

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: IOOF Liberty Lodge #49

other name/site number: N/A

2. Location

street & number: 16 - 18 East Franklin Street

not for publication: N/A

city/town: Liberty

vicinity: N/A

state: MO

county: Clay

code: 047

zip code: 64068

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: "Historic Resources of Liberty, Clay County, Missouri"

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4. State/Federal Agency Certification
=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. See continuation sheet.

Claire F. Blackwell

9 November 1992
Date

Signature of certifying official
Claire F. Blackwell, Deputy SHPO
Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

=====
5. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register _____
 See continuation sheet.
 - determined eligible for the National Register _____
 See continuation sheet.
 - determined not eligible for the National Register _____
 - removed from the National Register _____
 - other (explain): _____
- Signature of Keeper _____ Date of Action _____

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6. Function or Use
=====

Historic: Commercial/Trade Sub: Specialty Store
Social Meeting Hall

Current : Commerce/Trade Sub: Specialty Store
Commerce/Trade Business

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7. Description

=====

Architectural Classification:

Moderne

Other: Early 20th-Century Commercial Block

Other Description: _____

Materials: foundation Concrete roof Asphalt
walls Brick other Stone

Describe present and historic physical appearance. X See continuation sheet.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: Local.

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Commerce
Architecture

Period(s) of Significance: 1923 - 1942

Significant Dates : 1923

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Charles A. Smith, Architect
Miller-Stauch Construction Co., Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

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SUMMARY:

The IOOF Liberty Lodge #49 is located at 16-18 East Franklin in Liberty, Clay County, Missouri. The building was constructed in 1923, and is a restrained example of the Moderne style, as applied to a Two-Part Commercial Block property type (defined in the Multiple Property Submission "Historic Resources of Liberty, Clay County, Missouri"). The two-story brick rectangular structure has a flat roof with a parapet top. It contains two separate storefronts on the first story, but has an design integrating it as one building on the second story. The second floor is distinguished by its vertical design elements, from the tall, narrow, triple-hung windows to the projecting brick piers dividing the windows, which are topped with pointed stone capitals. Although the individual storefronts have been altered, the basic design of entries flanked by displays windows with bulkheads has been retained. In addition, the integrity of the IOOF Liberty Lodge #49 in the areas of design, materials, and workmanship on the intact second story remains quite high. The entire building also retains its integrity of location, setting, and association. It thus meets the registration requirements for a Two-Part Commercial Block building.

ELABORATION: The IOOF Liberty Lodge #49 was constructed for the Odd Fellows in Liberty in 1923. It is on the north side of the square, and is one of the few remaining historic structures which retains its integrity on this block. The building is clad with light-colored, glazed brick in a running bond, with vertical bricks provided added detailing. The architect, Charles A. Smith of Kansas City, utilized design elements common to Art Deco and/or Modernistic structures which emphasized the verticality of the building. In the case of the IOOF Liberty Lodge #49, a parapet edge is added to the roofline. This parapet peaks in the center, giving added height to the structure (which, unlike the single storefront commercial buildings on the square, was wider than it was tall). In addition, the windows are taller than other Liberty commercial buildings, as they are one-over-one-over-one, triple-hung sash. Vertical emphasis is also provided with engaged brick piers topped with pointed stone accents.

The first story of the front (south) facade is divided into two storefronts, each having angled, recessed entrances. The doors are in the center of the building, and are glass with aluminum frames. Each entry door is flanked on the side with large glass display windows. As the grade of East Franklin street drops from the east to the west, the brick bulkhead area on the west storefront (16 East Franklin) is noticeably taller than that of

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the east storefront (18 East Franklin). Enframing the first story are two wide, panelled brick engaged piers, which extend beyond the first level into the second story. These piers are capped with a stone pedimented accent, vaguely reminiscent of a temple.

The second story of the front facade is framed by engaged brick piers as well, which are topped with a simpler pointed stone capital. There are six one-over-one-over-one, triple-hung aluminum sash windows, arranged in two groups of three, separated by a brick panel. Each window has a lintel of vertical joint brick. Immediately above the lintel is a recessed brick panel which contains a circular stone medallion and is framed by slender vertical stone piers.

The cornice area is separated from the second story by a stone belt course. It utilizes vertical joint brick areas separated by small stone panels. The parapet wall peaks over the center bay, and features the interlocking ring symbol of the Odd Fellows, which is carved in the stone. The stone coping on the remainder of the roofline contains small pointed stone accents.

To accommodate the various businesses that have occupied the IOOF building, the interior space in upper and lower floors has been altered a good deal. As constructed, exposed concrete ceiling joists once spanned the width of each first-floor business without benefit of finish. To reduce the ceiling height, the retail area of both shops has since been remodelled and dropped. Ceilings have been hung. In one shop, the ceilings in the rear work area are still uncovered. Other hardware details -- such as the heavy metal fire doors in the "common" area by the back exit -- are also original.

The second floor has been altered, into twelve offices, two larger records/meeting rooms, a kitchen and three restrooms now serving the accounting office of the building owner. Two decorative ceiling medallions in the reception area are original historic interior features.

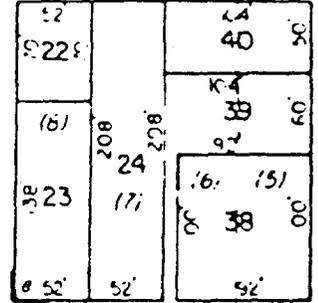
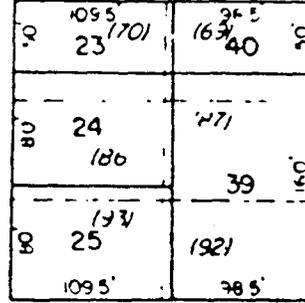
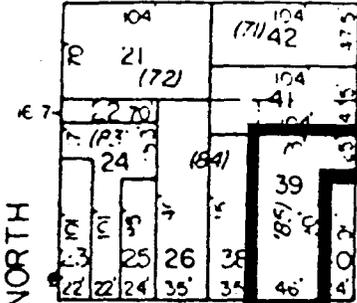
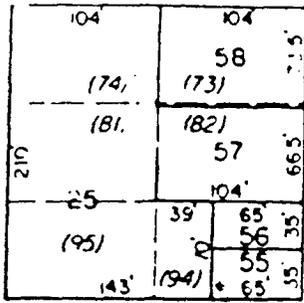
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IOOF Liberty Lodge #49

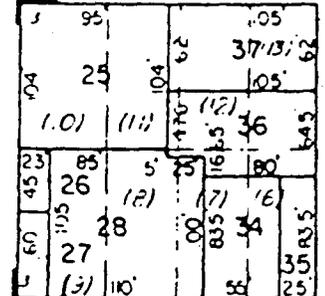
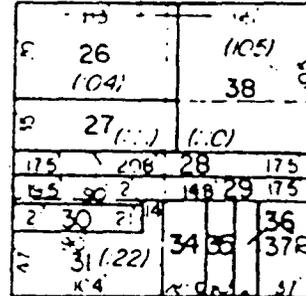
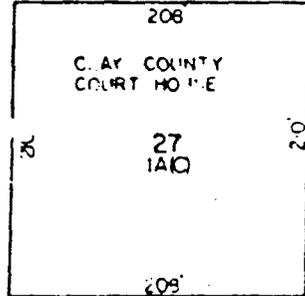
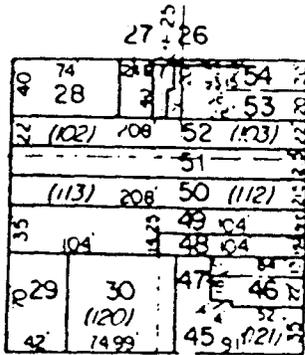
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NORTH

EAST

FRANKLIN

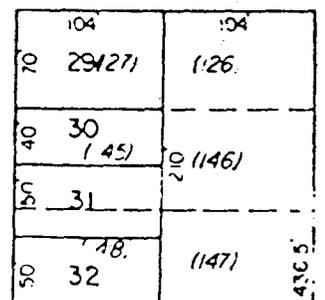
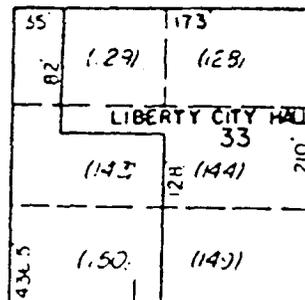
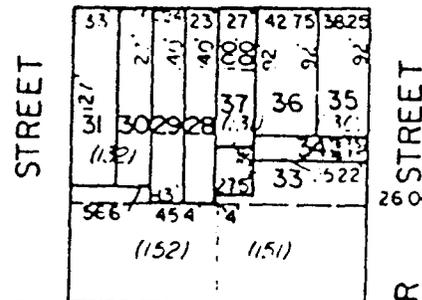
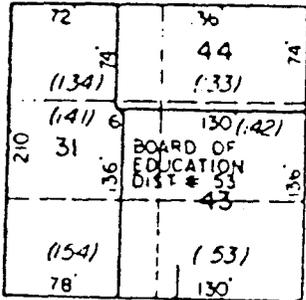


NORTH

NORTH

EAST

KANSAS



MAIN STREET

WATER STREET

MISSOURI STREET

IOOF Liberty Lodge #49
16 - 18 East Franklin
Liberty, Clay County, Missouri
Scale: Unknown



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SUMMARY:

The IOOF Liberty Lodge #49 is significant under Criterion A in the area of COMMERCE, and under Criterion C in the area of ARCHITECTURE. In the area of COMMERCE, it is a good representative example of a practical combination of building uses which were necessary in small towns. The upper levels were used by a fraternal organization, and the first story contained businesses which represent Liberty's commerce from the 1923 to 1942. The IOOF Liberty Lodge #49 is also significant in the area of ARCHITECTURE as a good representative of the Moderne style as applied to the Two-Part Commercial Block property type (see MPS "Historic Resources of Liberty, Clay County, Missouri"). This style represented somewhat of a departure for buildings on the square in Liberty. It is also a good example of the work of Kansas City architect Charles A. Smith, who was noted primarily for his school designs in Kansas City, but was prolific in other areas as well.

ELABORATION: The Liberty Odd Fellows, Lodge #49, had been meeting since 1889 at 20 East Franklin. As was quite typical of fraternal organizations in small towns, this building had commercial space on the first story, and the lodge on the second story. However, the Liberty Odd Fellows felt that they had been outgrowing this space for several years after the turn of the century. In spite of the need for additional space, the local lodge did not consider constructing a completely separate facility which could house all of their needs in one building. Rather, they decided to continue as they had in the past; i.e., they would construct another commercial building, lease the first floor, and utilize the second floor for their own purposes. Fraternal organizations could rarely afford a to construct or maintain a building which served a single purpose, such as a meeting hall or lodge building. Typically, a commercial type of building was constructed, the first floor leased as retail space, and the second floor used by the fraternal organization. By utilizing this arrangement, the Liberty Odd Fellows, Lodge #49, was able to afford new quarters.

Thus in 1923, the Liberty Odd Fellows erected a new building at 16-18 East Franklin, immediately adjacent to their structure on the west (Liberty Tribune, 8 June 1923). The old building (20 East Franklin), was then to be used as a banquet hall. 20 East Franklin is extant, but has suffered sufficient loss in integrity so that it no longer retains its historic associations. The contractor on the new building was the Miller-Stauch Construction Company of Kansas City. An entrance on North Water street (108-

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110 North Water) was constructed which led to the second floor of both buildings on East Franklin. This North Water entrance also contained a small storefront which was leased for retail purposes. In this manner, the Liberty Odd Fellows Lodge #49 was able to construct additional quarters which would eventually pay for itself not only in construction costs, but in maintenance expenses as well.

The west storefront, 16 East Franklin, has contained Whiteside Jewelry from the 1920's through the present (1992). The adjoining storefront, 18 East Franklin, has also held long-term tenants. From the 1920's through the 1940's, the Russell Variety Store was located here. Presently, a florist shop is housed on the first level.

The IOOF Liberty Lodge #49 is also significant as a good representative of a early twentieth century Two-Part Commercial Block property type. In the case of this structure, a Moderne style of commercial architecture was prepared by the architect, Charles A. Smith. Borrowing design elements from the Art Deco and Modernistic style, the emphasis in the building is on verticality, provided through a variety of ornamental features and fenestration patterns. The zig-zags and chevrons, typical of more elaborate examples of this style, are hinted at in the numerous pointed stone embellishments. Engaged brick piers also add to the verticality of the building, as do several areas of vertical joint brick.

Charles A. Smith came to Kansas City in 1887 as a draftsman, but by 1892, was a partner with W.F. Hackney. He succeeded Hackney later that same year as architect for the Kansas City School Board, and served in that position until 1936. While working for the school board, he was responsible for the design of over fifty schools in that system. From 1910 until 1921, he was also a partner in the firm of Smith, Rea & Lovitt. Smith, and his associated firms, designed many other types of structures, from residential to institutional to commercial, in and around Kansas City (Historic Kansas City Foundation Gazette, January/February 1896). In Liberty, he was known for the designs of some buildings at William Jewell College (Architectural/Historic Inventory Survey Form). Although not one of his largest commissions, the IOOF Liberty Lodge #49 in Liberty represents the breadth of work which Charles Smith was involved with over his many years as a practicing architect.

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9. Major Bibliographical References

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See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Clay County Archives (Liberty, MO)

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10. Geographical Data

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Acreage of Property: Less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>377510</u>	<u>4344950</u>	B	_____	_____
C	_____	_____	_____	D	_____	_____

____ See continuation sheet.

Verbal Boundary Description: ____ See continuation sheet.

Beginning at SW corner of Lot 85 (Original Town of Liberty), then East 46', North 90', East 24', North 25', West 70', South 115' to point of beginning.

Boundary Justification: ____ See continuation sheet.

The boundary includes all that portion of the city lot which has been historically associated with the property.

11. Form Prepared By

=====

Name/Title: Deon K. Wolfenbarger

Organization: Three Gables Preservation Date: _____

Street & Number: 9550 NE Cookingham Drive Telephone: 816/792-1275

City or Town: Kansas City State: MO ZIP: 64157

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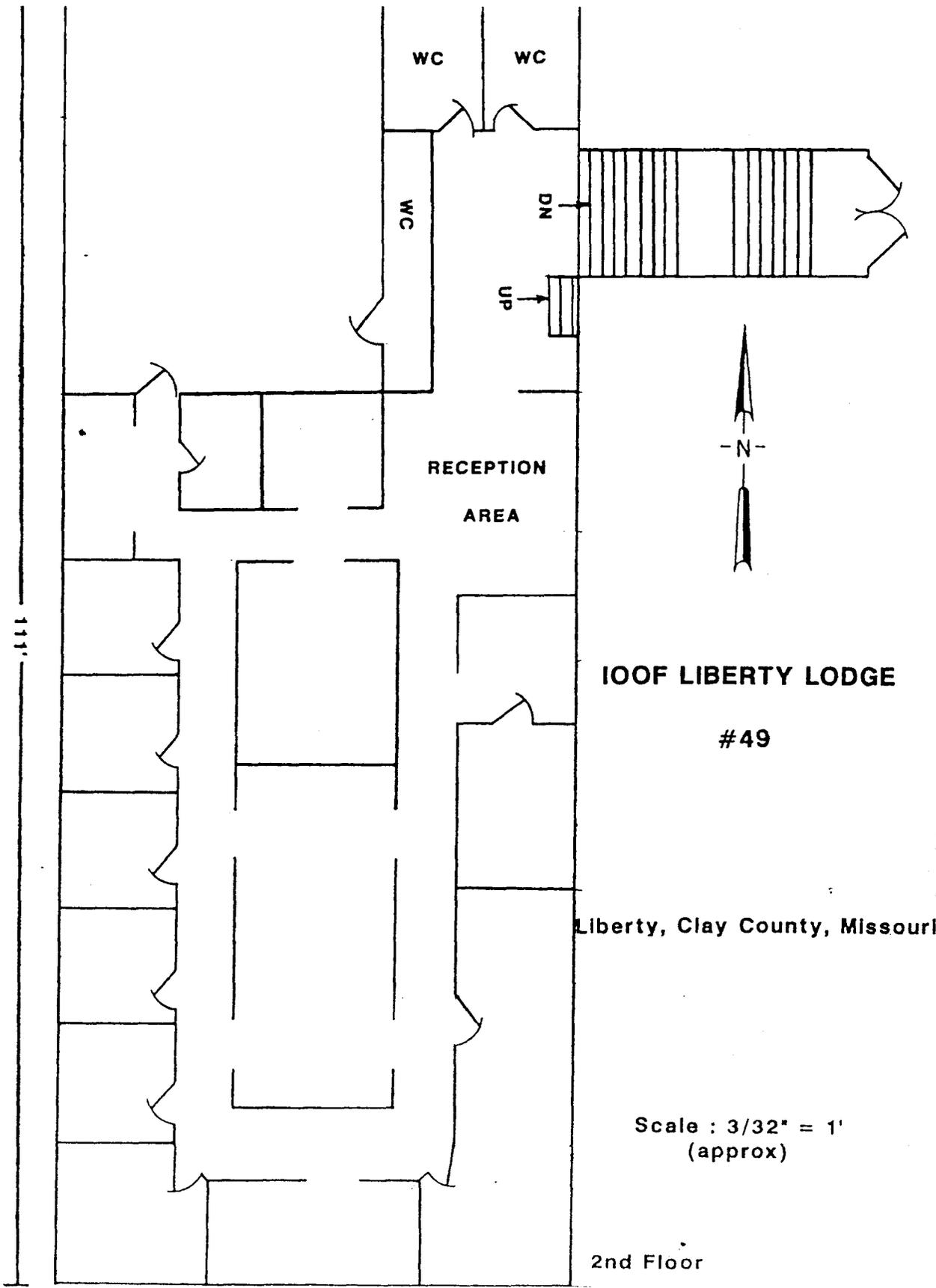
BIBLIOGRAPHY

Liberty, Missouri Telephone Directory. January 1929, March 1954.

Liberty Tribune, 8 June 1923.

Historic Kansas City Foundation Gazette. "A Kansas City
Architect: Charles A. Smith". January/February 1986.

Missouri Office of Historic Preservation. Architectural/Historic
Inventory Survey Form. "16-18 East Franklin." Liberty, MO.:
Community Development Department, April 1985.



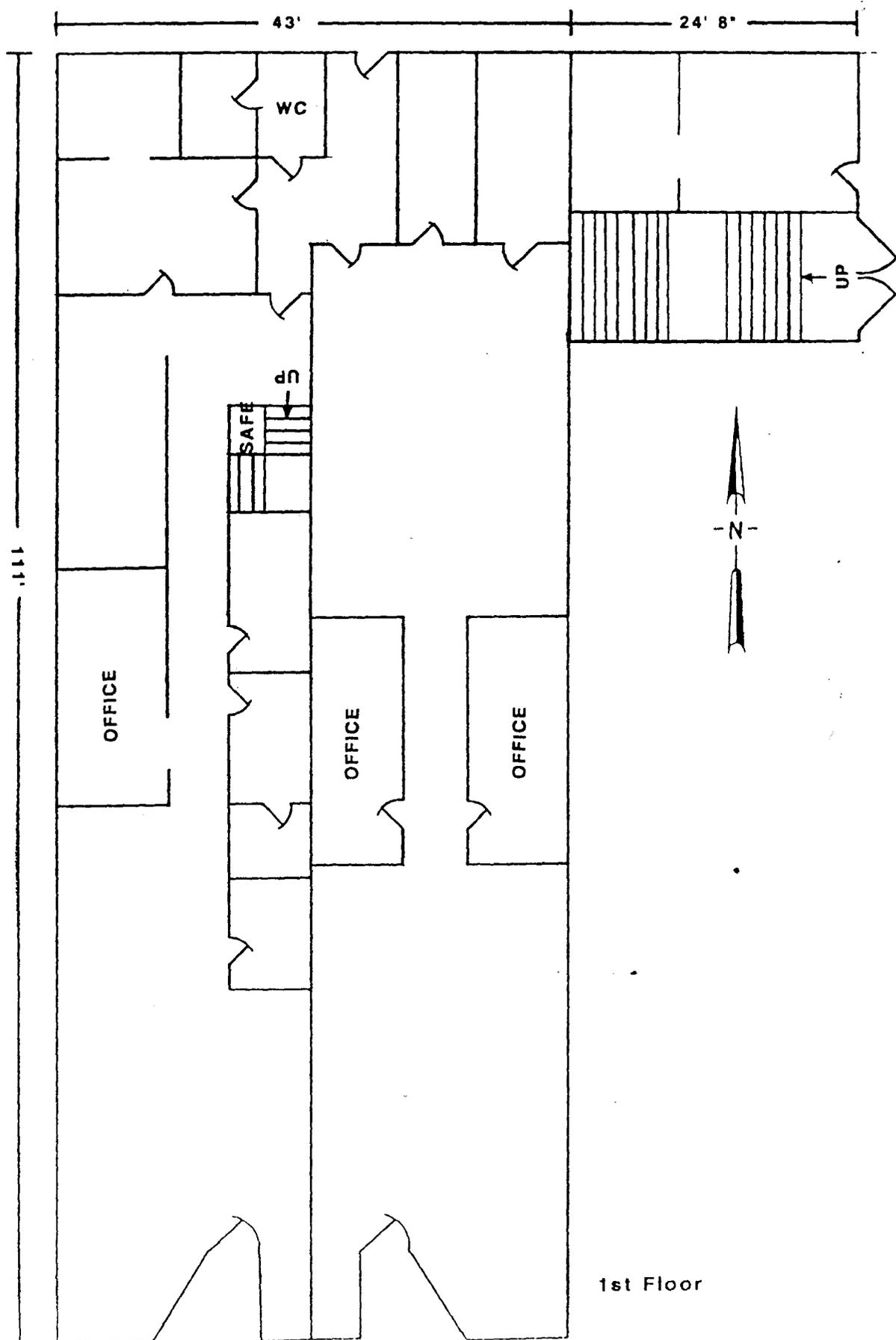
IOOF LIBERTY LODGE

#49

Liberty, Clay County, Missouri

**Scale : 3/32" = 1'
(approx)**

2nd Floor



1st Floor

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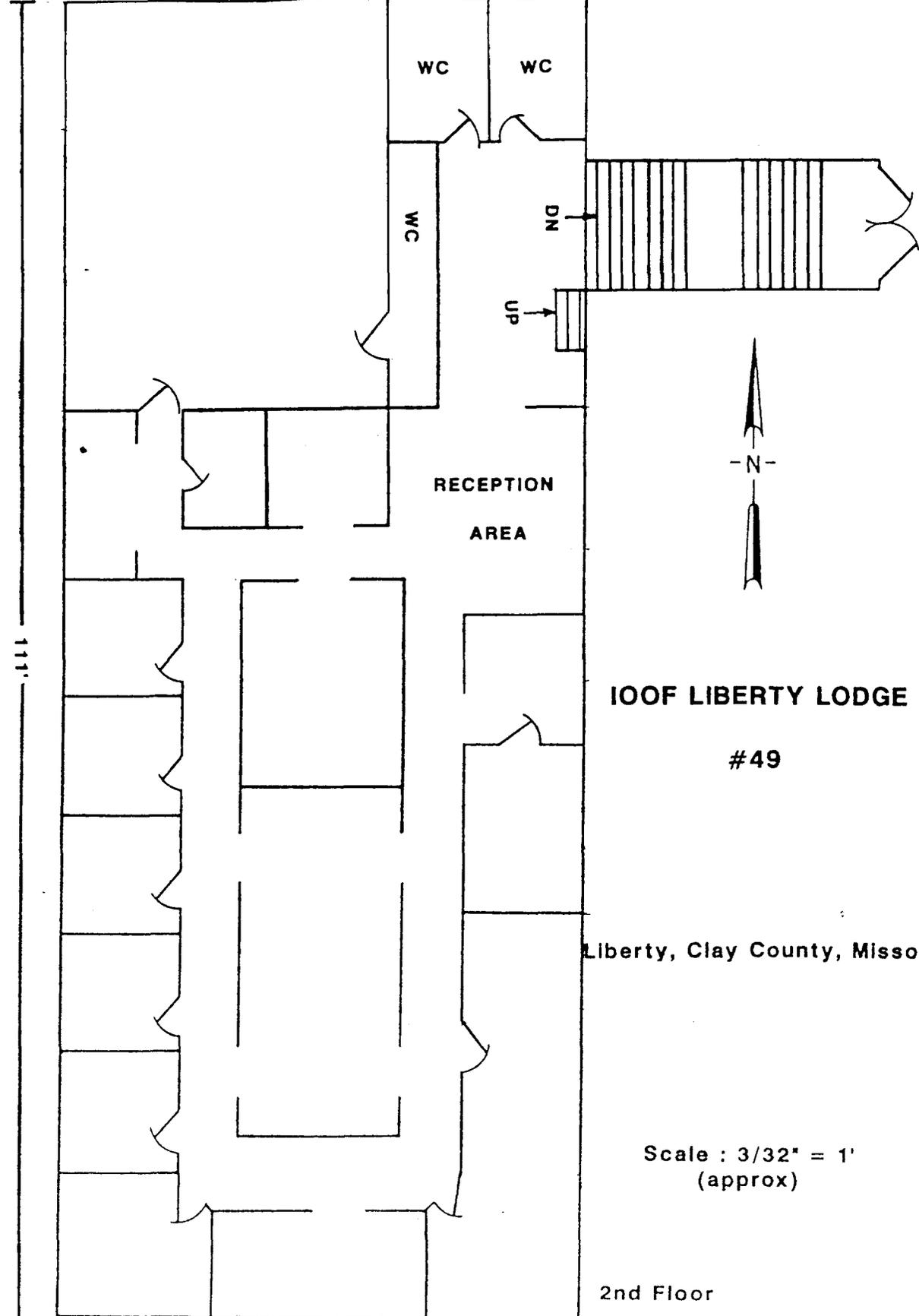
Section number Photographs IOOF Liberty Lodge #49 Page 1
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The following information is the same for all photgraphs listed below:

LOCATION OF SITE: 16-18 East Franklin Street, Liberty, MO
NAME OF PHOTOGRAPHER: Bob Askren
DATE OF PHOTGRAPH: 19 December 1991
LOCATION OF NEGATIVE: State Historic Preservation Office, Jefferson City, MO

List of Photographs

1. Front (south) elevation.
2. Side (east) elevation and second-floor entry.
3. Interior of flower shop at 18 East Franklin Street, looking north towards back of the building.



IOOF LIBERTY LODGE

#49

Liberty, Clay County, Missouri

**Scale : 3/32" = 1'
(approx)**

2nd Floor

100' LIBERTY DISTRICT
LIBERTY, CLAY COUNTY, MISSOURI
UTM 15/87510/4344950

CLAY COUNTY SAVING ASSOC. BUILDING
104 E. CANLINI ST., LIBERTY,
CLAY COUNTY, MISSOURI
UTM 15/87755/4344950

MAJOR HOTEL
112 E. FRANKLIN ST., LIBERTY,
CLAY COUNTY, MISSOURI
UTM 15/87759/4344950

LIBERTY QUADRANGLE
MISSOURI

7.5 MINUTE SERIES (TOPOGRAPHIC)

730" EXCELSIOR SPRINGS 14 MI. 7162' N. SW
0.2 MI. TO U.S. BYP 71 (KEARNEY SW)
25' 2.2 MI. TO U.S. 69
RICHMOND 31 MI. EXCELSIOR SPRINGS 13 MI.
530 000 FEET
381 94° 22' 30" 39° 15'

LIBERTY, CLAY COUNTY, MISSOURI
UTM 15/87680/4344950

SOUTH LIBERTY COURTHOUSE SQUARE HISTORIC DISTRICT
2 S. MAIN ST., 10 E. KANSAS ST., 1-17 E. KANSAS ST.
LIBERTY, CLAY COUNTY, MISSOURI
UTM 16/87480/4344810

