



**HISTORIC DISTRICT
REVIEW COMMISSION**

March 3, 2020

5:30 p.m.

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



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

March 3, 2020

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:

February 18, 2020

IV. HDRC Case #20-003D Consideration of a Certificate of Appropriateness for a rear addition at 444 W. Franklin, Dougherty Historic District. A 353 Tax Abatement Project

V. Other Business

Administrative Approvals since the February 18, 2020 meeting:

14 N Main In-kind repairs to façade – Clay County Museum

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

Week of March 23 Focus Groups with Heritage Strategies

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
February 18, 2020
5:30 p.m.

John Carr, Mike Gilmore, Matt Grundy, Dail Hobbs, Doug Wilson and Brett Rinker were present.

Vern Drottz, Clay Lozier, Kelley Wrenn-Pozel and Dail Hobbs were absent.

Applicant: Skyanna Paige, Owner 785 W Liberty Drive

Jeanine Thill, Community Development Manager represented staff.

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

I. Approval of Meeting Summary:

February 4, 2020

Approval of Meeting Summary: Motion by Commissioner Wilson to approve the February 4, 2020 meeting summary as corrected. The motion was seconded by Commissioner Rinker. The motion passed 5-1-0. (Commissioner Gilmore was absent at the 2.4.20 meeting)

II. Special Use Permit Case # 20-007SUP 758 W. Liberty Drive, a Local Landmark. The owner of the Ringo House at 758 W Liberty Dr. has requested a Special Use Permit to allow for her to host small group events, not to exceed 30 people at her home. No exterior alterations are proposed. HDRC is asked to comment on the appropriateness of this requested use and how the proposed use impacts the historic district, and if there are concerns or if you are in favor of this proposed use.

Staff read the Memo from Ms. Sharp, describing the Special Use Grant request. She added that there are other historic properties that have been granted a Special Use Permit in the past, such as the Stone Yancey Bed and Breakfast. She also commented that the City Engineers are reviewing the parking needs and will work with the applicant on this and she is not requesting a zoning change. Commissioner Grundy said he thinks parking is relevant. The applicant, Ms. Paige, said she has to provide 10 parking spaces. She has an aerial view of the property to show that there is enough space for parking. If in the future she has to request more parking, she will come back through the City's process. Vice Chairman Carr commented he can see how the parking will work with this use. Commissioner Wilson asked about ADA access. Ms. Paige said it is her understanding that she does not need to make the property ADA compliant. Commissioner Gilmore commented that if there are no exterior alterations proposed, then he is in support of the Special Use, as it will highlight one of Liberty's most significant historic properties. As long as there are no alterations it appears to be a good use of a fine building that people can enjoy. Commissioner Rinker said it is a great way to use our historic property. The general consensus of the Commission is that they are in favor of the application given the fact that it is one property, in a relatively remote area

and the size of the property allows it to self-contain parking, therefore parking would not encroach on the neighborhood.

III. HDRC Case #19-016D Amended 222 W Franklin St. Consideration of a Certificate of Appropriateness for like in-kind replacement of the original roof underlay with new barrier the original roof tiles will be reinstalled. Previously approved scope of work included driveway and garage door replacement. A 353 Tax Abatement Project.

Vice Chairman Carr commented that the proposed new barrier product is far superior to the original product. HDRC approved a similar project on Terrace Street, which has a clay tile roof. Chairman Grundy commented that it is protecting the original structure. A motion was made by Commissioner Gilmore to approve the amended application as presented. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-0.

IV. Other Business

Administrative Approvals since February 4, 2020:
311 W Kansas Storm Windows

Miscellaneous matters from the Commission:

- Vice Chairman Carr commented that the Stone Yancey B&B Special Use permit complied with ADA with the back porch decking. This home is no longer a Bed & Breakfast.
- Chairman Grundy commented the commission can see a good example of a nice looking new stone wall by Newton's Ridge. It looks like it could be in the historic district.

Miscellaneous matters from Staff:

- 419 W Kansas Retaining wall – Staff explained that she has been working with the property owner on alterations to the new limestone wall. The columns that were built were in the Right of Way (ROW), the column closest to the alley must be removed and the one near the stairs will be moved back one foot from the sidewalk, out of the ROW. Chairman Grundy commented with the age of the walls in the Historic Districts, it is likely we will see more wall applications come through.
- Two applications are anticipated for the March 3rd HDRC meeting

The meeting adjourned at 6:22 p.m.

Historic District Review Commission

The City of



HDRC Case No. 20-003D

Staff: Jeanine Thill, Community Development Manager

Meeting Date: March 3, 2020

GENERAL INFORMATION

Application: Certificate of Appropriateness for demolition of non-historic addition. New addition, garage, deck, driveway extension and retaining wall

Applicant: Shane & Denise Seley

Location: 444 W. Franklin

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: February 18, 2020

SPECIFIC INFORMATION

SITE HISTORY

A typical example of a side-gabled roof subtype of the Colonial Revival style, which is a simple two-story rectangular block. The symmetrically balanced façade has an accentuated front door, with a portico supported by fluted columns. The six-panel front door is surrounded with sidelights and a fanlight. A right exterior fireplace has quarter round attic windows on either side. On the right is a one-story, screened in porch, with square paneled columns on the first story and second-story balcony rails. The roof has box gable returns with a plain frieze below. The windows are 8/8 double-hung sash with entablatures. The front windows have louvered shutters. There is a garage addition to the rear.

PROPOSAL DESCRIPTION

The applicant proposes to demolish the non-historic existing garage and mud room to build a new addition from the back of the home to the new proposed garage. A new deck, retaining wall and parking pad are also proposed.

Summary:

1. Demolition of the following in the rear of the home; remove existing concrete steps from home to garage and from driveway to back yard, remove portion of landscaping wall and landscaping, and remove walls of existing addition (foundation to remain)
2. Remove top portion of kitchen window, bottom half to be relocated.
3. Remove mud room window, to be relocated.
4. Remove panel of screen porch for a screen door
5. Construction of an addition including a two car garage, deck and retaining wall in the rear of the home
6. Extend existing roofline from home to new addition/ new garage
7. Extend driveway to create a parking pad
8. Like in-kind repairs to siding, as needed

Details:

Addition: Extend the existing roofline connecting the primary structure to a new addition including a 642 SF two car garage in the rear.

Siding: James Hardie 12 in X144in HardiePlank Smooth Fiber cement lap siding to match the home, 8" reveal to match existing siding. Like in-kind repairs as needed.

Doors: (See page A5 in architect's drawings for details of each door)

- Screen Porch Door Colonial Wood Screen door.
- Back Door Krosswood Doors 36" X80" Craftsman Knotty Alder Clear 6 Lite wood pre-hung
- Garage Door Delden Vintage Plus Collection painted steel, recessed panel.16' wide X 7' high with divided lite windows at the top.
- Exterior garage door on north elevation, hollow metal door and frame

Windows:

- Garage Gable: Wood Quarter Round windows 3'X3' No divided lites
- Top half of relocated kitchen window proposed to be placed on east elevation of the new addition (bottom half of kitchen window to remain)
- Relocate mudroom window to the right of the new back door

Skylights on Addition: West elevation- Two Aluminum Clad Lelux 46 X46 fixed skylites, mounted flush.

Garage Roof: 12/8 Pitch. Extended roof line from home, composition roof to match the home.

Gutters & Down Spouts: 4" prefinished sheet metal gutters and downspouts to match existing

Deck: 4" pressure treaded wood decking with wood lattice below

Balusters & Rail on Deck: Composite Azek Classic Style Reserve Rail, white. Top rail 5.4" X 2.7"

Balusters 1X1 with 4" spacing

Extended Driveway/Parking Pad: Concrete 26' 8"

Retaining wall: Split face block retaining wall for parking pad. Height: 2'-4'in. Length: 39' 1"

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
<p>3. <i>Demolition: Demolition of past additions that have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore these elements and facades.</i></p> <p>5. <i>Exterior walls: Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged</i></p>	<p>The removal of the non-historic addition, garage and metal carport structure is encouraged and appropriate. The landscaping and stairs do not appear to be original to the home, removal is appropriate.</p> <p>The proposed cement board siding for the new addition and garage is appropriate and will match that of the home.</p>
<p>7. <i>Doors and windows: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer</i></p>	<p>The addition is located and designed in a sensitive manner, respecting and complementing the surrounding building elements, materials and colors</p>

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. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.

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.

with the exception of the proposed relocation of half of the kitchen window, which is not recommended. Relocation of the mudroom window to the east elevation of the addition is acceptable.

Relocating half of the kitchen window would not preserve the original fenestration of the home.

- UDO: Sec. 30-72. District HP, design principles.
 9. Roofs: 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 that reflect an earlier or later style or period is discouraged. Corrugated metal roofs are not appropriate for primary structures.

Skylights & Solar Panels

Modern features such as skylights or solar panels are not permitted on the front façade or a visible side roof. If a skylight can be concealed, it should be mounted flush with the roof and have a flat surface, rather than a bubble dome.

The extended roof line from the mudroom to the addition is appropriate. Roofing materials are compatible.

The skylights will be mounted flush and are not visible from the principal views. Staff finds them appropriate.

DG: 30-50.3 UDO Design Principles:

1. New construction shall maintain the visual style and character of the surrounding neighborhood; and 2. New construction and additions shall complement the setbacks, building scale, parking, building and garage orientation of the neighborhood.

The proposed new construction meets the required setbacks. It will maintain the visual style and character of the surrounding neighborhood and will complement the building scale, parking, building and garage orientation of the neighborhood.

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

8. UDO Design Principle Porches & Decks: Porches, porticos, stoops, entryways, loading

The proposed deck, railing and balusters will complement the design and materials of the house.

docks, decks, and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.

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

11. Walls & Fences: *Fences and decorative walls should be placed and scaled in a manner that does not cover, block or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and those that have acquired significance by virtue, age or craftsmanship should not be removed or destroyed and should be maintained and preserved.*

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

The retaining wall is not visible from the street however staff recommends using complementary stone material to match existing.

The extended driveway will be constructed of compatible and complementary materials and is appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

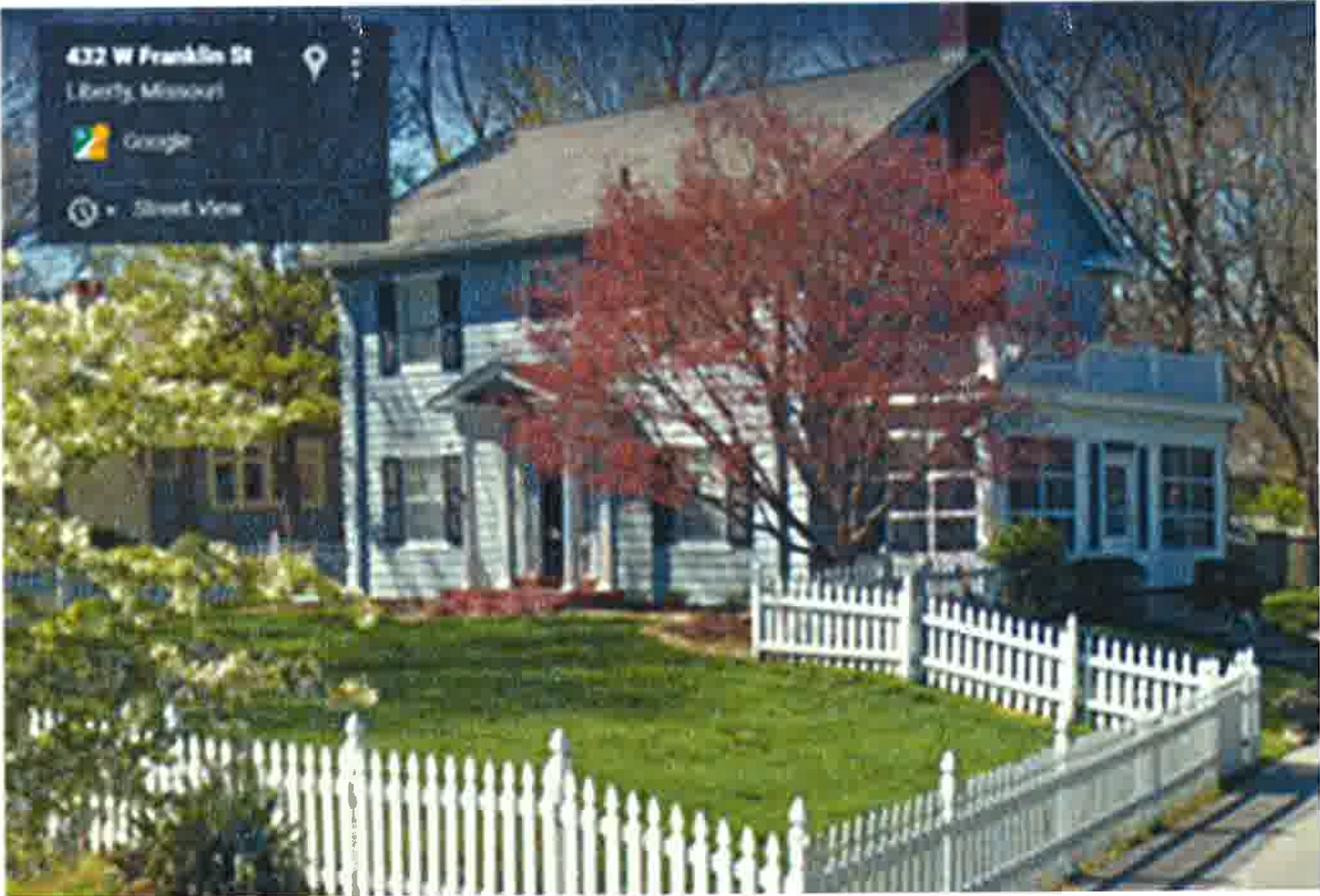
Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the City Council with a recommendation.

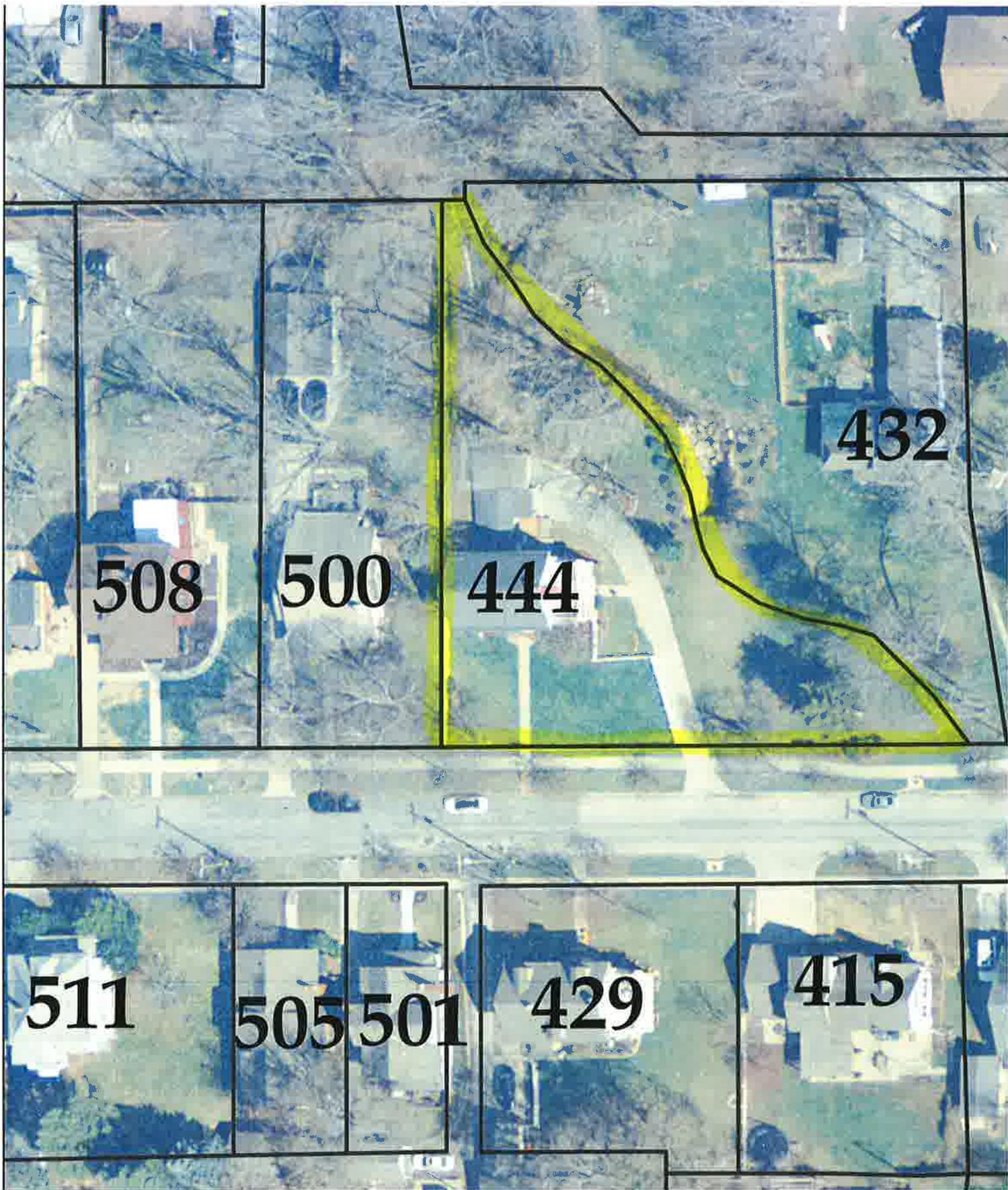
STAFF RECOMMENDATION

With the stipulation that the kitchen window is not altered or relocated, the application meets the standards for review and the design guidelines. With this stipulation, staff recommends approval of HDRC case #20-003D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions (7 pages)
4. Exhibit D: Architects Drawings (9 pages)
5. Exhibit E: Avalon Wood Windows
6. Exhibit F: Garage Door (3 pages)
7. Exhibit G: HardiePlank Lap Siding Product Description





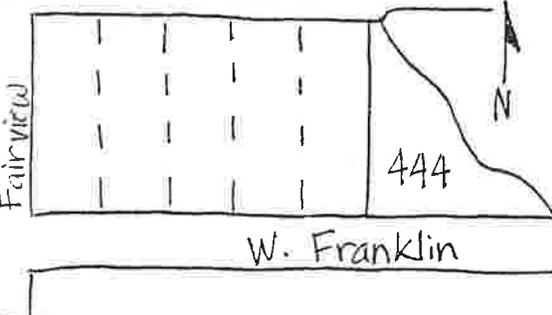
HDRC Case #20-003D
444 W Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. B-30</p> <p>2. CITY Clay</p> <p>3. LOCATION OF Liberty Community Development NEGATIVES</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 444 W. Franklin</p> <p>5. OTHER NAME(S)</p>	1. NO.
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS 444 W. Franklin</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD 1926</p>	2. COUNTY
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty</p>	<p>18. STYLE OR DESIGN Colonial Revival</p>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
<p>8. DESCRIPTION OF LOCATION</p> 	<p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER T.P. Henson</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Gordon A. & Sharman T. Kingsley</p>	5. OTHER NAME(S)
<p>9. COORDINATES UTM LAT N121,250 LONG E520,750</p>	<p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	6. TOWNSHIP
<p>10. SITE () STRUCTURE () BUILDING (X) OBJECT ()</p> <p>11. NATIONAL REGISTER? YES () NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)</p> <p>14. DISTRICT POTENTIAL? YES (X) NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>32. ROOF TYPE AND MATERIAL gable; composition shingle</p> <p>33. NO. OF BAYS FRONT 3 SIDE 2</p> <p>34. WALL TREATMENT clapboard</p> <p>35. PLAN SHAPE rectangle</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION (Δ) ALTERED () MOVED ()</p> <p>37. CONDITION INTERIOR EXTERIOR fair</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 204'</p>	RANGE
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES *A typical example of a side-gabled roof subtype of the Colonial Revival style, which is a simple two-story rectangular block. The symmetrically balanced facade has an accentuated front door, with a portico supported by fluted columns. The six-panel front door is surrounded with sidelights and a fanlight. A right exterior fireplace has quarter round attic windows on either side. On the right is a one-story, screened in porch, with (cont.)</p>	<p style="font-size: 2em; font-weight: bold;">PHOTO MUST BE PROVIDED</p>	SECTION
<p>43. HISTORY AND SIGNIFICANCE The house is a good, intact example of the Colonial Revival style, and is nearly identical to one across the street, 429 W. Franklin. As part of one of Liberty's finer residential streets, the structure is also significant for the character it lends to the historic neighborhood. Building permits indicate the structure was built for \$5000 by T.P. Henson, a contractor who built many homes in the area.</p>	<p>46. PREPARED BY Deon Wolfenbarger</p> <p>47. ORGANIZATION Community Development</p>	49. REVISION DATE(S)
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The lot is large and irregularly shaped, with the northwest border formed by a creek. On the right is a gravel drive which curves to the rear attached garage. There is a car port also attached to the garage. The landscaping is <u>modern</u>.</p>	<p>48. DATE 12/86</p>	EXHIBIT B
<p>45. SOURCES OF INFORMATION City Building & Water Permits</p>	<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102</p>	

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

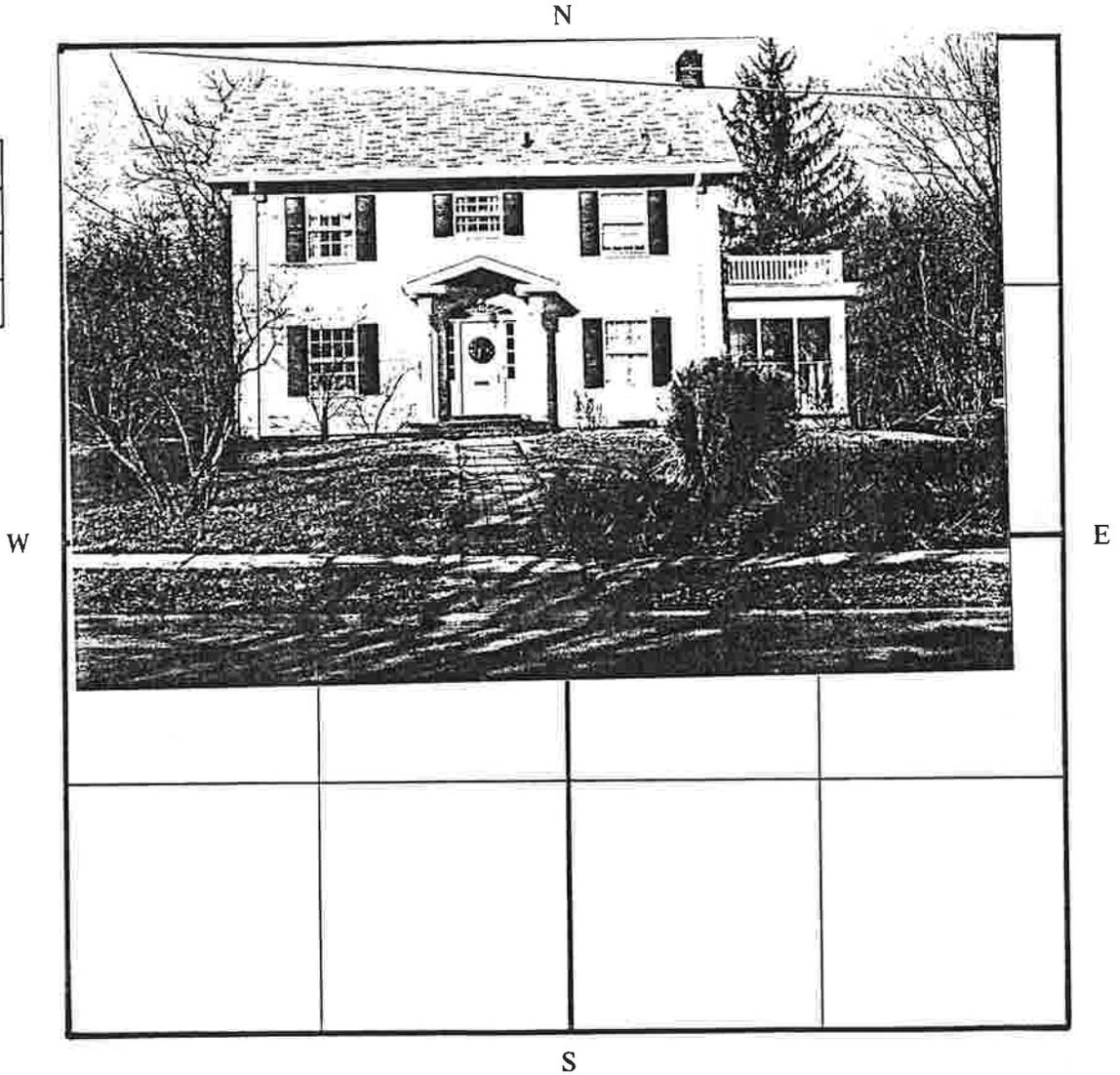
Sketch map of location

Site No. _____

Section 7 Township 51N Range 7

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

Indicate part of section included in sketch map.



Notes: 42. (cont.) square paneled columns on the first story and second-story balcony rails. The roof has boxed gable returns with a plain frieze below. Portions of the wood cornice are rotting. The windows are 8/8 double-hung sash with entablatures. The front windows have louvered shutters. There is a garage addition to the rear.

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

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



EXHIBIT C



East Elevation Existing Conditions
444 W Franklin

**View
Facing
West**



**View Facing North
Area where driveway will be
expanded/retaining wall built**





View Facing Southeast



Shane & Denise Seley, 444 W. Franklin Street
shane-seley@gmail.com dseley@libertyhospital.org



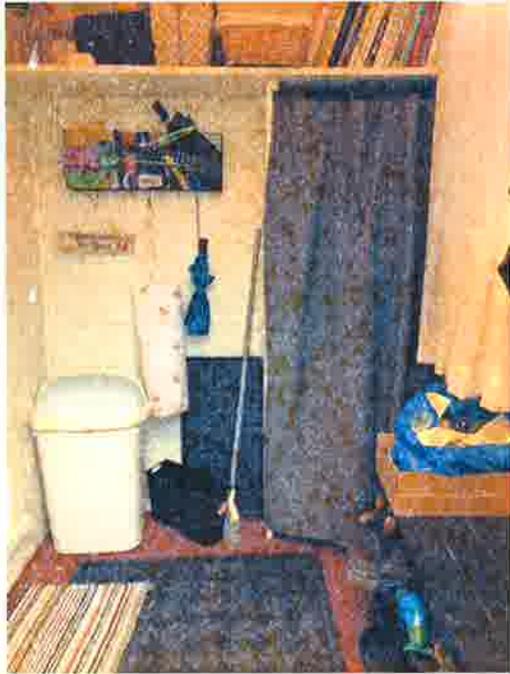
GARAGE INTERIOR



MUDROOM INTERIOR
(Please note existing corner of back porch. We are facing south right now.)



Shane & Denise Seley, 444 W. Franklin Street
ghaneseley@gmail.com dseley@libertyhospital.org



BACK PORCH ENTRANCE



Kitchen Window-
Top ½ proposed to be relocated



Stone and Debrae Street
 444 Franklin Street
 Liberty, Missouri 64068
 Missouri License # A-00703984

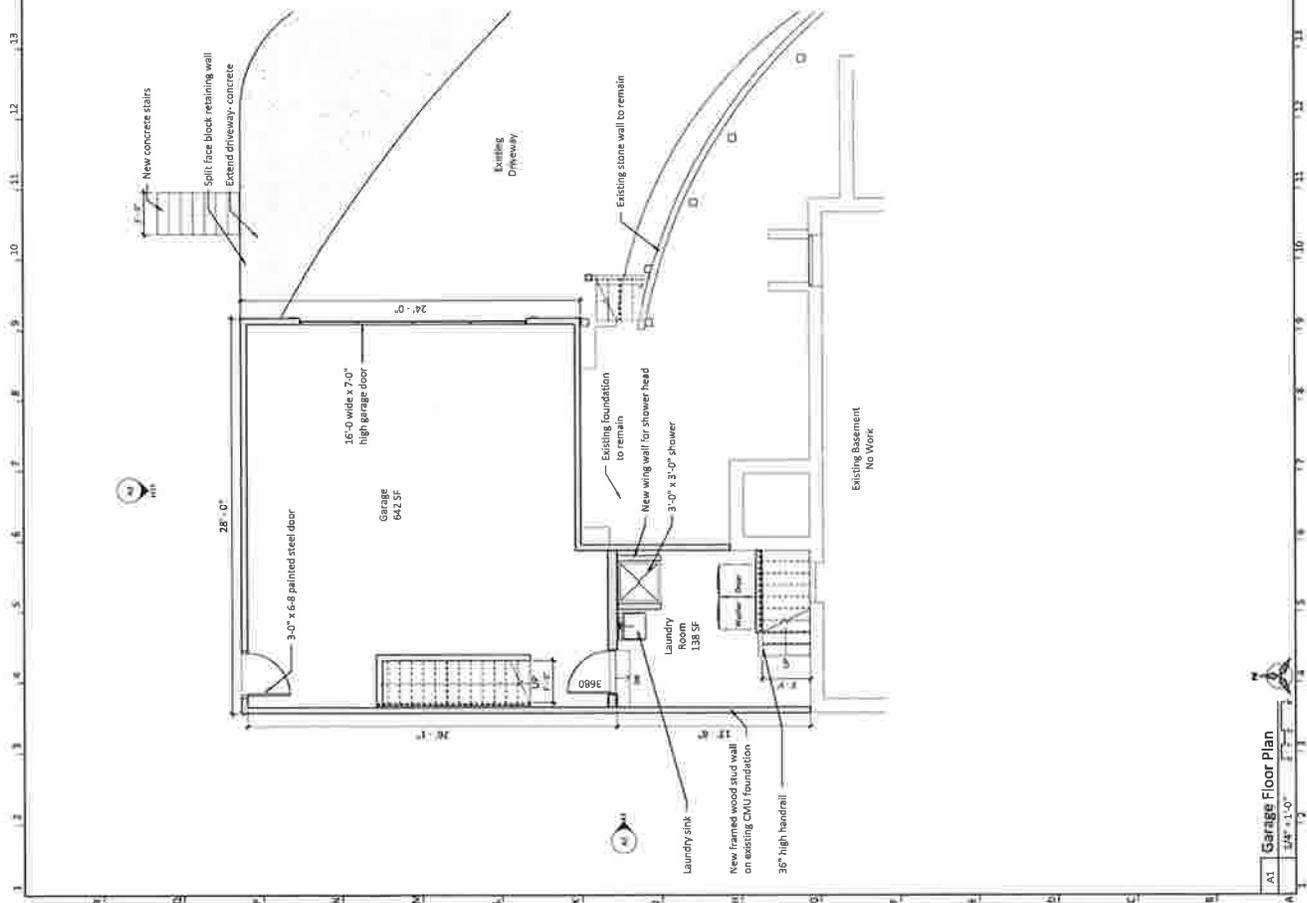
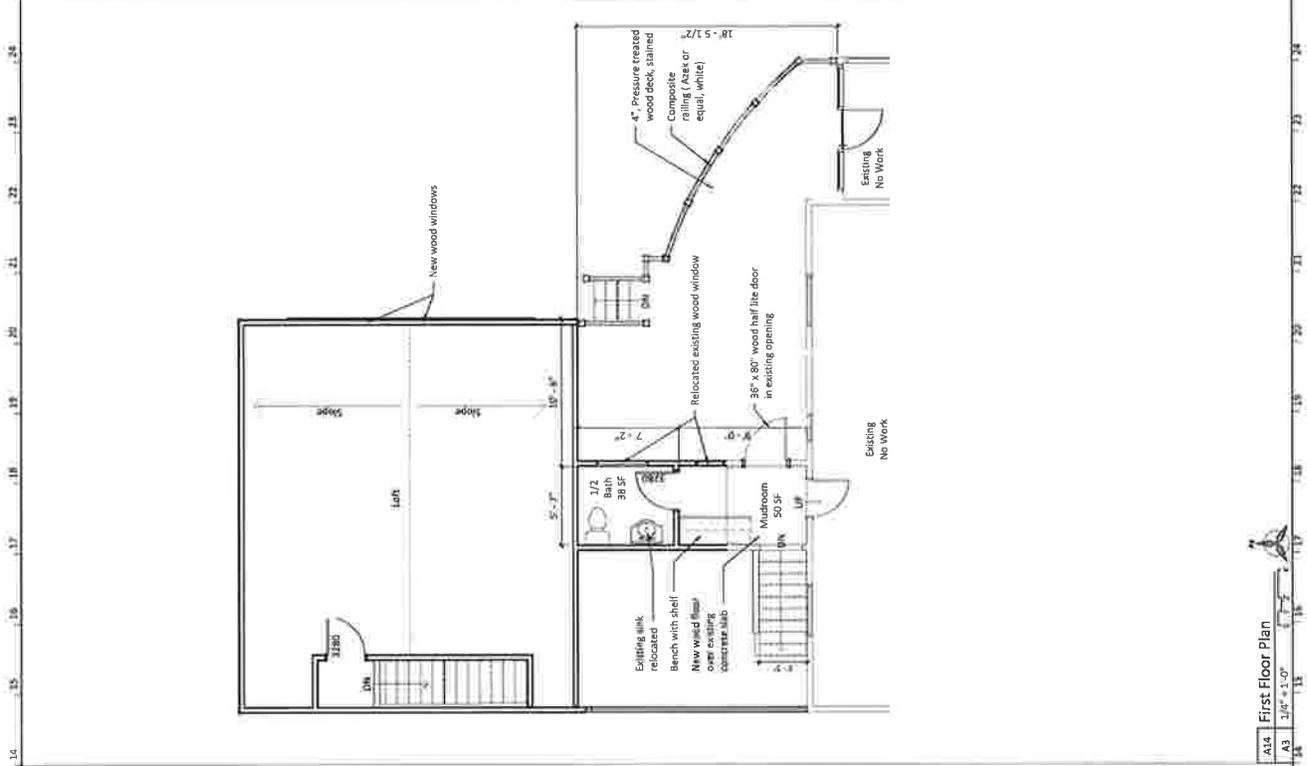
Saley Residence
 444 West Franklin Street
 Liberty, Missouri 64068

ISSUED FOR:
 17 February 2020
 2020 Comments

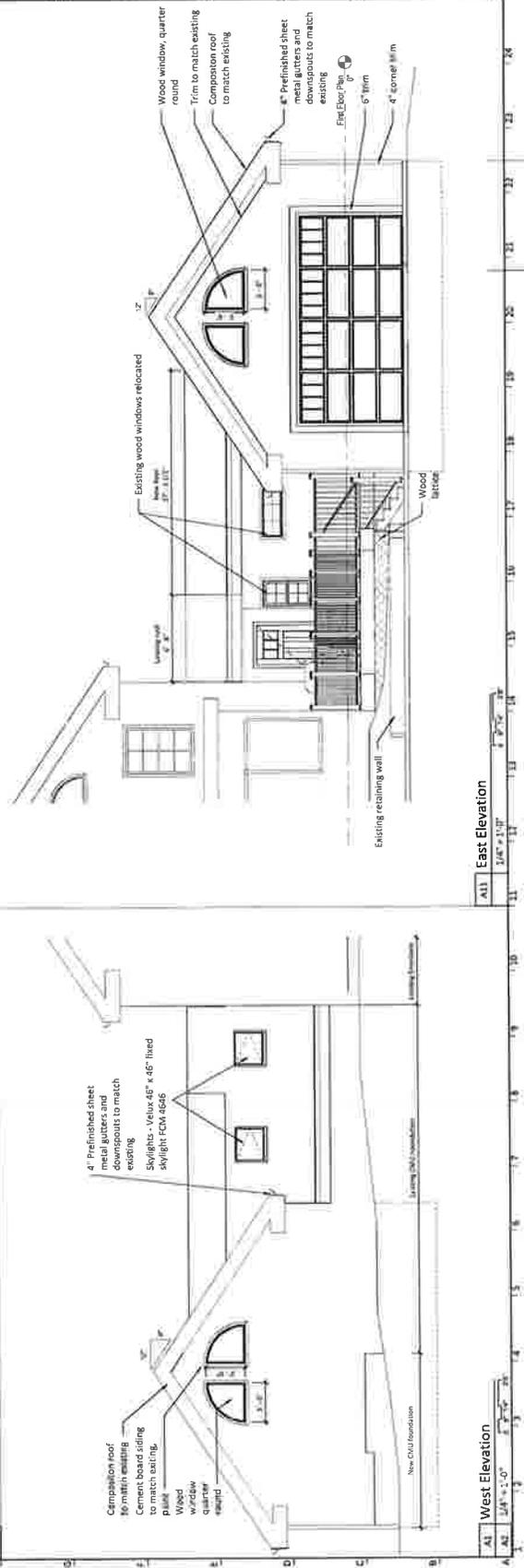
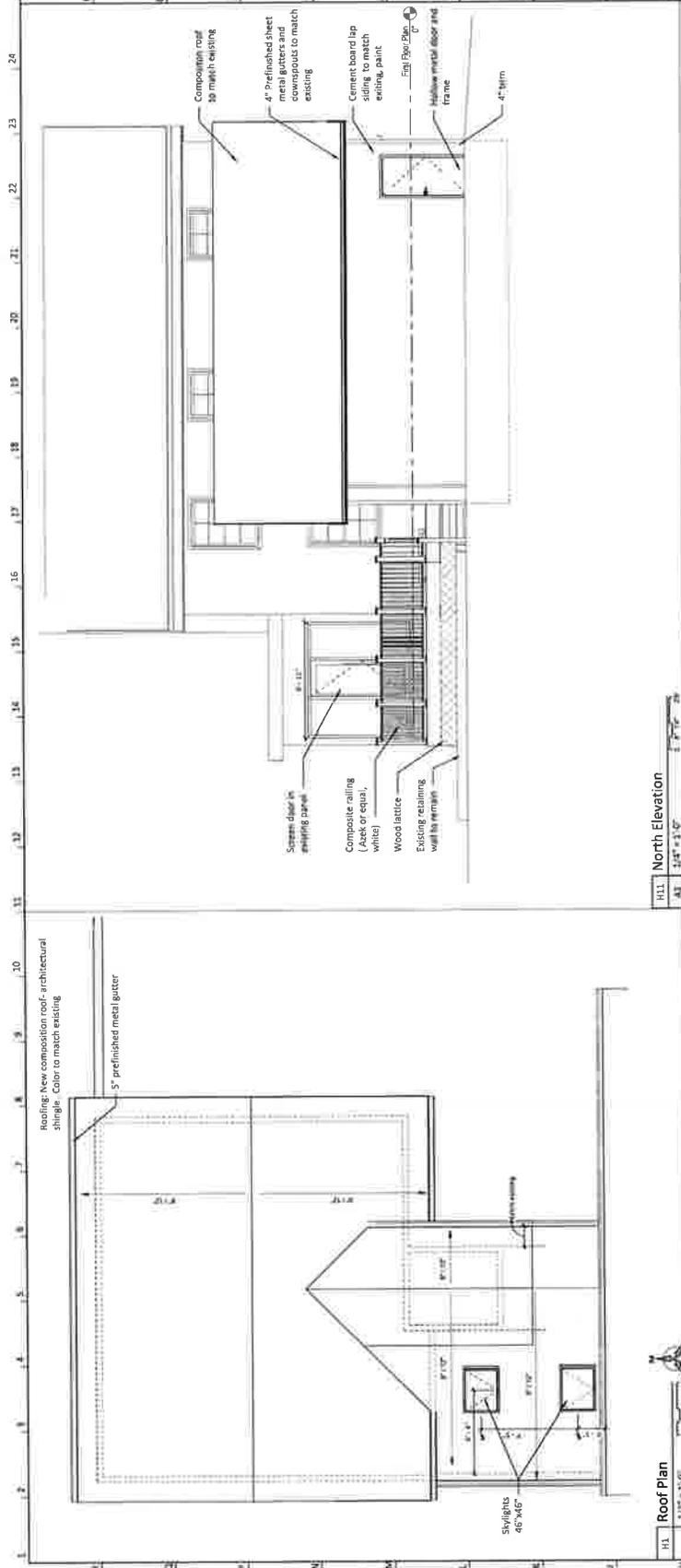
New Floor Plans

A2

Project Number: 19104



Created by: [Name] | Project: [Name] | Date: [Date]





110 North Main Street
 Liberty, Missouri 64068
 816.476.2331

Missouri Certificate of Authority:
 #A-2014000793

Seley Residence
 444 West Franklin Street
 Liberty, Missouri 64068

Shane and Denise Seley
 444 Franklin Street
 Liberty, Missouri, 64068

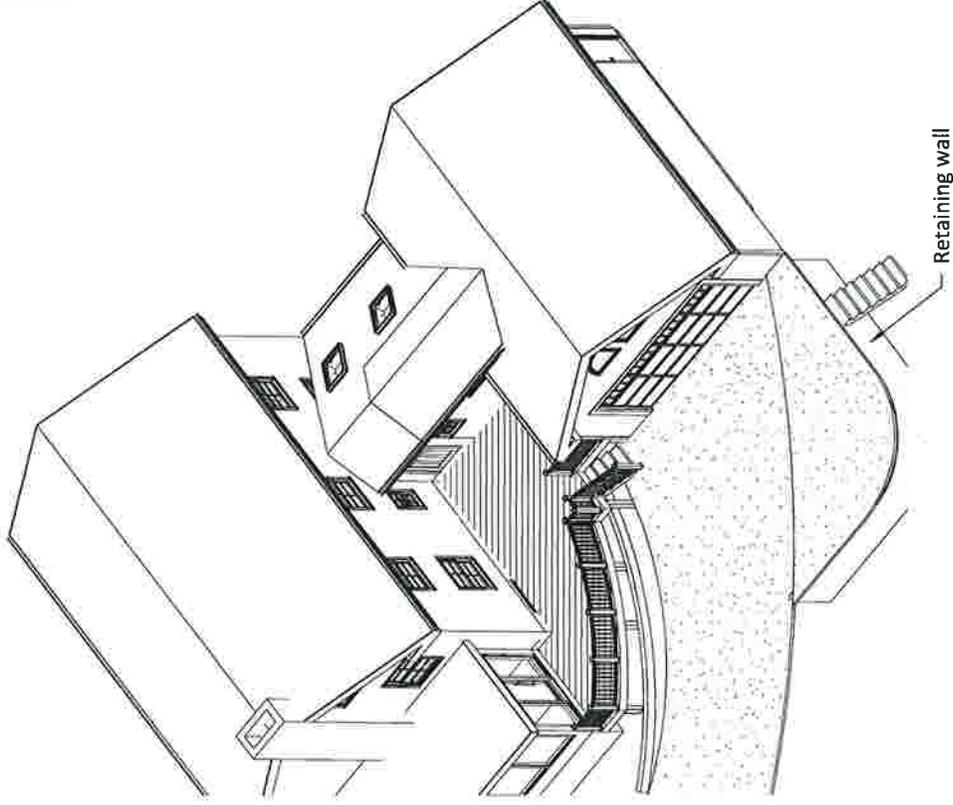
Aimee D. Gray
 Missouri License #A-200703924

ISSUE	
PUBLIC Application	17 February 2020
PUBLIC Comments	26 February 2020

3D Views

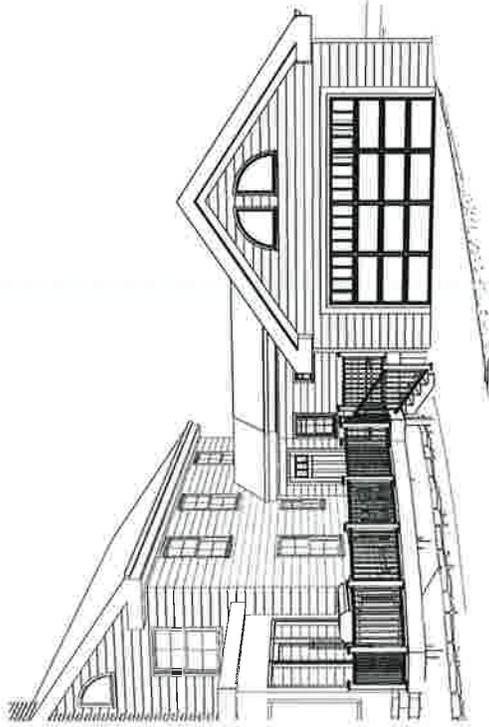
A4

Project Number: 048 ©Copyright 2016

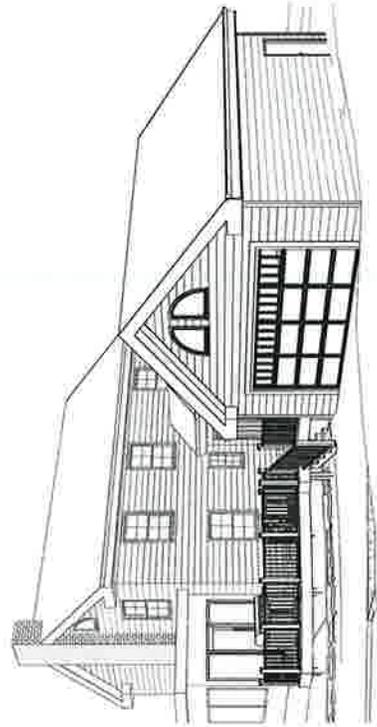


Retaining wall

3 Aerial



1 Garage



2 Garage- Southeast



Shane and Denise Seley
 444 Franklin Street
 Liberty, Missouri 64068
 816 476 2531
 Missouri Certificate of Authority:
 #A-2014000793

Selay Residence
 444 West Franklin Street
 Liberty, Missouri 64068
 Shane and Denise Seley
 444 Franklin Street
 Liberty, Missouri, 64068

Almee D. Gray
 Missouri License #A-2007039924

ISSUE
MDLC Application
17 February 2020
HDRC Comments
26 February 2020

Siding, Rail, Screened porch

A7



Proposed location of screen door



Reserve Rail™

CLASSIC. STABLE. POWERFUL.

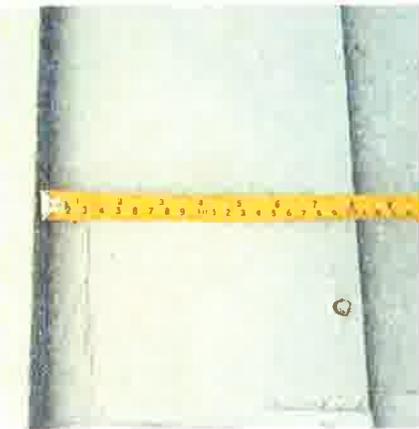
Choose it with purpose and sophistication with the Reserve Rail that complements our AZEK™ Trim. Go the look of custom milled railing. Made with an extra wide top rail. Reserve Rail makes a real statement.

Railing

- Azek Classic Style Reserve Rail
- White
- 1x1 pickets
- Rectangular Composite Baluster
- 4x4 posts

Reserve Rail

WHITE



Siding

- James Hardie 12-in x 144-in-HZ10 HardiePlank Smooth Fiber Cement Lap Siding
- Cement board level to match existing 8"



Location on retaining wall/extending driveway



Street View looking towards garage



Split face retaining wall



Existing CMU foundation/ New foundation to match existing



a3G
architects
110 North Main Street
Liberty, Missouri 64068
816 476 2331
Missouri Certificate of Incorporation
MA-2014000783

Seley Residence
444 West Franklin Street
Liberty, Missouri 64068
Shane and Denise Seley
444 Franklin Street
Liberty Missouri, 64068

Almee D. Gray
Missouri License #A-2007019924

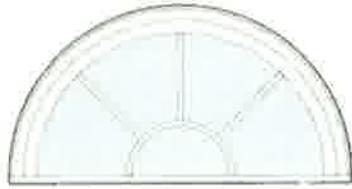
ISSUE	
HBRC Application	17 February 2020
HBRC Comments	26 February 2020

Retaining Wall, CMU
Foundation

A8

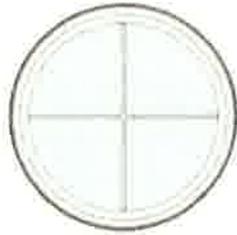


Architectural Wood Windows



Half Round Wood Windows

- 49-1/2" 72"
- 57-1/2" 73-1/2"
- 60" 84"
- 63" 96"
- 64" 108"
- 65-1/2"



Full Round Wood Windows

- 2/8 4/0 6/0
- 3/4 5/0



Elliptical Transoms



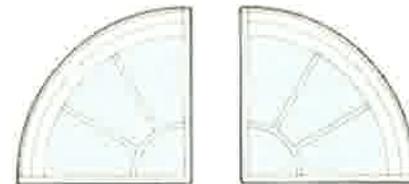
Segment Head Transoms



Rectangular Transoms

3/0 x 1/0	3/0 x 1/2	3/0 x 1/6
4/0 x 1/0	4/0 x 1/2	4/0 x 1/6
4/8 x 1/0	4/8 x 1/2	4/8 x 1/6
5/0 x 1/0	5/0 x 1/2	5/0 x 1/6
5/4 x 1/0	5/4 x 1/2	5/4 x 1/6
6/0 x 1/0	6/0 x 1/2	6/0 x 1/6

Available in both
Ponderosa Pine and Solid Mahoga



Quarter Circle Wood Windows
2/0 2/4 2/8 3/0 4/0 5/0 6/0



Palladian Window Units

- 10" x 3/0 x 10" x 3/2
- 10" x 3/0 x 10" x 4/6
- 10" x 3/0 x 10" x 5/2
- 10" x 3/0 x 10" x 5/6
- 10" x 3/0 x 10" x 6/2

Architectural Windows are also available in custom sizes. Please call or [send email](#) for more information.

Exhibit E



"Experience the Quality"

My Favorites
(1 item)

View a Door
on My Home

Enter zip code

Submit

Residential

Commercial

Garage Doors

Openers

Accessories

Before You Buy

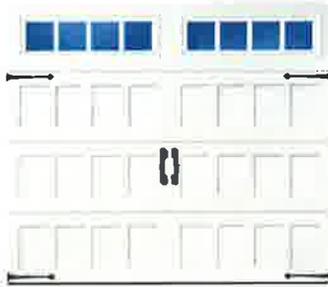
Service & Support

Contact Us

Locations

MY FAVORITES

Share My Favorites



Vintage Plus

Panel: Recessed

Windows: Long Panel Thames

Color: True White

Insulation: Vintage 3000

Handle (not shown): Canterbury 10.5"

Handles and Canterbury 17" Hinge

[Remove](#)

GARAGE DOORS

- Carriage Style Doors
- Traditional & Contemporary Style Doors
- Specialty Style Doors
- Steel Doors
- Wood Doors
- All Garage Doors

OPENERS & ACCESSORIES

- Liftmaster Garage Door Openers
- All Accessories

BEFORE YOU BUY

- Delden Advantage
- Energy Efficiency
- Garage Door Construction
- Product Brochures
- Wind Load Garage Doors
- CE Approved Garage Doors
- Choosing a Dealer

SERVICE & SUPPORT

- Amarr / Delden Conversion
- Garage Door Repair
- Garage Door Safety
- Common Issues
- Care & Maintenance
- Glossary
- FAQs
- Owner's Manuals
- Warranty Claim

FIND A DEALER

BECOME A DEALER

DOOR DESIGNER

MY FAVORITES

ABOUT US

- Press Room
- Contact Us
- Blog



Sectional Doors - Amarr

Sectional Doors - Haas

High Performance Doors - Goff's

Loading Dock Solutions - Rotary Products



Share



Vintage Plus Collection

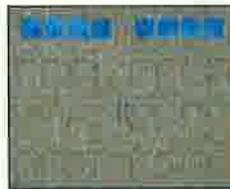


Recessed Panel with optional Thames design trim inserts and Alpine handles, in Sandtone.

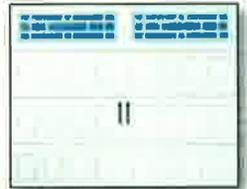
Vintage Plus Collection

Self-expression shouldn't cost a fortune. With Delden's Vintage Plus Collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Delden's most affordable carriage house door.

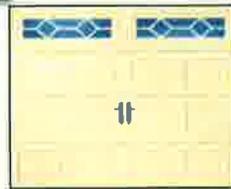
Recessed Panel with optional Thames design trim insert.



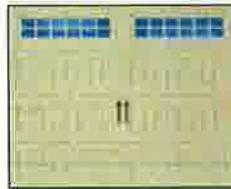
Raised Panel with optional Stockford design trim insert



Bead Board Panel with optional Waterton design trim insert.



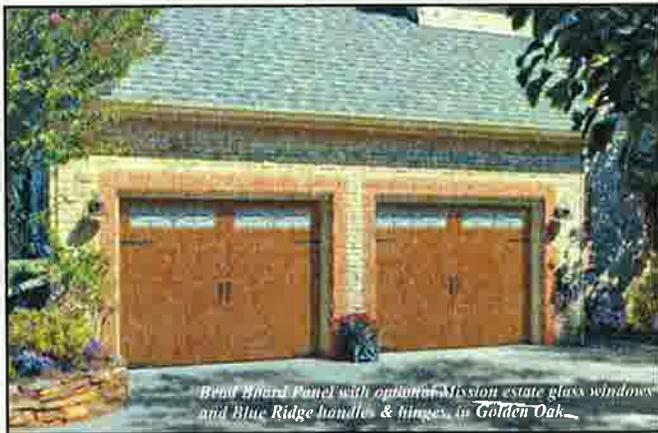
Long Panel Bead Board with optional Stockton design trim insert.



Recessed Panel with optional Arched Thames design trim insert.

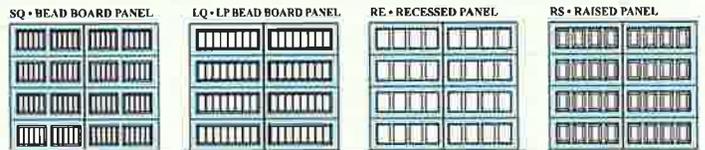


Photos shown with optional decorative hardware



Bead Board Panel with optional Mission estate glass windows and Blue Ridge handles & hinges, in Golden Oak.

PANEL DESIGNS



"Experience the Quality"



Vintage Plus Collection

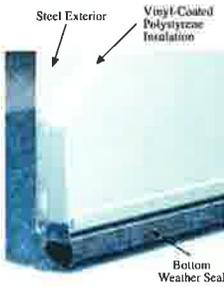
CONSTRUCTION



Series 1000

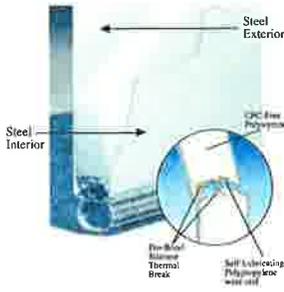
Single-Layer: Steel
Get value and durability with a Vintage Plus 1000 single-layer steel door. These heavy-duty steel doors are durable, reliable, and low maintenance.

- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance



Double-Layer: Steel + Insulation
The Vintage Plus 2000 double-layer door provides durable, low maintenance features, plus a layer of vinyl-coated insulation for increased thermal properties and quieter operation.

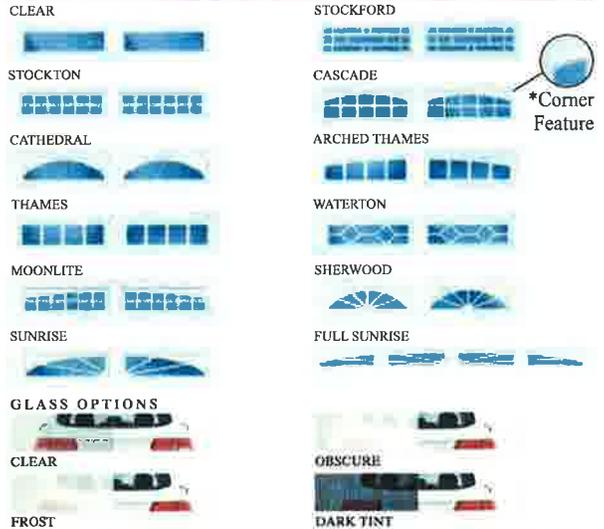
- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



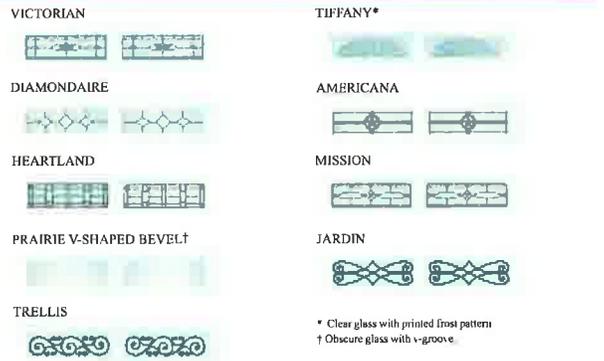
Triple-Layer: Steel + Insulation + Steel
For the toughest, energy-efficient steel door, the Vintage Plus 3000 triple-layer door includes the ultimate in thermal properties, plus a layer of steel for a finished interior look and added durability.

- Heavy-Duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

DELDEN DESIGN TRIM INSERTS



ESTATE GLASS™



DECORATIVE HARDWARE

	Vintage Plus Series 1000	Vintage Plus Series 2000	Vintage Plus Series 3000
Panel Designs	4	4	4
Insulation ¹	N/A	Polystyrene	Polystyrene
Thermal Break & Wear Seal			✓
R-Value ²	N/A	6.84	6.48
Steel Thickness	25 ga	25 ga	27/27 ga
Door Thickness	2" (5.1cm)	2" (5.1cm)	1 3/8" (3.4cm)
Bottom Retainer			
Steel	✓	✓	
Extruded Aluminum			✓
Window Glass Options			
Single Strength	✓	✓	✓
Insulated			Clear Only
Wind Load Available ³	✓	✓	✓
Exterior Color Options			
True White	✓	✓	✓
Almond	✓	✓	✓
Sandtone	✓	✓	✓
Wicker Tan	✓	✓	✓
Hunter Green			✓
Gray			✓
Dark Brown	✓	✓	✓
Terratone	✓	✓	✓
Woodgrain	Price upcharge applies.		
Golden Oak	✓	✓	✓
Walnut	✓	✓	✓
Mahogany	✓	✓	✓
Warranty⁴			
Paint Finish	15 Years	25 Years	Lifetime
Hardware	1 Year	2 Years	3 Years



¹ Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
² Calculated door section R-value is in accordance with DASMA TDS-163.
³ It is your responsibility to make sure your garage door meets local building codes.
⁴ For complete warranty details, visit deldenmfg.com or contact your local Delden dealer.
 Delden reserves the right to change specifications and designs without notice and without incurring obligations. Some graphics and details provided courtesy of Entrematic and used by permission.

COLORS

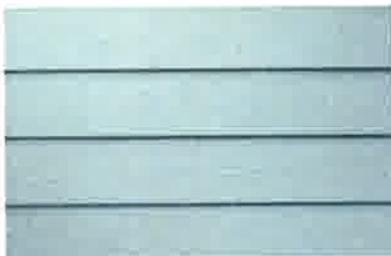


Your Local Delden Dealer:

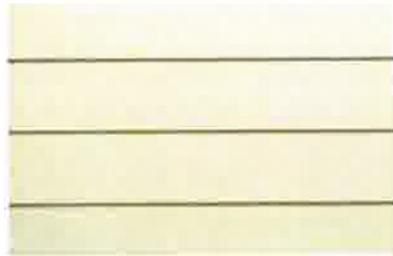
HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5 ¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ in.

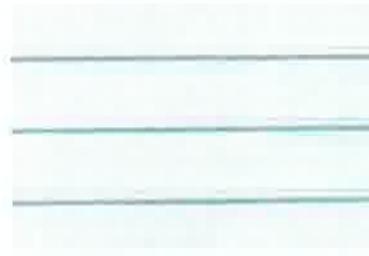
HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



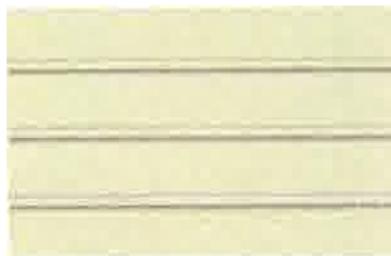
Select Cedarmill®



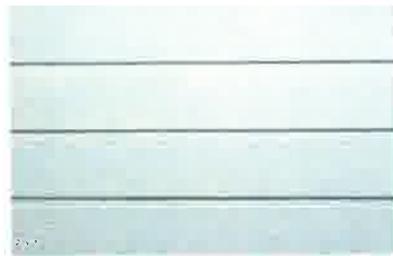
Smooth



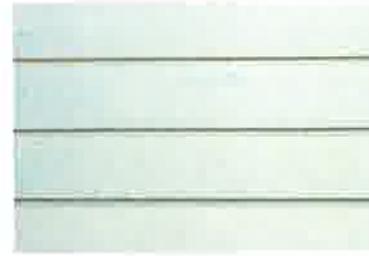
Beaded Cedarmill®



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

