



**HISTORIC DISTRICT
REVIEW COMMISSION MEETING
September 2, 2025**

**5:30 pm
City Hall, 2nd Floor
City Council Chambers**



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
September 2, 2025
5:30 pm Council Chambers

Roll Call

Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

- I. Call to Order
- II. Approval of Meeting Summary from the August 19, 2025 HDRC meeting
- III. Current Business

HDRC Case # 25-015J Consideration of a Certificate of Appropriateness for replacement windows (replacing non-approved vinyl) at 34 S. Jewell, Jewell Historic District

HDRC Case# 25-019J Consideration of a Certificate of Appropriateness for exterior alterations to the front porch at 460 E. Mill Street, Jewell Historic District

- IV. Other Business
- V. Administrative Approvals:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

- VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
August 19, 2025
5:30 pm
City Council Chambers

Roll Call: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drotz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Present: Paemon Aramjoo, Kathy Chelton, John Carr, Vern Drotz, Aimee Gray, Matt Grundy, Katie Schmidt

Absent: Linda Armstrong, Brett Rinker

Applicants: Seven members of the audience were present.

Staff Present: Katherine Sharp, Director of Planning & Development and Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary August 5, 2025

A motion to approve the meeting summary, as corrected, was made by Vice Chairman Aramjoo. The motion was seconded by Commissioner Drotz. The motion passed 7-0-0.

Current Business

HDRC Case #25-018J Consideration of a Certificate of Appropriateness for four aluminum wood clad replacement windows (replacing non-approved vinyl) at 417 E Mississippi, Jewell, Historic District

Ms. Thill read the report and recommended approval.

Commissioner Carr said he is not concerned about changing the kitchen window to an awning window. The applied grille is a great solution and will give the look of the original window. Looking at the list of windows in the bid from Pella, the last line says "SDL No Additional grille 7/8". He suggested to the applicant that they should have the applied grill in writing, so the windows are manufactured properly. He asked Commissioner Drotz, in his experience with Pella, if a wood grille would be applied to an aluminum wood clad window, or if it would be aluminum. Commissioner Drotz said that it would be aluminum.

A motion was made by Vice Chairman Aramjoo to approve the application as presented. The motion was seconded by Commissioner Chelton. The motion passed 7-0-0.

HDRC Case #25-013J Consideration of a Certificate of Appropriateness for converting a garage into an apartment at 27 S. Jewell Street, Jewell Historic District.

Ms. Thill read the report and recommended approval.

Chairman Grundy said this is going to look great and is an improvement from the first design for the garage doors.

Commissioner Carr commented that this is an excellent solution and with the hardware it will be difficult to be able to see from the street that these are faux garage doors.

A motion was made by Commissioner Carr to approve the application as presented. The motion was seconded by Commissioner Gray. The motion passed 7-0-0.

HDRC Case# 25-016LS Consideration of a Certificate of Appropriateness for like in kind; windows & sill repairs, exterior door repairs, tuckpointing, roof repairs, sidewalks, sign, foundation repairs and chimney repairs at 103 N. Water, a 353 Tax Abatement project.

Staff read the report and recommended approval.

Jim Drew, the contractor for the project, said this is the sixth building the Mathis family has renovated downtown. He said they have discovered the building is in poor condition. There were seven window AC units that dripped and ruined the window sills. With all renovations, they are keeping everything the same. He acknowledged one of the owners in the audience, Jarrod Mathis and also Jim Sneed who was hired to restore the windows. He added that all window repairs will be done like in-kind, with new ropes and weights. The original building was built in 1859. There were additions in 1900 and 1909. He shared historic photos of the building before the additions. They will match all brick and tuckpointing.

Commissioner Gray asked what kind of roof they plan to install. He said the same roof and clarified it will be a roll roofing with TPO.

Commissioner Gray thanked him for their investment in the downtown and this historic building.

Commissioner Carr also thanked the Mathis family for their investment.

Commissioner Drottz asked if the repointing of the brick will all be hand done, adding that with a building of this age and National Register designation, it is likely that no mechanical removal of grout would be allowed. It is a soft grout, and will likely need to be special made. He asked if they plan to seal the brick. Mr. Drew said they aren't sure yet, but if so they do not want a sealant that is shiny or visible.

Commissioner Drottz said there are sealants that are good and when applied properly are not noticeable. He offered to provide samples.

Mr. Drew said they will have an open house once the renovations are complete.

A motion was made by Commissioner Carr to approve the application as presented. The motion was seconded by Vice Chairman Aramjoo. The motion passed 7-0-0.

Other Business

Staff asked for clarification from the Commission as to their thoughts on a front yard planting bed with railroad ties. There was discussion if it was a retaining wall or a landscape feature. We do not regulate landscaping.

Vice Chairman Aramjoo asked if there is a definition for retaining walls. Ms. Sharp said if it is holding back earth, then it is a retaining wall. If it is a certain height then it would need to be engineered.

Commissioner Drottz sees it as a landscaping feature. Commissioner Schmidt agreed. Chairman Grundy said he agreed, commenting that nothing would collapse if the railroad ties were removed.

Commissioner Carr commented that he sees it as a retaining wall.

Commissioner Drottz said we might want to clarify heights and definitions in the Design Guidelines. Once a wall is over a certain height, then it might be defined as a retaining wall.

Commissioner Gray said if it was filled with plants, then it wouldn't be of concern.

It was the consensus of the Commission that, in this particular case, it is a landscaping feature and will not be regulated by the Commission.

Administrative Approvals:

- 448 E Mississippi Rear Yard Fence
- 321 W Kansas Concrete Pad
- 242 W Franklin Like in kind repairs to wood rot

Miscellaneous Matters from the Commission

Commissioner Carr asked if staff had an update on the garage doors that were approved at 34 S. Terrace. Staff said they will follow up with the homeowner to find out their timing on the project.

Commissioner Carr asked if the 353 Tax Abatement was renewed. Ms. Sharp said it will be on the City Council agenda on the 25th.

Commissioner Carr said his neighbor is planning to apply for a new front porch balustrade and asked about deadlines for the next meeting. Staff said the deadline is this Friday for the September 2nd meeting and has been in communication with them.

Commissioner Gray asked about the status of the Lemonality sidewalk patio. Ms. Sharp said she was told they could use a temporary ramp as needed but she would look into it.

Miscellaneous matters from Staff

Staff has been in communication with the management company for 34 S. Jewell regarding the windows they removed. They are getting bids. Staff expects to receive an application in the next month.

Staff has been in communication with the owner of 18 S. Jewell regarding their garage door replacement and expects to get an application in the next month.

The meeting adjourned at approximately 6:30pm.



HDRC Case No. 25-015J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: September 2, 2025

GENERAL INFORMATION

Application: Replacement of non-approved vinyl windows with Andersen 100 Series double-hung fibrex windows to fit the original openings.

Applicant: Nic Helm, 816 Property Management

Location: 34 S. Jewell Street

District: Jewell

NRHP Status/category: Contributing

File Date: August 22, 2025

SPECIFIC INFORMATION

SITE HISTORY

A broad gable covers the house supported under the eaves by brackets. A gable supported by wrought iron pillars accents the front door on the east façade. A gabled dormer with rafters lining the eaves faces north. There is a tripartite bay on the north façade. All openings have entablature surrounds. There is a single stack brick side slope chimney.

In July 2025 the original wood windows were removed without approval and were replaced with vinyl windows.

PROPOSAL DESCRIPTION

- In an effort to bring the existing vinyl windows into compliance, the homeowner is proposing to remove the vinyl windows and install Andersen 100 Series double-hung fibrex windows to fit the original openings.

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.

DG Page 27: Whereas vinyl is a modern petroleum product rather than a natural construction material, it is inappropriate for use within the Historic Preservation Overlay Zoning District.

Staff Analysis

The proposed fibrex windows to fit the original openings are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

The original back door to the home was removed but was re-installed.

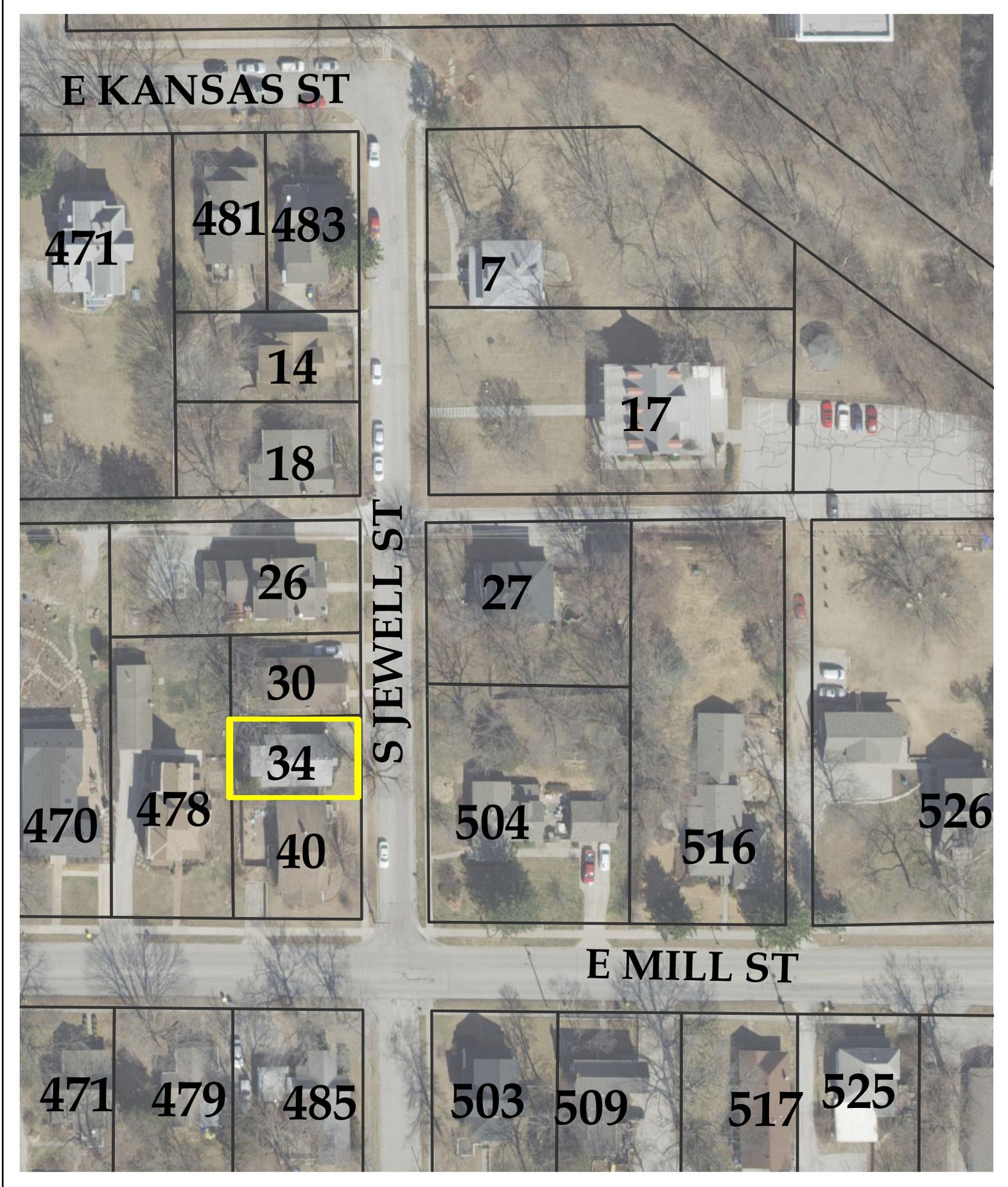
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #25-015J

ATTACHMENTS

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





E KANSAS ST

471

481 483

7

14

18

17

S JEWELL ST

26

27

30

34

504

516

526

470

478

40

E MILL ST

471

479

485

503

509

517

525

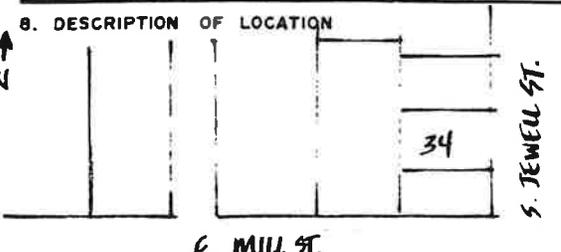
HDRC Case #25-015J
34 S Jewell



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll F # 21 2. COUNTY Clay 3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 34 S. Jewell St. 5. OTHER NAME(S)	1. NO. Roll F # 20 2. COUNTY Clay 3. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 34 S. Jewell St.
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS 7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION  UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. 1923 18. STYLE OR DESIGN Bungalow 19. ARCHITECT OR ENGINEER unknown 20. CONTRACTOR OR BUILDER unknown 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Florence Etal Anderson 410 Choctaw 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop. 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES 1 1/2 29. BASEMENT? full YES (X) NO () 30. FOUNDATION MATERIAL poured concrete 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable/asphalt shin. 33. NO. OF BAYS FRONT 3 SIDE 3 34. WALL TREATMENT wood shingle 35. PLAN SHAPE rectangular 36. CHANGES IN NO. 42 ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR unknown 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 15'
10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO () 15. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A broad gable covers the house supported under the eaves by brackets. A gablet supported by wrought iron pillars accents the front door on the East facade. A gabled dormer with rafters lining the eaves faces North. There is a tripartite bay on the North facade. All openings have entablature surrounds. There is a single stack brick side slope chimney.	PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE Modest in scale and economical to build, the bungalow was a popular housing type in America from 1900 to 1930.	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.	
45. SOURCES OF INFORMATION Water permit # 9-0250 Myrtle Searcy 4-1923	46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 49. REVISION DATE(S)	

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102
 PH. 314-751-4096

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









The Home Depot Special Order Quote

Customer Agreement #: H3016-523153

Printed Date: 8/19/2025

Customer: NIC HELM

Address: 800 E 101ST TERR
KANSAS CITY, MO 64131

Phone: 816-307-6190

Email: NIC@816PROPERTYMANA
GEMENT.COM

Store: Bannister Mall - 3016

Address: 4707 E Bannister Rd
Kansas City, MO 64137

Associate: NATHAN

Phone: (816)767-8807

Pre-Savings Total: \$14,811.45

Total Savings: (\$0.00)

Pre-Tax Price: \$14,811.45

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



RO Size = 29" x 58 1/2"
Unit Size = 28 1/2" x 58"

Catalog Version 283

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	100 Series Double-Hung Equal Sash, AA, 28.5 x 58, White w/White Sash / Frame: White White		\$661.94	\$661.94	12	\$0.00	\$7,943.28
Unit 100 Total:			\$661.94	\$661.94		\$0.00	\$7,943.28

Begin Line 100 Description

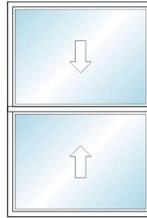
---- Line 100-1 ----

100 Series Double-Hung
 Overall Rough Opening = 29" x 58 1/2"
 Overall Unit = 28 1/2" x 58"
 Installation Zip Code = 64131
 U.S. ENERGY STAR® Climate Zone = North Central
 Enhanced Performance = No
 Search by Unit Code = No
 Standard Width = Custom
 Standard Height = Custom
 Frame Width = 28 1/2"
 Frame Height = 58
 Frame Option = 1 3/8" Setback
 Venting / Handing = AA
 Exterior Frame Color = White
 Exterior Sash / Panel Color = White
 Interior Frame Finish Color = White

Interior Sash / Panel Finish Color = White
 Glass Construction Type = Dual Pane
 Glass Option = Low-E
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Glass / Grille Spacer Color = Stainless
 None
 Lock Hardware Color/Finish = White
 Window Opening Control Device = No
 Insect Screen Type = Full Screen
 Insect Screen Material = Fiberglass
 Insect Screen Color = White
 Installation Material Options = No

Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.3
 Unit Solar Heat Gain Coefficient (SHGC) = 0.31
 Unit CPD Number = AND-N-239-00164-00001
 U.S. ENERGY STAR® Certified = No
 Limited Travel = No
 Clear Opening Width = 25.03
 Clear Opening Height = 25.21
 Clear Opening Area = 4.382
 SKU = 1013062714
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 07/01/2025
 SKU Description = S/O 100 SERIES DOUBLE HUNG

End Line 100 Description



RO Size = 29" x 42 1/2"
 Unit Size = 28 1/2" x 42"

Catalog Version 283

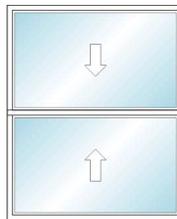
Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	100 Series Double-Hung Equal Sash, AA, 28.5 x 42, White w/White Sash / Frame: White White		\$496.49	\$496.49	1	\$0.00	\$496.49
Unit 200 Total:			\$496.49	\$496.49		\$0.00	\$496.49

Begin Line 200 Description

---- Line 200-1 ----

<p>100 Series Double-Hung Overall Rough Opening = 29" x 42 1/2" Overall Unit = 28 1/2" x 42" Installation Zip Code = 64131 U.S. ENERGY STAR® Climate Zone = North Central Enhanced Performance = No Search by Unit Code = No Standard Width = Custom Standard Height = Custom Frame Width = 28 1/2" Frame Height = 42 Frame Option = 1 3/8" Setback Venting / Handing = AA Exterior Frame Color = White Exterior Sash / Panel Color = White Interior Frame Finish Color = White</p>	<p>Interior Sash / Panel Finish Color = White Glass Construction Type = Dual Pane Glass Option = Low-E High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Specialty Glass = None Gas Fill = Argon Glass / Grille Spacer Color = Stainless None Lock Hardware Color/Finish = White Window Opening Control Device = No Insect Screen Type = Full Screen Insect Screen Material = Fiberglass Insect Screen Color = White Installation Material Options = No</p>	<p>Re-Order Item = No Room Location = Unit U-Factor = 0.3 Unit Solar Heat Gain Coefficient (SHGC) = 0.31 Unit CPD Number = AND-N-239-00164-00001 U.S. ENERGY STAR® Certified = No Limited Travel = No Clear Opening Width = 25.03 Clear Opening Height = 17.21 Clear Opening Area = 2.9914 SKU = 1013062714 Vendor Name = S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 07/01/2025 SKU Description = S/O 100 SERIES DOUBLE HUNG</p>
--	---	---

End Line 200 Description



RO Size = 35" x 42 1/2"
 Unit Size = 34 1/2" x 42"

Catalog Version 283

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	100 Series Double-Hung Equal Sash, AA, 34.5 x 42, White w/White Sash / Frame: White White		\$579.26	\$579.26	1	\$0.00	\$579.26
Unit 300 Total:			\$579.26	\$579.26		\$0.00	\$579.26

Begin Line 300 Description

---- Line 300-1 ----

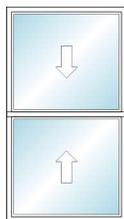
<p>100 Series Double-Hung Overall Rough Opening = 35" x 42 1/2" Overall Unit = 34 1/2" x 42" Installation Zip Code = 64131 U.S. ENERGY STAR® Climate Zone = North Central Enhanced Performance = No Search by Unit Code = No</p>	<p>Interior Sash / Panel Finish Color = White Glass Construction Type = Dual Pane Glass Option = Low-E High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Specialty Glass = None</p>	<p>Re-Order Item = No Room Location = Unit U-Factor = 0.3 Unit Solar Heat Gain Coefficient (SHGC) = 0.31 Unit CPD Number = AND-N-239-00164-00001 U.S. ENERGY STAR® Certified = No Limited Travel = No</p>
--	--	---

Standard Width = Custom
 Standard Height = Custom
 Frame Width = 34 1/2
 Frame Height = 42
 Frame Option = 1 3/8" Setback
 Venting / Handing = AA
 Exterior Frame Color = White
 Exterior Sash / Panel Color = White
 Interior Frame Finish Color = White

Gas Fill = Argon
 Glass / Grille Spacer Color = Stainless
 None
 Lock Hardware Color/Finish = White
 Window Opening Control Device = No
 Insect Screen Type = Full Screen
 Insect Screen Material = Fiberglass
 Insect Screen Color = White
 Installation Material Options = No

Clear Opening Width = 31.03
 Clear Opening Height = 17.21
 Clear Opening Area = 3.7085
 SKU = 1013062714
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 07/01/2025
 SKU Description = S/O 100 SERIES DOUBLE HUNG

End Line 300 Description



RO Size = 25" x 44 1/2"
 Unit Size = 24 1/2" x 44"

Catalog Version 283

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	100 Series Double-Hung Equal Sash, AA, 24.5 x 44, White w/White Sash / Frame: White White		\$496.49	\$496.49	2	\$0.00	\$992.98
Unit 400 Total:			\$496.49	\$496.49		\$0.00	\$992.98

Begin Line 400 Description

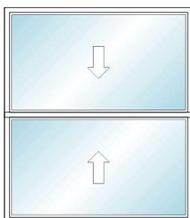
---- Line 400-1 ----

100 Series Double-Hung
 Overall Rough Opening = 25" x 44 1/2"
 Overall Unit = 24 1/2" x 44"
 Installation Zip Code = 64131
 U.S. ENERGY STAR® Climate Zone = North Central
 Enhanced Performance = No
 Search by Unit Code = No
 Standard Width = Custom
 Standard Height = Custom
 Frame Width = 24 1/2
 Frame Height = 44
 Frame Option = 1 3/8" Setback
 Venting / Handing = AA
 Exterior Frame Color = White
 Exterior Sash / Panel Color = White
 Interior Frame Finish Color = White

Interior Sash / Panel Finish Color = White
 Glass Construction Type = Dual Pane
 Glass Option = Low-E
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Glass / Grille Spacer Color = Stainless
 None
 Lock Hardware Color/Finish = White
 Window Opening Control Device = No
 Insect Screen Type = Full Screen
 Insect Screen Material = Fiberglass
 Insect Screen Color = White
 Installation Material Options = No

Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.3
 Unit Solar Heat Gain Coefficient (SHGC) = 0.31
 Unit CPD Number = AND-N-239-00164-00001
 U.S. ENERGY STAR® Certified = No
 Limited Travel = No
 Clear Opening Width = 21.03
 Clear Opening Height = 18.21
 Clear Opening Area = 2.6594
 SKU = 1013062714
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 07/01/2025
 SKU Description = S/O 100 SERIES DOUBLE HUNG

End Line 400 Description



RO Size = 39" x 44 1/2"
 Unit Size = 38 1/2" x 44"

Catalog Version 283

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	100 Series Double-Hung Equal Sash, AA, 38.5 x 44, White w/White Sash / Frame: White White		\$579.26	\$579.26	2	\$0.00	\$1,158.52

Begin Line 500 Description

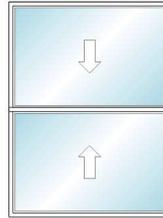
---- Line 500-1 ----

100 Series Double-Hung
 Overall Rough Opening = 39" x 44 1/2"
 Overall Unit = 38 1/2" x 44"
 Installation Zip Code = 64131
 U.S. ENERGY STAR® Climate Zone = North Central
 Enhanced Performance = No
 Search by Unit Code = No
 Standard Width = Custom
 Standard Height = Custom
 Frame Width = 38 1/2
 Frame Height = 44
 Frame Option = 1 3/8" Setback
 Venting / Handing = AA
 Exterior Frame Color = White
 Exterior Sash / Panel Color = White
 Interior Frame Finish Color = White

Interior Sash / Panel Finish Color = White
 Glass Construction Type = Dual Pane
 Glass Option = Low-E
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Glass / Grille Spacer Color = Stainless
 None
 Lock Hardware Color/Finish = White
 Window Opening Control Device = No
 Insect Screen Type = Full Screen
 Insect Screen Material = Fiberglass
 Insect Screen Color = White
 Installation Material Options = No

Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.3
 Unit Solar Heat Gain Coefficient (SHGC) = 0.31
 Unit CPD Number = AND-N-239-00164-00001
 U.S. ENERGY STAR® Certified = No
 Limited Travel = No
 Clear Opening Width = 35.03
 Clear Opening Height = 18.21
 Clear Opening Area = 4.4298
 SKU = 1013062714
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 07/01/2025
 SKU Description = S/O 100 SERIES DOUBLE HUNG

End Line 500 Description



RO Size = 41" x 54 1/2"
 Unit Size = 40 1/2" x 54"

Catalog Version 283

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
600-1	100 Series Double-Hung Equal Sash, AA, 40.5 x 54, White w/White Sash / Frame: White White		\$661.94	\$661.94	2	\$0.00	\$1,323.88
Unit 600 Total:			\$661.94	\$661.94		\$0.00	\$1,323.88

Begin Line 600 Description

---- Line 600-1 ----

100 Series Double-Hung
 Overall Rough Opening = 41" x 54 1/2"
 Overall Unit = 40 1/2" x 54"
 Installation Zip Code = 64131
 U.S. ENERGY STAR® Climate Zone = North Central
 Enhanced Performance = No
 Search by Unit Code = No
 Standard Width = Custom
 Standard Height = Custom
 Frame Width = 40 1/2
 Frame Height = 54
 Frame Option = 1 3/8" Setback
 Venting / Handing = AA
 Exterior Frame Color = White
 Exterior Sash / Panel Color = White
 Interior Frame Finish Color = White

Interior Sash / Panel Finish Color = White
 Glass Construction Type = Dual Pane
 Glass Option = Low-E
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Glass / Grille Spacer Color = Stainless
 None
 Lock Hardware Color/Finish = White
 Window Opening Control Device = No
 Insect Screen Type = Full Screen
 Insect Screen Material = Fiberglass
 Insect Screen Color = White
 Installation Material Options = No

Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.3
 Unit Solar Heat Gain Coefficient (SHGC) = 0.31
 Unit CPD Number = AND-N-239-00164-00001
 U.S. ENERGY STAR® Certified = No
 Limited Travel = No
 Clear Opening Width = 37.03
 Clear Opening Height = 23.21
 Clear Opening Area = 5.9685
 SKU = 1013062714
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 07/01/2025
 SKU Description = S/O 100 SERIES DOUBLE HUNG

End Line 600 Description



RO Size = 29" x 54 1/2"
 Unit Size = 28 1/2" x 54"

Catalog Version 283

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
700-1	100 Series Double-Hung Equal Sash, AA, 28.5 x 54, White w/White Sash / Frame: White White		\$579.26	\$579.26	4	\$0.00	\$2,317.04
Unit 700 Total:			\$579.26	\$579.26		\$0.00	\$2,317.04

Begin Line 700 Description

---- Line 700-1 ----

<p>100 Series Double-Hung Overall Rough Opening = 29" x 54 1/2" Overall Unit = 28 1/2" x 54" Installation Zip Code = 64131 U.S. ENERGY STAR® Climate Zone = North Central Enhanced Performance = No Search by Unit Code = No Standard Width = Custom Standard Height = Custom Frame Width = 28 1/2" Frame Height = 54 Frame Option = 1 3/8" Setback Venting / Handing = AA Exterior Frame Color = White Exterior Sash / Panel Color = White Interior Frame Finish Color = White</p>	<p>Interior Sash / Panel Finish Color = White Glass Construction Type = Dual Pane Glass Option = Low-E High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Specialty Glass = None Gas Fill = Argon Glass / Grille Spacer Color = Stainless None Lock Hardware Color/Finish = White Window Opening Control Device = No Insect Screen Type = Full Screen Insect Screen Material = Fiberglass Insect Screen Color = White Installation Material Options = No</p>	<p>Re-Order Item = No Room Location = Unit U-Factor = 0.3 Unit Solar Heat Gain Coefficient (SHGC) = 0.31 Unit CPD Number = AND-N-239-00164-00001 U.S. ENERGY STAR® Certified = No Limited Travel = No Clear Opening Width = 25.03 Clear Opening Height = 23.21 Clear Opening Area = 4.0343 SKU = 1013062714 Vendor Name = S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 07/01/2025 SKU Description = S/O 100 SERIES DOUBLE HUNG</p>
--	---	---

End Line 700 Description

AMERICA'S MOST LOVED BRAND OF WINDOWS & DOORS.*

You want to give your customers a home they love, and we're here to make that easy for you. That's why we're proud to offer you products that rate #1 in quality and performance,† and to be the #1 trusted and recommended window and door brand** by pros.

100 SERIES PRODUCTS

The best way to give your customers a modern look that's within budget and lasts!‡ The 100 Series product line is made from our proprietary Fibrex® material that's energy efficient, environmentally responsible and stronger than vinyl.

*2020 Andersen brand surveys of U.S. realtors, contractors and builders.

**2020 Andersen brand surveys of U.S. contractors, builders and architects. †See the limited warranty for details.

PERFORMANCE

100 Series products simply perform like modern windows and doors should. They're made from our proprietary Fibrex® material, which is extremely low maintenance and blocks thermal transfer 700 times better than aluminum to help your customers save money on heating and cooling costs.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern 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.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



EASY TO OPERATE 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*

Many 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 owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

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 for details.

**Products with Sandtone, dark bronze and black interiors have matching exteriors.

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

††100SHS4066 DPUP IG +50/50 (AAMA/WDMA/CSA 101/1.5.2/A440-08 & -11). Optional PG50 performance grade upgrade is available for most sizes. For more information, visit andersenwindows.com/100series.

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

DURABILITY

Think vinyl, only stronger. The proprietary Fibrex® material in our 100 Series products has all the benefits of vinyl while holding up better to weather and wear. This way, your customers' windows and doors are better protected from warping and cracking, even in tough climates.*



The finish on 100 Series products has superior scratch resistance compared to painted vinyl windows** so they'll look beautiful for years to come.



Fibrex material retains its stability and rigidity in all climates, delivering exceptional durability. It makes our 100 Series products rigid and strong so the weathertight seals stay weathertight.



100 Series products can withstand temperatures up to 150°F, even for dark colors, meaning they won't warp due to sun exposure.

*See the limited warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.



FIBREX® MATERIAL

Developed by Andersen, Fibrex 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's 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® 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® 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



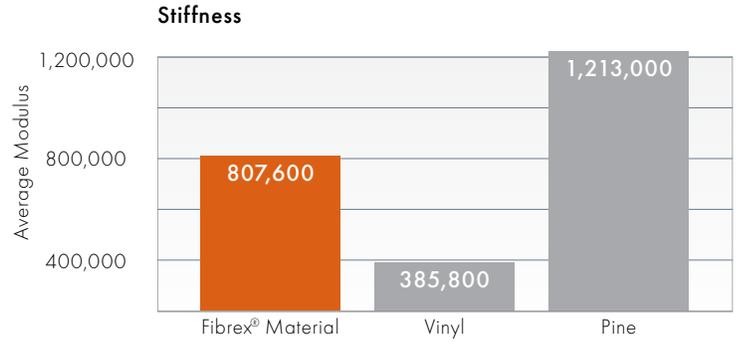
See how Andersen created Fibrex material at andersenwindows.com/fibrex.

*Visit andersenwindows.com/warranty for details.

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

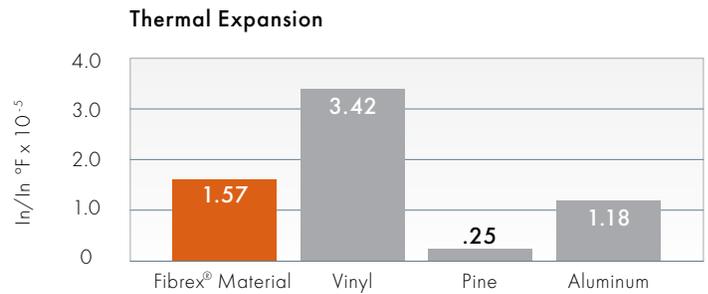
STABLE & PREDICTABLE

Fibrex® material is twice as stiff as vinyl. This strength makes it a better choice over time.



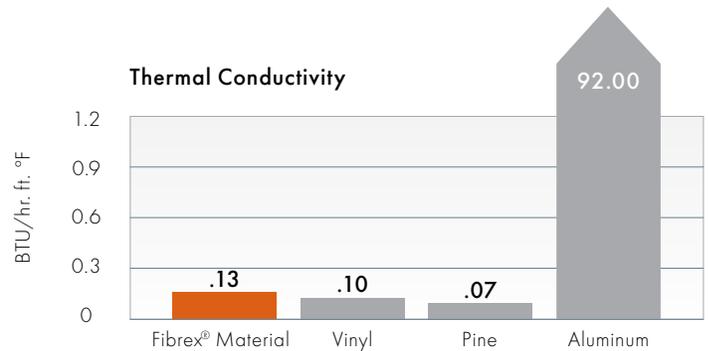
DURABLE & RELIABLE

All materials expand and contract when exposed to extreme temperatures. In these types of conditions, Fibrex material performs twice as well as vinyl, which can bow and crack over time.



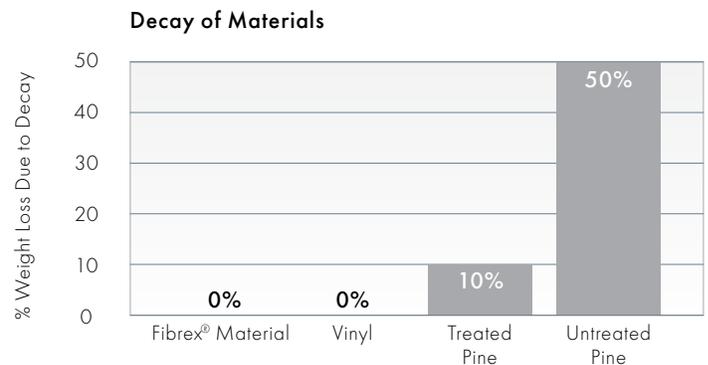
EXCELLENT INSULATOR

The built-in thermal qualities of Fibrex material mean that less heat and cold get transferred through the product into your customers' homes. As an insulator, it's on par with vinyl and far superior to aluminum.



MOISTURE RESISTANT

Because Fibrex material combines wood fiber and a special polymer formula, water has a tough time penetrating. The result is an increased resistance to rot.



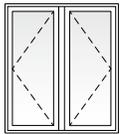
HEAT RESISTANT

Fibrex material can withstand temperatures in excess of 150°F, even for dark colors, making it a great fit for your projects in hot climates.

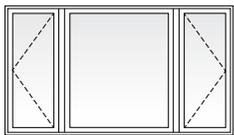
WINDOW & DOOR TYPES

CASEMENT & AWNING WINDOWS

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward. Both are also available as non-operating stationary windows.



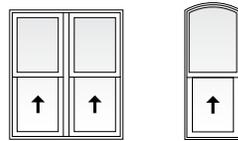
Twin Casement



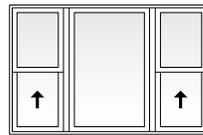
Picture With Flanking Casements

SINGLE-HUNG WINDOWS

Single-hung windows feature a fixed upper sash with an operable lower sash that slides up and down. For convenience, the hardware locks automatically when the window is closed. An arch single-hung is also available to add architectural interest.



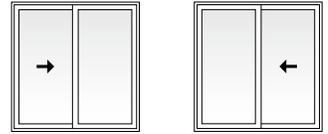
Twin Single-Hung Arch Single-Hung



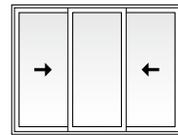
Picture With Flanking Single-Hungs

GLIDING WINDOWS

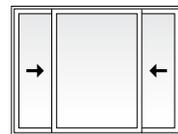
Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



Gliding Active-Stationary Gliding Stationary-Active



Gliding Active-Stationary-Active, 1:1:1 Sash Ratio



Gliding Active-Stationary-Active, 1:2:1 Sash Ratio



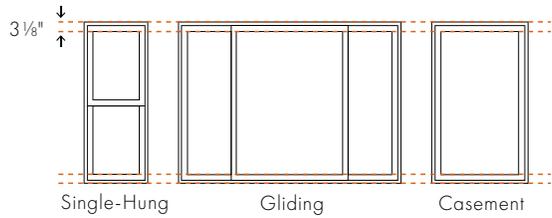
Available in custom sizes to fit all projects.

A man in a dark t-shirt is seen from the side, looking out a large window. The window is open, and the view outside shows a house with a gabled roof and green trees. The text "FIBREX® MATERIAL" is overlaid in large, bold, black letters, with "STRONG ON PERFORMANCE." in smaller, bold, black letters below it.

FIBREX® MATERIAL
STRONG ON PERFORMANCE.

NEW CONSTRUCTION

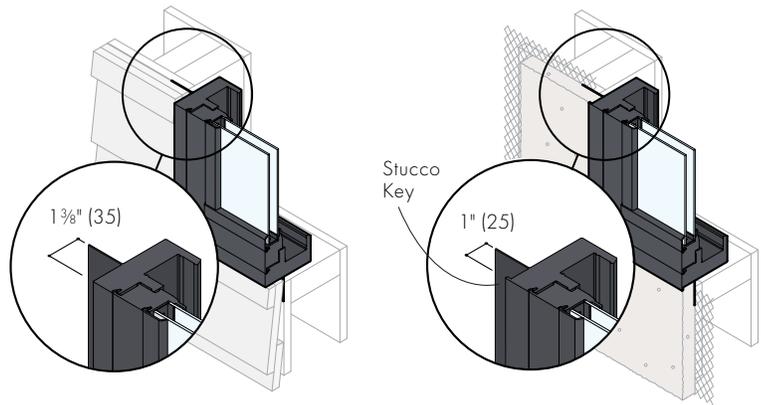
You'll find a 100 Series window or door to match any project from commercial to residential — no matter the location. And with uniform sight lines, it's easy to specify 100 Series products for the entire project.



FRAME TYPES: 1 3/8" Flange Setback or 1" Flange Setback With Stucco Key

For new construction, both frames have an integral installation flange that makes installation into a new opening easy and helps make sure the windows and doors are weathertight. For stucco exteriors, choose the frame with the stucco key to eliminate gaps that can result from the natural contraction of exterior stucco.

- 3 1/8" (79) uniform sight lines allow for easy specification.
- An extension jamb attachment flange is available for easy application of extension jambs on the job site.
- Single-hung drywall pass-through windows have an upper sash that can be easily removed on the job site after the window is installed. With both sash removed, drywall can easily fit through upper floor windows.



1 3/8" (35) Flange Setback

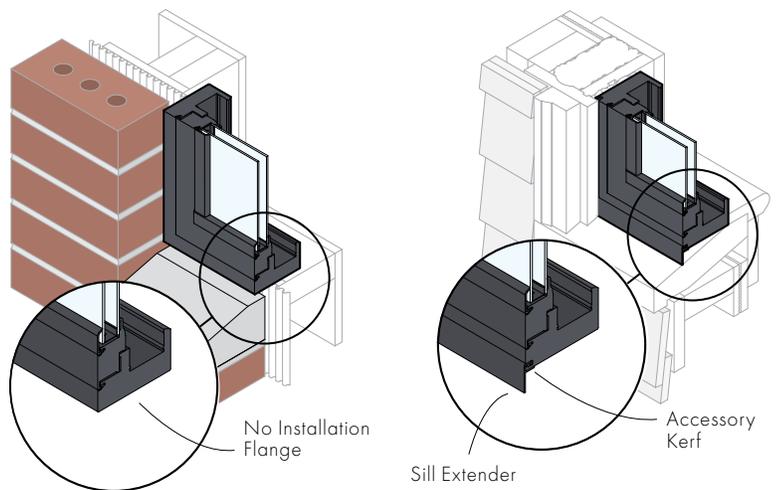
1" (25) Flange Setback With Stucco Key

REMODELING & REPLACEMENT

Whether you're adding or updating, Andersen® 100 Series windows and patio doors enhance any project with a variety of styles, shapes and colors, with custom sizing in 1/8" (3) increments. The no-flange frame options include pre-drilled, through-the-jamb installation holes and installation screws to save you time.

FRAME TYPES: No Flange or Insert

The no flange frame allows for full removal of an existing window in situations where the frame is rotten or damaged. The no flange window is then installed into the existing rough opening. The insert frame provides fast and easy window replacement when installing the window into an existing window frame without disturbing the interior or exterior trim, saving time and money. The exterior accessory kerf allows for convenient finishing of the window. An exterior sill extender is available to fill the gap at the sill. Exterior frame extenders and a head expander are also available.



No Flange

Insert

Dimensions in parenthesis are in millimeters.

EXTERIOR & INTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black – colors that are darker and richer than those of most vinyl windows. The interiors feature a premium matte finish for an attractive appearance.

EXTERIOR COLORS



White

Sandtone

Terratone

Dark Bronze

Black

INTERIOR COLORS



White

Sandtone*

Dark Bronze*

Black*

*Products with Sandtone, dark bronze and black interiors have matching exteriors. Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.



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 How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of January 2022. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit andersenwindows.com/glass.



ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



GLASS SPACER OPTIONS

In addition to stainless steel glass spacers, black glass spacers are now available as a standard offering to provide another way to customize project designs and achieve a contemporary style. Black glass spacers blend in with the color of the window or door for a sleek design, or serve as a shadow line.

Add full divided light grilles, and the grille spacer bar between the glass will match the selected glass spacer color.



GRILLE OPTIONS

Grilles for Andersen® 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.



Finelight grilles-between-the-glass



Finelight grilles-between-the-glass with permanent exterior grilles



Permanent exterior and permanent interior grilles with spacer



Permanent exterior and permanent interior grilles with no spacer

FINELIGHT™ GRILLES BETWEEN-THE-GLASS

Make glass easy to clean and have an elegant, sculpted profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also available with exterior grilles to provide architectural style and detail.

FULL DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with a spacer between the glass.

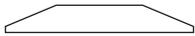
SIMULATED DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with no spacer between the glass.

Grille Bar Widths Actual width shown.



3/4" (19) width grille bar for windows.

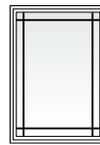


1" (25) width grille bar for patio doors.

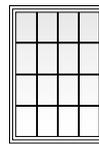


A 2 1/4" (57) width profile is available for most units to simulate a meeting rail or a multi-unit combination, such as a transom over a window or patio door.

Grille Patterns



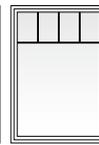
Prairie A



Colonial



Tall Fractional



Short Fractional



Specified Equal Light*

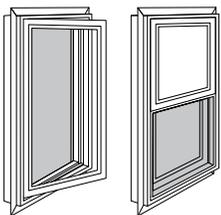


Custom

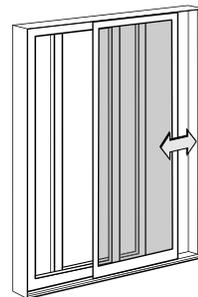
NEW!

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

INSECT SCREEN OPTIONS



Insect screens for venting windows have a fiberglass screen mesh. Optional TruScene® insect screens are made with a micro-fine stainless steel mesh, providing 50% greater clarity than our conventional insect screens. Insect screen frames for casement and awning windows are color matched to the product interior and for single-hung and gliding windows are matched to the product exterior.



Gliding insect screens for 2-panel gliding patio doors have a fiberglass screen mesh. Insect screen frames for doors are color matched to the product exterior.

*Specify number of same-size rectangles across or down. Dimensions in parentheses are in millimeters.

FEATURES

CASEMENT & AWNING

FRAME

A The frame is constructed with Fibrex® composite material. This construction produces a rigid frame.

B Durable, low-maintenance finish won't fade, flake, blister or peel.

Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.

C Four frame options are available. See "Common Features" for details.

SASH

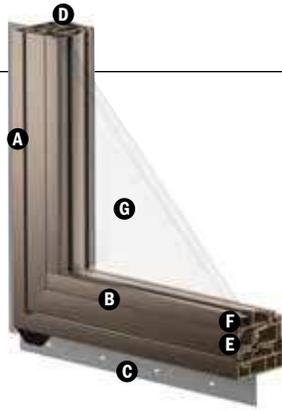
D Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

E The dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting, energy-efficient barrier against wind, water and dust.

GLASS

F A glazing bead and silicone provide superior weathertightness and durability.

G See "Common Features" for details.



HARDWARE

Sash operator provides almost effortless opening and closing, regardless of window size. Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.

Single-Action Casement Lock

A single-action lock easily releases all concealed locking points on the casement sash. The color or finish of the lock hardware matches the handle.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Awning hardware style and color options are compatible with 100 Series casement windows to ensure a consistent appearance when used in combination designs.

SINGLE-HUNG

FRAME

A The frame is constructed with Fibrex composite material. This construction produces a rigid frame.

B A durable, side-loaded balancer provides for easy sash opening and closing. The lower sash can be removed without the use of tools.

C Durable, low-maintenance finish won't fade, flake, blister or peel.

D Four frame options are available. See "Common Features" for details.

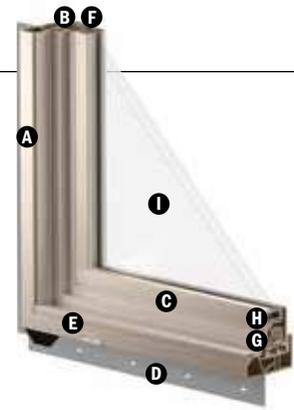
E Weep holes are located on the exterior nose of the sill for proper water management.

SASH

The lower sash has a meeting rail cover with a unique raised profile design, allowing the sash to be opened and closed easily.

F Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

G Dual felt weatherstrip provides a long-lasting, energy-efficient barrier against wind, water and dust.



GLASS

H A glazing bead and silicone provide superior weathertightness and durability.

I See "Common Features" for details.

HARDWARE

Sash Lock

The sash lock engages automatically when the lower sash is closed. The standard sash lock matches the window's interior color.

ADDITIONAL SASH & SHAPE OPTIONS



Reverse Cottage Sash



Arch Single-Hung

COMMON FEATURES

FRAME

Four frame options include:

- 1 3/8" (35) flange setback for siding applications. An integral rigid vinyl flange helps seal the unit to the structure.
- 1" (25) flange setback with stucco key. An integral rigid vinyl flange helps seal the unit to the structure.
- No-flange option for window replacement in an existing framed opening.
- Insert option for window replacement in an existing window frame.

GLASS

High-Performance options include:

- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock® glass
- Low-E glass
- Low-E HeatLock glass
- Low-E Sun glass
- Low-E PassiveSun® glass
- Low-E PassiveSun HeatLock glass
- Clear Dual-Pane glass

Tempered laminated and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

Glass Spacers



Black glass spacer

Glass spacers are now available in black, in addition to stainless steel, to provide more ways to customize project designs and achieve a contemporary look. (E-Series window is shown above.)

Performance Grade (PG) Upgrades

Optional performance grade upgrades are available for select sizes allowing units to achieve PG50. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Choosing the PG50 upgrade doesn't change the appearance of the unit.

*Visit andersenwindows.com/warranty for details.

**Products with Sandtone, dark bronze and black interiors have matching exteriors. Dimensions in parentheses are in millimeters. Printing limitations prevent exact duplications of colors. See your Andersen supplier for actual color samples.

COLOR OPTIONS

EXTERIOR COLORS



White



Sandtone



Terratone



Dark Bronze



Black

INTERIOR COLORS



White



Sandtone**



Dark Bronze**



Black**

GLIDING

FRAME

A The frame is constructed with Fibrex® composite material. This construction produces a rigid frame.

B Durable, low-maintenance finish won't fade, flake, blister or peel.*

C Four frame options are available. See "Common Features" for details.

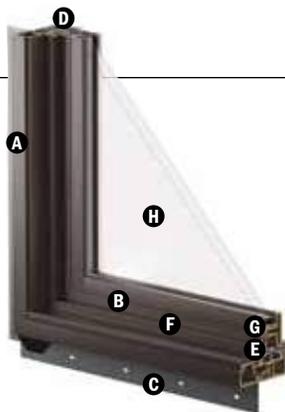
SASH

The operating sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily.

D Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

E Dual felt weatherstrip provides a long-lasting,* energy-efficient barrier against wind, water and dust.

F Operating sash has four metal rollers mounted at the bottom for easy, smooth travel over the sill.



GLASS

G A glazing bead and silicone provide superior weathertightness and durability.

H See "Common Features" for details.

HARDWARE

Sash Lock

The sash lock engages automatically when the operable sash is closed. The standard sash lock matches the window's interior color.

PICTURE, TRANSOM & SPECIALTY

FRAME

A The frame is constructed with Fibrex composite material. This construction produces a rigid frame.

B Durable, low-maintenance finish won't fade, flake, blister or peel.*

C Four frame options are available. See "Common Features" for details.

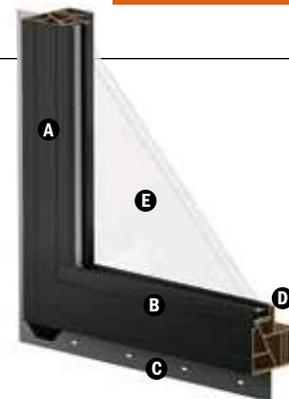
GLASS

D A glazing bead and silicone provide superior weathertightness and durability.

E See "Common Features" for details.

SHAPES

Along with rectangular windows, half circle, quarter circle, circle, Springline™ and arch windows are available in both standard and custom sizes. Custom windows are also available in unequal leg arch, trapezoid, pentagon, octagon and triangle shapes.



HARDWARE

Casement & Awning



Antique Brass | Black
Dark Bronze | Sandtone
Satin Nickel | White

Folding handles avoid interference with window treatments.

Single-Hung & Gliding



Standard Lock Optional Lift/Pull

Hardware color matches the window's interior color.



Optional Slim Line Metal Lock

Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Bold name denotes color or finish shown.

HARDWARE FINISHES



Antique Brass Black Dark Bronze Sandtone Satin Nickel White

ACCESSORIES Sold Separately

HARDWARE

Window Opening Control Device

A window opening control device is available for casement, single-hung and gliding windows, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone, white and black.

Vent Limiter for Awning Windows

A vent limiter is available for awning windows, which prevents opening the sash more than 4" (102). Available factory applied or as a field-applied kit.

GRILLES

Grilles are available in a variety of configurations. See page 13 for details.

INSECT SCREENS

Conventional Insect Screens

Insect screens have charcoal gray fiberglass screen mesh. For casement and awning windows, frames are color matched to the product interior. For single-hung and gliding windows, stainless steel springs hold the insect screen tightly to the window frame, and their frames are available in colors to match the product exterior.

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. For casement and awning windows, the frame color matches the product interior. For single-hung and gliding windows, the frame color matches the product exterior.

*Visit andersenwindows.com/warranty for details.

**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.



Historic District Review Commission

HDRC Case No. 25-019J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: September 2, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new front porch balustrade.

Applicant: Tom & Diane Draper

Location: 460 E. Mill Street

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: August 21, 2025

SPECIFIC INFORMATION

SITE HISTORY

The residence at 460 E. Mill is an Eastlake variant of the Victorian style, and was built in 1885 by Judge John Chrisman. The house features turned porch posts, carved brackets, spindle work, and decorative window surrounds. Windows are one over one, double-hung.

PROPOSAL DESCRIPTION

The applicant is proposing to add a front porch balustrade to the entire span of the front porch. There is no existing porch railing. Exhibit D shows a prototype of the proposed railing. The top and bottom rails and balusters will be western red cedar and painted to match the current color scheme of the porch. The height of the porch rail will be a total of 26.5" from the porch floor to the top of the upper rail.

The balusters will be 1.75" square with a length of 21" and spaced 6" apart, matching the spacing of the fret work. They will have a routed profile on each edge.

The corbel dimensions are 1 1/2"W X 6"D X 8 1/2". There will be a corbel at each post location and attached underneath the top rail and the post.

The distance from the porch floor to the ground ranges from 11 3/4" to 23 3/4"

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.

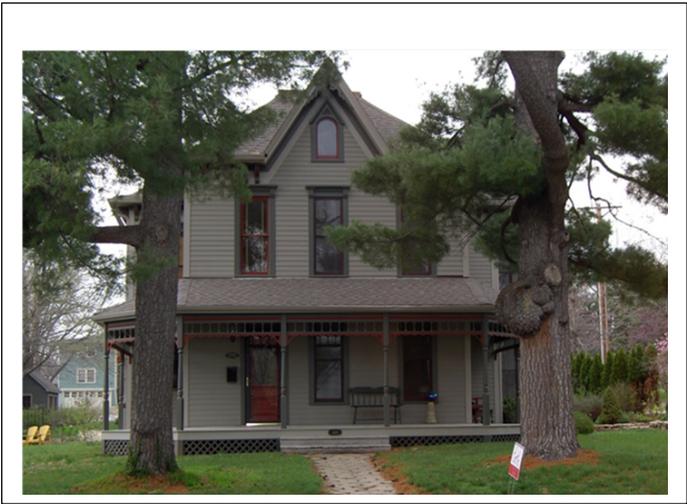
<p>DG: Sec. 30-72. District HP, design principles.</p> <p><i>2. Alterations: Alterations shall restore a structure's original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.</i></p>	<p>Staff Analysis</p> <p>The proposed front porch balustrade is appropriate.</p>
---	---

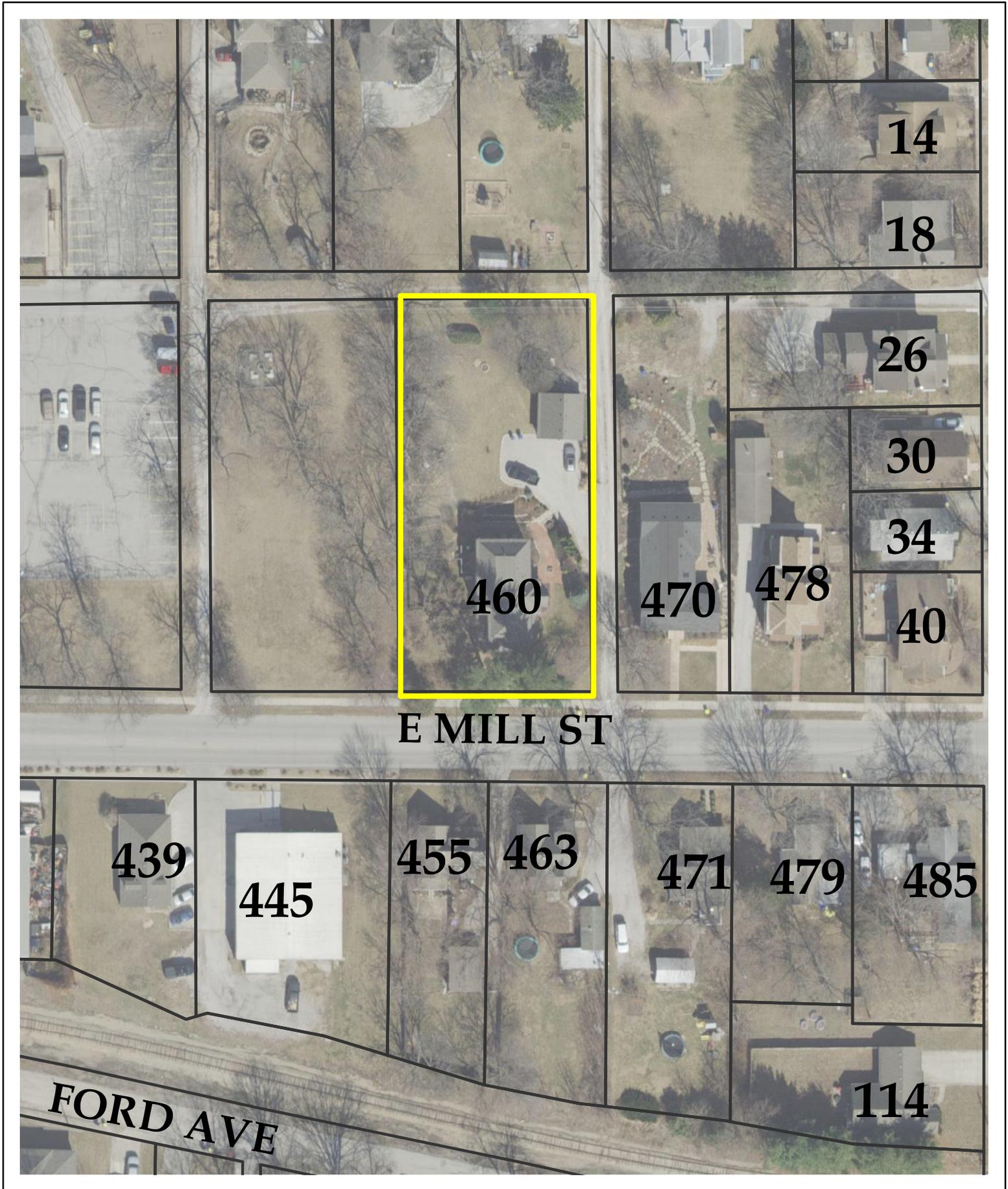
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case 25-019J.

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Inventory Data Sheet
- 3. Exhibit C: Photos of existing conditions and Historic Photos
- 4. Exhibit D: Drawings, Prototype & Narrative
- 5. Exhibit E: Materials





HDRC Case #25-019J
460 E Mill St

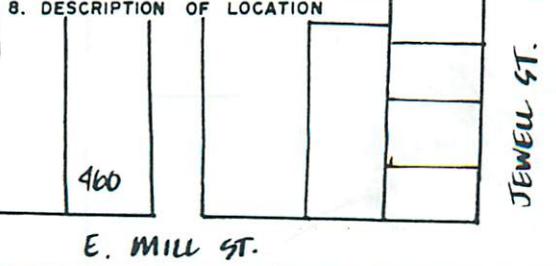


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll G #10,11	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street
2. COUNTY Clay	5. OTHER NAME(S)
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	

6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture	28. NO. OF STORIES 2 1/2 29. BASEMENT? YES (X) full NO ()
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1909	30. FOUNDATION MATERIAL poured concrete
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Victorian; Eastlake	31. WALL CONSTRUCTION frame

UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	19. ARCHITECT OR ENGINEER unknown	32. ROOF TYPE AND MATERIAL hip&gable/asphalt shingle
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()	20. CONTRACTOR OR BUILDER unknown	33. NO. OF BAYS FRONT 5 SIDE 6
11. ON NATIONAL REGISTER? YES () NO (X)	21. ORIGINAL USE, IF APPARENT residence	34. WALL TREATMENT asbestos shingle
12. IS IT ELIGIBLE? YES () NO (X)	22. PRESENT USE residence	35. PLAN SHAPE irregular
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
14. DISTRICT POTENTIAL? YES () NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN Cora H. & Georgia V. Conrad 460 E. Mill Street	37. CONDITION INTERIOR unknown EXTERIOR fair
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X)

16. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.	39. ENDANGERED? BY WHAT? YES () NO (X)	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street
27. OTHER SURVEYS IN WHICH INCLUDED	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	5. OTHER NAME(S)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES An Eastlake variant of the Victorian style, this house is characterized by porch posts, carved brackets, spindlework and window surrounds having a robust quality. These embellishments were turned on a lathe having an appearance similar to furniture of the period. Large carved brackets and tracery on the gable are typically present under the roofline. The facade as a whole is decorative and (over)	41. DISTANCE FROM AND FRONTAGE ON ROAD 30'	6. TOWNSHIP Clay

43. HISTORY AND SIGNIFICANCE Eastlake was a popular decorative style of ornamentation found on houses of the Queen Anne style. It was named for the English interior designer Charles Locke Eastlake (1833-1906).	<div style="border: 2px solid black; padding: 10px; width: 100%;"> <p style="font-size: 1.2em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>
--	--

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.
--

45. SOURCES OF INFORMATION Water permit # 9-0120 January 26, 1909 Mrs. O.C. Canard.	46. PREPARED BY C. Millstein/P. Glenn
47. ORGANIZATION Liberty-Community Dev.	49. REVISION DATE(S)

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 316-751-4096	48. DATE SPR. 86
--	---------------------

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

1. NO. Roll G #10,11
 2. COUNTY Clay
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street
 5. OTHER NAME(S)
 6. TOWNSHIP Clay
 RANGE
 SECTION

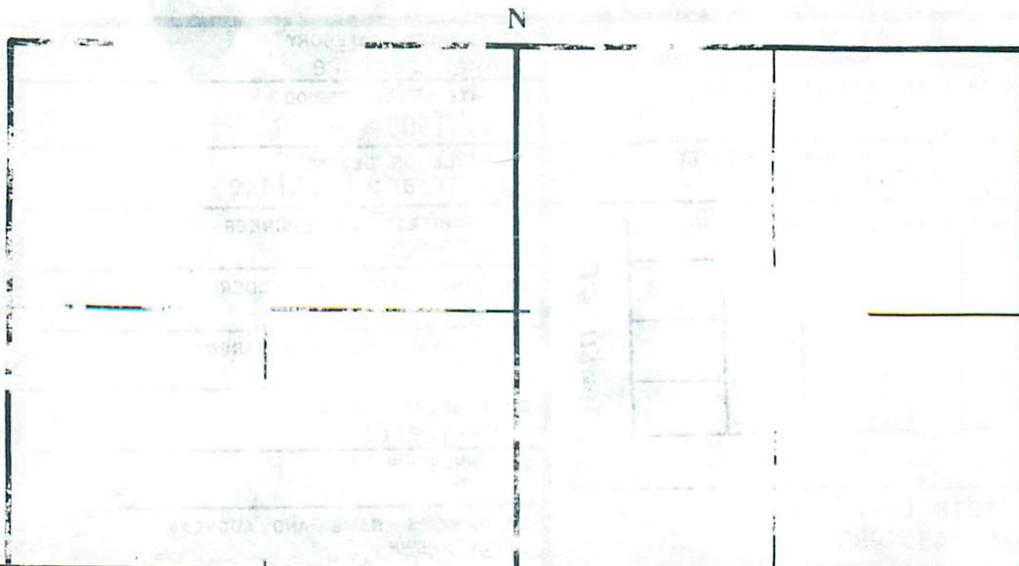
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

Indicate the chief topographical features, such as _____ elevations. Also _____ the site location by enclosing the site area with dotted line. Note scale of _____ and _____ include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.



Notes:

#42 (continued): complex and certainly if the addition of asbestos shingles were removed the original clapboard or wood shingles would add to surface texture and visual interest.

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.



460

1885
Century House

460



460



460

1885
Century House

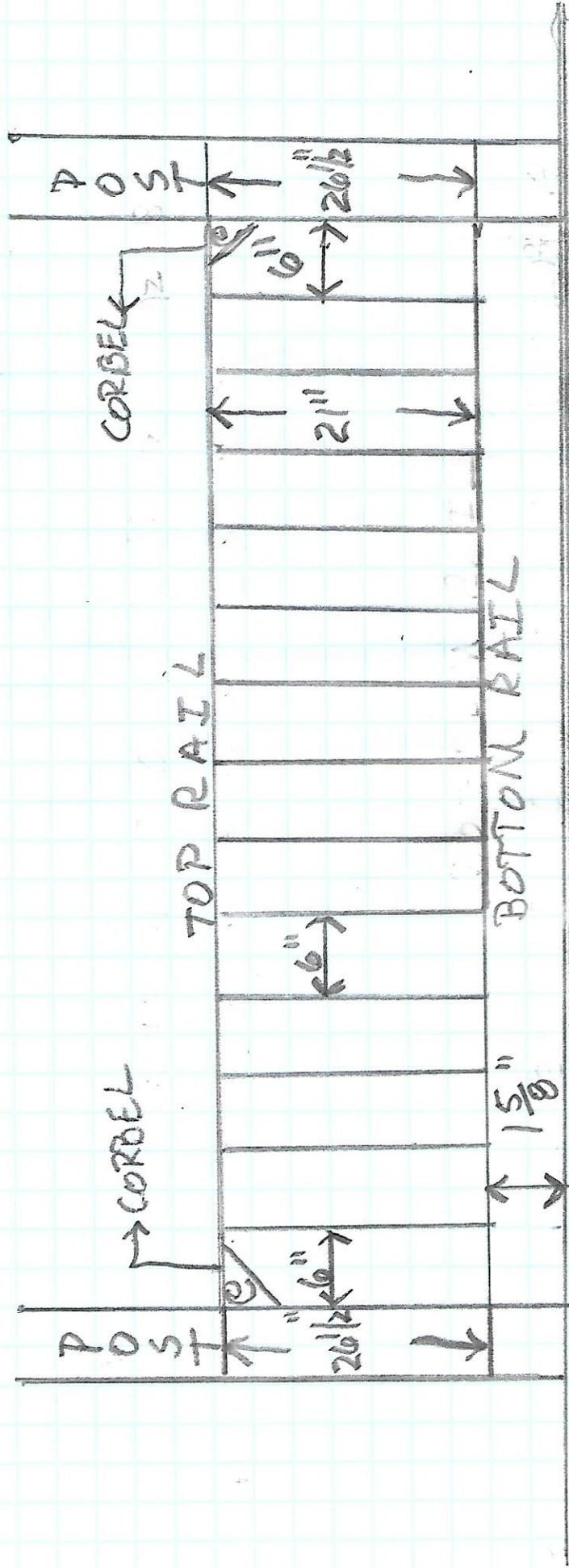
460



The Lusk Residence
Liberty, Mo.

PORCH RAILING SPAN DESIGN
400 E. MILL STREET

NOTE: SPAN LENGTH BETWEEN POSTS (RANGES (5'8" - 9'8 5/8"))



NOTE: DISTANCE FROM PORCH FLOOR TO GROUND RANGES (1'3/4" - 2'3/4")



Narrative from Applicant

FRONT PORCH RAILING RE-ESTABLISHMENT

Historically, there has been a porch railing around the perimeter of the front porch at different times of this house's existence. Looking at historical photos, there has been a variety of designs for the porch railing. (See pictures: Historic #1 and Historic #2) My understanding is there has been no porch railing around the front porch since 2000.

I propose constructing a railing system around the entire perimeter of the front porch. (See Pictures: Porch Project#1, Porch #2, Porch #3) The top and bottom rail and balusters will be constructed of western red cedar and painted to match the current color scheme of the existing porch features. The effective height of the porch rail will be a total height of 26.5 "from the porch floor to the top of the upper rail. The balusters will be 1.75" square with a length of 21". They will have a routed profile on each edge to provide a character feature. The balusters will be spaced 6" apart which matches the spacing of the small balusters in the upper decorative mill work feature. (See Picture: Porch #4) NOTE: Picture Porch #4 shows a prototype of a section of the railing system.

In discussion with Shaun Butler, Chief Building Inspector, there are no code requirements for the railing system nor is a building permit required. The distance from the porch floor to the ground ranges from 11 $\frac{3}{4}$ " to 23 $\frac{3}{4}$ ". This minimal height does not meet the threshold which would trigger code requirements and building permits.

PORCH RAILING MATERIAL LIST

- | | |
|---|----------------|
| 1.) Top Rail: Moulded Cedar Railing 2" X 4" | 55 linear feet |
| 2.) Bottom Rail: 2'X 4" western red cedar | 55 linear feet |
| 3.) Balusters: 1.75" X 1.75" X 21" | 110 |
| 4.) Deck Screws | 5LBS. #10 3" |
| 5.) Sherwin Williams Super Deck Exterior Wood Stain | (3) Gallons |