



**HISTORIC DISTRICT  
REVIEW COMMISSION  
Regular Meeting:**

**July 20, 2021  
5:30 pm  
Council Chambers**



**HISTORIC DISTRICT REVIEW COMMISSION**  
**Regular Meeting Agenda**  
**City Council Chambers**  
**July 20, 2021**  
**5:30 p.m.**

**Call to Order**

**I. Roll Call**

John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Martha Reppert, Brett Rinker, Doug Wilson

**II. Approval of Meeting Summary: July 6, 2021 HDRC Meeting Summary**

**III. HDRC Case #21-013D Consideration of a Certificate of Appropriateness like in-kind porch and window repairs at 511 W. Franklin, Dougherty Historic District, a 353 tax abatement project**

**IV. HDRC Case #21-014D Consideration to renew an expired Certificate of Appropriateness Case #19-004D for aluminum clad wood windows at 232 W. Franklin, Dougherty Historic District**

**V. HDRC Case #21-006LS (continued from previous meeting) Consideration of a Certificate of Appropriateness for new windows and like in kind repairs at 22 N. Main, Liberty Square Historic District, a 353 tax abatement project**

**VI. Other Business**

Administrative Approvals since the July 6, 2021 meeting:

- 504 E. Mill Picket Fence
- 227 W. Franklin Roof Renewal of COA
- 431 E. Mississippi Like in-kind repairs to windows

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

**VII. Adjournment**

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**July 6, 2021**  
**City Hall, Council Chambers**  
**5:30 p.m.**

**Present:** Matt Grundy, John Carr, Vern Drottz, Dail Hobbs, Martha Reppert, Brett Rinker, Doug Wilson

**Absent:** Mike Gilmore

**Applicants Present:** Greg Canuteson, Kevin Riordan, Rob Hulse, Craig Johnson

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

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

A motion was made by Commissioner Wilson to approve the June 15, 2021 meeting summary as presented. The motion was seconded by Commissioner Reppert. The motion passed 7-0-0.

**HDRC Case #21-006LS Consideration of a Certificate of Appropriateness for new windows and like in kind repairs at 22 N. Main, Liberty Square Historic District, a 353 tax abatement project**

- Commissioner Drottz said he is working with the applicant on this project and will recuse himself but can answer any questions.
- Vice Chairman Carr asked if the proposed windows are single, Drottz said they are. Vice Chairman Carr said he doesn't think the proposed windows (Anderson 100 Series Fibrex) come close to looking like an historic window, adding that, in his opinion, the bottom rail is way too thin to replicate a historic window.
- Chairman Grundy asked if it was just the sash that Vice Chairman Carr has issues with. Vice Chairman Carr said that the profile of the window does not emulate what a historic window would look like.
- Commissioner Rinker commented that he thinks Marvin or Pella architectural series offer a similar appropriate window, with better profiles.
- Commissioner Drottz said this is the only fiberglass that Anderson offers.
- Mr. Canuteson said the existing windows are not original and are falling apart, they currently have white duct tape on them and there are gaps. He added that aluminum clad wood windows are very expensive and would cost him about \$80,000 or nearly double compared to the proposed windows.
- Vice Chairman Carr said HDRC does not take cost into consideration when making decisions.
- Mr. Canuteson said that the existing windows are vinyl and this is a vast improvement.
- Commissioner Drottz said the existing windows are by a manufacturer that had lawsuits against them because of their poorly designed windows.
- Commissioner Rinker commented that the style of the existing windows is irrelevant, adding that HDRC has Design Guidelines they must follow and they must be consistent. They must mimic the original style. HDRC must have the same standards for windows in the commercial area as they do in the residential area.
- Mr. Canuteson said the building where Three Halves Brewery is, 114 E Kansas, had their windows replaced and garage doors were approved by HDRC and they did not

emulate what was there originally. The profile of the new windows should look like the original windows.

- Commissioner Drottz said what the Commission does not like about the proposed windows is the extra line in the design. One piece is desired. Commissioner Drottz said even the Pella windows were about \$10,000 more but they have the extra line. The next step up would be Marvin windows. There are fiberglass windows that don't have the lines.
- Chairman Grundy said he understands Mr. Canuteson's argument but it doesn't apply to this meeting. Grundy added that the building is not the same and the application is not the same. There were vinyl clad windows that were approved by the City Council. Grundy said they would like to have a style of window brought forward that they can approve and suggested that they bring back other styles at the next meeting.
- Mr. Canuteson said we can't have these arbitrary rules and that this is ridiculous.
- Chairman Grundy called the meeting to order.
- Commissioner Rinker said that the Commission is interpreting the rules and we do that consistently.
- Chairman Grundy said we have two options, we can vote or the applicant can bring forward other window options.
- Commissioner Wilson asked Drottz if this would be the only application, if it is all or nothing. Drottz said he could meet with the applicant and try to come up with other window options.
- Mr. Canuteson commented that if there isn't anything other than a wood clad window allowed, then it's a non-starter, if price won't matter to the Commission then why would he waste two more weeks to come back to the Commission.
- Drottz suggested that they come back in two weeks with other options. He added that there are 28 windows.
- Chairman Grundy said the scale of the project is significant.
- Vice Chairman Carr said we don't decide on budget.
- Commissioner Grundy said waiting two weeks seems to be a good idea. Chairman Grundy clarified they do not need to replicate the original windows but should emulate.
- No vote was taken. The case was tabled until a future meeting.

#### **HDRC Case #21-009PH Consideration of a Certificate of Appropriateness for a privacy fence at 134 S. Terrace, Prospect Heights Historic District**

- Vice Chairman Carr said he will recuse himself from voting because he owns the property next door, at 130 S. Terrace.
- The applicant, Mr. Riordan, said it is a matter of comfort between his home and the neighbors. He is 17 feet from the neighbors when he sits on his deck and they can hear one another's conversations. He shared a photo of an amended style of fence, a craftsman style of fence that he would like to put up between his home and 130 S. Terrace. It would measure six feet tall when done with the lattice topper.
- He added that from his yard he can see three yards with privacy fences. He is wondering why he can't put one up. The next house to the north has a privacy fence that was approved when the Hedricks' owned it that surrounds the yard. There are others in the historic district.
- Vice Chairman Carr commented that HDRC has approved many fences; 24 Lincoln, 40 S Jewell, 460 E. Mill Street, 438 E Mississippi, which is pictured in our guidelines representing fences, 233 W. Franklin next to Mockingbird Manor was approved in the

last year and a half, 550, 508 and 516 W. Franklin, 430 E Franklin, 438 E. Mississippi and there are eight more that he could list.

- The applicant said he doesn't think his proposed fence would be visible from the street and it doesn't come into the side yard. Plantings would take up twice the size of the fence and would take 3-5 years to provide the desired privacy.
- Commissioner Wilson commented that we all agree we can't have a rule that continues to have exceptions. We don't get to freelance, if we don't like the guideline then we should change it. He said with the applicants' account of the view then he believes that it meets the objectionable standards. Unless it is too tall, Wilson is good with it. The UDO does not define objectionable view. The proposed fence doesn't go past the original structure.
- Chairman Grundy said the UDO doesn't have the objectionable view requirement and it is not a street side elevation. Once you go past the rear part of the house it meets the UDO.
- Commissioner Rinker commented that the Mockingbird Manor privacy fence example does not apply here. He wants to distinguish it. He doesn't think it is a visibility issue from the street. Rinker said because it is a style that is complementary to the style of the homes in the neighborhood.
- Vice Chairman Carr commented that on page one of the Guidelines, in the fourth paragraph, it states that the Guidelines allow for change "when it is accomplished in a sensitive manner that maintains the special character of the property and the historic district."

A motion was made by Commissioner Wilson to approve the application as presented because it meets the UDO and Design Guidelines with the understanding the paragraph that Vice Chairman Carr read and with the photos of the amended fence design. The motion was seconded by Commissioner Rinker. The motion passed 6-0-1.

Ms. Thill commented that it is important that we follow our own guidelines and if there is something that the Commission doesn't agree with, then it needs to be formally changed. It needs to be looked at holistically, not just for fences.

#### **HDRC Case #21-010PH Consideration of a Certificate of Appropriateness for exterior alterations at 100 S. Terrace, Prospect Heights Historic District**

- Mr. Hulse said the house was built in 1897 not in 1906. He said he would like to take it back to the original by removing an existing door and making it a window, as it was before alterations were made in the 1970's to turn the home into a duplex. The new proposed custom window will match the front stairwell. He added that the sashes are wood and being made by Westin Millworks, but he will make the frame as they no longer make those.
- Vice Chairman Carr said he is glad that he plans to do more good work on the home.
- Commissioner Wilson asked if he removed the asbestos siding.
- The applicant said he took off the old asbestos siding several years ago.

A motion was made by Commissioner Wilson to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

Commissioner Drott left the meeting.

### **HDRC Case #21-012J Consideration of an After the Fact Certificate of Appropriateness for a shed at 407 N. Lightburne, Jewell Historic District**

- Mr. Johnson said that he plans to use the wood sheathing on the shed and trim it out in pine. He will move it to meet the setback and will place it at least 10 feet from the corner of the house. The shed is needed so he has a place to put his lawnmower and equipment. The applicant said he is a master carpenter and can make the shed look good.
- Vice Chairman Carr commented that the proposed horizontal sheathing will look good. He suggested that the grooves are primed and painted well. Vice Chair Carr commented that it is clearly not visible from the street.
- The applicant provided photos of the existing conditions.
- Commissioner Wilson said that just because it isn't visible isn't a big factor and that he doesn't love the idea of a metal shed in the historic district.
- The applicant asked for HDRC's opinion of putting an awning on the front on the home.
- Vice Chairman Carr said that awnings were common before air conditioning and after WWI so it would likely be appropriate but that it would need approval.

A motion was made by Commissioner Rinker to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Vice Chairman Carr. The motion passed 7-0-0.

### **Other Business**

Administrative Approvals since the June 15, 2021 meeting: None

Miscellaneous matters from the Commission:

- Vice Chairman Carr said the rebuilding of the stone front porch at 416 West Franklin is looking very good.
- Vice Chairman Carr agreed that we need to amend the fence guidelines, adding that the guideline book needs to be amended too, it is from 2008. Vice Chairman Carr volunteered to put stickers in the design guidelines books that would show any amendments.
- Vice Chairman Carr encouraged Commissioners to look at applications on site prior to the meeting. Also, when people bring up the point of budget that it is not something that this Commission should take into consideration when reviewing an application. He added that City Council over ruled HDRC on the examples given by Mr. Canuteson. Several other projects in the historic district have had to comply with the window standards, for example The Colonial Hotel had their original windows restored.
- Commissioner Wilson said we have a duty and if the applicant can't afford it, then we should let the City Council take it up and let them decide.
- Commissioner Wilson said the house at 454 E. Franklin (a duplex) appears vacant and there are trees and vines growing in the soffit. Code Enforcement needs to take a look. Also, on N. Water Street there are a lot of homes that should be looked at.

Miscellaneous matters from Staff:

- Ms. Thill said the home owner of 138 S. Terrace would still like guidance on keeping squirrels out of his home and how to fix the changes he made to the home.
- Commissioner Wilson said he can go on a Tuesday or Thursday after 5:00.
- Commissioner Carr said he can attend anytime. Staff will follow up.

The meeting adjourned at 6:55 pm.

## Historic District Review Commission

The City of



**HDRC Case No. 21-013D**

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

**HDRC Meeting Date: July 20, 2021**

### **GENERAL INFORMATION**

Application: Like in-kind repairs to the front porch, soffits and a window. A 353 Tax Abatement project

Applicant: Ready to Show / Paul Victor for Rebecca Turner

Location: 511 W. Franklin St.

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: July 12, 2021

### **SPECIFIC INFORMATION**

#### **SITE HISTORY**

This common vernacular form of the Prairie style of house (also known as the Foursquare) has undergone some alterations, primarily the siding and the replacement windows. The flat-roof full width one-story porch has simple round columns and square porch rails. The entry is off-center to the right. The slightly flared hipped roof has wide overhanging eaves. There is a central bell cast hipped-roof dormer and an interior fireplace.

#### **PROPOSAL DESCRIPTION**

Like in-kind repair of wood rot on the front porch decking, column, rails and soffits and like in-kind repair to one window on the rear of the home.

### **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.**

8. Porches: 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. Loading docks and service entrances shall be located inconspicuously and should be considered a part of a building's overall design scheme.
7. Doors and windows: 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. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.

**Staff Analysis**

Like in-kind repairs to the front porch decking, the porch column and soffit are appropriate.

Like in-kind repairs to the window are appropriate.

**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #21-013D.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions





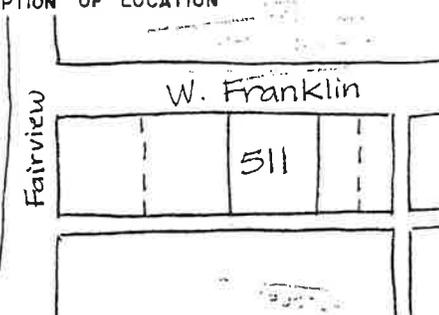
**HDRC Case #21-013D**  
**511 W. Franklin**



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

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. E-30 2. CITY Clay 3. LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 511 W. Franklin 5. OTHER NAME(S)	1. NO.  2. COUNTY  4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)  5. OTHER NAME(S)  6. TOWNSHIP  RANGE  SECTION
6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS 511 W. Franklin 7. CITY OR TOWN IF RURAL, VICINITY Liberty 8. DESCRIPTION OF LOCATION  9. COORDINATES UTM LAT N121,500 LONG E520,550 10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( ) 11. NATIONAL HIST. DISTRICT? YES ( ) NO (X) 12. IS IT ELIGIBLE? YES ( ) NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X) 14. DISTRICT POTENTIAL? YES (X) NO ( ) 15. NAME OF ESTABLISHED DISTRICT	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1908 18. STYLE OR DESIGN Prairie- 4-square 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC ( ) PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Frank D. & Jane P. Milner 25. OPEN TO PUBLIC? YES ( ) NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO ( ) 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL bellcast hip composition shingle 33. NO. OF BAYS FRONT 2 SIDE 2 34. WALL TREATMENT asbestos shingle 35. PLAN SHAPE square 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ( ) 37. CONDITION INTERIOR EXTERIOR fair 38. PRESERVATION UNDERWAY? YES ( ) NO (X) 39. ENDANGERED? BY WHAT? YES ( ) NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( ) 41. DISTANCE FROM AND FRONTAGE ON ROAD 90'
12. FURTHER DESCRIPTION OF IMPORTANT FEATURES This common vernacular form of the Prairie style of house (also known as the Foursquare) has undergone some alterations, primarily in the siding and the replacement windows. The flat-roof, full width, one-story porch has simple round columns and square porch rails. The entry is off-center to the right. The slightly flared hipped roof has wide, overhanging eaves. There is a central, bellcast hipped-roof dormer and an interior fireplace.		PHOTO MUST BE PROVIDED
13. HISTORY AND SIGNIFICANCE Except for the alterations, this house is nearly identical to 519 West Franklin next door, and was probably built by the same builder, H.B. Simpson, a noted local contractor who built many houses of this style in Liberty. It lends important character to the streetscape of the historic neighborhood.		
14. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The good-sized lot has a clapboard garage with open eaves and exposed rafters at the right rear. A large old tree is located on the left front corner.		
15. SOURCES OF INFORMATION City water permits; Liberty Sun, Vol. 13, #13	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 12/86 49. REVISION DATE(S) EXHIBIT B	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102		

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

Sketch map of location

Site No. \_\_\_\_\_

Section \_\_\_\_\_

7

Township \_\_\_\_\_

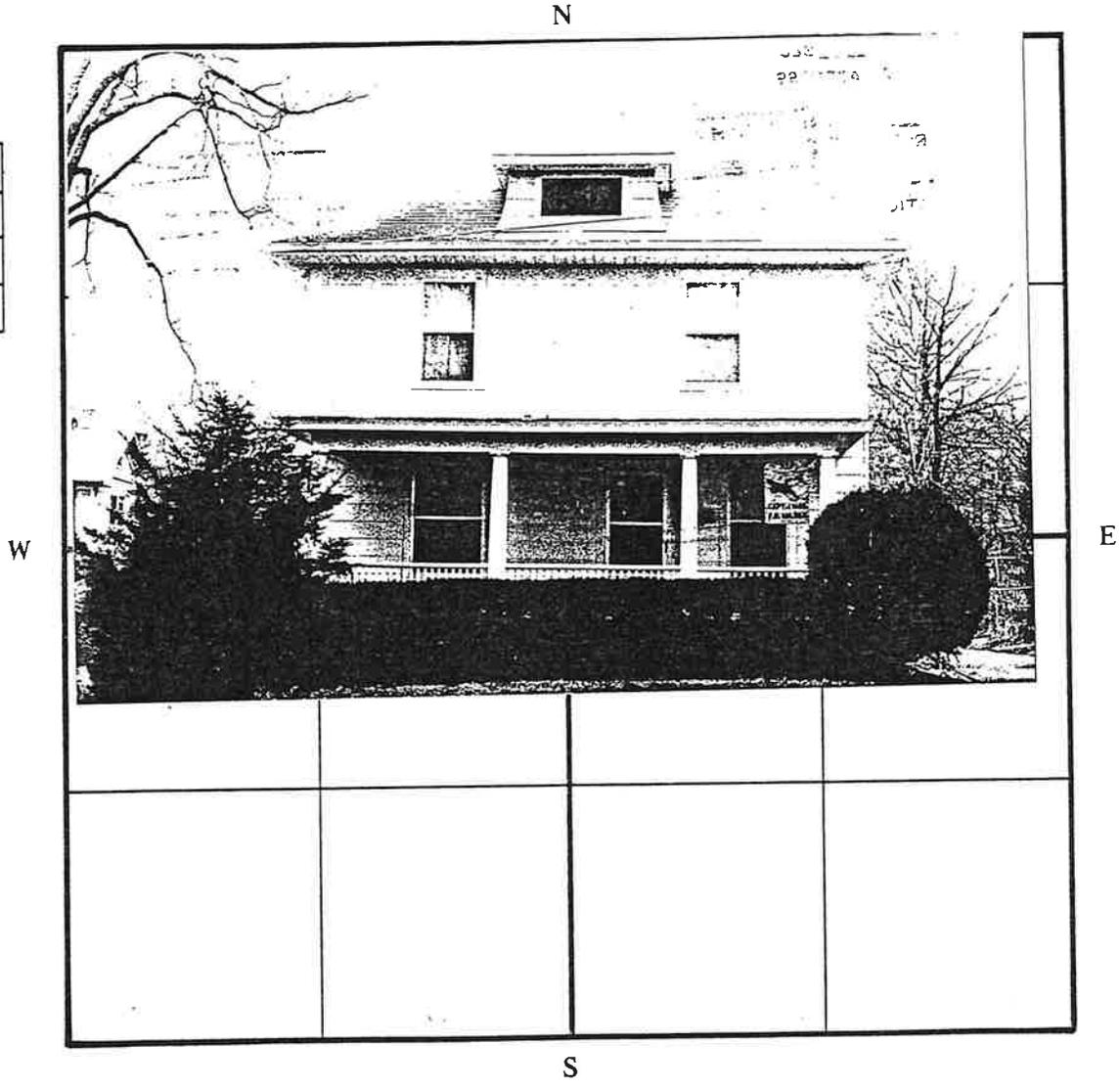
51N

Range \_\_\_\_\_

31W

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:

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

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

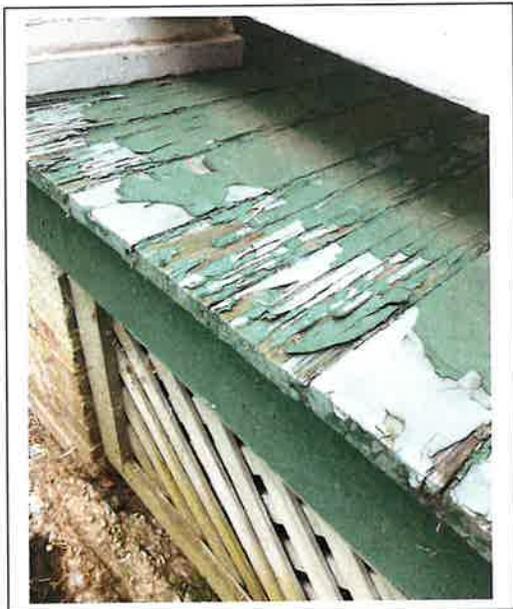
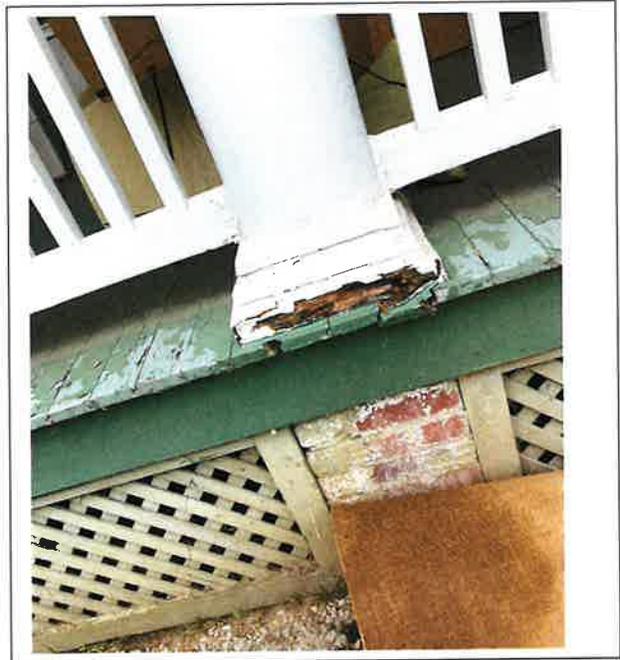


Exhibit C: Existing Conditions



HDRC Case No. 21-014D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 20, 2021

## GENERAL INFORMATION

Application: Renewal of previously approved Certificate of Appropriateness for the replacement of windows (COA issued in 2019)

Applicant: Mike Bedinger

Location: 232 W Franklin

District: Dougherty Historic District

NRHP Status/category: Non-Contributing

File Date: July 13, 2021

## SPECIFIC INFORMATION

### SITE HISTORY

This colonial revival ranch was built in 1952. This multi-colored brick ranch has a small entry porch inset under the main portion of the gable roof with square column. The windows are 6/6, double hung sash. There are two gable front dormers with clapboarding and an interior fireplace. According to the survey completed in 1987 it is a non-contributing, non-historic house which nonetheless matches in material and set back, although not in scale and mass, with the other houses on the block.

### PROPOSAL DESCRIPTION

The applicant proposes to replace the remaining 4 of 13 non-original windows that were approved in 2019 with Anderson E – Series aluminum clad wood, six over six double hung windows. All exterior trim will match existing window trim. The large limestone sill under the existing windows will not be disturbed. Two are dormer windows and two in the gables.

## 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.***

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

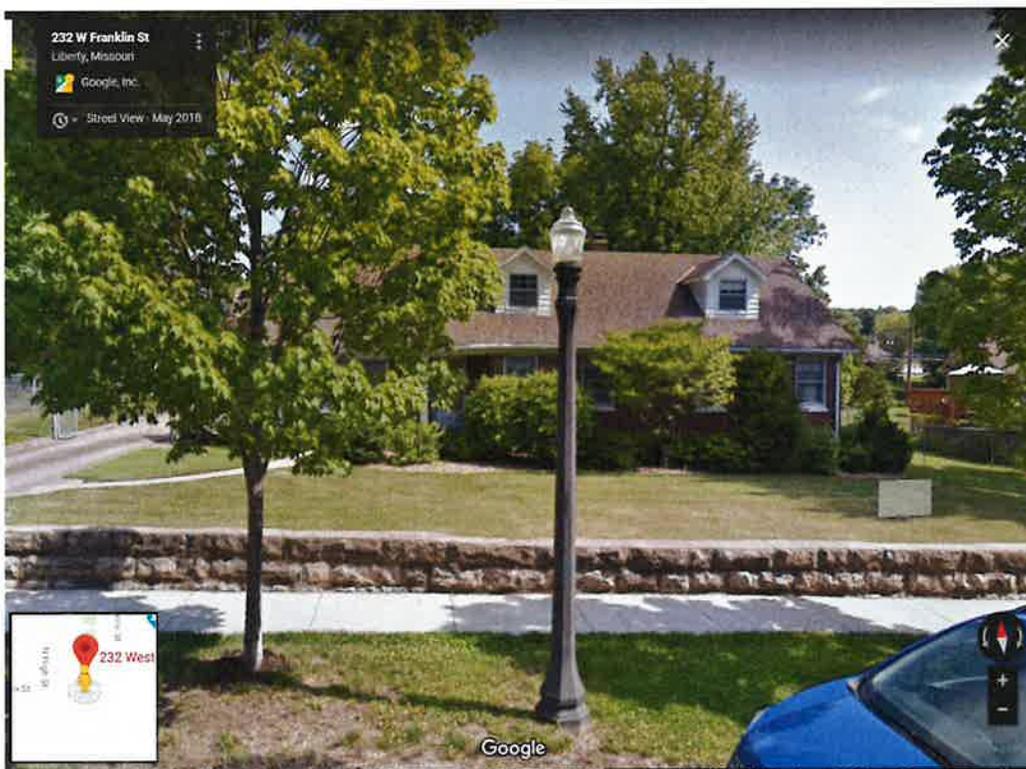
Staff Analysis  
It would be appropriate to replace the non-original windows with the previously approved aluminum clad windows.

### STAFF RECOMMENDATION

The application meets the standards for review and guidelines for the window replacement therefore staff recommends approval of the proposed windows HDRC case #21-014D.

### ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Previously Approved Application with Window Manufacturers info



W MISSISSIPPI ST

201U

138

139

231

225

130

131

127

N MORSE AVE

118

119

117

113

108

232

222

102

242

W FRANKLIN ST

315

14

245

241

233

227

221

**HDRC Case #21-014D**  
**232 W. Franklin**



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

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-20 CITY Clay LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 232 W. Franklin  5. OTHER NAME(S)	1. NO.
2. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 232 W. Franklin  3. CITY OR TOWN IF RURAL, VICINITY Liberty  6. DESCRIPTION OF LOCATION <div style="border: 1px solid black; padding: 5px; width: 150px; height: 100px; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 5px;">232</div> <div style="border: 1px solid black; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 5px;">N</div> </div> <p style="text-align: center; margin-top: 5px;">W. FRANKLIN</p>	16. THEMATIC CATEGORY  17. DATE(S) OR PERIOD 1952  18. STYLE OR DESIGN Colonial Revival Ranch  19. ARCHITECT OR ENGINEER  20. CONTRACTOR OR BUILDER  21. ORIGINAL USE, IF APPARENT residence  22. PRESENT USE residence  23. OWNERSHIP PUBLIC ( ) PRIVATE (X)  24. OWNER'S NAME AND ADDRESS IF KNOWN Faye Bedinger	2. COUNTY
7. COORDINATES UTM LAT N121,500 LONG E521,750  8. SITE ( ) BUILDING (X) STRUCTURE ( ) OBJECT ( )  9. NATIONAL REGISTER? YES ( ) NO (X) 10. IS IT ELIGIBLE? YES ( ) NO (X) 11. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X) 12. DISTRICT POTENTIAL? YES ( ) NO (X)  13. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES ( ) NO (X)  26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall  27. OTHER SURVEYS IN WHICH INCLUDED	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
14. FURTHER DESCRIPTION OF IMPORTANT FEATURES Multi-colored brick rand has small entry porch inset under the main portion of the gable roof with square column. The windows are 6/6, double-hung sash. There are two gable front dormers with clapboarding, and an interior fireplace.	<div style="border: 2px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="text-align: center;"> <p>PHOTO MUST BE PROVIDED</p> </div> </div>	5. OTHER NAME(S)
15. HISTORY AND SIGNIFICANCE A non-contributing, non-historic house, which nonetheless matches in material and setback (although not in scale & mass) with the other houses on the block.  barn dates to 1903	37. CONDITION INTERIOR EXTERIOR excellent  38. PRESERVATION UNDERWAY? YES ( ) NO (X)  39. ENDANGERED? BY WHAT? YES ( ) NO (X)  40. VISIBLE FROM PUBLIC ROAD? YES ( ) NO ( )  41. DISTANCE FROM AND FRONTAGE ON ROAD 120'	6. TOWNSHIP
17. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A very large lot, once part of 242 W. Franklin, which still has the historic stone wall in front. The rest of the landscaping is modern (curved beds), and there is a chain link fence to the front of the lot. A left drive leads to the rear garage.	45. SOURCES OF INFORMATION City water permits.	7. RANGE
18. RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102	46. PREPARED BY Deon Wolfenbarger  ORGANIZATION Community Development  48. DATE 2/87 49. REVISION DATE(S) EXHIBIT	SECTION

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

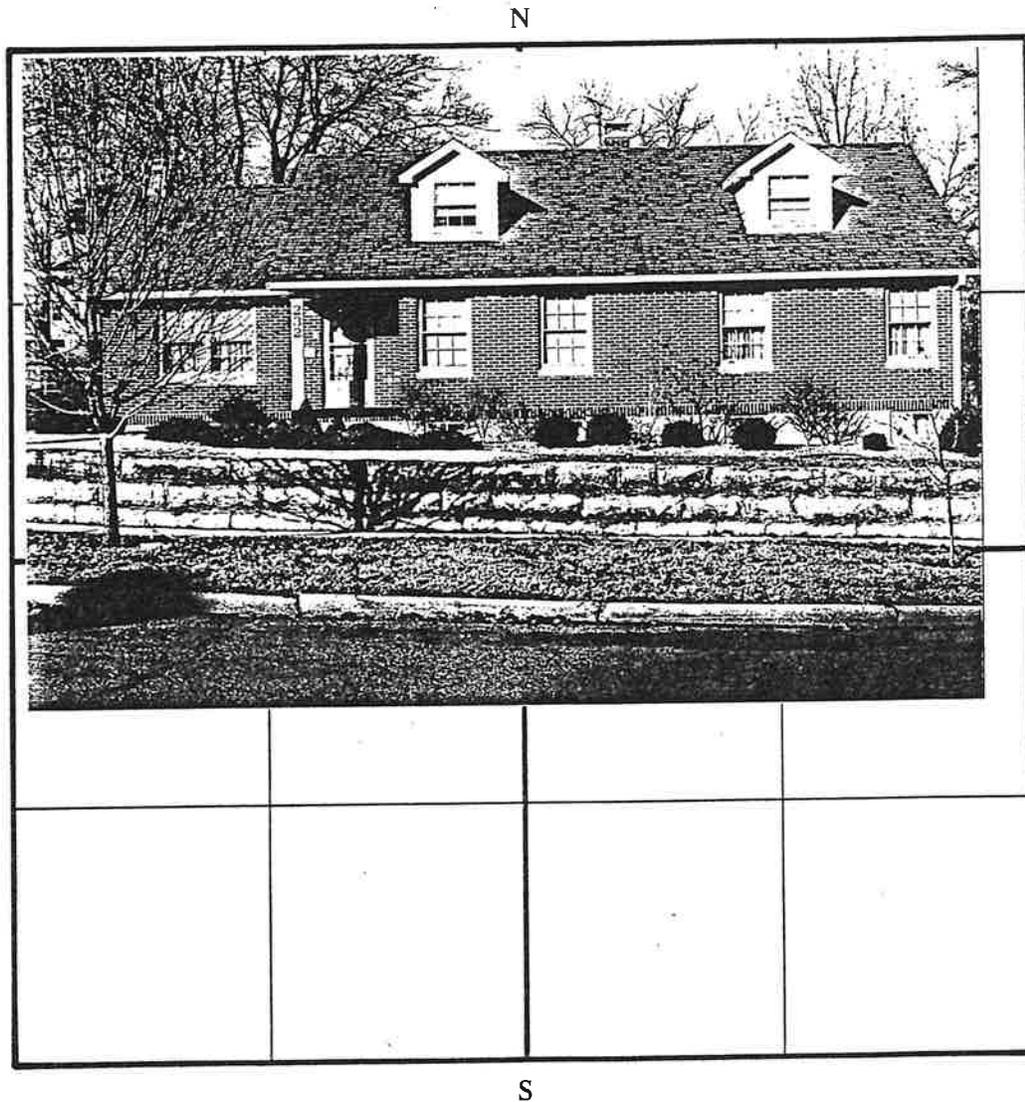
Sketch map of location

Site No. C-20

Section 7 Township 51N Range 31W

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:

**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.*



**HDRC Case No. 19-004D**

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

**HDRC Meeting Date: April 16, 2019**

## **GENERAL INFORMATION**

Application: Certificate of Appropriateness for the replacement of windows  
Applicant: John Pence Construction Co. LLC  
Location: 232 W Franklin  
District: Dougherty Historic District  
NRHP Status/category: Non-Contributing  
File Date: April 2, 2019

## **SPECIFIC INFORMATION**

### **SITE HISTORY**

This colonial revival ranch was built in 1952. This multi-colored brick ranch has a small entry porch inset under the main portion of the gable roof with square column. The windows are 6/6, double hung sash. There are two gable front dormers with clapboarding and an interior fireplace. According to the survey completed in 1987 it is a non-contributing, non-historic house which nonetheless matches in material and set back, although not in scale and mass, with the other houses on the block.

### **PROPOSAL DESCRIPTION**

The applicant proposes to replace 13 non original windows with Anderson E – Series aluminum clad wood, six over six double hung windows. All exterior trim will match existing window trim. The large limestone sill under the existing windows will not be disturbed.

## **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.***

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

#### Staff Analysis

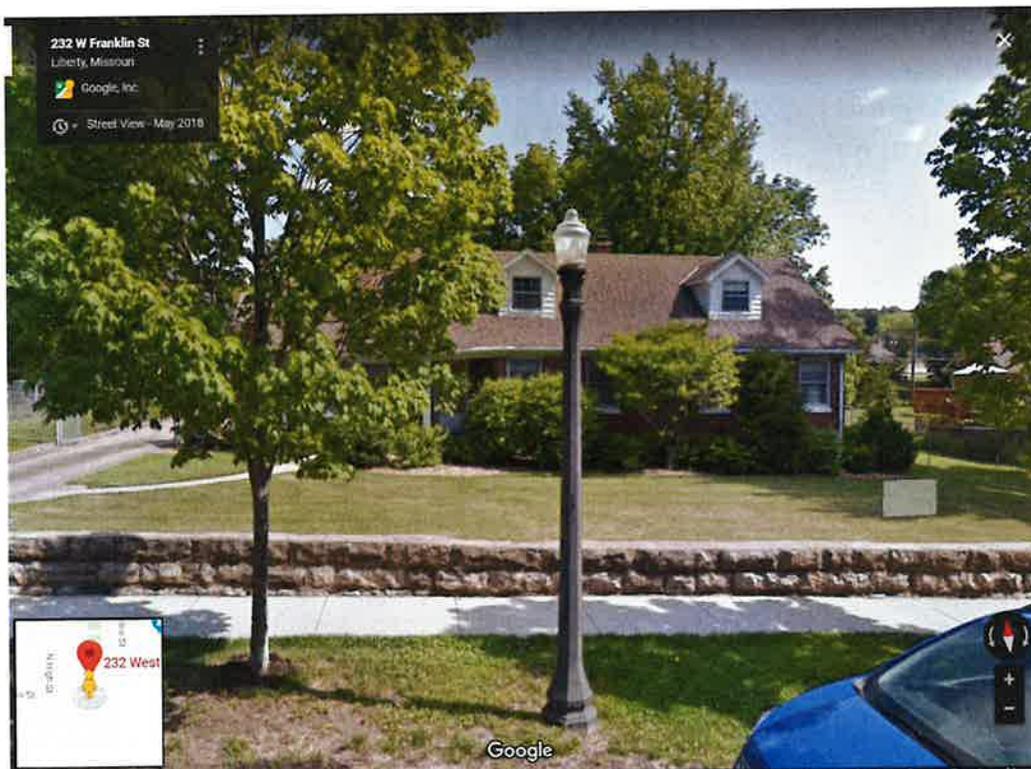
It would be appropriate to replace these non-original windows with the proposed aluminum clad windows.

## STAFF RECOMMENDATION

The application meets the standards for review and guidelines for the window replacement therefore staff recommends approval of the proposed windows HDRC case #19-004D.

## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Proposed Windows with Manufacturers info (8 pages)



232 W Franklin. Existing conditions of replacement windows



**Andersen** WINDOWS • DOORS  
 E-Series/Eagle  
 2045 Kerper Blvd., Dubuque, IA 52004-1072

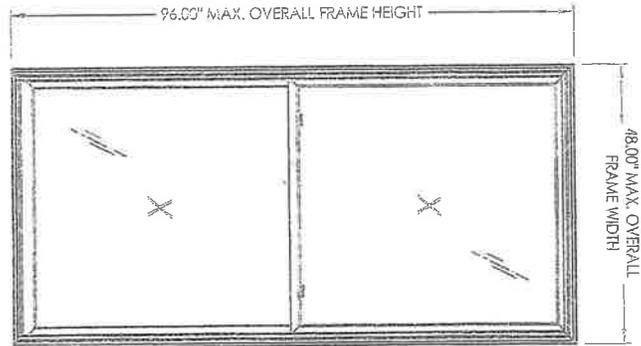
**SERIES T-7**  
**CLAD TALON DOUBLE HUNG VENT**  
**ALUMINUM CLAD WOOD WINDOW**  
 "NON-IMPACT"

**GENERAL NOTES**

1. This product has been evaluated and is in compliance with the 5th Edition (2014) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to brace material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product is required to be protected with an impact resistant covering that complies with Section 1609.1.2 of the FBC.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x brick masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS

SHEET #	DESCRIPTION
1	Typical elevation, design pressures, & general notes
2	Glazing detail
3	Vertical & horizontal cross sections
4	Vertical cross sections
5	Back & frame anchoring
6	Components
7	Bill of materials



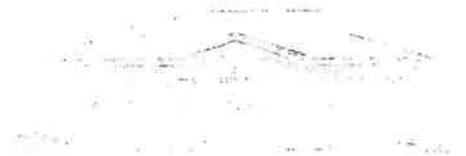
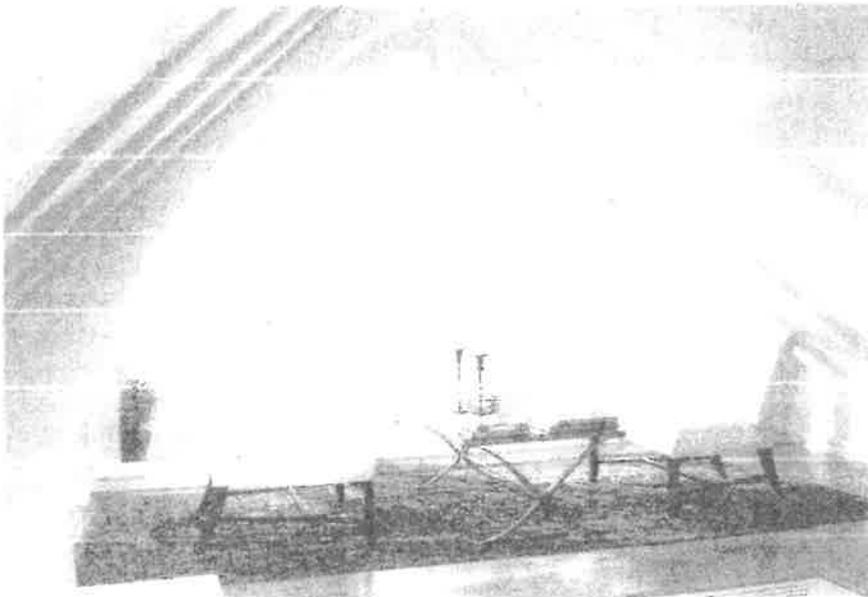
OVERALL FRAME DIMENSION	OVERALL D.L.O. DIMENSION	GLASS TYPE	DESIGN PRESSURE (PSF)
48.00" x 96.00"	41.00" x 43.00"	G1	POSITIVE +50.0 NEGATIVE -50.0



PRODUCT: EAGLE DOUBLE HUNG WINDOW PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES		Documents Prepared By: Lyndon F. Schmidt P.E. No. 43409 BUILDING CONSULTANTS, INC. P.O. Box 250, Vairoco, FL 33595 Phone No.: 813.659.9197 FBPE C.A. No. 8813												
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>4/29/15</td> <td>UPDATE TO 5TH ED. (2014) FBC</td> <td>JK</td> </tr> <tr> <td>1</td> <td>2/13/12</td> <td>UPDATE TO 2010 FBC</td> <td>JK</td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION	BY	2	4/29/15	UPDATE TO 5TH ED. (2014) FBC	JK	1	2/13/12	UPDATE TO 2010 FBC	JK
NO.	DATE	DESCRIPTION	BY											
2	4/29/15	UPDATE TO 5TH ED. (2014) FBC	JK											
1	2/13/12	UPDATE TO 2010 FBC	JK											
DATE: 10/30/08 SCALE: N.T.S. DWG. BY: AL CHK. BY: LFS DRAWING NO.: FL-10239.7 SHEET 1 OF 7														

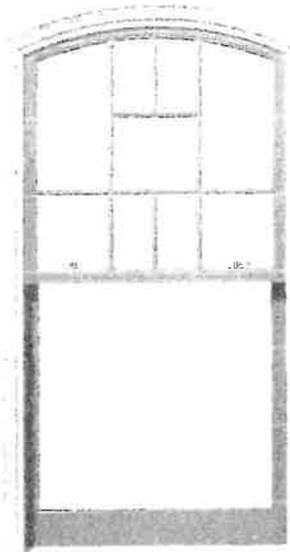


**E-SERIES**  
WINDOWS • DOORS



The Andersen® Architectural Collection is an industry-leading, innovative approach to windows and doors that's based not on the type of window or door, but rather on the style of home you're creating. Whether you want to push a defined style to its limits or design a style all your own, E-Series/Eagle® windows and doors from the Architectural Collection bring that vision to life.

## Unlimited Possibilities.



With E-Series/Eagle windows and doors, the home you've always imagined can be more than a dream. More than a vision. It can be a reality.

### DURABLE

- Made with heavy-gauge, extruded aluminum-clad wood sash and frame
- Thick cladding offers greater structural capabilities than thinner, roll-form aluminum
- Baked-on, silicone polyester enamel exteriors offer virtually maintenance-free performance and durability

### ENERGY-EFFICIENT

- Most E-Series/Eagle windows and doors meet ENERGY STAR® Version 5.0 performance criteria
- Choose from a variety of glass options including SmartSun™ glass, triple insulated glass, i81 glass coating options and more

### BEAUTIFUL

- Choose from 50 exterior colors at no additional charge, select one of our anodized finishes or create a custom color
- Select from a variety of wood species and interior finishes
- Choose from a variety of hardware, divided light and decorative glass options, and more



To learn more, go to [eaglewindow.com](http://eaglewindow.com).

**Andersen.**

### WINDOW & DOOR TYPES

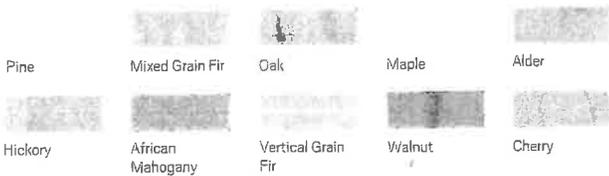
- Eagle® Axiom® 11 casement windows
- Eagle Axiom French casement windows
- Eagle Axiom 11 awning windows
- Push out casement and awning windows
- Talon® double-hung windows
- Talon Retrofit double-hung windows
- Double-hung replacement sash kits
- Bow and bay windows
- Slide-by windows
- Auxiliary windows
- Ascent® hinged doors
- Ascent sliding doors
- Andersen® entranceways

### OPTIONS & ACCESSORIES

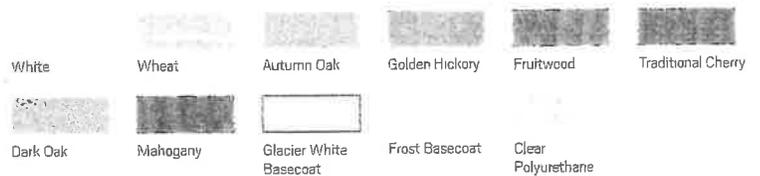
- Energy-efficient and decorative glass options
- HarborMaster® systems for coastal applications
- Variety of divided light styles and sizes
- Blinds or shades between the glass
- Beautiful hardware
- Exterior trim options
- VeriLock™ integrated security sensors

### INTERIOR OPTIONS

#### Wood Species



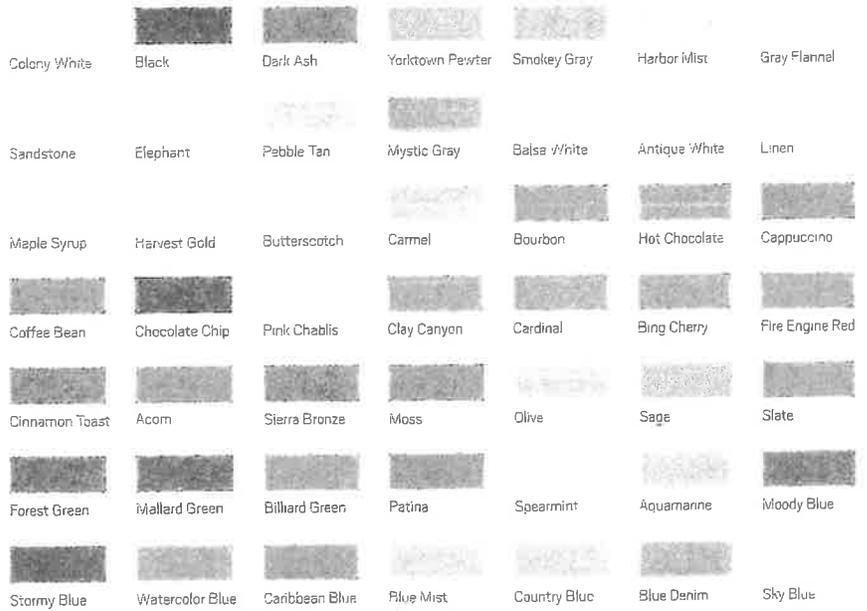
#### Interior Finishes



Printing limitations prevent exact color duplication. See your local supplier for actual color samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

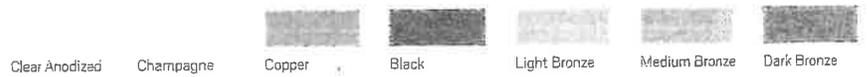
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency. Andersen Corporation and its subsidiary, Eagle Window & Door, earned the 2012 ENERGY STAR® Sustained Excellence Award. "Andersen" and all other marks where denoted are trademarks of Andersen Corporation and its subsidiary, Eagle Window & Door Manufacturing, Inc. ©2012 Andersen Corporation. All rights reserved, 05/12 Part #9067465

### 50 EXTERIOR COLOR OPTIONS



Abalone

### EXTERIOR ANODIZED FINISH OPTIONS



For more information visit [eaglewindow.com](http://eaglewindow.com).

CLICK HERE TO  
ADD YOUR LOGO

Use JPG, GIF, PNG  
or TIFF format.



Address  
City State Zip  
Phone  
website  
Ctrl-B for **Bold** text

The City of



# CERTIFICATE OF APPROPRIATENESS

## APPLICATION CITY OF LIBERTY, MO

RECEIVED  
APR 02 2019

Case No. 19-004D  
Date: 4.2.19

- New Application
- Amended Application
- After-the-Fact Application

### APPLICANT INFORMATION

Name: John Pence Construction Co.

Mailing Address: 17021 NE 84th St. Liberty, Mo 64068

Daytime Phone #: 816-210-8384 Other Phone #: 816-781-9394

E-mail: \_\_\_\_\_

### PROJECT INFORMATION

Project Address: 232 W Franklin

Property Owner: George (Mike) Bedinger

District:  Jewell  Lightburne  Dougherty  Prospect Heights  Liberty Square  Landmark

### This application is for: (check all that apply)

<input checked="" type="checkbox"/>	<b>Staff Review</b>
<input type="checkbox"/>	In-kind repairs with no appearance change
<input type="checkbox"/>	Sign / Awning
<input type="checkbox"/>	Fence
<input type="checkbox"/>	Driveways, sidewalks, landscaping features
<input type="checkbox"/>	Removal of non-historic materials
<input type="checkbox"/>	Renewal of expired CoA without change to the original approval
<input type="checkbox"/>	Emergency construction to abate a hazardous condition

<input checked="" type="checkbox"/>	<b>HDRC Review</b>
<input type="checkbox"/>	Addition / Alteration
<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Demolition
<input checked="" type="checkbox"/>	Other: <b>Window Replacement</b>

<input checked="" type="checkbox"/>	<b>Chapter 353 Tax Abatement</b>
<input type="checkbox"/>	This project is being done in conjunction with the Chapter 353 program

### DETAILED PROJECT DESCRIPTION

Please refer to the other side for additional submittal requirements. Attach additional pages as necessary.

Replace existing double hung windows with Anderson E-Series double hung windows. These windows will have the same divided lite grills and exterior trim as the existing windows.

The large limestone sill under the existing windows will no be disturbed.

I hereby certify with my signature that I have read and understand the information provided in this application, and that all information provided by me is accurate, and completed as required by this application and the City Code.

APPLICANT'S SIGNATURE

DATE

4-2-19



John Pence  
Pence Construction  
Liberty, MO 64068

**RE: 232 W Franklin  
HDRC Case No. 19-004D**

April 16, 2019

The Liberty City Council and Historic District Review Commission have approved your application for a Certificate of Appropriateness for authorization of the following work at 232W Franklin, in accordance with the submitted plans.

1. Aluminum Clad Wood Windows

**If you discover you need to make any changes from the plans as submitted, please contact preservation staff at (816) 439-4537 prior to making those changes.** Often staff can approve those changes administratively, but substantial alterations need to be approved by the Commission.

Please submit this Certificate of Appropriateness to the Building Inspection Division when applying for a building permit, when necessary.

Issued by:

A handwritten signature in cursive script, appearing to read "Jeanine Gill", written over a horizontal line.

On behalf of the HISTORIC DISTRICT REVIEW COMMISSION

Sunset provisions within the Historic District Regulations state that a Certificate of Appropriateness is effective for 180 days. If a building permit has not been taken out during that time or if the building or work is suspended for a period of 180 days, the Certificate of Appropriateness is void and a new application must be made to HDRC.



**HDRC Case No. 21-006LS Amended**

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

**HDRC Meeting Dates: July 20, 2021 (Continued from July 6, 2021)**

## **GENERAL INFORMATION**

Application: Certificate of Appropriateness for Window Replacement and like in-kind repairs including wood rot, tuck pointing and roof repairs, a 353 Tax Abatement project

Applicant: Greg Canuteson

Location: 22 N. Main Street

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: June 21, 2021

## **SPECIFIC INFORMATION**

### **SITE HISTORY**

The main façade of this corner building faces east. The entrance door is recessed at the south end of this façade. Glass display windows comprise the remainder of the first floor façade. An addition of an unknown date extends the building to the west and has an entrance from West Franklin.

### **PROPOSAL DESCRIPTION**

- The applicant is proposing to replace the non-original windows with one of the following. All composite/fiberglass, single hung to fit the original opening:
  - Anderson 100 Series
  - Pella Impervia
  - Marvin Essential
- Like in-kind repairs or replacement of wood rot, tuck pointing and roof

## **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.**

7. Doors and windows: 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.

**Staff Analysis**

Replacement of the non-original windows is appropriate. Either the Pella Impervia or Marvin Essential windows would be appropriate.

**PREVIOUS CASES / ADDITIONAL INFORMATION**

Applications using tax incentives shall be considered by HDRC and approved by City Council. At the July 6, 2021 HDRC meeting this case was presented to the Commission with the Anderson 100 Series windows proposed as the only option. The Commission did not vote on the case but asked that other options be brought forward for consideration. The applicant is requesting a vote on these windows.

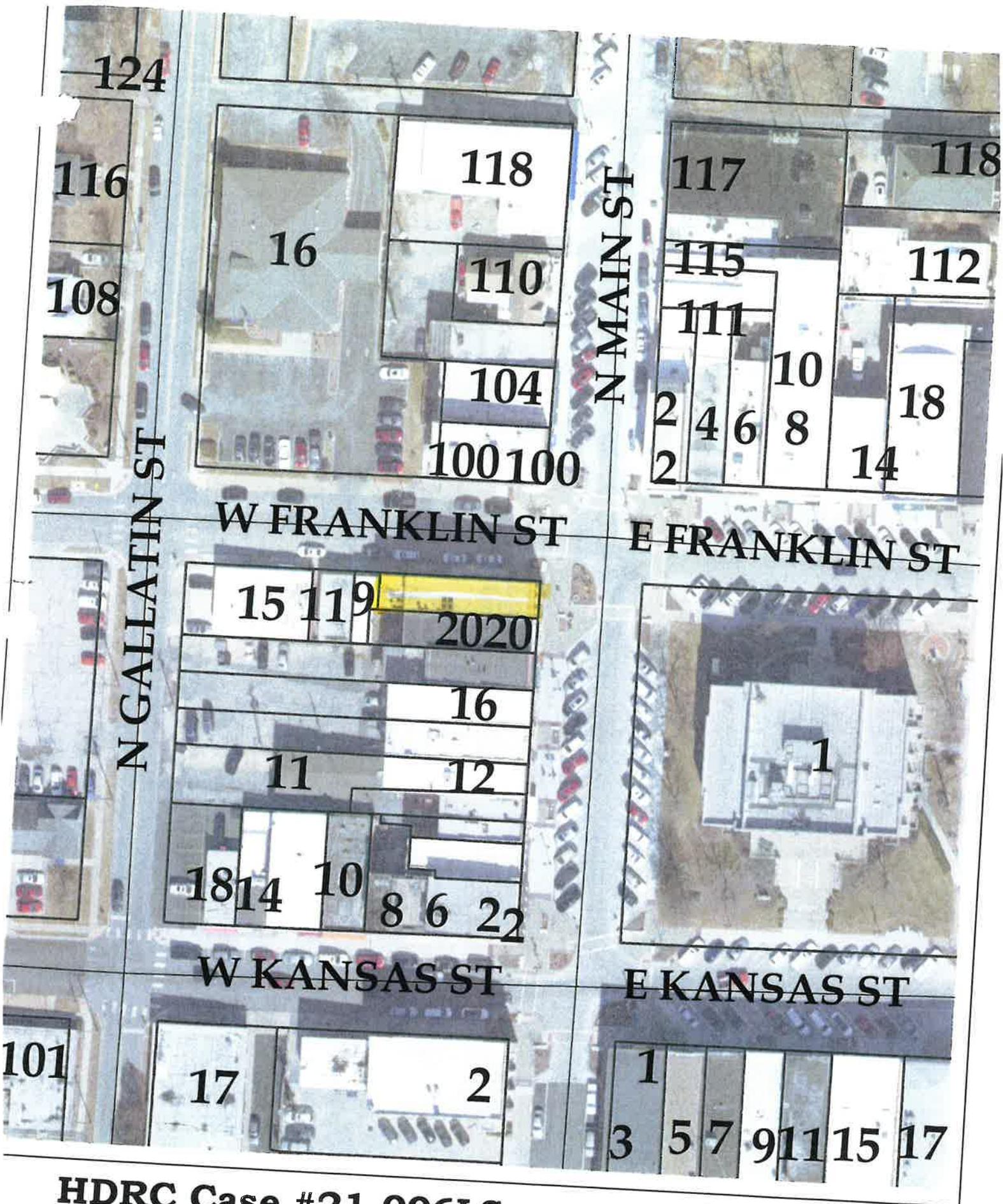
**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case # 21-006LS Amended

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Manufacturers Information on the Windows



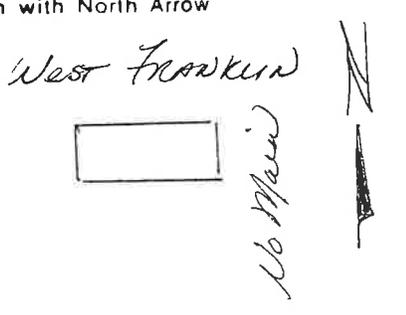


**HDRC Case #21-006LS**  
**22 N Main**



EXHIBIT A:  
 VICINITY MAP

# HISTORIC INVENTORY

1. No. 6-D		4. Present Name(s) 22 North Main Street	
2. County Clay		5. Other Name(s) 126 North Main	
Location of Negatives Liberty Community Development			
6. Specific Location 22 North Main		16. Thematic Category	
7. City or Town - If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c. 1890	
8. Site Plan with North Arrow 		18. Style or Design	
		19. Architect or Engineer	
		20. Contractor or Builder	
		21. Original Use, if apparent Commercial	
		22. Present Use Commercial	
		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
		24. Owner's Name & Address, if known	
9. Negative No. 2-17 & 5-1		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
10. Site: Building <input checked="" type="checkbox"/> Structure: Object <input type="checkbox"/>		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
11. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		27. Other Surveys in Which Included	
12. Is 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"/>		31. Wall Construction masonry	
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		32. Roof Type & Material flat; tar & gravel	
15. Name of Established District		33. No. of Bays Front 3 Side	
		34. Wall Treatment Brick	
		35. Plan Shape rectangular	
		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition 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 30' on No. Main	
42. Further Description of Important Features The main facade of this corner building faces east. The entrance door is recessed at the south end of this facade. Glass display windows comprise the remainder of the first floor facade. An addition of an unknown date extends the building to the west and has an entrance from West Franklin Street.			
43. History and Significance In 1900 a millinery shop, operated by Mrs. Minnie Duncan was located in this building. In the 1920's it housed the Pyle Hardware Company.			
44. Description of Environment and Outbuildings Commercial buildings are to the north, south and west of this structure. To the east is the Court House.			
45. Sources of Information Clay County Centennial Souvenir, 1922, p. 37 Heritage of Liberty, 1976, p. 66 Liberty Tribune, May 21, 1923		46. Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
		48. Date 4/85	
		49. Revision Date(s) EXHIBIT B	

CLAY

Continuation

# HISTORIC INVENTORY

ADDRESS: 22 North Main Street  
Liberty, MO





**100 SERIES**  
WINDOWS • DOORS



# CONTENTS

## 100 SERIES WINDOWS & PATIO DOORS

Performance . . . . .	2
Fibrex® Material . . . . .	4
Frame Types . . . . .	6
Window & Door Types . . . . .	8
Color Options . . . . .	10
Hardware Options . . . . .	11
Glass Options . . . . .	12
Grille & Insect Screen Options . . . . .	13
Window Combinations . . . . .	14
Windows . . . . .	15
Casement Windows . . . . .	18
Awning Windows . . . . .	25
Single-Hung Windows . . . . .	30
Gliding Windows . . . . .	52
Picture, Transom & Specialty Windows . . . . .	66
Patio Doors . . . . .	91
Gliding Patio Doors . . . . .	93
Patio Door Sidelights & Transoms . . . . .	94
Combination Designs . . . . .	99
Product Performance . . . . .	102
Installation . . . . .	108
Sustainability . . . . .	111

For warranty information,  
visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty).



**The MOST RECOGNIZED, TRUSTED  
and RECOMMENDED  
brand of windows and patio doors.\***



**Hanley Wood Builder Brand Use Study  
1998-2019  
Windows – Wood & Clad-Wood Category**



**Hanley Wood Remodeling Brand Use Study  
2006, 2010, 2013, 2015, 2017  
Windows – Wood & Clad-Wood Category**



**Awarded Most Environmentally Friendly  
Windows 7 years running  
2011-2018**



**Andersen Corporation, including its  
subsidiaries, has been named a 2019  
ENERGY STAR Partner of the Year –  
Sustained Excellence Award winner, the  
highest honor given by ENERGY STAR,  
for continued leadership in protecting  
the environment through superior energy  
efficiency achievements.**

\* 2018 U.S. Homeowner Brand Study of Andersen and Renewal by Andersen brands vs. competitive brands.  
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 100 SERIES WINDOWS & DOORS

## DELIVER BEAUTY, PERFORMANCE & DURABILITY.

### ATTRACTIVE CORNER SEAMS.

100 Series products feature **low-visibility corner seams** for a cleaner and more contemporary look.

### COLORS THAT LAST.

Durable, factory-finished interiors and exteriors never need painting and **won't fade, flake, blister or peel,** even in extreme cold or heat.

### ATTRACTIVE MATTE INTERIORS.

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.\*\*

### ENERGY EFFICIENT IN EVERY CLIMATE.

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S., so they can help reduce heating and cooling bills. What's more, Fibrex® composite material **blocks thermal transfer nearly 700 times better** than aluminum.



### EASY OPERATION FOR YEARS TO COME.

All 100 Series products are **tested to the extreme** to deliver years\* of smooth, reliable operation.

### SUPERIOR WEATHER RESISTANCE.

Our weather-resistant construction **seals out drafts, wind and water** so well that your reputation is protected whatever the weather.

### QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE.\*

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner** for real added value.

**OWNER2OWNER**  
**LIMITED WARRANTY**

### DESIGNED FOR PERFORMANCE.

100 Series products are designed to meet or exceed performance requirements in all 50 states†. See pages 103-104 for details.



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

\*\* Units with black, dark bronze or Sandtone interiors have matching exteriors.

† See your local code official for code requirements in your area.

†† 100SHS4066 DPUP IG +50/50 (AAMA/WDMA/CSA 101/A.S. 2/A440-08 & -11). Optional PG50 Performance Upgrade is available for most sizes. For more information, visit [andersenwindows.com/100series](http://andersenwindows.com/100series)

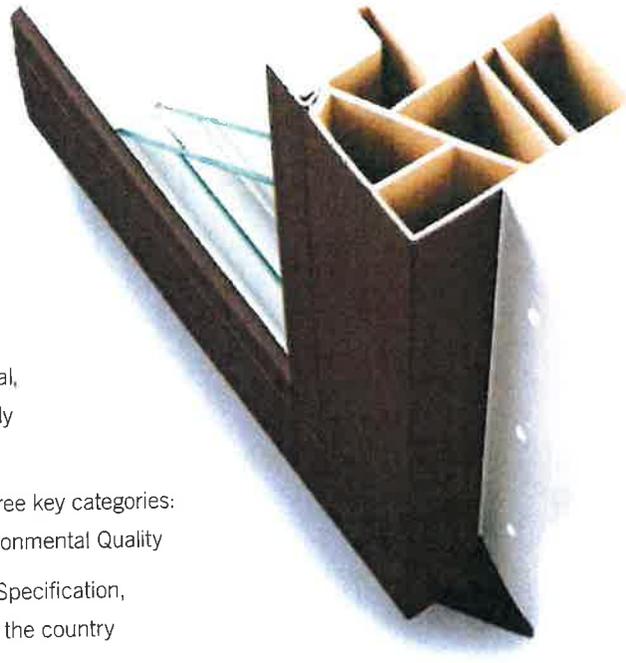
# FIBREX<sup>®</sup> MATERIAL

## STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT.

Developed by Andersen, Fibrex<sup>®</sup> material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen<sup>®</sup> products, Fibrex material has proven its strength and durability in all types of climates.

### REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl, so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl\*



### ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED<sup>®</sup> points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last\*\* and help reduce future waste streams



See how Andersen created Fibrex material at [andersenwindows.com/fibrex](http://andersenwindows.com/fibrex)

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

\*\* When tested against five leading competitors' painted vinyl window products.

# GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS	ENERGY		LIGHT	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
<b>SmartSun™</b> Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	★★★★☆	★★★★★	★★★★☆	★★★★★
<b>SmartSun with HeatLock® Coating</b> Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	★★★★☆	★★★★★	★★★☆☆	★★★★★
<b>Low-E</b> Outstanding overall performance for climates where both heating and cooling costs are a concern.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
<b>Low-E with HeatLock® Coating</b> Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	★★★★☆	★★★★☆	★★★☆☆	★★★★☆
<b>Sun</b> Outstanding thermal control in southern climates where less solar heat gain is desired.	★★★★☆	★★★★★	★★☆☆☆	★★★★☆
<b>Clear Dual-Pane</b> High visibility with basic thermal performance.	★★★☆☆	☆☆☆☆	★★★★★	☆☆☆☆

Center of glass performance only. Ratings based on glass options available as of June 2019. Visit [andersenwindows.com/energystar](http://andersenwindows.com/energystar) for ENERGY STAR® map and NFRC total unit performance data.

## TIME-SAVING FILM

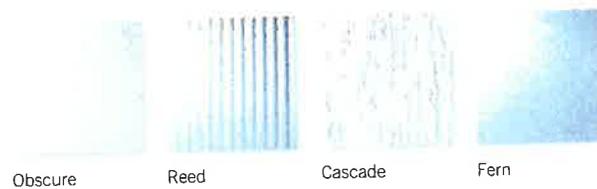
We help protect our products during delivery and construction with a translucent film that peels away for a spotless window.



## ADDITIONAL GLASS OPTIONS

**Tempered safety glass** is available and is standard on gliding patio doors. Sound reducing glass options are also available.

**Patterned glass** lets in light while obscuring vision and adds a unique, decorative touch.



Obscure Reed Cascade Fern  
 Cascade and Reed patterns are only available in a vertical orientation.



**ANDERSON 100**



**MARVIN ESSENTIALS**



**PELLA IMPERVIA**



# Pella® Impervia® Fiberglass Single-Hung Window

3.92 ★★★★★ (Based on 389 Reviews)

\$\$-\$\$\$

Pella Impervia single-hung windows, made from our proprietary fiberglass material, are designed and tested for a lifetime of everyday use. Featuring a stationary top sash and a bottom sash that opens and closes for ventilation, they are a great option for rooms that require access to fresh air. Versatile design features and options help deliver a timeless style to any home. Equal sightlines provide a clean, consistent aesthetic.

SEE OPTIONS



## IMPERVIA SINGLE-HUNG WINDOW FEATURES

### Why Fiberglass?

- Superior strength with our proprietary fiberglass material<sup>61</sup>
- Rot- and corrosion-free
- Tested for the extremes and suitable for all climates
- Heavy-duty powder-coat finish, including Black

### Enhancements

- Provides outstanding resistance to water, wind and outside noises while delivering energy efficiency, security and ease of operation
- Interlocking check rail creates a barrier for air and water infiltration
- Improved security and performance with an exclusive cam-action lock design that pulls one sash into the other
- Exceptional mulling capabilities for larger, unique window combinations

40% off qualifying installations<sup>1,3</sup>

OR

0% APR for 36 months<sup>2,3</sup>

[See Details](#)

Enter Your Postal Code

GET A FREE QUOTE AT HOME

BROWSE OTHER IMPERVIA WINDOWS



Awning Windows



Casement Windows



Double-Hung Windows



SEE PATIO DOORS



# THE PELLA DIFFERENCE

DISCOVER THE PELLA DIFFERENCE

FOR THE PROS



## PELLA IMPERVIA SINGLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Made from our proprietary fiberglass material, the strongest material for windows, engineered for lasting durability<sup>61</sup>
- Can handle the most extreme heat and cold<sup>16</sup>
- Strong, zinc die-cast locking mechanism for enhanced durability and water resistance
- Single-hung windows available in sizes up to 47-1/2" x 79-1/2"
- Performance class and grade LC40-LC50

REQUEST A PROJECT QUOTE



### FIBERGLASS TECHNICAL PLANNING DOCUMENTS

View installation, application and performance information



### INSTALLATION INSTRUCTIONS

Find helpful step-by-step instructions on installing



### LEED RATINGS

Find potential LEED credits for your project



### WARRANTY INFORMATION

Learn how Pella stands behind their products

## Product Downloads

Design & Performance	+	Specifications	+
2D Cross Section	+	2D Elevation	+
3D & BIM	+	Sell Sheets	+

## OPTIONS FOR PELLA IMPERVIA SINGLE-HUNG WINDOWS

- CHOOSING YOUR WINDOW
- STYLING YOUR WINDOW
- WINDOW ENHANCEMENTS

### CHOOSING YOUR WINDOW

#### COMBINATIONS

Make a design statement with window combinations. Additional combinations are available. See your Pella sales representative for the complete offering.

2 wide

Transom over single

Center fixed with flankers

#### For Pros

##### Combination Design Considerations

- The superior strength of Pella’s fiberglass allows you to combine standard and special-sized windows, together to create larger, unique combinations, made just for your remodel or new construction project.
- Available mulls include integral mullion, tight mullion, 1/2” structural mullion or 1” structural mullion with additional steel reinforcements.
- Solutions that meet design pressure requirements up to DP50.

#### INTERIOR FINISHES

Pella Impervia fiberglass products have a long-lasting factory powder-coat finish in your choice of three colors. [Learn more about interior finishes.](#)

##### Solid Color Frames



Black

#### For Pros

##### Materials

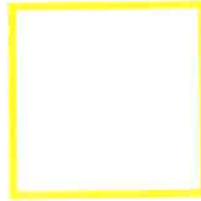
- Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows, engineered for lasting durability.<sup>41</sup>
- Our long-lasting powder-coat finish meets AAMA 624, which is a highly-rated fiberglass coating.
- Exclusive thermoset material won't expand, warp or sag in summer heat, or shrink and turn brittle in harsh winter conditions.
- Secondary Secure Vent Lock for extra protection.

## STYLING YOUR WINDOW

### HARDWARE

Pella's cam-action locks are available in today's most popular finishes.

#### Cam-Action Lock

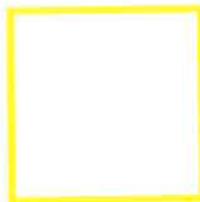


White

### GRILLE PATTERNS

Grilles give the appearance of individual window panes. Pella offers many grille patterns to help enhance your home's architectural style.

#### Patterns

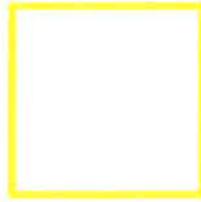


Prairie

### GRILLE PROFILES

Grilles-between-the-glass create the classic look of individual windowpanes. [Learn more about grille profiles.](#)

Grilles-Between-the-Glass



3/4" Grilles-Between-the-Glass

## WINDOW ENHANCEMENTS

### SCREENS

#### Flat Screens

Conventional fiberglass screens come standard.

Pella InView™ screens let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.<sup>5</sup>

## WHAT OUR CUSTOMERS SAY

5



We chose Pella because the sale representative was very friendly and very knowledgeable about the product and walked us through every step and explain...

GEOFFREY L.

5



Quality and quality installation from a previously purchased Pella product. Also the interest free purchase.

KEN E.

10 years ago I the  
proc

[SEE ALL WINDOW RATINGS & REVIEWS](#)



Products Solutions Inspiration Why Marvin

MARVIN > MARVIN ESSENTIAL > ESSENTIAL SINGLE HUNG

# ESSENTIAL SINGLE HUNG



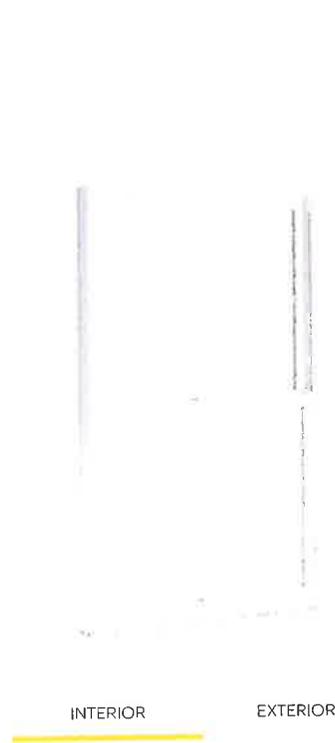
The Marvin Essential™ Single Hung window mimics the classic, simple design of the Essential Double Hung, but with a fixed top sash that doesn't open. Ideal for hard-to-reach areas where the top sash would be difficult to operate, the Essential Single Hung window is finished with strong, durable fiberglass to the exterior and interior, making it virtually maintenance-free. Streamlined options offer just the right level of customization

[VIEW DESIGN OPTIONS](#)



### FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.



## Features of the Essential Single Hung Window

- Available in heights up to 6.5 feet or widths up to 4 feet
- Durable and low-maintenance material to the interior and exterior
- Low-profile, easy to operate locking mechanism
- Insert replacement option is available to fit seamlessly into existing window openings
- Unique wash mode on operable panels allows cleaning of both sides of glass from indoors

ESSENTIAL COLLECTION

Marvin Essential



Materials



Energy Efficiency

A simpler way to achieve design, quality and performance.

Our proprietary, durable fiberglass to the interior and exterior.

Options that help achieve long-term performance and cost savings, in any climate.

LEARN ABOUT ESSENTIAL COLLECTION

LEARN ABOUT MATERIALS

LEARN ABOUT ENERGY EFFICIENCY

## DESIGN OPTIONS

- Exterior Finish +
- Interior Finish +
- Hardware +
- Glass +
- Screens +
- Divided Lites +
- Exterior Trim +
- Window Opening Control Devices +

### VIEW MORE PRODUCTS FROM THIS COLLECTION



### FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural

detail manuals and more.

Marvin experts are experienced in working with architects, builders and homeowners to ensure your vision becomes a reality.

PRODUCTS

- Our Collections
- All Windows
- All Doors
- Skylights
- Spaces

WHY MARVIN

- Our Story
- Careers
- Energy Efficiency
- In The News
- International
- TruStyle

SOLUTIONS

- Coastal
- Contemporary
- Historic Design
- Replacement
- Well-Being

SUPPORT

- Care and Maintenance
- Contact Us
- Glossary of Terms
- Owner's Manuals
- Parts Manuals
- Warranty Information

DESIGN & INSPIRATION

- Product Design Options
- Photo Gallery
- Project Gallery
- Blog

PROFESSIONALS

- Drawing and 3D Models
- AIA Courses
- Energy Data
- Tours and Training
- Technical Specifications



FIND A DEALER



TELL US ABOUT YOUR PROJECT



REQUEST LITERATURE



EMAIL SIGN UP



[Privacy Statement](#)

[Terms of Use](#)

[California Users](#)

© 2021 Marvin