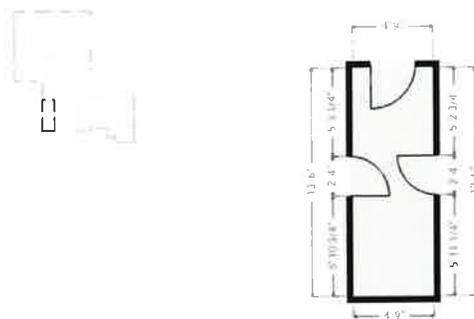
Franklin Remodel

430 E Franklin St, 64068 Liberty, MO, United States
 TOTAL AREA: 3126.83 sq ft - LIVING AREA: 3009.86 sq ft - FLOORS: 2 - ROOMS: 17



▼ **Vestibule**
1st Floor

WIDTH: 4' 9" - LENGTH: 13' 6 1/4"
 AREA: 64.26 sq ft - PERIMETER: 36' 8 3/4"



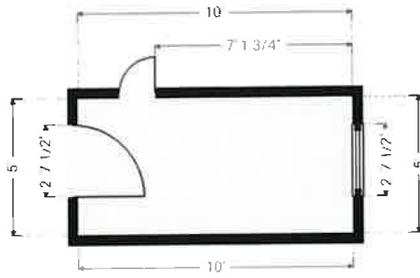
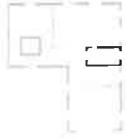
Franklin Remodel

430 E Franklin St, 64068 Liberty, MO, United States
 TOTAL AREA: 3138.83 sq ft • LIVING AREA: 3009.86 sq ft • FLOORS: 2 • ROOMS: 17



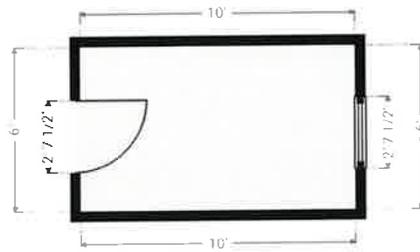
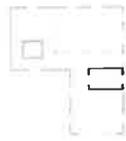
▼ **Bathroom**
2nd Floor

WIDTH: 10' • LENGTH: 5'
 AREA: 50.00 sq ft • PERIMETER: 30'



▼ **Bathroom**
2nd Floor

WIDTH: 12' • LENGTH: 6'
 AREA: 60.00 sq ft • PERIMETER: 32'



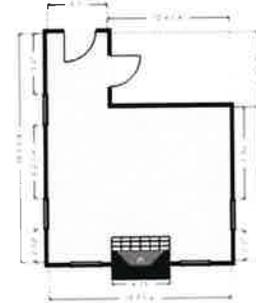
Franklin Remodel

430 E Franklin St, 64068 Liberty, MO, United States
 TOTAL AREA: 3138.83 sq ft • LIVING AREA: 3009.86 sq ft • FLOORS: 2 • ROOMS: 17



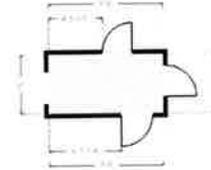
▼ **Bedroom**
2nd Floor

WIDTH: 15' 5 1/4" • LENGTH: 12' 5 1/4"
 AREA: 233.83 sq ft • PERIMETER: 69' 9"



▼ **Hall**
2nd Floor

WIDTH: 9' 5" • LENGTH: 5'
 AREA: 48.33 sq ft • PERIMETER: 29' 4"



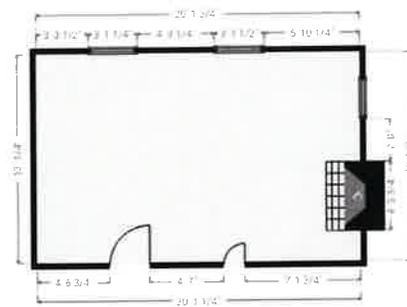
Franklin Remodel

430 E Franklin St, 64068 Liberty, MO, United States
 TOTAL AREA: 3138.83 sq ft • LIVING AREA: 3009.86 sq ft • FLOORS: 2 • ROOMS: 17



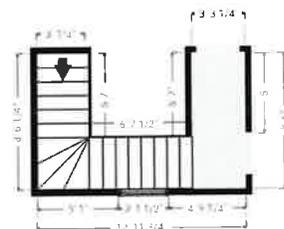
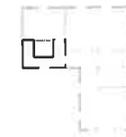
▼ **Primary Bedroom**
2nd Floor

WIDTH: 20' 1 1/4" • LENGTH: 12' 1/2"
 AREA: 242.00 sq ft • PERIMETER: 56' 3 1/4"



▼ **Stairway**
2nd Floor

WIDTH: 12' 11 1/4" • LENGTH: 8' 5 1/4"
 AREA: 73.04 sq ft • PERIMETER: 54' 1/2"



Franklin Remodel

430 E Franklin St, 64068 Liberty, MO, United States
 TOTAL AREA: 3138.83 sq ft • LIVING AREA: 3009.86 sq ft • FLOORS: 2 • ROOMS: 17



▼ **Study**
2nd Floor

WIDTH: 12' 10 1/2" • LENGTH: 9' 6 1/2"
 AREA: 122.81 sq ft • PERIMETER: 44' 10"

