



**HISTORIC DISTRICT  
REVIEW COMMISSION MEETING  
January 20, 2026**

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



**HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Agenda**  
**January 20, 2026**  
**5:30 pm Council Chambers**

Roll Call

Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy,  
Brett Rinker

I. Call to Order

II. Approval of Meeting Summary from the November 16, 2025 HDRC meeting

III. Current Business

- HDRC Case # 26-001J Consideration of a Certificate of Appropriateness for exterior alterations at 40 S. Jewell, Jewell Historic District.

Administrative Approvals:

- Exterior lighting at Jesse James Bank Museum, 104 N. Water

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

IV. Adjournment

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**November 18, 2025**  
**5:30 pm**  
**City Council Chambers**

Roll Call: 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, Katie Schmidt

Absent: Linda Armstrong, Brett Rinker

Applicants: Clay Cook, Contractor for 120 S Terrace

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary from the November 4, 2025 HDRC meeting

- A motion was made by Commissioner Carr to approve the meeting summary from November 4, 2025. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

Current Business

**HDRC Case # 25-006 PH Consideration of a Certificate of Appropriateness for replacement of the siding shingles at 120 S Terrace, Prospect Heights Historic District**

- Ms. Thill read the staff report and recommended approval.
- Commissioner Carr asked about the original corner half rounds. Mr. Cook said that the goal is to go back to the original. Mr. Cook said they plan to recreate the shingle individual pieces. Commissioner Carr said he is comfortable with the Hardie Board siding product.
- There were certain sections that had moisture that caused the shingles to fail.
- Vice Chairman Gray asked if others have used cement board siding for this type of project with success. Commissioners Carr and Drottz said that the product should work well. Mr. Cook said the Hardie Board siding will be custom cut to match the existing shingles.
- Vice Chairman Gray asked if there was one nail per piece and if they had a smooth finish. He said there would be 2-3 nails per shingle and the shingles will be smooth finish.
- Commissioner Carr asked if the shingles were to be cut out of smooth or cedar mill textured sheet.

A motion was made by Vice Chairman Gray to approve the application as presented it is appropriate and meets the UDO and Design Guidelines. The motion was seconded by Commissioner Drott. The motion passed 6-0-0.

Ms. Thill said she would remind the applicant about the half round outside corners.

Other Business

Administrative Approvals: None

Miscellaneous matters from the Commission:

- Commissioner Carr asked if the COA for 40 S. Jewell included removing the stairs at the SE corner of the home. Staff said the COA allowed for removal of non-historic materials.
- Vice Chairman Gray asked if we regulate the painting of brick that has been painted previously. Staff said we do not.
- Commissioner Carr asked if anyone has applied for the vacant positions on HDRC. Staff said they have not received any applications.
- Commissioner Carr asked if anyone watched the recent webinar on additions, commenting that it was interesting. Commissioner Chelton said she watched it and agreed.

The meeting adjourned at 5:42 pm



**HDRC Case No. 26-001J**

**Staff: Jeanine Thill, Community Development Manager**

**HDRC Meeting Date: January 20, 2026**

## GENERAL INFORMATION

Application: Certificate of Appropriateness for a new door, two decks, steps, handrails and screening for trash cans.

Applicant: Devin Barnes

Location: 40 S Jewell Street

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: December 16, 2025

## SPECIFIC INFORMATION

### SITE HISTORY

A low broad gable lined with rafters covers the house and shelters porches (originally open air, now enclosed) on the North and South facades. False brackets are placed under the gables. A tripartite bay window with similar gable roof is located on the East facade. The principal entrance is on the South porch against the South wall. A secondary entrance is found off the North porch. There is a single stack exterior brick chimney. Modest in sale and economical to build, the bungalow was a popular building type in America from 1900 to 1930.

### PROPOSAL DESCRIPTION

Summary of proposed alterations:

- Replace the stairs to the South porch.
- At the NE entrance to the home, remove the existing non-historic deck and build a new deck and trash enclosure.
- On the NW portion of the home, add a porch and new door.
- Like in kind replacement of the lattice work and south porch railing.

Details:

See Exhibits C and D Pages A103 & A104 for drawing and details. A 101 & A102 show existing and proposed conditions.

**Front Stairs, on the SE corner of the home** – 2X6 Top rail. 2x4 wood pickets with 3.5” spacing, and 4x4 Corner post. Total height of handrail at the bottom of the stairs is 3’.

**Deck & Trash Screen near the NE corner of the home** – 2x6 top rail 2x4 wood pickets with 3.5” spacing, and 4x4 corner post. Height from the porch floor to the top rail 3”. **Trash Screen:** 5 ft tall with the same railing and picket dimensions as the deck.

**Deck and Door near the NW corner of the home** - Proposed wood deck 12’6” x 5’ See page A104. Balustrade to match the wood material and the dimensions of the deck on the NE corner of the home. The door is proposed to be a 36x80 fiberglass door. See exhibit E. The trim will be like in kind to

match the existing door trim. See Exhibit E for Materials and the proposed door.

## 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.

<b>DG: Sec. 30-72. District HP, design principles.</b>	<b>Staff Analysis</b>
<p>2. Alterations: Alterations shall restore a structure’s original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.</p> <p>7. UDO Design Principle: If additional doors or windows become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.</p>	<p>The proposed alterations are appropriate, except for the proposed trash enclosure.</p> <p>Staff is recommending denial of the trash enclosure, due to it being on a street elevation and being highly visible.</p> <p>The addition of a door and deck on the west elevation of the home will not compromise the historic integrity of the structure.</p>

## STAFF RECOMMENDATION

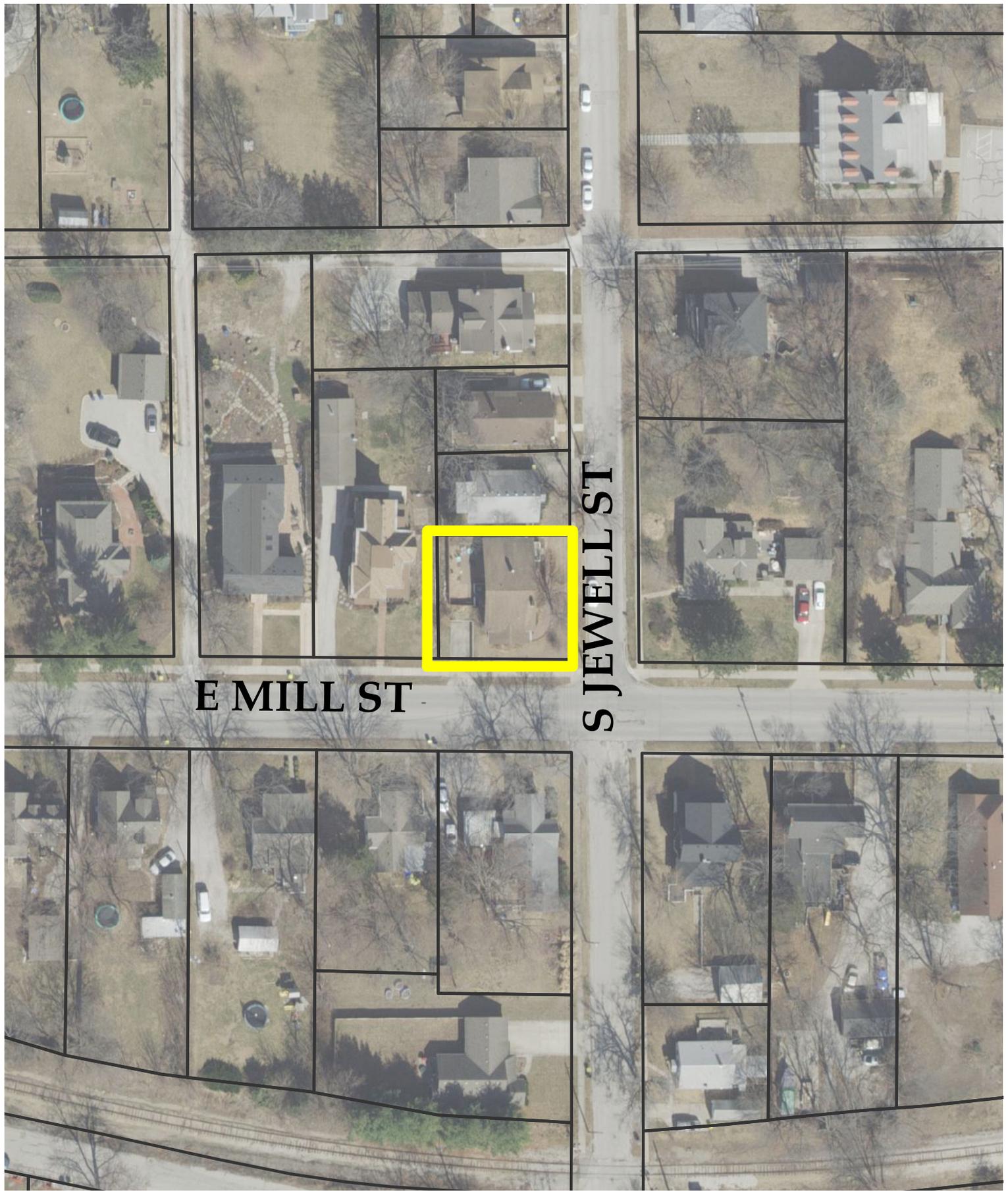
The application meets the standards for review and guidelines for the proposed door, stairs, decks and railings. The proposed street facing trash screen does not meet the standards. Staff recommends approval with the stipulation that the trash screen be removed from the plans for HDRC Case #26-001J.

## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C & D: Photos of existing conditions (4 pages)
4. Exhibit E: Materials & Door (3 pages)



↑ East Facade - Existing Conditions



**E MILL ST**

**S JEWELL ST**

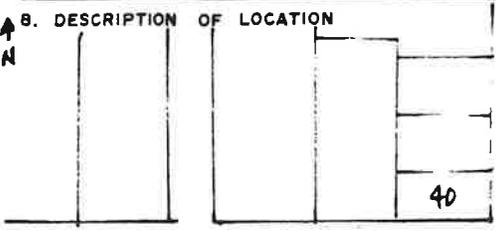
**HDRC Case #26-001J**  
**40 S Jewell**



**EXHIBIT A:**  
**VICINITY MAP**

# MISSOURI OFFICE OF HISTORIC PRESERVATION

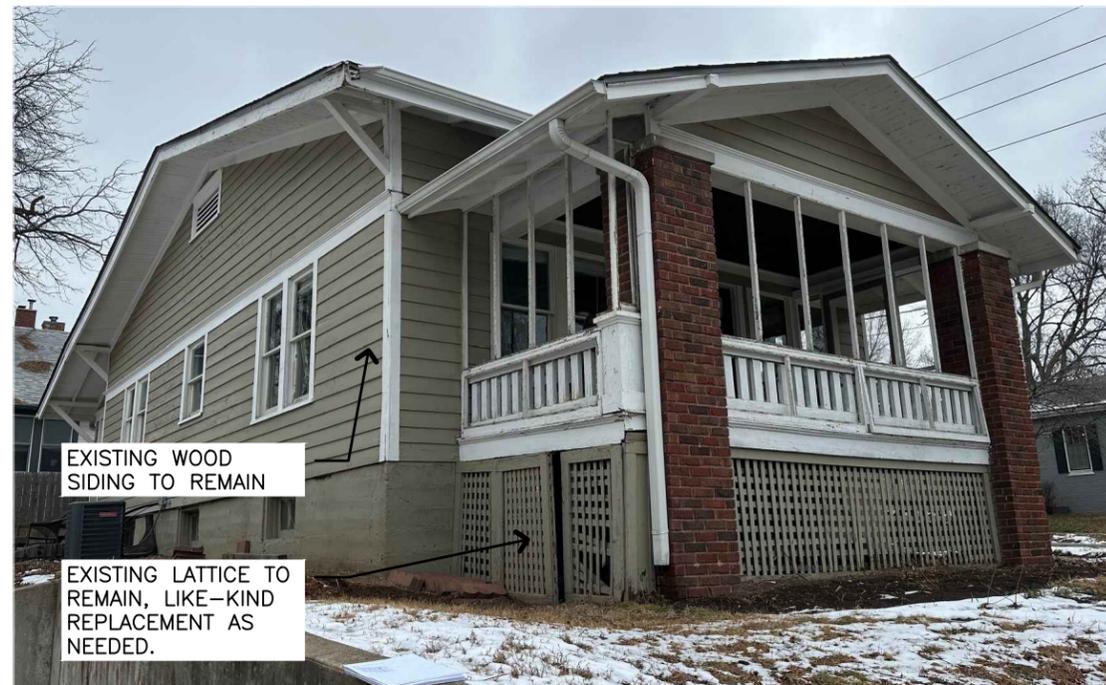
## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll F #22	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 40 S. Jewell St.	1. NO. Roll F #22
2. COUNTY Clay	5. OTHER NAME(S)	2. COUNTY Clay
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 40 S. Jewell St.	
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture	28. NO. OF STORIES 1
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1920	29. BASEMENT? YES (X) ) full NO ( )
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Bungalow	30. FOUNDATION MATERIAL poured concrete
UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	19. ARCHITECT OR ENGINEER unknown	31. WALL CONSTRUCTION frame
10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( )	20. CONTRACTOR OR BUILDER unknown	32. ROOF TYPE AND MATERIAL gable/asphalt shn.
11. ON NATIONAL REGISTER? YES ( ) NO (X)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT 4 SIDE 3
12. IS IT ELIGIBLE? YES ( ) NO (X)	22. PRESENT USE residence	34. WALL TREATMENT wood shiplap
13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X)	23. OWNERSHIP PUBLIC ( ) PRIVATE (X)	35. PLAN SHAPE rectangular
14. DISTRICT POTENTIAL? YES ( ) NO ( )	24. OWNER'S NAME AND ADDRESS IF KNOWN Helen Cairns Early 40 S. Jewell St.	36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED ( ) MOVED ( )
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES ( ) NO (X)	37. CONDITION INTERIOR unknown EXTERIOR good
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A low broad gable lined with rafters covers the house and shelters porches (originally open air now enclosed) on North and South facades. False brackets are placed under the gables. A tripartite bay window with similar gable roof and gable roof is located on the East facade. The principal entrance is on the South porch against the South wall. A secondary entrance is found off the North porch. There is a single stack exterior brick chimney.	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.	38. PRESERVATION UNDERWAY? YES ( ) NO (X)
43. HISTORY AND SIGNIFICANCE Modest in scale and economical to build, the bungalow was a popular building type in America from 1900 to 1930.	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES ( ) NO (X)
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( )	41. DISTANCE FROM AND FRONTAGE ON ROAD 15'
45. SOURCES OF INFORMATION	46. PREPARED BY C. Millstein/P. Glenn	5. OTHER NAME(S)
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096	47. ORGANIZATION Liberty-Community Dev.	6. TOWNSHIP
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	48. DATE SPR. 86	49. REVISION DATE(S) Exhibit B
		RANGE
		SECTION





**4** South Facade - Proposed Conditions



**2** South Facade - Existing Conditions



**3** South Facade - Proposed Conditions

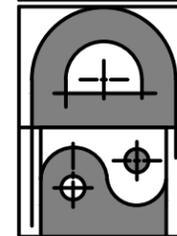


**1** South Facade - Existing Conditions

GENERAL PLAN NOTES:  
ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS IN THE SET PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL COMPLY WITH THE 2018 IRC

An Exterior Renovation for:  
**40 S. Jewell**

40 S. Jewell St.  
Liberty, MO 64068  
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SOUTH FACADE CONDITIONS

PROJECT: 25-041

DATE: January 8, 2026

SHEET NUMBER:

**A101**



**2 East Facade - Proposed Conditions**



**3 East Facade - Proposed Conditions**



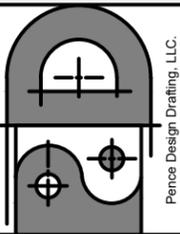
**1 East Facade - Existing Conditions**

GENERAL PLAN NOTES:  
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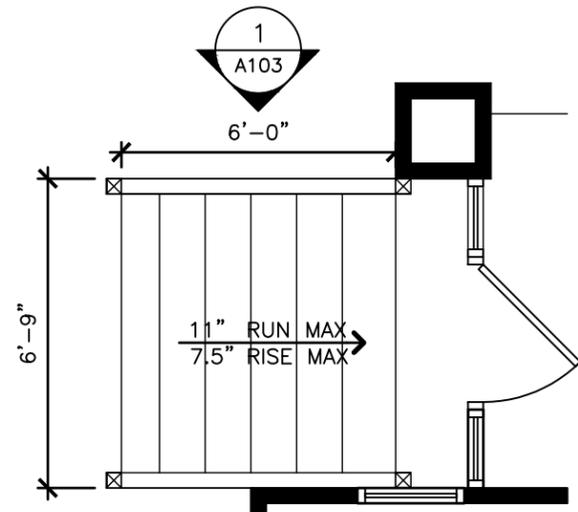
EAST FACADE  
CONDITIONS

PROJECT: 22-041

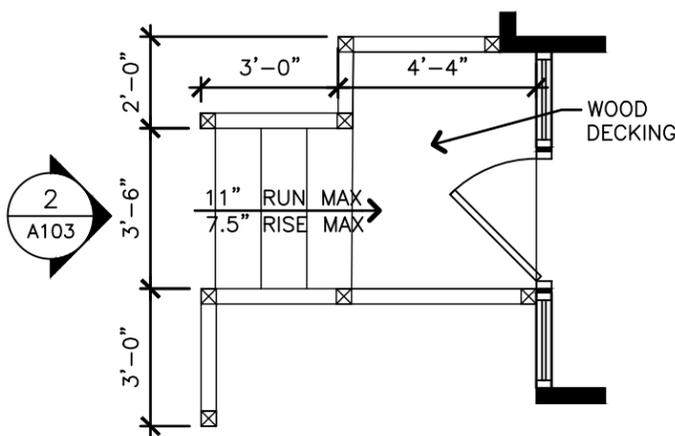
DATE: January 8, 2026

SHEET NUMBER:

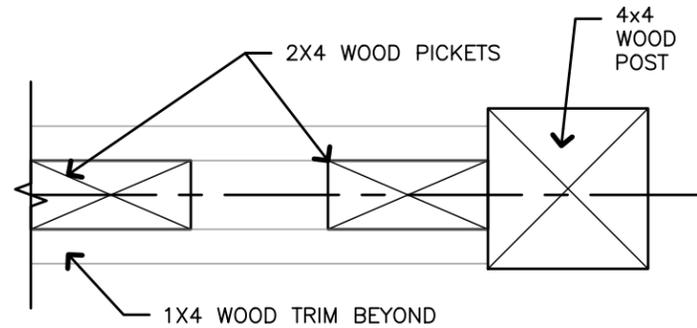
**A102**



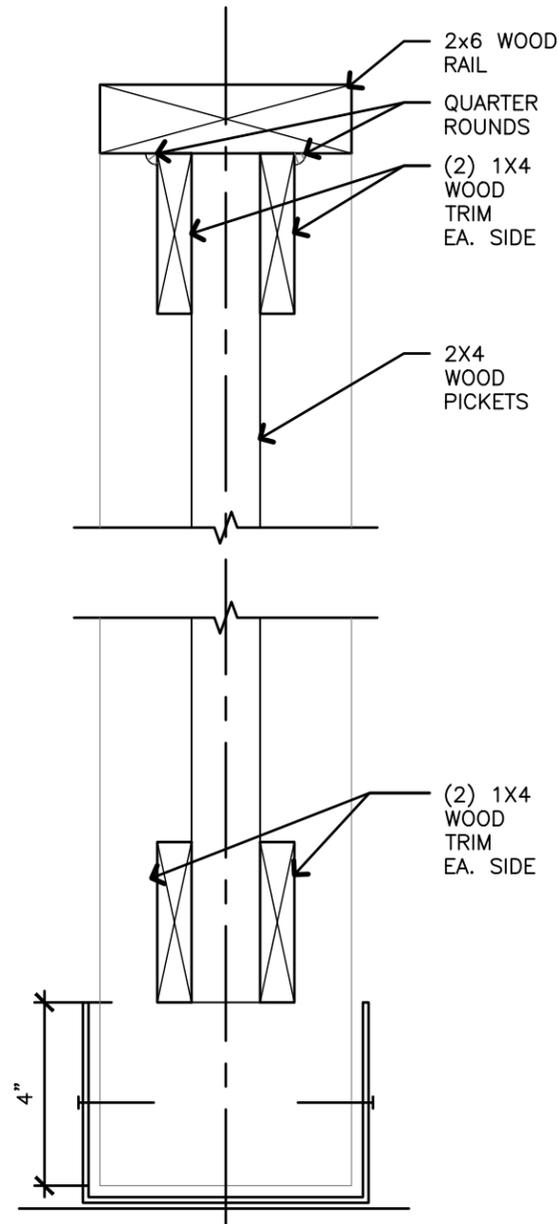
**6 Front Stair Plan**  
SCALE: 1/4" = 1'-0"



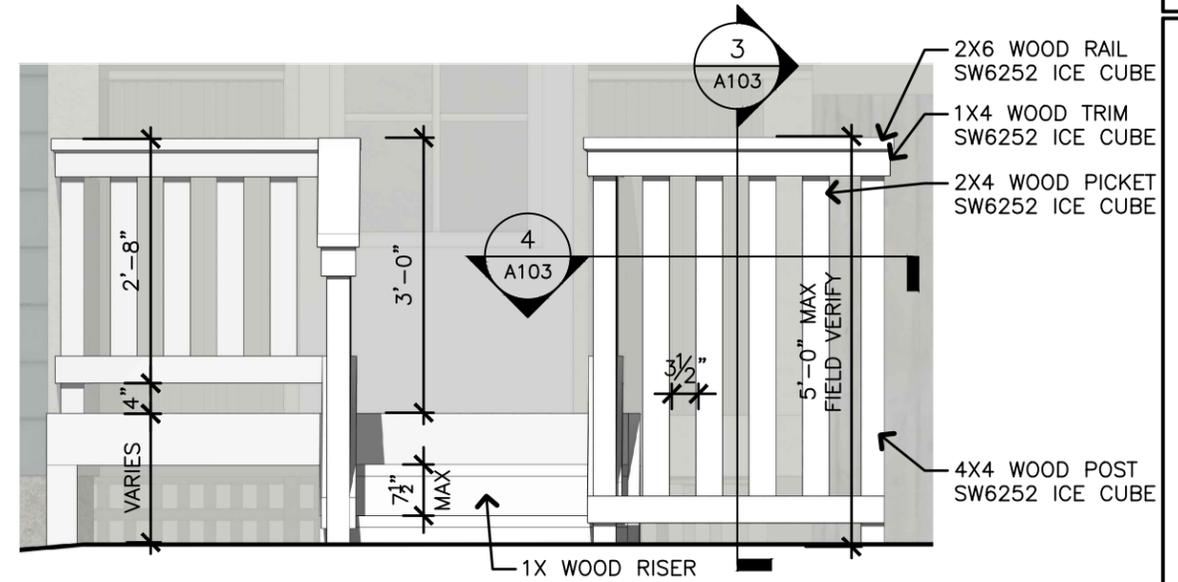
**5 NE Deck Plan**  
SCALE: 1/4" = 1'-0"



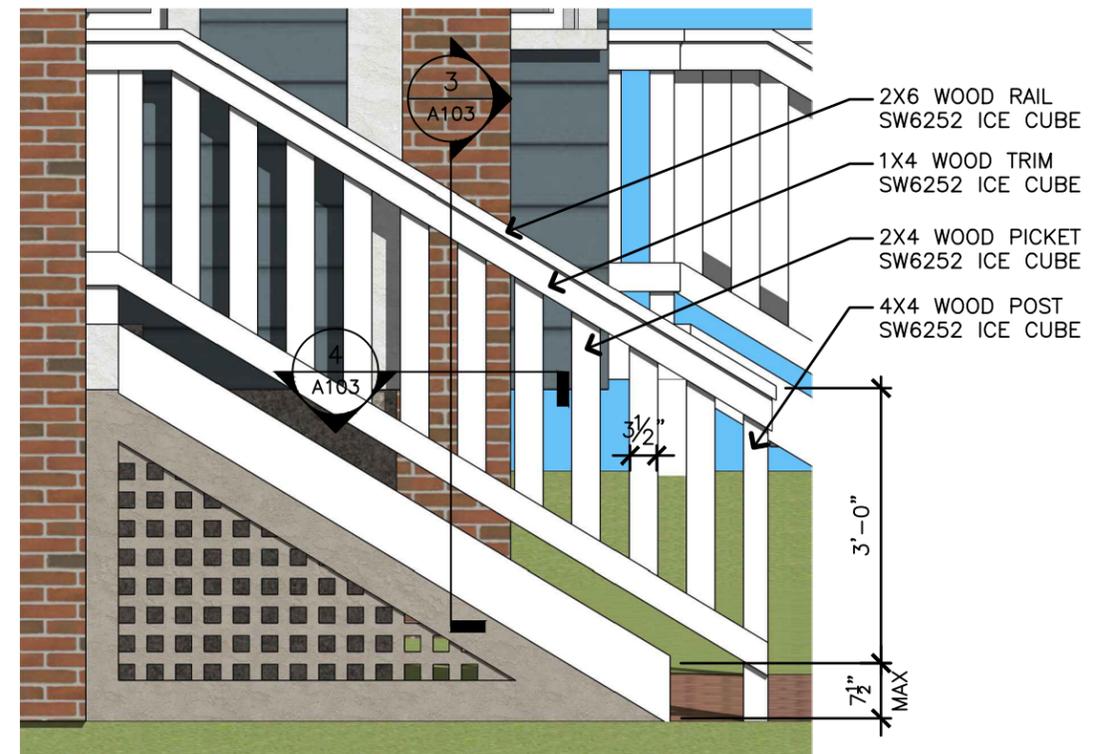
**4 Railing Plan Detail**  
SCALE: 3" = 1'-0"



**3 Railing Section Detail**  
SCALE: 3" = 1'-0"



**2 Northeastern Deck Elevation**  
SCALE: 1/2" = 1'-0"



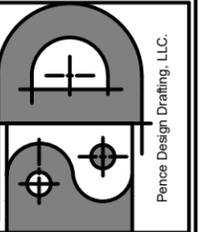
**1 Front Porch Stair Elevation**  
SCALE: 1/2" = 1'-0"

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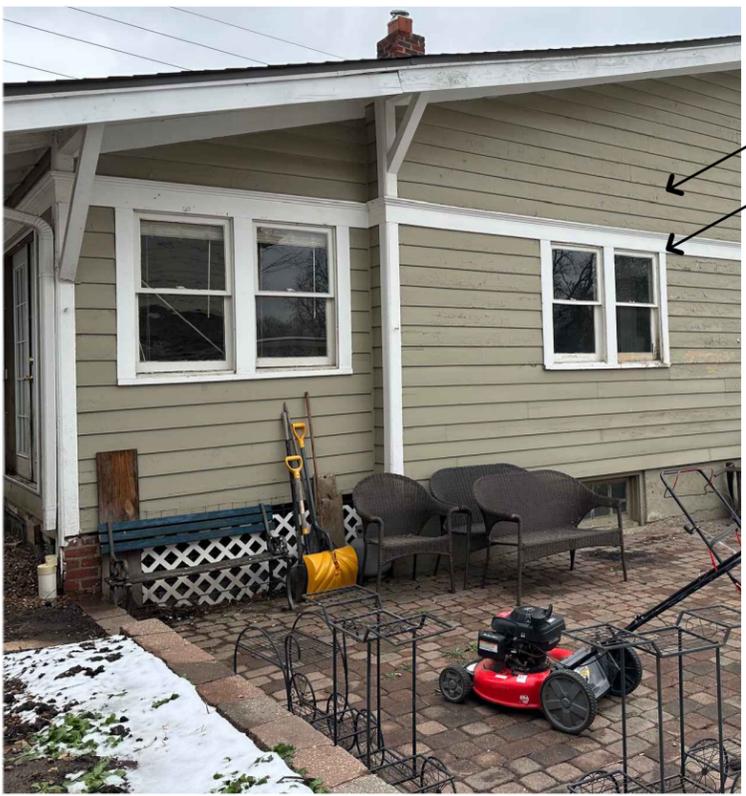
SOUTHERN & EASTERN  
FACADE DETAILS  
PROJECT: 22-041  
DATE: January 8, 2025

SHEET NUMBER:  
**A103**

Pence Design Drafting, LLC



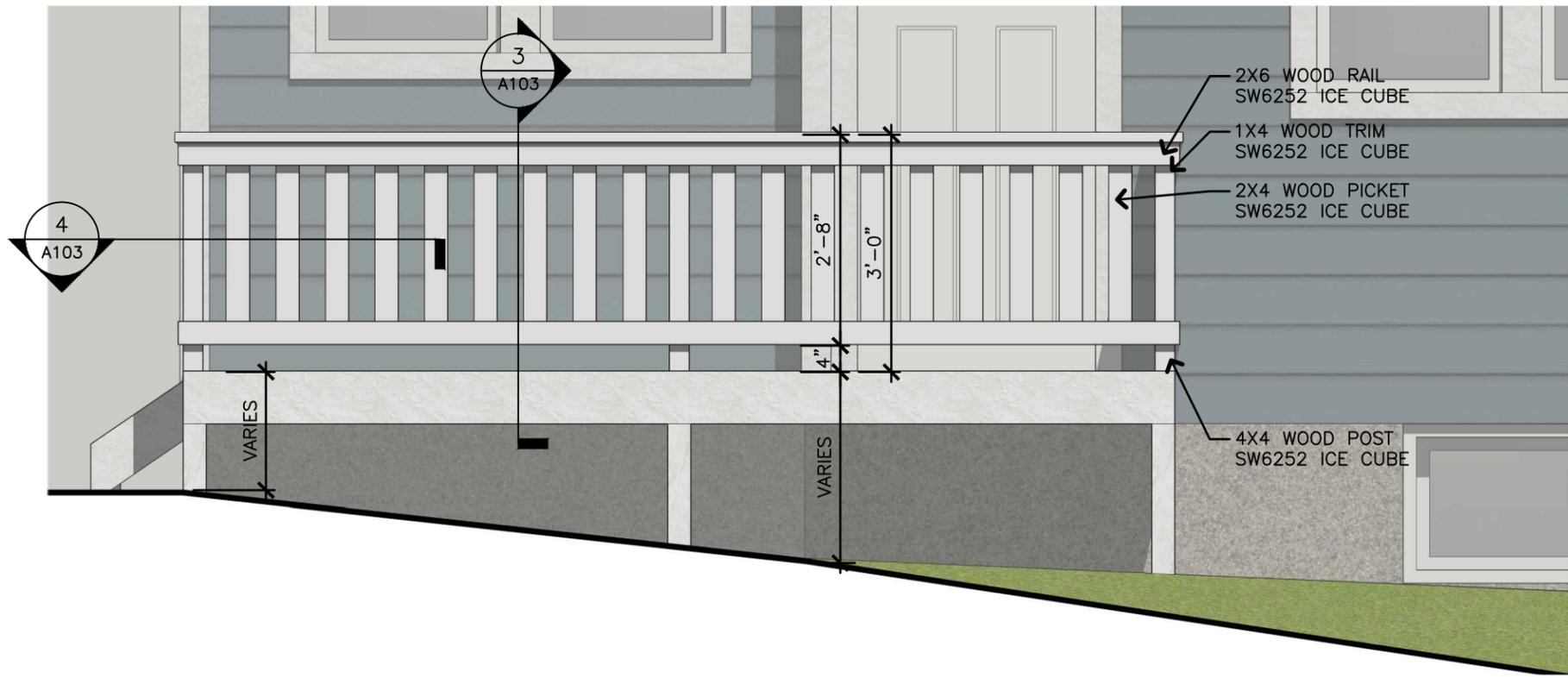
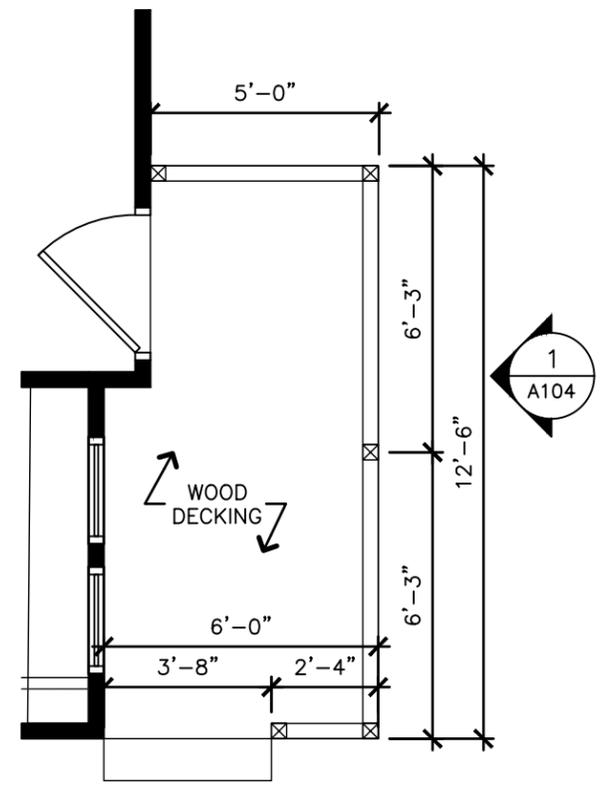
- NEW WOOD TRIM TO BE LIKE IN KIND TO EXISTING.
- 2X6 WOOD RAIL SW6252 ICE CUBE
- 1X4 WOOD TRIM SW6252 ICE CUBE
- 2X4 WOOD PICKET SW6252 ICE CUBE
- 4X4 WOOD POST SW6252 ICE CUBE



- EXISTING WOOD SIDING TO REMAIN
- EXISTING WOOD TRIM TO REMAIN

**4 Northwest Deck - Proposed Condition**

**3 Northwest Corner - Existing Condition**



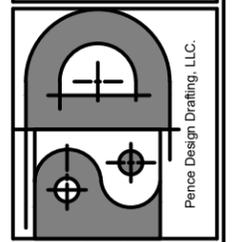
**2 NW Deck Plan**  
SCALE: 1/4" = 1'-0"

**1 Northwestern Deck Elevation**  
SCALE: 1/2" = 1'-0"

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NORTHWEST CORNER DETAILS	PROJECT: 22-041	DATE: January 8, 2026
	SHEET NUMBER: A104	

## Project Materials

Like-kind replacement as necessary.

New construction to be treated wood lumber and trim:

2x4 studs, 2x6 studs, 1x4 trim, quarter-round trim

# Legacy Collection - Availability

## Size, Texture and Glass

**HEIGHT 80"**

	<b>1/4 Lite 3L</b>	<b>1/4 Lite</b>	<b>1/2 Lite 4L</b>	<b>1/2 Lite</b>	<b>2/3 Lite</b>	<b>3/4 Lite 6L</b>	<b>8 Lite</b>	<b>Full Lite</b>
<b>Width (inches)</b>	36, 32*	36"	36, 32*	36, 32*	36, 32, 30*	36, 32*	36, 32*	36*, 32*, 30*, 28*, 24*
<b>Texture</b>	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth
<b>Glass</b>	Clear	Alamo Knox	Clear	Alamo Knox	Clear Microblind	Clear	Clear	Clear Microblind
<b>Pet Door</b>					Cat Medium Large Extra Large Large RW‡ Extra Large RW‡			
	<b>1 Panel Shaker</b>	<b>2 Panel Shaker</b>	<b>3 Panel Equal</b>	<b>3P Craftsman</b>	<b>2 Panel 3/4 Top</b>	<b>2 Panel Raised</b>	<b>2 Panel Plank</b>	<b>6 Panel Raised</b>
<b>Width (inches)</b>	36, 32*	36, 32*	36, 32*	36, 32*	36, 32*	36, 32*	36, 32*	36, 32*
<b>Texture</b>	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth
<b>Fire Rated</b>	20 Min. Fire	20 Min. Fire	20 Min. Fire	20 Min. Fire		20 Min. Fire		20 Min. Fire
	<b>1/4 Lite</b>	<b>1/2 Lite 2L</b>	<b>1/2 Lite</b>	<b>3/4 Lite 3L</b>	<b>Full Lite 8L</b>	<b>Full Lite</b>	<b>Full Lite</b>	
<b>Width (inches)</b>	12, 14	12, 14	12, 14	10, 12, 14	12, 14	12, 14	10, 12, 14	
<b>Texture</b>	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	
<b>Glass</b>	Alamo Clear Knox	Clear	Alamo Knox	Clear	Clear	Rain	Clear	

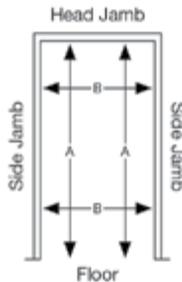
Nominal sizes listed.  
 \*No sidelites options available.  
 ‡RW stands for rough weather.

# Door Specifications & Hardware Options

Door Unit		Width	80" Height	96" Height		
	Single Door with Frame 32"	Unit Size	33-1/2"	81-1/2"	97-1/2"	
		Rough Opening	34"	82"	98"	
	Single Door with Frame 36"	Unit Size	37-1/2"	81-1/2"	97-1/2"	Patio Retrofit Doors 60" Unit Size 59" x 79-1/2"
		Rough Opening	38"	82"	98"	
	Single Door with Frame & (1) 12" Sidelite 36"	Unit Size	51"	81-1/2"	97-1/2"	72" Unit Size 71" x 79-1/2"
		Rough Opening	51-1/2"	82"	98"	
	Single Door with Frame & (1) 14" Sidelite 36"	Unit Size	53"	81-1/2"	97-1/2"	Transom Door Units For the Transom Door Height, add 13-3/4" to the Inswing Door Height in the chart
		Rough Opening	53-1/2"	82"	98"	
	Single Door with Frame & (2) 12" Sidelites 36"	Unit Size	64-1/2"	81-1/2"	97-1/2"	Outswing Door Units For the Outswing Door Height, subtract 3/4" from the Inswing door height in the chart
		Rough Opening	65"	82"	98"	
	Single Door with Frame & (2) 14" Sidelites 36"	Unit Size	68-1/2"	81-1/2"	97-1/2"	
		Rough Opening	69"	82"	98"	
	Double Door with Frame 32"	Unit Size	65-3/4"	81-1/2"	97-1/2"	
		Rough Opening	66-3/4"	82"	98"	
	Double Door with Frame 36"	Unit Size	73-3/4"	81-1/2"	97-1/2"	
		Rough Opening	74-3/4"	82"	98"	

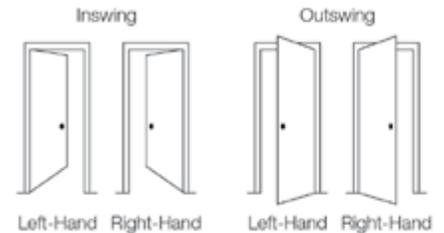
## Get the Right Size

When replacing an existing door, measure the height (A) and width (B) of the current door jamb or finished drywall openings for bifolds. If adding a new door, measure the framed opening in a wall the door unit will be installed (rough opening).



## Determine Swing Direction

Stand with your back to the side of the door where the hinge pins are exposed. Determine the swing by which arm is located on the same side as the hinges.



(Viewed from outside)

## Hinge Options

Ball Bearing hinges allow for smoother operation



Black/Bronze



Nickel

## Door Jambs & Molding Options

- Doors are available with hardwood composite smooth or composite textured jambs.
- Pre-hung in standard 4-9/16" jambs, also available 5-1/4" or 6-9/16" jambs.
- Brickmold and interior casing is available and sold separately.

## 3 Point Security Locking Systems

High strength - heavy gauge construction with maximum security options, precision engineered mechanism provides better structural performance.



San Jose

Savoy

Windsor

Monaco