Call Meeting to Order - Roll Call

1. Public Comment
   Each member of the public is welcome to speak and we ask that you keep your comments to five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.

2. Approve Meeting Minutes

3. Action Items
   a) Design Guidelines Update
   b) Demolition Review
      i. 2519 16th Avenue SW – Primary Structure
   c) Certificate of Appropriateness (COA)
      i. 1610 3rd Avenue SE – Window replacement
      ii. 1515 Park Avenue SE – Window replacement
   d) Demolition Applications Under Hold
      i. 1241 Hazel Drive NE – 60 day hold expires April 13th
      ii. 1247 Hazel Drive NE – 60 day hold expires April 13th

4. Discussion Items
   a) 22nd Avenue SW Photographs
   b) Intensive Survey Priority Areas

5. Future Agenda Items

6. Announcements

7. Certificate of No Material Effect Updates

8. Adjournment
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, February 27, 2020 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

Members Present: Tim Oberbroeckling – Chair
Ronald Mussman – Vice Chair
Arthur Kim
Abby Huff
Ryan Russell
Ronald Lower – arrived at 4:58pm
Diana Pagan
Jennifer Cunningham

City Staff:
Adam Lindenlaub, Community Development Planner
Lauren Freeman, Community Development Program Coordinator
Jeff Wozencraft, Community Development Planner
Jennifer Pratt, Community Development Director

Others Present: Cindy Hadish, Save CR Heritage
Brian Morelli, Gazette
Jack Porter, Heart of America
Jennifer Drake, Heart of America
Dan Oliver, Heart of America
Amanda McKnight, Friends of Cedar Rapids Historic Preservation
Manuel Isaac, L&M Construction
Mark Stoffer Hunter, Historian
Mike Cutter, Cutter Construction
Paul Reid, Owner of 128 22nd St NE

Call Meeting to Order
- Tim Oberbroeckling called the meeting to order at 4:34 pm
- Eight Commissioners were present.

1. Public Comment
   a) There were no public comments.

2. Approve Meeting Minutes – February 13, 2020
   Huff made a motion to approve the minutes. Seconded by Mussman. The motion passed unanimously. (2:00)*
3. **Action Items**
   
a) Local Landmark Designation – Strand Theatre (316 3rd Ave SE) (4:00)
   - Pagan made a motion to approve the local landmark designation. Seconded by Huff. Motion passed unanimously.

b) Support of the 2020 Preservation Showcase (14:00)
   - Pagan made a motion to support the 2020 Preservation Showcase. Seconded by Cunningham. Motion passed unanimously.

c) Certificate of Appropriateness (COA)
   - 1610 3rd Avenue SE – Window replacement (34:00)
     - Front: Pagan made a motion to deny the COA, and recommend the applicant replace the front windows with wood in the same style that was there previously. Seconded by Huff. Motion passed unanimously.
     - West Side: Kim made a motion to approve the COA to keep vinyl windows on the west side. Seconded by Russell. Motion passed unanimously.
     - East Side: Kim made a motion to deny the COA, and recommend the applicant replace the first floor windows on the east side with wood windows. Seconded by Huff. Motion passed unanimously.
     - Back: Kim made a motion to approve the COA to keep vinyl windows on the back of the house. Seconded Cunningham. Motion passed unanimously.

d) Demolition Review
   - 128 22nd Street NE – Accessory Structure (1:11:00)
     - Pagan made a motion to approve the demolition. Seconded by Huff. Motion passed unanimously.

   d) Demolition Applications Under Hold (1:15:00)
      - 1241 Hazel Drive NE – 60 day hold expires April 13th
      - 1247 Hazel Drive NE – 60 day hold expires April 13th

6. **Discussion Items**
   
a) Design Guidelines Review Process (1:16:00)
   b) Intensive Survey Priority Areas (1:23:00)

7. **Future Agenda Items**
   
a) Local Landmark Scoring System for HPC (1:40:00)
   b) Photos from 22nd Ave SW properties (1:41:00)

8. **Announcements**

9. **Adjournment**

8. **Certificate of No Material Effect Updates**
   
a) There were no CNME updates.
a) Cunningham made a motion to adjourn. Seconded by Pagan. Motion passed unanimously. The meeting adjourned at 6:20pm.

Respectfully Submitted,
Lauren Freeman, Program Coordinator
Community Development

*The time in parentheses denotes the approximate minute that the item takes place in the recording*
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: March 12, 2020

Property Location: 2519 16th Ave SW
Property Owner/Representative: Knox Properties Et Al
Demolition Contact: Bushman Excavating Inc.
Year Built: 1944
Description of Agenda Item: ☑ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure for demolition is a two-story commercial building built. The office portion was built in 1944 and the shop was in 1949. The condition is below normal, per the City Assessor.


Historic Eligibility Status: Eligible ☑ Not Eligible ☐ Unknown ☒ N/A ☐

Explanation (if necessary): The property has not been surveyed.

If eligible, which criteria is met:
☐ Associated with significant historical events (Criteria A)
☐ Associated with significant lives of person (Criteria B)
☐ Signifies distinctive architectural character/era (Criteria C)
☐ Archaeologically significant (Criteria D)

Other Action by City: Yes ☐ No ☒ N/A ☐

Explanation (if necessary): 

Recommendation: Immediate release

Rationale: There is no evidence of historic significance and it is a poor candidate for local landmarking.
City of Cedar Rapids  
Building Services Department  
500 15th Avenue SW, Cedar Rapids, IA 52404  
Main Phone: (319) 286-5831  
Fax: (319) 286-5830  

**DESTRUCTION PERMIT APPLICATION**  
**Permit is valid for 30 days from date of issue**

<table>
<thead>
<tr>
<th>Address of Demolition:</th>
<th>2519 16th Ave SW</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPN:</td>
<td>14311 28 004 00000</td>
</tr>
<tr>
<td>Reason: (optional)</td>
<td>New Construction</td>
</tr>
<tr>
<td>Future Plans: (optional)</td>
<td>New Commercial Bldg</td>
</tr>
</tbody>
</table>

| Property Owner's Name: | Knox Properties ET AL |
| Property Owner's Address: | 417 Willy Blvd NW CR IA 52405 |
| Phone: | |

| Contractor's Name: | Bushman Excavating Inc |
| Contractor's Address: | 600 Fairfax Rd Fairfax IA 52248 |
| Phone: | 319-551-8092 |

<table>
<thead>
<tr>
<th>City / State / Zip Code</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Type of Building:</th>
<th>Single Family</th>
<th>Multi Family</th>
<th>Units</th>
<th>Commercial</th>
<th>Accessory Building</th>
</tr>
</thead>
</table>

| Size of Building: Dimensions are: | 100 x 120 |
| Number of Stories: | 2 |
| Height: | 24 |

| Building has Basement: | Yes / No | If Yes, What Dimensions: | |
|Any other structure on the parcel? | Yes / No | If Yes, describe: | |

**DISPOSAL OF DEMOLITION MATERIALS**

- City of Cedar Rapids Landfill  
- Private Landfill – Contact: Phone #: |

It is the Responsibility of the Permit Holder to adhere to all local, state and federal regulations regarding proper inspections and removal of asbestos prior to any demolition.

**UTILITIES INFORMATION**

All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.

I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.

**APPLICANT SIGNATURE (Please print legibly):**  
**DATE:** 02/20/2020

**APPLICANT PHONE NUMBER:** 319-551-8092  
**CONTRACTOR PHONE NUMBER:** 319-551-8092

**CONTRACTOR SIGNATURE (Please print legibly):**  
**DATE:** 02/20/2020

**PLEASE PROVIDE SIGNATURES FOR EACH FIELD BELOW**  
**UTILITIES DISCONNECTION INFORMATION & APPROVALS**

<table>
<thead>
<tr>
<th>Water:</th>
<th>Alliant Energy:</th>
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</thead>
<tbody>
<tr>
<td>Sewer:</td>
<td>Mid-American Energy:</td>
</tr>
<tr>
<td>HPC:</td>
<td>MediaCom:</td>
</tr>
<tr>
<td>Zoning:</td>
<td>CenturyLink:</td>
</tr>
<tr>
<td>BSD:</td>
<td></td>
</tr>
</tbody>
</table>

Revised 03/19 sat
To: Historic Preservation Commission Members  
From: Adam Lindenlaub, Community Development Planner  
Subject: COA Request at 1610 3rd Ave SE  
Date: March 12, 2020

Applicant Name(s): L&M Construction

Local Historic District: 2nd and 3rd Avenue

Year Built: Primary Structure – 1900

Description of Project:
The applicant was approved to install vinyl windows on the north and west sides of the house and the second floor of the east side. The first floor of the east side and south (front) sides are required to be wood. The applicant would like to discuss replacing the top sash of the vinyl windows with a new one that has a grid pattern to match what was previously there in order to avoid potential damage to the trim on the inside of the house.

As background, the applicant installed 27 vinyl windows under the assumption a permit was already granted for the previous contractor. They later discovered that was not the case and requested approval from HPC retroactively. Partial approval, as described in the first paragraph above, was granted at the February 27th HPC meeting.

Information from Historic Surveys on property:
The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as “moderately well-preserved.” The defining features are: hipped roof with shed attic dormer; group of three 6-light fixed sash in shed dormer; permastone type material lower level and narrow clapboard upper; mixed window configurations including 1/1 double-hungs and 8/1 sash; no porch but pediment entrance hood. The home contributes to the historic district but is not individually eligible for the National Register of Historic Places.

Options for the Commission:
1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Table the item to a future, specified meeting date** in order to receive additional information.
Criteria* for Commission decision on application:

i. If any defining features of the building or structure as indicated, but not limited to those included on the Site Inventory Form(s) are proposed to be modified as a result of the proposal indicated on the application for Certificate.

ii. If the proposal is consistent with the Guidelines for Cedar Rapids Historic Districts and/or the most recent edition of the Secretary of Interior's Standards for Rehabilitating Historic Buildings.

iii. If the proposal mitigates adverse effects on the aesthetic, historic, or architectural significance of either the building or structure or of the local historic district or local historic landmark.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

Excerpt(s) from Design Guidelines Applicable to Project:

Staff Recommendation: City Staff recommends keeping the approvals and decision made at the February 27th meeting.
LOCAL HISTORIC DISTRICT/LANDMARK EXTERIOR WORK APPLICATION

Cedar Rapids Municipal Code, Section 18.08

The following information is necessary for all requests for exterior modifications to local historic landmarks or buildings within a designated local historic district as per Chapter 18, Historic Preservation in the Cedar Rapids Municipal Code. Please answer all questions. Failure to provide accurate and complete information will delay review.

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Applicant Information (skip if owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>King, Col.</td>
</tr>
<tr>
<td>Address</td>
<td>4975 Atlantic Dr SW</td>
</tr>
<tr>
<td>City</td>
<td>Cedar Rapids</td>
</tr>
<tr>
<td>State</td>
<td>Iowa</td>
</tr>
<tr>
<td>Zip</td>
<td>52403</td>
</tr>
<tr>
<td>Phone</td>
<td>319-841-8469</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:tadd@kingconstruction.com">tadd@kingconstruction.com</a></td>
</tr>
<tr>
<td>Name/Company</td>
<td>L&amp;M Con.</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:roosevelt74@gmail.com">roosevelt74@gmail.com</a></td>
</tr>
<tr>
<td>Address</td>
<td>421 NE 5th Ave E</td>
</tr>
<tr>
<td>City</td>
<td>Cedar Rapids</td>
</tr>
<tr>
<td>State</td>
<td>IA</td>
</tr>
<tr>
<td>Zip</td>
<td>52402</td>
</tr>
<tr>
<td>Phone</td>
<td>319-521-9324</td>
</tr>
</tbody>
</table>

Address of Property where work will occur: 1610 3rd Ave SE

Project Type: House ☑ Garage ☐ Shed ☐ Fence ☐ Other

Project Description and Location on the property/structure (please be as detailed as possible):
Remove existing damaged or missing crooked glass and frames that no longer operate correctly. Some pre-existing vinyl windows are already on property. Windows are located on first and second floor. House has metal incoporated exterior on windows pre-existing. Also second floor has vinyl siding.

Description of existing materials (e.g. wood, metal, asphalt shingles):
Wood frame with single pain glass

Description of proposed materials (e.g. wood, metal, asphalt shingles):
All vinyl panes at replacement window with screen

Will you be permanently removing architectural detailing/ornamentation from the exterior of the structure (e.g. corbel(s), trim, molding, newel post caps)? Yes ☐ No ☑

If Yes, describe what architectural detailing/ornamentation you are removing and why:
No exterior will be as it is existing.
2 windows on East side of house had been previously installed and are pocket replacements. Windows all vinyl.

Remaining windows on first and second floor have been replaced total of 27 windows.
Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts:

- Window is low-e energy star rated, partial replacement.
- Exterior is not altered from existing metal, wrapped wood jambs are existing.

Supplemental Materials Required:

For all projects, include at least one of the following applicable materials:

- Physical Material(s) Sample
- Product Catalog, indicating chosen product
- Photo of exact product which will be installed

For new construction only, include at least one of the following:

- Sketches
- Renderings
- Construction Drawings

I, the owner or designated representative of the property, have read the application and acknowledge the Guidelines for Cedar Rapids Historic Districts, as they relate to my project will be used to determine if my project is approved. If the area where the work on the project is not readily visible from a public right-of-way (alley or street), I also authorize a staff member of the Community Development Department to come onto the property to obtain photo(s) of the area where the work will occur.

I acknowledge that the information provided in this application, including all attachments, are accurate and correct, and that an incomplete application will not be accepted.

I have included the required applicable attachments with this application: □ Yes □ No

Owner/applicant signature: [Signature]

For staff use only:

Date and time completed application received: 2-20-2020

City of Cedar Rapids Community Development Department
101 First Street SE, Cedar Rapids, IA 52401
Phone: 319-286-5041 | Web: www.cityofcr.org/hpc

Revised 3/2017
To: Historic Preservation Commission Members  
From: Adam Lindenlaub, Community Development Planner  
Subject: COA Request at 1515 Park Ave SE  
Date: March 12, 2020

Applicant Name(s): Feldco Factory Direct

Local Historic District: Redmond Park – Grande Avenue

Year Built: Primary Structure – 1908

Description of Project:
The applicant is requesting approval of a COA to install 5 vinyl windows on the east side of the house on the first floor (2), second floor (1), and attic (2). The existing windows are wood with aluminum exterior wrap.

Information from Historic Surveys on property:
The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as “fair.” The defining features are: hipped roof with hipped attic dormers; windows are double-hung with entrance off-center; unusual early 3-car garage in rear is probably converted carriage house due to occupation of first owner. The home contributes to the historic district but is not individually eligible for the National Register of Historic Places.

Options for the Commission:
1. Approve the application as submitted; or
2. Modify, then Approve the application – only if applicant agrees to modifications made; or
3. Disapprove the application; or
4. Table the item to a future, specified meeting date in order to receive additional information.

Criteria* for Commission decision on application:
i. If any defining features of the building or structure as indicated, but not limited to those included on the Site Inventory Form(s) are proposed to be modified as a result of the proposal indicated on the application for Certificate.

ii. If the proposal is consistent with the Guidelines for Cedar Rapids Historic Districts and/or the most recent edition of the Secretary of Interior’s Standards for Rehabilitating Historic Buildings.
iii. If the proposal mitigates adverse effects on the aesthetic, historic, or architectural significance of either the building or structure or of the local historic district or local historic landmark.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

Excerpt(s) from Design Guidelines Applicable to Project:

<table>
<thead>
<tr>
<th>APPROPRIATE:</th>
<th>NOT APPROPRIATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain and repair historic window sashes, exterior cap moldings, sills and frames</td>
<td>Windows constructed of modern building materials, such as vinyl or aluminum on the front and sides of homes</td>
</tr>
<tr>
<td>Windows should be repaired rather than replaced. If non-original or beyond repair and replacement is necessary, the replacement should be in-kind to match the original in material and design.</td>
<td>Decreasing the size of the window opening</td>
</tr>
<tr>
<td>Replace windows with the home's original window material (e.g. wood for wood)</td>
<td>Altering window openings on front facades or side facades visible from the street to accommodate new windows of different size, proportion or configuration.</td>
</tr>
<tr>
<td>Replacement windows should match the originals as closely as possible</td>
<td>Adding window openings that are not original to front facades or elevations visible from the street.</td>
</tr>
<tr>
<td>Repair or install new storm windows</td>
<td>Altering character defining window openings on all facades.</td>
</tr>
<tr>
<td>Vinyl or aluminum products may be allowed at the rear of a house</td>
<td>New windows on front facades and sides visible from the street with snap-in or flush muntins.</td>
</tr>
<tr>
<td>Windows should be preserved in their original location, size, and design and with their original materials and glass pattern.</td>
<td>Enclosing or concealing basement windows on the exterior.</td>
</tr>
<tr>
<td>Windows may have screens and/or storm windows. See Screen, Storm and Security Windows Section, on page 31.</td>
<td></td>
</tr>
</tbody>
</table>

Staff Recommendation: City Staff recommends denying the COA as this side of the house is completely visible from the street.
**LOCAL HISTORIC DISTRICT/LANDMARK EXTERIOR WORK APPLICATION**

*Cedar Rapids Municipal Code, Section 18.08*

The following information is necessary for all requests for exterior modifications to local historic landmarks or buildings within a designated local historic district as per Chapter 18, Historic Preservation in the Cedar Rapids Municipal Code. Please answer all questions. Failure to provide accurate and complete information will delay review.

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<tr>
<th>Owner Information</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Jennifer Rinas</td>
</tr>
<tr>
<td>Name/Company</td>
<td>Feldco</td>
</tr>
<tr>
<td>Address</td>
<td>1515 Park Ave. SE</td>
</tr>
<tr>
<td>Address</td>
<td>4928 Blair's Forest Ct. NE</td>
</tr>
<tr>
<td>City</td>
<td>Cedar Rapids</td>
</tr>
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<tr>
<td>Phone</td>
<td>563-316-9072</td>
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<tr>
<td>Phone</td>
<td>319-249-4279 ext. 8075</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jennifer.rinas@comcast.net">jennifer.rinas@comcast.net</a></td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:m.jameson@feldco.com">m.jameson@feldco.com</a></td>
</tr>
</tbody>
</table>

**Address of Property where work will occur:** 1515 Park Ave. SE C.R., IA

**Project Type:**
- [x] House  □ Garage  □ Shed  □ Fence  □ Other

**Project Description and Location on the property/structure (please be as detailed as possible):**

We will be replacing 5 windows on the left side of the house (facing front). Current windows have energy efficiency and functionality issues. Exterior will not change, just the windows themselves.

**Description of existing materials (e.g. wood, metal, asphalt shingles):**

Wood windows with metal flashing. All material is currently white in color on exterior.

**Description of proposed materials(e.g. wood, metal, asphalt shingles):**

White vinyl windows, with white capping "Double Hung".

**Will you be permanently removing architectural detailing/ornamentation from the exterior of the structure (e.g. corbel(s), trim, molding, newel post caps)?** Yes □ No [x]

If Yes, describe what architectural detailing/ornamentation you are removing and why:-

---

---
Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts:

Nothing but the windows themselves will change. No exterior look will change.

Supplemental Materials Required:

For all projects, include at least one of the following applicable materials:

☐ Physical Material(s) Sample
☒ Product Catalog, indicating chosen product
☐ Photo of exact product which will be installed

For new construction only, include at least one of the following:

☐ Sketches
☐ Renderings
☐ Construction Drawings

I, the owner or designated representative of the property, have read the application and acknowledge the Guidelines for Cedar Rapids Historic Districts, as they relate to my project will be used to determine if my project is approved. If the area where the work on the project is not readily visible from a public right-of-way (alley or street), I also authorize a staff member of the Community Development Department to come onto the property to obtain photo(s) of the area where the work will occur.

I acknowledge that the information provided in this application, including all attachments, are accurate and correct, and that an incomplete application will not be accepted.

I have included the required applicable attachments with this application: ☐ Yes ☐ No

Owner/applicant signature: [Signature]

For staff use only:

Date and time completed application received: [Date and Time]

City of Cedar Rapids Community Development Department
101 First Street SE, Cedar Rapids, IA 52401
Phone: 319-286-5041 | Web: www.cityofcr.org/hpc

Revised 3/2017
**Customer Delight**
We pride ourselves on setting the bar in customer service by making "Customer Delight" our focus day in and day out. Whether it's during an in-home demonstration, the installation or a call to 866-4FELDCO, we don't want to just satisfy our customers, but delight them.

**Professional Installation**
Your Installation Team is among the best in the industry, dedicated to making sure your new windows are properly installed. Our professional installation maximizes the efficiency and functionality of your new windows. All installers are EPA trained and certified renovators that strictly adhere to the latest requirements for Lead Safe Renovating. This ensures that your installation will be cleaner and safer, protecting you and your family.

**Lifetime Warranty**
Feldco's Top to Bottom Inside Out Warranty gives you the added peace of mind about your investment. Trust that our windows will be free of defects and installed properly. The warranty is even transferable should you ever sell your home.
Multi-Chambered Construction
Improves structural strength, reduces noise and increases insulation and energy-efficiency

High Density Composite I-Beam
Creates superior window frame strength and durability, prevents jams and warping

DuraLite® Spacer System
Long lasting energy performance and window protection from internal condensation

Polyurethane Foam Enhanced Frame & Sashes
For high R-Values and insulating properties

Magnetic Bottom Sash Seal
Window sash seals magnetically like a refrigerator door, saving you energy

Features and benefits listed above apply to the Sophia Series Double Hung window. Features and benefits may vary based on window type and color.
Exclusive Window Features

One of a kind

Insulating Foam Compression Wrap
Adds more manufactured insulation than consumer-stock windows provide

Locking Screens
Increased security from intruders; stops children from easily opening screens inside

Staggered Ventilation Latches
Prevents children or intruders from raising window, even when your windows are open

Childproof Lift Safety Locks
Prevents window from being inadvertently tilted in, reducing the risk of injury

Fiberglass Reinforced Frame, Sashes & Locking System
Gives entire window structural integrity and enhances strength of lock. No steel in window increases energy efficiency

Other Window Features Include:

Double Strength 3/4" Insulated Glass - Gives strength to glass & increases insulation

Deep-Seated Interlock - For increased security and unsurpassed weather tightness

BetterVue Clarity Screen - BetterVue® is an improved visibility insect screen for Feldco windows. This high-definition technology maximizes the view by making it sharper and more brilliant

True Sloping Sill - This design allows water run-off to the outside of your home; prevents water infiltration

Mortised Lock Keep - Decorative mortised recessed locks close in opposite directions to create a weather tight seal