



**HISTORIC DISTRICT  
REVIEW COMMISSION**

**July 2, 2019**

**5:30 p.m.**

**City Hall  
City Council Chambers  
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION  
Revised Regular Meeting Agenda**

**July 2, 2019  
5:30 p.m.  
City Council Chambers**

**I. Call to Order**

**II. Roll Call**

John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Brett Rinker, Doug Wilson

**III. Approval of Meeting Summary: June 18, 2019**

**IV. HDRC Case #19-011LS Consideration to recommend approval to City Council for a Certificate of Appropriateness for a new signage, like in-kind repair to stucco, HVAC stand and gutters at 110-112 E. Kansas, Liberty Square Historic District, a 353 Tax Abatement Project**

**V. HDRC Case #19-008LS (amended) Consideration for a Certificate of Appropriateness for alterations to a previously approved metal structure at 114 E. Kansas, Liberty Square Historic District**

**VI. HDRC Case #19-002LA Consideration for a Certificate of Appropriateness for exterior alterations at 124 Gallatin, Local Landmark**

**VII. Other Business**

Administrative Approvals since the May 21, 2019 meeting:  
227 W. Franklin In-kind repairs to roof and chimney  
4 E Franklin, Sign

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

**VIII. Adjournment**

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**

**Meeting Summary**

**3<sup>rd</sup> Floor Conference Room, City Hall**

**June 18, 2019**

**5:30 p.m.**

Matt Grundy, Dail Hobbs, John Carr, Vern Drottz, Clay Lozier, Kelley Wrenn Pozel and Doug Wilson were present.

Mike Gilmore and Brett Rinker were absent.

Applicants present: A3G representative, Aimee Grey for Mr. Jeffries. John Skillman for the Morse Street application and Paul Victor for the Kansas Street application. Jeanine Thill, Community Development Manager represented staff.

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

**HDRC Case #19-010D Consideration for a Certificate of Appropriateness for a new retaining wall, alterations to drive approach and widen the driveway at 118 N. Morse, Dougherty Historic District**

The amount of cost involved with reusing and re-mortaring would be very costly. Mr. Carr said he did an on-site visit and it

Mr. Lozier said he hates to see the historic walls slowly go away. Mr. Grundy said he would feel differently if it were visible from the street. It is over the hill and it has already been modified. Mr. Drottz agreed. Mr. Carr said he is good with it and it is elsewhere in the district.

Motion by Mr. Lozier to approve the application with stipulations.

The motion was seconded by Mr. Wilson. The motion passed 7-0-0.

**HDRC Case #19-006J Consideration for a Certificate of Appropriateness for new windows at 483 E. Kansas, Jewell Historic District**

Mr. Carr said they are proposing 14 inches lower than where they are now. They will be taller. They won't be two separate windows, it will be a single-unit window. They are proposing double-hung windows. Mr. Drottz asked if they are true divided lite. They are inside the glass.

Mr. Wilson asked if the kitchen windows are original. Mr. Carr confirmed they are original.

Mr. Wilson said we have a lot of cases where people want to change out their windows. Mr. Carr said the key is the detail on the exterior and said the center mull should remain the architectural detail existing. They would be six over one with the mullions inside the

glass. Mr. Wilson asked if it has a storm window; the applicant said it does. Mr. Carr said the divided lite should be inside and out to maintain the integrity of the rest of the window. As for the addition, it is totally different as it was added in the '80s or '90s. They are clad 35-year-old windows. The bottom rails are deteriorated beyond repair on the sunroom.

Motion by Mr. Wilson to approve the application as submitted. The motion was seconded by Mr. Drottz. Motion passed 7-0-0.

Mr. Carr said there were windows that were modified at 460 E. Mill. The windows were made shorter to accommodate the countertop inside. Mr. Wilson said changing the size is almost a double jump because they are original and it's changing the fenestration. Mr. Carr said if it is done architecturally correctly it is alright. An elevation drawing and photos from the inside are needed. The back windows are falling out of the home.

Motion by Mr. Hobbs to replace the five widows on the back (that are not original) as Marvin Integrity with divided lites that visually match the existing. Seconded by Mr. Lozier. Motion passed 5-0-0.

#### **HDRC Case#19-010LS Consideration for a Certificate of Appropriateness for removal of trim to install new gutters at 112 E. Franklin, Liberty Square Historic District**

They are very shallow per the applicant. This would be mimicking what is on the other part of the building. They are trying to get approval locally then it will go to the State. Mr. Carr asked what happens to the old gutters. They will be infilled and a new roof, low slope. It isn't completely flat, it has a slope and has a membrane. The metal now is perforated. It is rotting the wood. Mr. Carr said he is comfortable with the K-Style gutter. Mr. Wilson asked if the top piece comes off - it will be filled in and roofing. Mr. Wilson said he is glad they are making progress and it's good to see it is moving forward. Mr. Grundy agreed. They are beyond repair. Mr. Hobbs said it is a typical solution, it works and preserves the rest of the building.

Motion by Mr. Wilson to approve the meeting summary as presented. The motion was seconded by Mr. Carr. The motion passed 7-0-0.

Motion by Mr. Drottz to approve the meeting summary from May 21. Seconded by Mr. Carr. Motion passed 7-0-0.

#### **Administrative Approvals since the May 21, 2019, meeting:**

- 128 N. Jewell hand rail (approved by Design Subcommittee)
- 408 W. Kansas roof and landscaping

#### **Miscellaneous Matters from the Commission:**

517 W. Kansas has submitted a COA application for in-kind repairs to the front porch. The commission reviewed the proposed scope of work and agreed an administrative approval can be issued.

The owner of 22 N Main has been given 10 days for him to fix the building. There may be forced repairs. Mr. Wilson said he did some research and he said it's on the books that there are ways to be strict with enforcement, per section 21.2. The code enforcement officer can ticket every day. Staff said letters have gone out and there is support from her supervisor to be tougher on the issue.

Ms. Pozel said Staff should monitor the grass at the Water and Kansas lot.

**Miscellaneous Matters from Staff:**

None.

Molding on the concrete must have the same profile at 517 W. Kansas.

The meeting adjourned at 6:42 p.m.

Historic District Review Commission

The City of



**HDRC Case No. 19-011LS**

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

**HDRC Meeting Date: July 2, 2019**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for signs, in-kind repair to stucco, new gutters and a stand for the HVAC, a 353 Tax Abatement project

Applicants: John Kennebeck/ Three Halves Brewery

Location: 110/112 E. Kansas

District: Liberty Square Historic District

NRHP Status/category: Non-Contributing

File Date: June 20, 2019

**SPECIFIC INFORMATION**

SITE HISTORY

110-112 E. Kansas Street is a two-part commercial block that has undergone many alterations since it was constructed in the 1880s. The east portion has a brick façade with a large overhead glass garage door with transom above. The upper story has two rectangular one-over-one windows. The west portion is stuccoed and has two large glass garage doors and two walk-through doors. On the second story is another glass garage door. The building has housed the Pruett Machine Shop, the Electric Theatre, a pool hall, Claco Radio and Electric Company, storage for the Ethan Allen Furniture Store, and is currently under renovation for 3 Halves Brewery.

PROPOSAL DESCRIPTION

Remove & replace existing signs, using existing hardware

In-kind repair of stucco

HVAC stand for airflow, not visible from the street

New 24 gage, 6 inch guttering on north elevation with two downspouts in musket brown.

**ANALYSIS**

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

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

| DG: Sec. 30-72. District HP, design principles.   | Staff Analysis  |
|---|---|
| <u>Exterior walls:</u> A structure’s original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing | The proposed alterations and in-kind repairs are appropriate. |

materials that may not be original, but have acquired significance by virtue of age or craftsmanship, shall also be maintained and preserved. These walls, siding, and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

**DG: Sec. 30-72.13. Signs and awnings:** Original signs or those that have acquired significance by virtue of age or craftsmanship shall be maintained and preserved. Signs that disguise, obstruct, or detract from significant façade elements shall not be allowed. Signs and awnings shall be designed to complement the style, materials, and color of the building. Lighting and other illumination shall be properly shielded or diffused to eliminate glare. Individual building mounted lights shall be no brighter than 100 watts and be mounted no lower than 6 feet and no higher than 9 feet in height. All signs shall be installed in accordance with the provisions of Article XV.

**DG: Sec. 30-72. District HP, design principles.**  
**10. Mechanical equipment and weather protection devices:**  
*Mechanical and weather protection devices shall be placed and installed in a manner that is unobtrusive.*

The proposed signs will complement the materials and color of the building, and will be lit.

The proposed HVAC system stand will not be visible from the street and will not harm the physical or historic character of the neighboring building.

## STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-011LS.

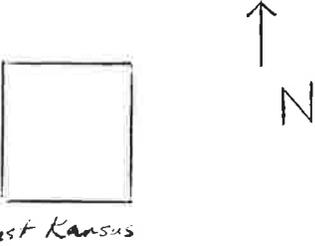
## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C,D & E: Images of proposed signs
4. Exhibit F: Image of proposed gutters





# HISTORIC INVENTORY

|   |  |   |  |
|---|--|---|--|
| 1. No. 8-G  |  | 4 Present Name(s)<br>110-112<br><del>111-13</del> East Kansas   |  |
| 2 County Clay   |  | 5 Other Name(s)<br><del>114 East Kansas</del>   |  |
| 3 Location of Negatives<br>Liberty Community Development  |  |   |  |
| 6 Specific Location<br>111-13 East Kansas   |  | 16. Thematic Category   |  |
| 7 City or Town If Rural, Township & Vicinity<br>Liberty, Missouri   |  | 17 Date(s) or Period<br>c. 1880's   |  |
| 8. Site Plan with North Arrow<br>  |  | 18 Style or Design  |  |
|   |  | 19. Architect or Engineer   |  |
|   |  | 20. Contractor or Builder   |  |
|   |  | 21. Original Use, if apparent<br>commercial   |  |
|   |  | 22 Present Use<br>commercial  |  |
|   |  | 23 Ownership<br>Public <input type="checkbox"/><br>Private <input checked="" type="checkbox"/>  |  |
|   |  | 24. Owner's Name & Address, if known  |  |
| 9 Negative No.<br>1-18 & 1-19   |  | 25. Open to Public? Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>  |  |
| 10 Site <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>   |  | 26. Local Contact Person or Organization<br>Liberty Mo, Community Devel.  |  |
| 11 National Register? Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>  |  | 27 Other Surveys in Which Included  |  |
| 12 Is It Eligible? Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>   |  | 30. Foundation Material   |  |
| 13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>   |  | 31. Wall Construction<br>masonry  |  |
| 14 District Potent'l? Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>  |  | 32. Roof Type & Material<br>flat; tar & gravel  |  |
| 15. Name of Established District  |  | 33. No. of Bays<br>Front Side   |  |
|   |  | 34. Wall Treatment<br>brick; metal  |  |
|   |  | 35. Plan Shape<br>rectangular   |  |
|   |  | 36 Changes (Explain in #42)<br>Addition <input type="checkbox"/><br>Altered <input checked="" type="checkbox"/><br>Moved <input type="checkbox"/> |  |
|   |  | 37. Condition<br>Interior<br>Exterior good  |  |
|   |  | 38. Preservation Underway? Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>   |  |
|   |  | 39. Endangered? By What? Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>   |  |
|   |  | 40 Visible from Public Road? Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>   |  |
|   |  | 41. Distance from and Frontage on Road E Kansas approx. 30 ft. on   |  |
| 42. Further Description of Important Features<br>The main facade of this building faces south. Because of the alterations, it is difficult to be certain this was originally a single building, as indicated by the 1906 Sandborn Map. The west portion is veneered with metal and contains an overhead garage entrance. The east portion has a brick facade with a centrally placed, recessed entrance. Small windows flank the entrance. The upper story is fenestrated with two rectangular windows. |  |   |  |
| 43 History and Significance<br>The original tenant of this building has not been identified. By 1908 the Pruett Machine Shop was located in this building. Tenants in 1911 included the Electric Theater and a pool hall operated by G.C. Heflebower. By 1940 the Claco Radio and Electric company was located in this building.  |  |   |  |
| 44 Description of Environment and Outbuildings<br>The City Hall building is south of this structure. To the east and west are other commercial building. A surface parking area is to the north.  |  |   |  |
| 45 Sources of Information<br>Clay County Centennial Souvenir, 1922, p. 38.<br>Heritage of Liberty, 1976, p. 103.<br>Liberty Tribune, Oct. 24, 1940.   |  | 46. Prepared by<br>PILAND/UGUCCIONI   |  |
|   |  | 47. Organization<br>Liberty, Comm. Dev.   |  |
|   |  | 48. Date<br>4/85  |  |
|   |  | 49. Revision Date(s)<br>EXHIBIT B   |  |

Continuation  
**HISTORIC INVENTORY**

ADDRESS: 110-13 East Kansas  
Liberty, Missouri

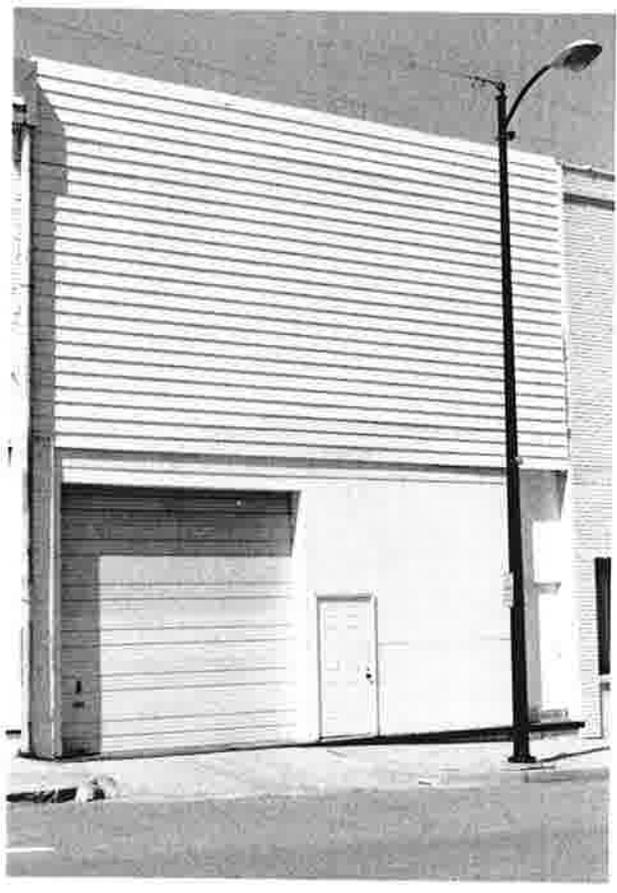




EXHIBIT C

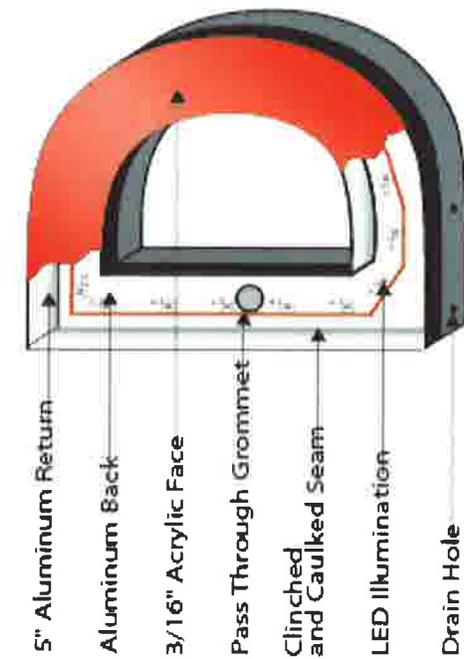


1021 S. Brown St. | Liberty, MO 64068  
**816-407-SIGN (7446)**  
[www.victorysignco.com](http://www.victorysignco.com)

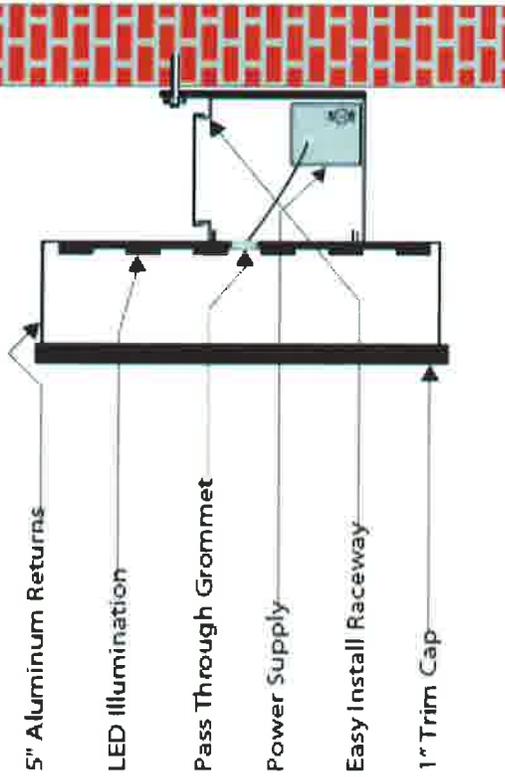
|              |                         |                          |                      |           |                |
|--------------|-------------------------|--------------------------|----------------------|-----------|----------------|
| Customer:    | 3 Halves Brewing Co.    | Sign Dimensions:         | 146" x 39" = 39.5 sf | Colors:   | Black          |
| Address:     | 110 E. Kansas St.       | Store Front Sq. Footage: | 30' x 49' = 1,470sf  | Trim Cap: | White          |
| City/SL/Zip: | Liberty, MO 64068       | Contact:                 |                      | Returns:  | White          |
| Phone:       | 660-654-1688            | Sales Person:            | Barry                | Raceway:  | Match Building |
| Email:       | JohnKennebeck@gmail.com | Designer:                | Cody                 | Proofs:   | ___ of 3       |

Customer signature on this proof authorizes Victory Sign Company to proceed with the construction of your product exactly as specified on the proof. We recommend showing your proof to another individual for review, as corrections must be made prior to submitting your final signature. Your product will be replicated from the approved proof regardless of spelling, grammar or design errors, whether incurred by the customer or Victory Sign Company. Once produced, any further updates or revisions to your product will incur additional charges up to 100% of the original order amount at the discretion of Victory Sign Company. This is standard policy for all sign companies and printers. This design concept is submitted only for your approval or review and is the exclusive property of Victory Sign Company. This concept may not be copied, reproduced, exhibited or utilized for any purpose, in part or in whole, by any individual without written consent of Victory Sign Company. Our renderings are an attempt to illustrate an accurate representation of the final product. Victory Sign Company cannot be held responsible for differences between renderings and the finished product caused by monitors, printers, or environmental lighting. Victory Sign Company allows three free revisions on initial proof design; any revisions beyond that are billed at \$100/hr. Thank you.

# Front Lit Channel Letters (Raceway)



**FRONT VIEW**



**SIDE VIEW**

EXHIBIT D



1021 S. Brown St. | Liberty, MO 64068

**816-407-SIGN (7446)**

[www.victorysignco.com](http://www.victorysignco.com)

Customer: **3 Halves Brewing Co.**

Address: **110 E. Kansas St.**

City/ST/Zip: **Liberty, MO 64068**

Phone: **660-654-1688**

Email: **JohnKennebeck@gmail.com**

Sign Dimensions: **146" x 39" = 39.5 sf** Colors: **Black**

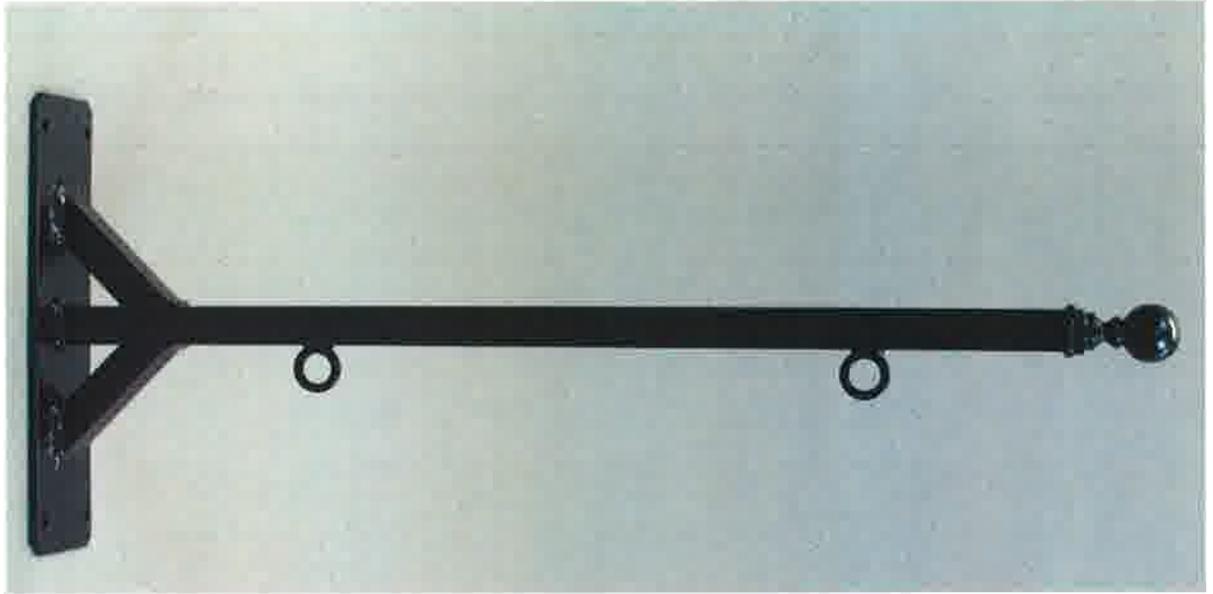
Store Front Sq. Footage: **30' x 49' = 1,470sf** Trim Cap: **White**

Contact: Returns: **White**

Sales Person: **Barry** Raceway: **Match Building**

Designer: **Cody** Proofs: **\_ of 3**

Customer signature on this proof authorizes Victory Sign Company to proceed with the construction of your product exactly as specified on the proof. VSC recommends showing your proof to another individual for review; no corrections must be made prior to submitting your final signature. Your product will be replicated from the approved proof regardless of spelling, grammar or design errors, whether incurred by the customer or Victory Sign Company. Once produced, any further updates or revisions to your product will incur additional charges up to 100% of the original order amount at the discretion of Victory Sign Company. This is standard policy for all sign companies and printers. This design concept is submitted only for your approval or review and is the exclusive property of Victory Sign Company. This content may not be copied, reproduced, exhibited or utilized for any purpose, in part or in whole, by any individual without written consent of Victory Sign Company. Our drawings are in attempt to illustrate an accurate representation of the final product. Victory Sign Company cannot be held responsible for differences between renderings and the finished product caused by monitors, printers, or environmental lighting. Victory Sign Company allows three free revisions; an initial proof design; any revisions beyond that are billed at \$100/hr. Thank you



18 in



*Jousting Pigs Logo, not 3Halves.*

32 in

6.7



## Historic District Review Commission

The City of



**HDCRC Case No. 19-008LS (amended)**

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

**HDCRC Meeting Date: May 21, 2019 & July 2, 2019**

### **GENERAL INFORMATION**

Application: Certificate of Appropriateness for a prefabricated steel structure to cover a new walk-in cooler and bbq smoker on the patio at parking lot adjacent to 114 E. Kansas St.

Applicant: Jousting Pigs BBQ, Brandi Atwell

Location: Lot east of 114 E. Kansas Street

District: Liberty Square Historic District

NRHP Status/category: Non-contributing

File Date: May 10, 2019

### **SPECIFIC INFORMATION**

#### **SITE HISTORY**

The patio at the northwest corner of Kansas and Missouri Streets measures approximately 2,500 square feet and has most recently served as patio seating for Rock N Run Brewery.

The lot is enclosed by a stone and metal fence. The surface is paved with brick pavers. The adjacent building at 114 E. Kansas was built in the 1880s. In 1906, it housed a saloon and, in 1909, the Liberty Heating and Plumbing Company. Most recently, the building was part of Rock N Run Brewery, which closed in 2018. The patio seating area is accessed from Missouri street.

#### **PROPOSAL DESCRIPTION**

The applicant proposes to create screening and a gabled roof to cover a bbq smoker and walk-in cooler to serve the forthcoming restaurant and brewery at 110-114 E. Kansas Street.

#### **Details Previously Approved:**

- Existing patio; stone work and railings to remain
- Primary Structure Nine 8X10 steel columns, painted black
- Walls: Wood tone frames and metal screens
- Shed roof, standing seam metal roof over metal deck

#### **Amended Application/The differences:**

- Gabled roof, not shed
- Smaller framing members with more columns on the North and South sides
- Gable on the East side will be sided
- 5' of wood siding on North and South side

## 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.**

10. Mechanical equipment and weather protection devices: *Mechanical and weather protection devices shall be placed and installed in a manner that is unobtrusive.*

**Staff Analysis**

The proposed metal structure, screening and gabled roof will not harm the physical or historic character of the neighboring building.

## STAFF RECOMMENDATION

The amended application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-008LS (amended).

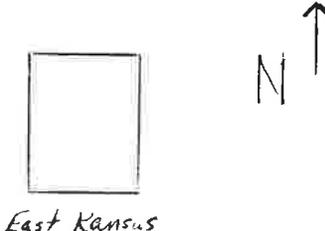
## ATTACHMENTS

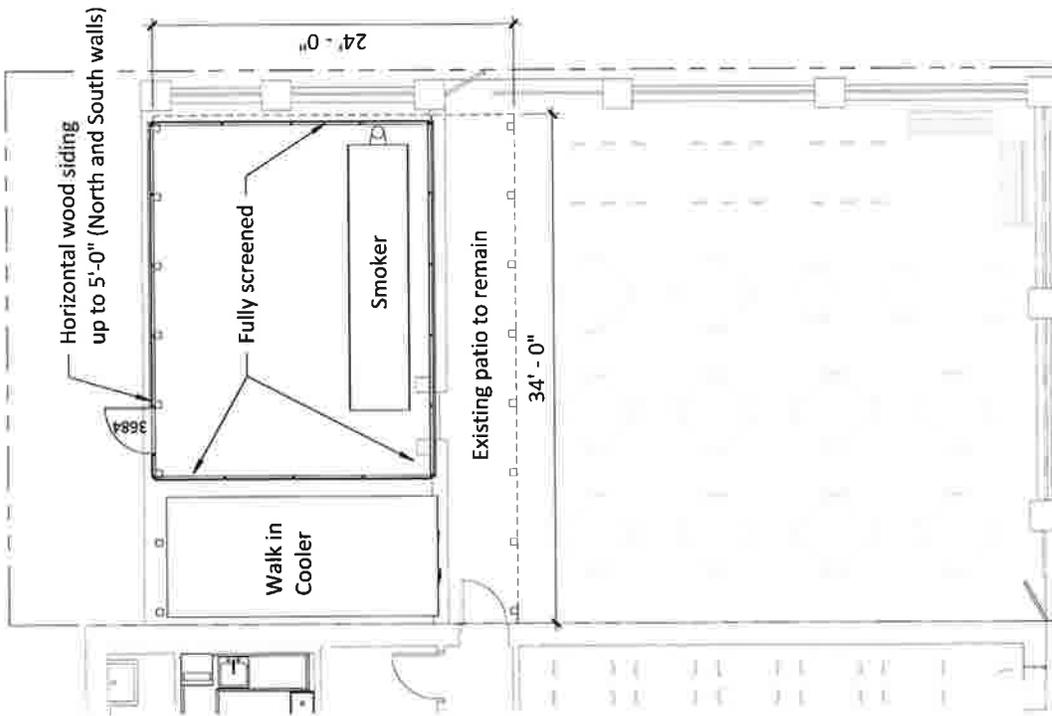
1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site plan and drawings
4. Exhibit D: Wood Siding





# HISTORIC INVENTORY

|   |  |                  |  |   |   |   |                           |
|---|--|------------------|--|---|---|---|---------------------------|
| 1. No<br>8-J  | 4. Present Name(s)<br>114 East Kansas  |                  |  |   |   |   |                           |
| 2. County<br>Clay   | 5. Other Name(s)<br><del>216 East Kansas</del>   |                  |  |   |   |   |                           |
| Location of Negatives<br>Liberty Community Development  |  |                  |  |   |   |   |                           |
| 6. Specific Location<br>114 East Kansas   | 16. Thematic Category  |                  |  |   |   |   |                           |
| 7. City or Town - If Rural, Township & Vicinity<br>Liberty, Missouri  | 17. Date(s) or Period<br>c. 1880's   |                  |  |   |   |   |                           |
| 8. Site Plan with North Arrow<br><br><div style="text-align: center;">  </div>   | 18. Style or Design  |                  |  |   |   |   |                           |
| 9. Negative No. 1-20  | 19. Architect or Engineer  |                  |  |   |   |   |                           |
| <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">10. Site Building</td> <td style="width:50%;">Structure Object</td> </tr> <tr> <td>National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>14. District Potential? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> </table> | 10. Site Building  | Structure Object | National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | 12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | 13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | 14. District Potential? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | 20. Contractor or Builder |
| 10. Site Building   | Structure Object   |                  |  |   |   |   |                           |
| National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  | 12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  |                  |  |   |   |   |                           |
| 13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>   | 14. District Potential? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  |                  |  |   |   |   |                           |
| 15. Name of Established District  | 21. Original Use, if apparent<br>Commercial  |                  |  |   |   |   |                           |
|   | 22. Present Use<br>Commercial  |                  |  |   |   |   |                           |
|   | 23. Ownership<br>Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>   |                  |  |   |   |   |                           |
|   | 24. Owner's Name & Address, if known   |                  |  |   |   |   |                           |
|   | 25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |                  |  |   |   |   |                           |
|   | 26. Local Contact Person or Organization<br>Liberty Mo, Community Devel.   |                  |  |   |   |   |                           |
|   | 27. Other Surveys in Which Included  |                  |  |   |   |   |                           |
|   | 28. No. of Stories<br>2  |                  |  |   |   |   |                           |
|   | 29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>   |                  |  |   |   |   |                           |
|   | 30. Foundation Material  |                  |  |   |   |   |                           |
|   | 31. Wall Construction<br>masonry   |                  |  |   |   |   |                           |
|   | 32. Roof Type & Material<br>flat; tar & gravel   |                  |  |   |   |   |                           |
|   | 33. No. of Bays<br>Front 3 Side  |                  |  |   |   |   |                           |
|   | 34. Wall Treatment<br>brick  |                  |  |   |   |   |                           |
|   | 35. Plan Shape<br>rectangular  |                  |  |   |   |   |                           |
|   | 36. Changes (Explain in #42)<br>Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/> |                  |  |   |   |   |                           |
|   | 37. Condition<br>Interior<br>Exterior excellent  |                  |  |   |   |   |                           |
|   | 38. Preservation Underway? Yes <input type="checkbox"/> No <input 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<br>20 ft. on E. Kansas  |                  |  |   |   |   |                           |
| 42. Further Description of Important Features<br>The main facade of this building faces south. The first floor has been remodeled. Two entrance doors are placed at the west end of the south facade. Two multipaned, fixed windows are at the east end of this facade. The second floor is fenestrated with three windows with semicircular arched heads. A band course of projecting brick also arches above the windows. The cornice features corbelled brick.   |  |                  |  |   |   |   |                           |
| 43. History and Significance<br>The original tenant of this building has not been identified. In 1906 it housed a saloon. By 1909 it housed the Liberty Heating and Plumbing Company.   |  |                  |  |   |   |   |                           |
| 44. Description of Environment and Outbuildings<br>A surface parking area is to the east of the building. To the south is City Hall. Commercial buildings are to the west and north.  |  |                  |  |   |   |   |                           |
| 45. Sources of Information<br>Liberty Tribune, March 29, 1912.  | 46. Prepared by<br>PILAND/UGUCCIONI  |                  |  |   |   |   |                           |
|   | 47. Organization<br>Liberty, Comm. Dev.  |                  |  |   |   |   |                           |
|   | 48. Date<br>4/85   |                  |  |   |   |   |                           |
|   | 49. Revision Date(s)<br>EXHIBIT B  |                  |  |   |   |   |                           |



Structure: Prefabricated steel structure by Shed KC in Smithville

10'-0" from patio to eave

12'-0" from patio to ridge

Walls: Wood tone frames and metal screens

North and South walls to have wood horizontal siding from from ground to 5'-0", screens above

Roof: Standing seam metal roofing over metal deck

All existing stone work and railings to remain

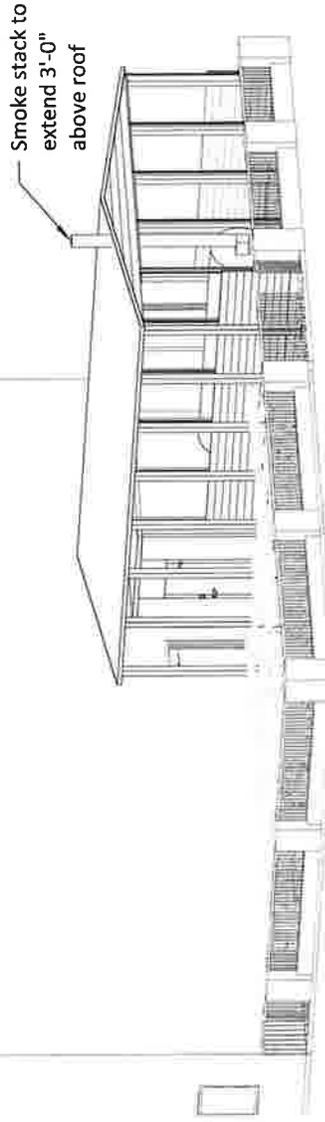


EXHIBIT C

Jousting Pigs BBQ

114 E Kansas Street, Liberty, Missouri 64068

26 June 2019

HDRC Application

5' of "burnt" siding proposed for steel structure at 114 E Kansas



EXHIBIT D

*Exhibit D*

## Historic District Review Commission

The City of



**HDRC Case No. 19-002LA**

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

**HDRC Meeting Date: July 2, 2019**

### **GENERAL INFORMATION**

Application: Certificate of Appropriateness for renovations and new addition  
Applicant: Ken Personett / Capstone Home, LLC  
Location: 124 N. Gallatin  
District: Local Landmark: Madison Miller House  
NRHP Status/category: Not listed in NRHP  
File Date: June 21, 2019

### **SPECIFIC INFORMATION**

#### **SITE HISTORY**

The house at 124 N. Gallatin was built for Madison Miller in 1840, as a wedding present for his new bride, Ann Arthur. The original portion of this Greek Revival house is constructed of brick and has had many additions and alterations over the years. The full-width front porch appears to be a later addition. Many of the historic 6 over 6 wood windows still exist. There is a bald cypress in the front yard, which is believed to have been brought back as a seedling from California by Mr. Miller around 1850. The house has been used as an apartment building and has been vacant the last several years.

#### **PROPOSAL DESCRIPTION**

##### **Details and Materials:**

##### **General (Whole House)**

1. Existing historic brick: Cleaning per National Park Service Standards with no water pressure over 400 PSI. Re-point as necessary with mortar to match color, texture, and composition as existing. Re-paint with latex for masonry. Color to match existing white
2. Siding & Trim: LP SmartSide® Lap Siding with a 5" smooth exposure.
3. Existing historic windows: All original / historic windows to be restored. If restoration is not feasible, Andersen A- Series double hung 6 over 6 replacement windows are proposed, to match profiles of existing windows.
4. Wood Shutters: Timberlane® faux louver shutters sized to fit the windows, locations to be determined.

##### **East Side (Front)**

Existing windows and doors to remain

Front Porch:

- New iron rail
- 8" wood square column with cap

- New porch deck on new EPDM roof
- New fascia with new “K” Style gutters and square down spouts
- 12” frieze board with brackets
- 8” wood square column
- 25” X12” wood column base with 1 ½” cap

North Side

The non-historic two-story addition on the northeast corner has been previously approved (April 1, 2019) to be removed, the applicant will restore brick exterior of original structure where altered to accommodate the addition. The door on the upper level will be replaced with a window as originally constructed and the door on the lower level will be vacated and filled in with brick to match the exterior. On the western most portion of the north elevation the following is proposed:

- Extend existing roof line
- New comp. shingle (timberline or equal)
- New fascia with new “K” Style gutters and square down spouts
- 2”X4” Frieze board
- 5/4” X 4” window trim
- LP Lap Siding, smooth 5” exposure
- 5/4 X4 corner trim board with composite qt. round in corner
- 2X simulated sill
- 1X10 rim board with 1X cap
- New aluminum clad windows 43”X53”

West Side (Back)

- New 4 panel door, steel to match existing style of front door
- One new 3 over 3 aluminum clad window
- Infill existing window opening on second floor with brick to match

South Side (western most portion)

- Two new 6 over 6 aluminum clad window

**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.**

| UDO Design Principles (Sec. 30-50.3)  | Staff Analysis   |
|---|--|
| 2. <u>Alterations:</u> 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 | The alterations proposed for this structure will restore a more original appearance. All significant elements will be preserved. |

|   |  |
|---|--|
| <p>craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.</p>   |  |
| <p>5. <u>Exterior walls</u>: A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original, but have acquired significance by virtue of age or craftsmanship, shall also be maintained and preserved. These walls, siding, and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.</p> | <p>The proposed siding and infill material are appropriate.</p>  |
| <p>7. <u>Doors and windows</u>: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.</p>   | <p>Original windows will be retained and restored. The proposed new windows are appropriate. The proposed new doors will complement the style of the existing doors.</p> |
| <p>8. <u>Porches</u>: Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.</p>  | <p>The new north side porch will complement the north façade and is appropriate.</p>   |
| <p>9. <u>Roofs</u>: Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials appropriate to the style and period of the building is encouraged. The use of roofing materials that reflect an earlier or later style or period is discouraged.</p>  | <p>The proposed shingles are appropriate.</p>  |

**ADDITIONAL INFORMATION**

**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-002LA.

**ATTACHMENTS**



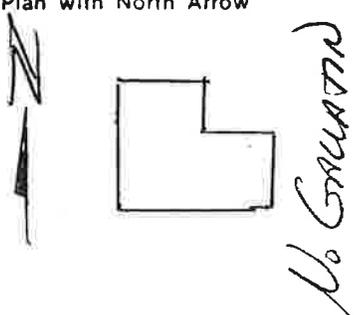


**HDRC Case #19-002LA**  
**124 N. Gallatin**



EXHIBIT A:  
VICINITY MAP

# HISTORIC INVENTORY

|  |  |  |  |
|--|--|--|--|
| 1. No. 2-A   |  | 4. Present Name(s)<br>124 North Gallatin   |  |
| 2. County<br>Clay  |  | 5. Other Name(s)<br>Madison Miller residence; John M. Newlee residence; Jackson Apartments; 121 North Gallatin                               |  |
| 3. Location of Negatives<br>Liberty Community Development  |  |  |  |
| 6. Specific Location<br>124 North Gallatin   |  | 16. Thematic Category  |  |
| 7. City or Town If Rural, Township & Vicinity<br>Liberty, Missouri   |  | 17. Date(s) or Period<br>1840  |  |
| 8. Site Plan with North Arrow<br>   |  | 18. Style or Design  |  |
| 9. Negative No.<br>6-8 6-9   |  | 19. Architect or Engineer  |  |
| 10. Site: Building <input checked="" type="checkbox"/> Structure: Object <input type="checkbox"/>  |  | 20. Contractor or Builder  |  |
| 11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |  | 21. Original Use, if apparent<br>Residence   |  |
| 12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>   |  | 22. Present Use<br>multi-family residence  |  |
| 13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |  | 23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>  |  |
| 14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/>  |  | 24. Owner's Name & Address, if known   |  |
| 15. Name of Established District   |  | 25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |  |
| 42. Further Description of Important Features<br>This residence faces east. The original building has been altered by a number of additions which have occurred over the years. The original portion features characteristics typical of antebellum residential architecture termed an "I" house for its plan shape. That type exhibits one-room depth, and is two stories high. A flat roof porch with a wooden balustrade (probably a later addition) extends across the main facade. A two story gently sloped, shed roof addition extends to the north of the main house. Behind it, and connecting to the original portion is a two-story |  | 26. Local Contact Person or Organization<br>Liberty Mo, Community Devel.   |  |
| 43. History and Significance<br>This residence was built by Madison Miller, an early Liberty settler who came from Virginia with "...considerable means." Miller was a dry goods merchant and banker. In 1891 his daughter, Dora Belle, married John M. Newlee and they continued to reside in the residence. Newlee ran a drug store in Liberty for 25 years and also served as Liberty's mayor. When Dora Belle Newlee moved from the home in 1934, it had been occupied by her family for 94 years.   |  | 27. Other Surveys in Which Included  |  |
| 44. Description of Environment and Outbuildings<br>A residence is south of this house. To the north and east are commercial buildings. A parking area and vacant lot are to the west.  |  | 30. Foundation Material<br>stone   |  |
| 45. Sources of Information<br>Liberty Tribune, July 25, 1946.  |  | 31. Wall Construction<br>masonry; frame  |  |
|  |  | 32. Roof Type & Material<br>varied   |  |
|  |  | 33. No. of Bays<br>Front Side  |  |
|  |  | 34. Wall Treatment   |  |
|  |  | 35. Plan Shape<br>irregular  |  |
|  |  | 36. Changes (Explain in #42)<br>Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/> |  |
|  |  | 37. Condition<br>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   |  |
|  |  | 46. Prepared by<br>PILAND/UGUCCIONI  |  |
|  |  | 47. Organization<br>Liberty, Comm. Dev.  |  |
|  |  | 48. Date<br>4/85   |  |
|  |  | 49. Revision Date(s)   |  |

# HISTORIC INVENTORY

ADDRESS: 124 North Gallatin  
Liberty, Missouri

42. gable roof section of the house. The later additions enlarge the area of the house approximately three-fold, and the design for them is fairly sympathetic to the original, because of their gable roofs, scale, and general proportions.



HISTORIC LANDMARK NOMINATION FORM

(1) NAME OF LANDMARK (Common or Historic)

Madison Miller House

(2) ADDRESS

124 North Gallatin

(3) NAME AND ADDRESS OF OWNER

Martha Fambrough, 1019 South Morse Avenue, Liberty, Missouri 64068

(4) PRESENT USE(S) Apartments

(5) ORIGINAL USE (if known) Residence

(6) PHYSICAL DESCRIPTION

a. DATE: 1840

b. STYLE OR FORM: Greek Revival

c. CONSTRUCTION: Brick

d. SITE: Residential area near Downtown Square

(7) HISTORICAL SIGNIFICANCE

a. Home of Madison Miller, first Mayor of Liberty, who came from Virginia in 1836.

b. Miller was a drygoods merchant, banker, and druggist.

c. Later home of John Newlee, prominent local merchant.

d. \_\_\_\_\_

(8) PHOTOGRAPH



Name: Historic District  
Review Commission

Date: 9-4-87

Address: 101 East Kansas Street, Liberty, MO 64068

Signature: \_\_\_\_\_

### 124 North Gallatin

(Madison Miller home, John Newlee home, Jackson Apartments, 121 N. Gallatin)

124 North Gallatin meets Criterion 1 for its interest and value as part of Liberty's antebellum development and heritage. Believed to have been built in 1840, the original portion is an example of a type of antebellum architecture called an "I" house (named for its plan shape). Its later additions are representative of the times in which they were built. 124 North Gallatin achieved local prominence as the home of a leading citizen, Madison Miller, first mayor of Liberty. In addition, a local story centers around the large bald cypress in the front yard. It was believed for many years to have been a dawn redwood (a similar tree), brought back as a sapling from the California gold rush. In spite of having been identified many years later as a cypress, the tree lends important character to the site.

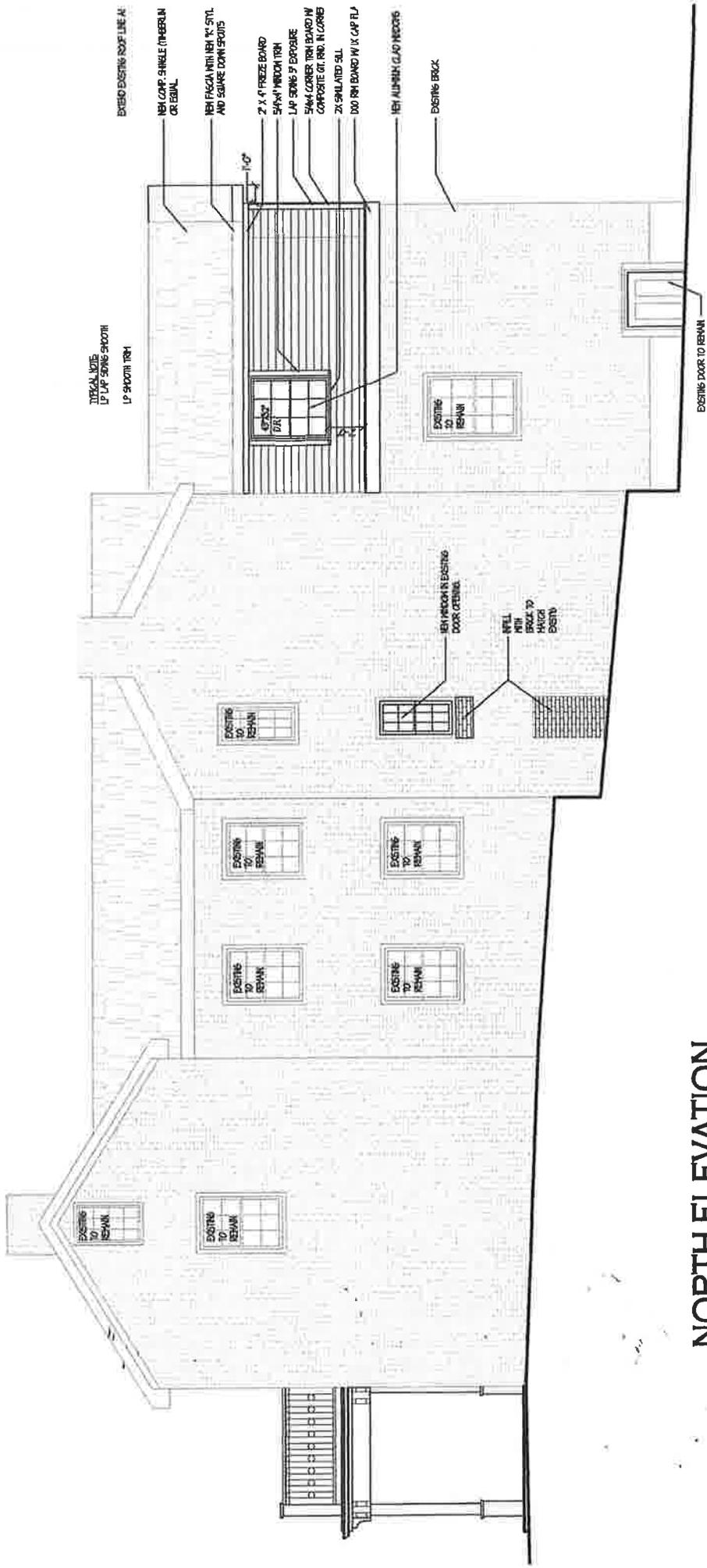
The Madison Miller home meets Criterion 3 for its association with an early Liberty settler. Madison Miller came from Virginia in 1836 with "considerable means" and built this residence after marrying Ann Arthur in 1840. Miller was a dry goods merchant, banker, and later operated a drugstore. He was also the first mayor of Liberty. His daughter, Dora Belle, was born in the house in 1857, and lived there after marrying John Newlee (who later took over the drugstore). The house remained in the family for 94 years.

124 North Gallatin meets Criterion 8 by virtue of its location west of the square. Its proximity to the downtown business district and parking, and its location on the edge of a potential historic district make it highly visible to visitors downtown.

The Madison Miller home retains enough integrity of design and material to meet Criterion 10. The Greek Revival door and window details still remain on the original portion of the house. The later additions are fairly sympathetic to the original design in scale and proportion. At first glance, the porch has a craftsman feeling to it and appears to be a later addition. However, a one-story porch was probably original to the house, and it is possible that only the columns and railings have been replaced.







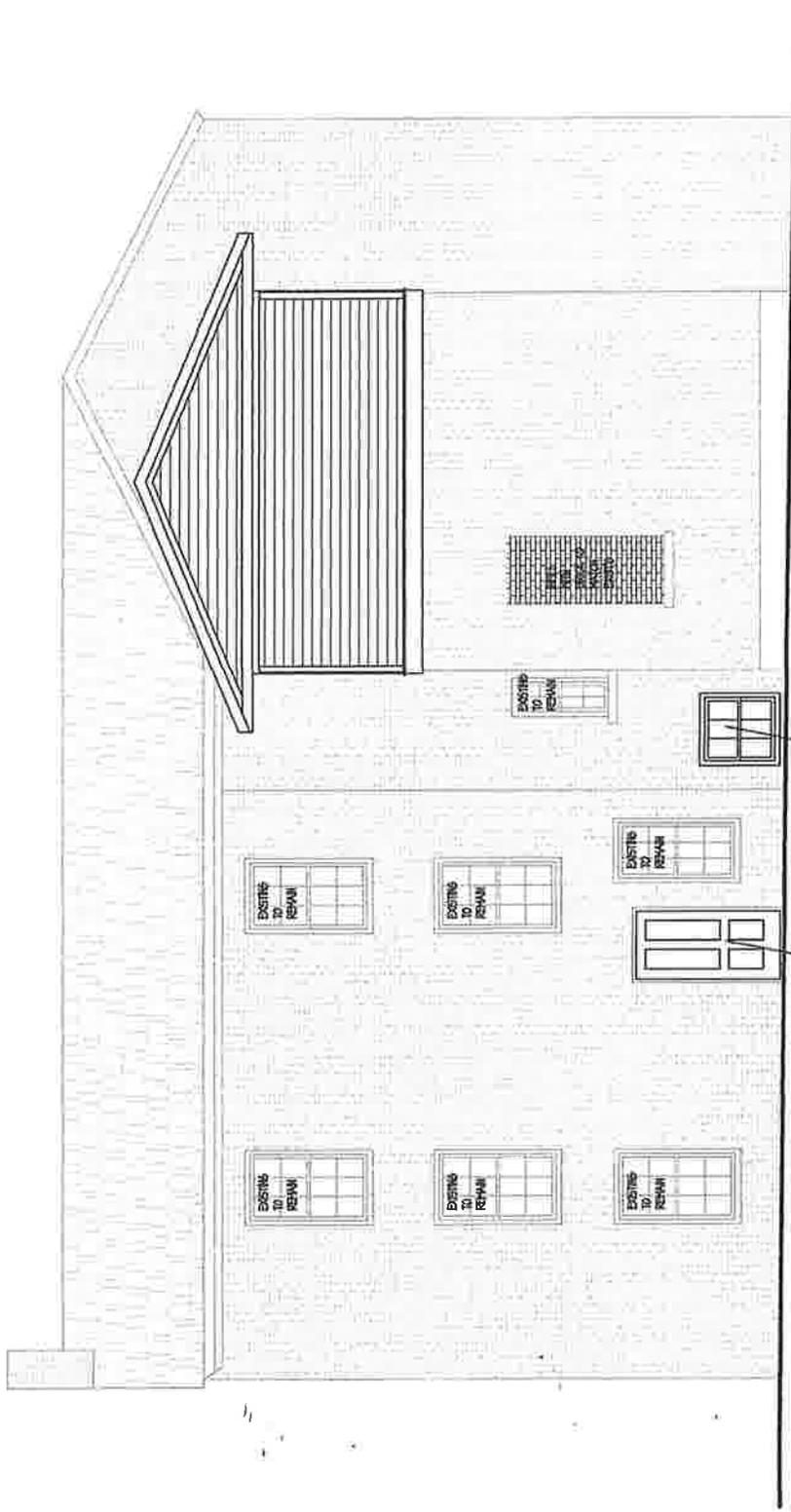
NORTH ELEVATION

# MADISON MILLER RESIDENCE

KEN PERSONETT

DROTTZ DESIGN GROUP L.L.C.

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NEW DOOR IN EXISTING OPENING  
**2** West Elevation  
 SCALE 1/4" = 1'-0"

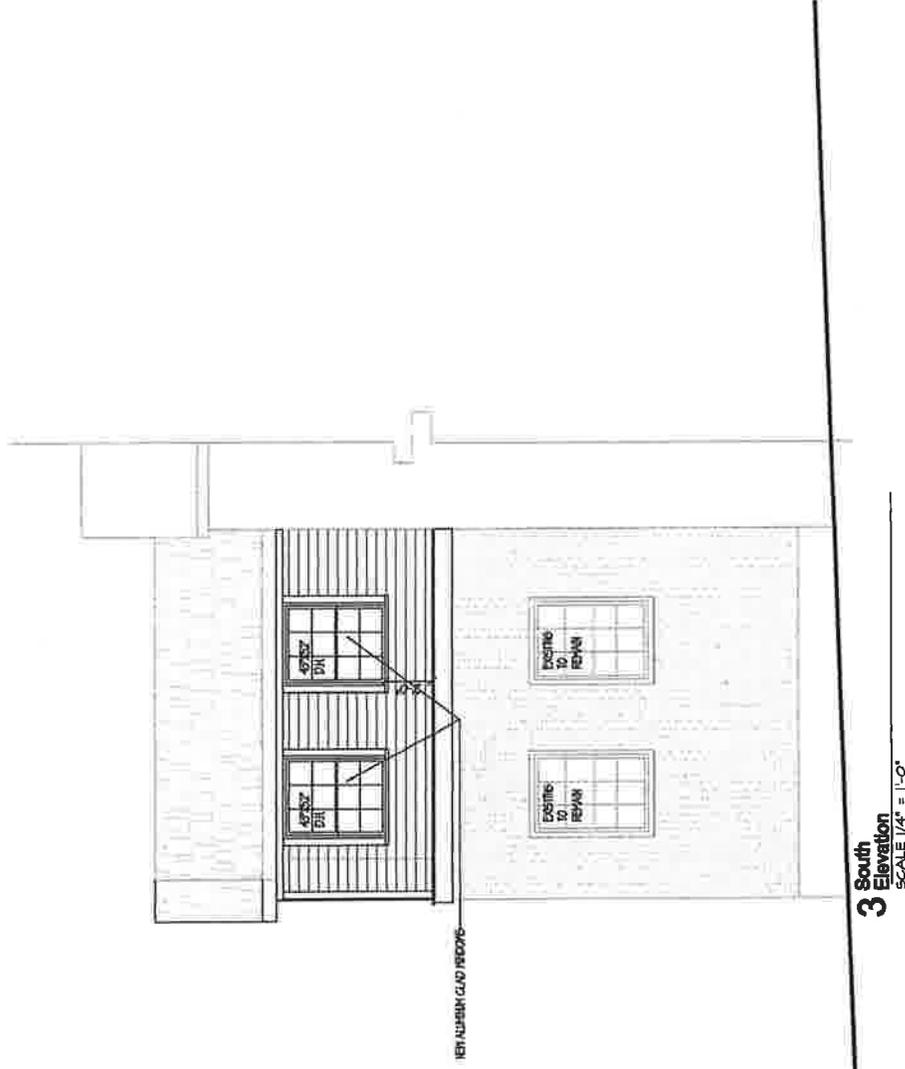
**WEST ELEVATION**

**MADISON MILLER**  
 RESIDENCE

**KEN PERSONETT**

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**SOUTH ELEVATION**

**KEN PERSONETT**

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TRIM & SIDING

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Product Guide & Specifications

## Specifications: LP® SmartSide® Lap Siding

# SMOOTH FINISH LAP (STRAND)

### SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- With advanced durability for longer lasting beauty
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty



Smooth Finish

#### 38 SERIES SMOOTH LAP (STRAND)



| DESCRIPTION                   | LENGTH                  | ACTUAL WIDTH       | MINIMUM THICKNESS | PID NUMBER | WEIGHT  |
|-------------------------------|-------------------------|--------------------|-------------------|------------|---------|
| 38 Series Smooth Lap (strand) | 16 ft. (192 in.)(4.9 m) | 5.84 in (14.8 cm)  | 0.315 in (8 mm)   | 41338      | 1.5 psf |
|                               | 16 ft. (192 in.)(4.9 m) | 7.84 in (19.9 cm)  | 0.315 in (8 mm)   | 41339      | 1.5 psf |
|                               | 16 ft. (192 in.)(4.9 m) | 11.84 in (30.1 cm) | 0.315 in (8 mm)   | 41340      | 1.5 psf |

# Specifications: LP® SmartSide® Trim

## SMOOTH FINISH TRIM (STRAND)



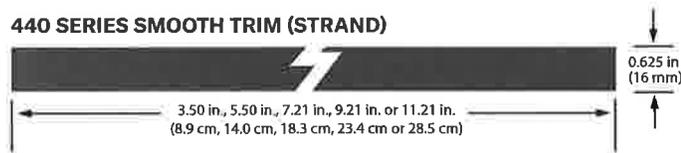
### SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- With advanced durability for longer lasting beauty
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- 16' ft length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty



Smooth Finish

#### 440 SERIES SMOOTH TRIM (STRAND)



#### 540 SERIES SMOOTH TRIM (STRAND)



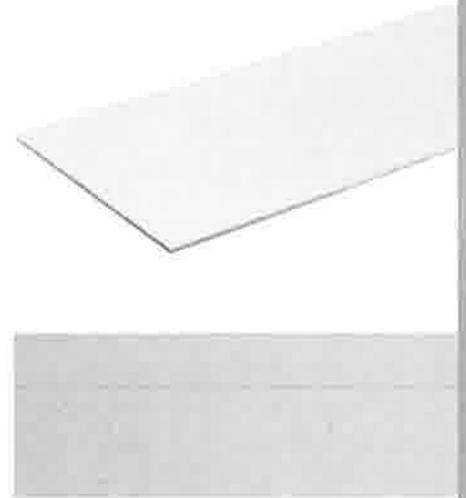
| DESCRIPTION                     | LENGTH                  | ACTUAL WIDTH        | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|---------------------------------|-------------------------|---------------------|-------------------|------------|--------|
| 440 Series Smooth Trim (strand) | 16 ft. (192 in.)(4.9 m) | 3.50 in. (8.9 cm)   | 0.625 in. (16 mm) | 41420      | 2 psf  |
|                                 | 16 ft. (192 in.)(4.9 m) | 5.50 in. (14.0 cm)  | 0.625 in. (16 mm) | 41422      | 2 psf  |
|                                 | 16 ft. (192 in.)(4.9 m) | 7.21 in. (18.3 cm)  | 0.625 in. (16 mm) | 41423      | 2 psf  |
|                                 | 16 ft. (192 in.)(4.9 m) | 9.21 in. (23.4 cm)  | 0.625 in. (16 mm) | 41492      | 2 psf  |
|                                 | 16 ft. (192 in.)(4.9 m) | 11.21 in. (28.5 cm) | 0.625 in. (16 mm) | 41490      | 2 psf  |
| 540 Series Smooth Trim (strand) | 16 ft. (192 in.)(4.9 m) | 3.50 in. (8.9 cm)   | 0.910 in. (23 mm) | 41342      | 3 psf  |
|                                 | 16 ft. (192 in.)(4.9 m) | 5.50 in. (14.0 cm)  | 0.910 in. (23 mm) | 41343      | 3 psf  |
|                                 | 16 ft. (192 in.)(4.9 m) | 7.21 in. (18.3 cm)  | 0.910 in. (23 mm) | 41344      | 3 psf  |
|                                 | 16 ft. (192 in.)(4.9 m) | 9.21 in. (23.4 cm)  | 0.910 in. (23 mm) | 41345      | 3 psf  |
|                                 | 16 ft. (192 in.)(4.9 m) | 11.21 in. (28.5 cm) | 0.910 in. (23 mm) | 41494      | 3 psf  |

# SMOOTH FINISH SOFFIT (FIBER)

## THE PERFECT MATCH

- Installs quickly and easily
- Pre-primed for exceptional paint adhesion
- Smooth finish
- Treated engineered wood fiber substrate

## 76 SERIES SMOOTH FINISH SOFFIT (FIBER)



Smooth Finish

| DESCRIPTION   | LENGTH                 | ACTUAL WIDTH         | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|---|------------------------|----------------------|-------------------|------------|--------|
| 76 Series Smooth Finish Soffit and Siding Panel (fiber)                 | 8 ft. (96 in.)(2.4 m)  | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 25930      | 2 PSF  |
|   | 9 ft. (108 in.)(2.7 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 25931      | 2 PSF  |
| 76 Series Smooth Finish Soffit and Siding Panel (fiber) with slip sheet | 8 ft. (96 in.)(2.4 m)  | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 39052      | 2 PSF  |
|   | 9 ft. (108 in.)(2.7 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 39050      | 2 PSF  |

I am a: **Homeowner** (<https://www.timberlane.com/who-we-serve/homeowners/>)  
**Tradesperson** (<https://www.timberlane.com/who-we-serve/>)

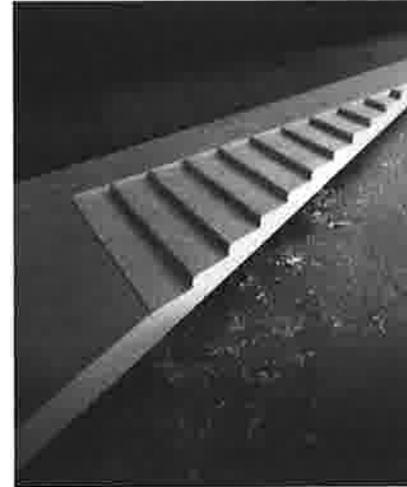
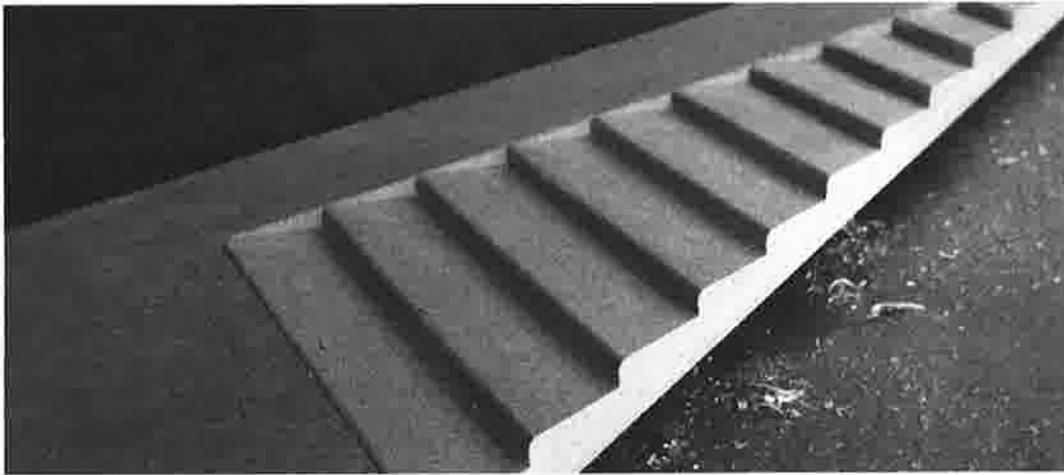


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Request A Catalog ([c277d152cba9&portal\\_id=393608:wLXBJHyG0\\_PyxRI](#))  
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Because every "Welcome Home" moment should be extraordinary

## Fundamentals Shutters



Our Fundamentals Shutters are the ideal solution when looking for a "better-than-basic" shutter that will give your home a superior look. These component-built, wood composite shutters offer a more sophisticated look and feel than vinyl shutters found in big box stores and can be installed for either function or decoration.

With available 5-year Warranty against defects and workmanship as well as a 3-year Warranty on factory-applied paint finishes, Timberlane ensures the expectations of your Fundamentals Shutters are met.

- High-performance exterior composite wood material
- Quality materials that are resistant to moisture and termite damage
- Limited customization options available
- Preferred choice for those looking to add curb appeal with your budget in mind

### TIMBERLANE'S FUNDAMENTALS SHUTTER STYLES

Choose your configuration, color, cutout and more to make your Fundamentals Shutters unique in every way. Begin your journey by selecting one of Timberlane's Fundamentals Shutter styles.



Chat with us



PANEL

(<https://www.timberlane.com/products/exterior-shutters/shutter-styles/panel/fup/>)



LOUVER

(<https://www.timberlane.com/products/exterior-shutters/shutter-styles/louver/fup/>)



BOARD & BATTEN

(<https://www.timberlane.com/products/exterior-shutters/shutter-styles/board-and-batten/fup/>)

## Want to Learn More About our Fundamentals Shutters?

If you are interested in learning more about our Fundamentals Shutters, take time to explore some of our available resources. Dive into our Product Comparison Chart, Shutter Profile & Material Guide or get technical with our Fundamentals Specifications Guide.



Shutter Material Comparison Chart

(<https://www.timberlane.com/resources/>)

Technical Specifications: Fundamentals

(<https://www.timberlane.com/wp-content/uploads/2016/01/Technical-Specifications-Fundamentals-Shutters.pdf>)

Shutter Profile & Material Guide

(<https://www.timberlane.com/wp-content/uploads/2016/01/Profile-Material-Guide-Fundamentals-Shutters.pdf>)



How can we help? Let's Chat!

I am a: Homeowner (<https://www.timberlane.com/who-we-serve/homeowners/>)  
Tradesperson (<https://www.timberlane.com/who-we-serve/>)



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S430XKoyuNsMGSmRg9d15TwgjPbERLuV\_F20c8G8d1awRez2zPYt6a3p:  
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# TIMBERLANE

Because every "Welcome Home" moment should be extraordinary

## FUL Faux Louver Shutter Profile: Fundamentals

A simple faux louver shutter. These louvers are milled out of a solid sheet of composite material so there is no air space between the louvers. All sizes come with a centered mid-rail. Want to get a better look? View our products installed in our [Shutter Gallery](https://www.timberlane.com/gallery/) (<https://www.timberlane.com/gallery/>).

They are available in standard widths, with 1/2" increments up to a maximum shutter width of 24" and standard lengths in 1/2" increments up to 96" in length. Discuss your faux louver shutter design by [contacting a Shutter Expert](https://www.timberlane.com/contact-us/) (<https://www.timberlane.com/contact-us/>) today!

### Specifications

SHUTTERS WILL BE SIZED TO FIT THE WINDOWS

TO BE DETERMINED: WHICH WINDOWS WILL HAVE SHUTTERS

Raw Material

Configuration

High Performance  
Composite

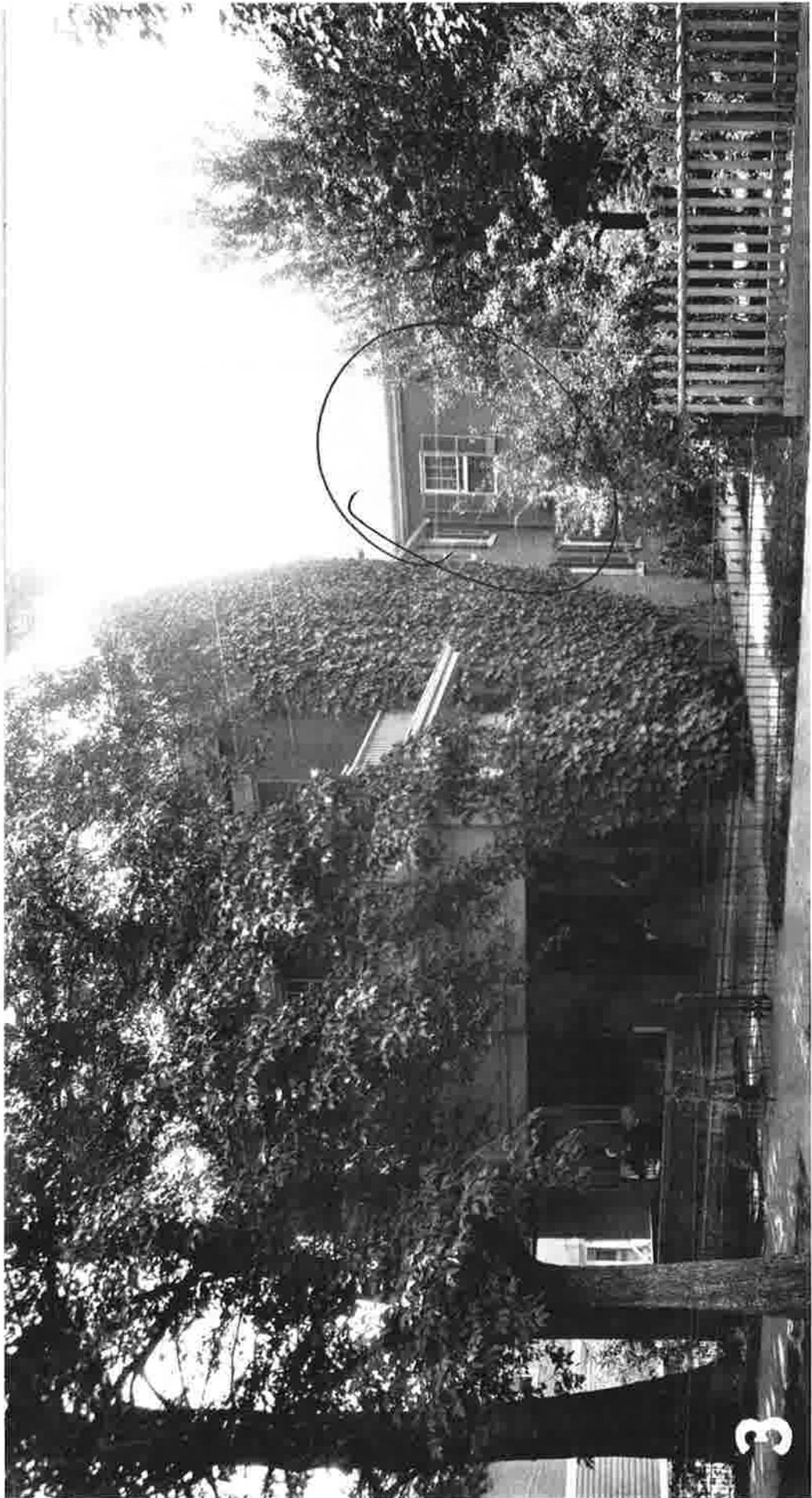


How can we help?  
Let's Chat!

Chat with us

|                        |                           |
|------------------------|---------------------------|
| Configuration          | 1                         |
| Custom Rail Placement  | No                        |
| Custom Rail Width:     | No                        |
| Custom Stile Width:    | No                        |
| Thickness              | 1-1/4"                    |
| Minimum Shutter Width  | 12"                       |
| Maximum Shutter Width  | 24"                       |
| Minimum Shutter Length | 30"                       |
| Maximum Shutter Length | 96"                       |
| Size Increments        | 1/2" per shutter          |
| Stile Width            | 2-1/2"                    |
| Top Rail Width:        | 2-1/2"                    |
| Mid Rail Width         | 2-1/2"                    |
| Bottom Rail Width      | 2-1/2", 3", 3-1/2", or 4" |
| Louver Pitch           | 12°                       |
| Louver Spacing         | 1-1/2"                    |
| Louver Type            | Faux                      |
| Options                | No                        |
| Hinged Mount           | Yes                       |
| Fixed Mount            | Yes                       |
| Finish                 | Factory-primed            |



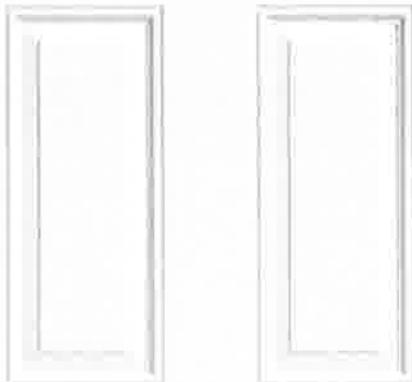
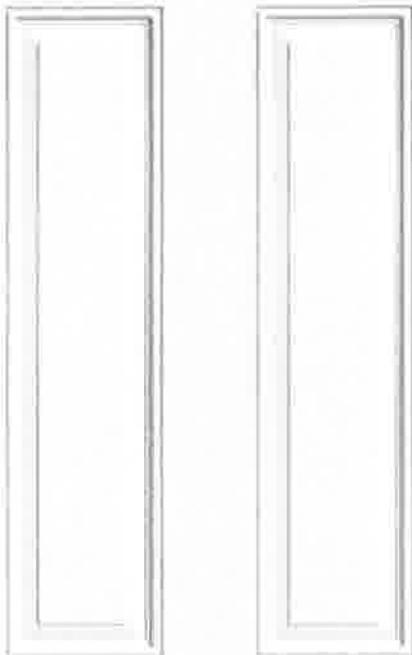




Back to Search

# Sta-Tru 4 Panel New England Doors

PROPOSED:  
SIDE DOOR &  
BACK DOOR



MATCHES STYLE  
OF EXISTING  
FRONT DOOR.

Smooth



## Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.



### DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode\*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting\* performance

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

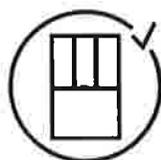


## A-Series Windows & Doors

### Architectural Authenticity, Unparalleled Performance

Our A-Series windows and doors, as part of the Architectural Collection, are the best-performing, most energy-efficient windows and doors Andersen has ever offered.

- Available in a wide range of exterior colors, trim choices, natural wood species, painted interiors and rich factory-finished stain options
- Rigorously tested to withstand hurricane-force winds and prolonged exposure to sea air
- Best-in-class glass options, including triple-pane glass and HeatLock<sup>®</sup> technology for even greater energy efficiency



### Architectural Style Made Easy

Designed for architectural authenticity, these are our best-performing, most energy-efficient windows and patio doors.



## What's It Made Of?

Choose from a variety of beautiful interior wood species, with fiberglass and composite exteriors that won't peel, blister, fade or corrode, and resist water while sealing out the elements.



## Energy-Saving Glass and Design

We have options to help you meet the performance level you need. Select Andersen® A-Series windows are recognized as Most Efficient of ENERGY STAR® in 2019. Specific glass options apply.

## HOW OUR CUSTOMERS ARE USING A-SERIES PRODUCTS

Tag on  using #andersenwindows



<https://www.instagram.com/p/ByYFjyvHf>

