
City of Cedar Rapids

Historic Preservation Commission

Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.

Thursday, July 14, 2016

in the

Training Room, City Hall

101 First Street SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

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) Demolition Applications (15 minutes)
 - i. 392 26th Street SE – *private property*
- b) Demolition Applications Under Review (5 minutes)
 - i. *Private Property* - 360 15th Street SE, Hold expires July 26, 2016
- c) Certificates of Appropriateness (30 minutes)
 - i. 337 17th Street SE – replacement of 10 windows on the dwelling unit
- d) Historic Rehabilitation Program (30 minutes)

4. Discussion Items

- a) MOA/LOA Project Updates – (if necessary) (10 minutes)
- b) Knutson update - (if necessary) (10 minutes)

5. Announcements

6. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email cd-plan@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, June 23, 2016 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Todd McNall
Pat Cargin
Barb Westercamp
Sam Bergus
Mark Stoffer Hunter
BJ Hobart

Members Absent: Caitlin Hartman

City Staff: Jeff Hintz, Planner
Jennifer Pratt, Community Development Director
Nic Roberts, IT Director
Anne Kroll, Administrative Assistant

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:35 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Public Comment

- There was no public comment.

2. Approve Meeting Minutes

- Sam Bergus made a motion to approve the minutes from June 9, 2016. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. Presentation – Cleveland Park Neighborhood Historic Walking Tour

- Nic Roberts gave a presentation about the Cleveland Park Neighborhood Historic Walking Tour. The Neighborhood Association is putting up historical signs at twenty-two (22) locations. Mr. Roberts is working with the History Center and Mark Stoffer Hunter to come up with a list of around 100 different historical sites city-wide to put up more signs. Mr. Roberts is asking the HPC for support of this project and for input on the list of city-wide sites.
- Amanda McKnight Grafton asked how long it took to put this together and how much it costs. Nic Roberts stated that it took about eighteen (18) months and that the signs cost \$20 to make and the entire apparatus, if you put it on a stand, costs \$80. What Cleveland

Park has chosen to do for their twenty-two (22) sites is to fund them as part of their Neighborhood Service Delivery program they are a part of. There may be other ways to fund the city-wide program.

- Amanda McKnight Grafton asked if there was a cost for using the services from the History Center. Nic Roberts stated that there was not because the City is working with them on one of their projects.
- Amanda McKnight Grafton stated that the Commission has some funding that has to be utilized by the end of November 2016 that has to be used for education in historic preservation. A few comments from the last HPC meeting from some Commissioners were that they were interested in using that money for something with some longevity. Amanda McKnight Grafton is supportive of using some of that funding to go towards the city-wide project if the Commission so chooses.
- Tim Oberbroeckling stated that when the HPC was working on Chapter 18 one issue that was continuously discussed was public awareness and this is a great way to address that issue.
- Amanda McKnight Grafton asked if the city-wide project would fall in line with using the rest of the showcase funding and if there is enough time. Jennifer Pratt stated that there is a four (4) month window and that should be enough time to expend the money.
- Amanda McKnight Grafton asked if there would be a cost for updates. Nic Roberts stated that there is not a cost for updates because the infrastructure has been done, so the only cost is the sign and stand.
- Amanda McKnight Grafton stated that both the MedQ and the Wellington Heights Neighborhood Associations have items in their action plans to make them more walkable and user-friendly. If there are sites for the city-wide project in those neighborhoods they would most likely be on board for that.
- Nic Roberts stated that there are concerns for theft and graffiti and that was taken into account. The material is graffiti resistant and the stand will be bolted into the sidewalk.
- Mark Stoffer Hunter stated that this is a fantastic way to get 24/7 access to history.
- Amanda McKnight Grafton would like the Commissioners to get a copy of the list of city-wide sites for review. Staff will send out the list. Mark Stoffer Hunter would like to see feedback from each Commissioner on the list.

4. Action Items

a) Demolition Applications under Review

i. 360 15th Street SE

- Amanda McKnight Grafton and Bob Grafton abstained from this item.
- Bob Grafton stated that his real estate attorney is still looking at the title opinion. The closing should happen in the next few days.
- Tim Oberbroeckling recommended to leave the hold on 3602 15th Street SE. The Commission agreed.

b) Historic Property Maintenance, Rehabilitation and Repair Rebate Program

- Jeff Hintz stated that based on the Historic Preservation Plan, City staff requested an additional \$25,000 for historic preservation activities. This was approved by City Council as part of the FY17 budget (July 1, 2016 – June 30, 2017). The HPC will have \$25,000 as a new budget item and also the \$25,000 from the existing Paint Rebate Program (within Urban Renewal Area boundaries) to equal a total of \$50,000. The program proposal is the creation of a “Historic Rehabilitation Program” which would be an expanded scope of

work eligible for rebate. The program could reimburse for wood window or door repair and for restoration of front porches, wood siding, and architectural details as opposed to just paint and consumables related to paint which are currently covered through the Paint Rebate Program. To receive a rebate the work would be consistent with the Guidelines for the historic districts. Rebates would not be granted for work started without a permit, before historic review occurs, or prior to written permission to proceed and any work which results in the permanent removal or destruction of ornamental features or architectural detailing. At the July 14, 2016 HPC meeting, staff will prepare full program details for HPC review and recommendation, then staff will present that recommendation at the Development Committee meeting on July 20, 2016 which will then go for City Council consideration in August.

- Todd McNall asked if this would be limited to areas in Urban Renewal or city-wide. Jeff Hintz stated that it would be city-wide but tied to the Local Historic Districts and Local Landmarks. Todd McNall stated that Main Street has done something similar and is wondering if there would be interest in a match type of grant where if the homeowner put of \$500 then the grant could be for \$500.
- Bob Grafton asked if this program would be tied to Chapter 18. Jennifer Pratt stated that it would have to be consistent with Chapter 18 and more importantly, consistent with the Guidelines.
- Bob Grafton asked if the funding allocation would be pooled. Jennifer Pratt stated that there are two (2) ways to run these types of programs. One way would be to have it first come, first serve and the other way would be to have a deadline for applications and then they could be reviewed and prioritized. The applications could be reviewed in the winter and people could start work in the spring.
- Tim Oberbroeckling asked if the funds could be rolled over and if not used. Jennifer Pratt stated that the TIF money does not, but there has been an ongoing allocation from Council. The other \$25,000 would have to be asked for each year, but if there is some leftover then we would request for that to be rolled over.
- Amanda McKnight Grafton stated that the information provided for COAs is very vague and is wondering if there would be specifics requested as part of this application so that it would be required to provide a spec sheet. That would be helpful to the review process so that you know the exact materials being used and that they have actual bids. Jeff Hintz stated that staff has some ideas similar to that and will present that at the next meeting.
- Todd McNall stated that you really have to give them a deadline to complete construction. Jeff Hintz stated that there will be something like that in the program.
- Bob Grafton asked if this is a rebate program. Jennifer Pratt stated that all City programs with public funds are done on a reimbursement basis.
- The Commission discussed using the funding not just for the Local Historic Districts and Local Landmarks, but also for buildings that are 50 years or older city-wide in order to prevent them from future demolition.
- Todd McNall stated that Main Street matches funds and if someone has \$2,000 with a match they can have \$4,000 for their projects. In six (6) years of doing this program Main Street has given \$85,000 to \$90,000 for \$400,000 worth of work.
- Bob Grafton stated that when things are prioritized the biggest priority would be owner occupied. There needs to be a way to make it an incentive for people to move into the Historic Districts and to turn multifamily homes into single family homes.
- Amanda McKnight Grafton recommended if this is city-wide that there is a priority that's given to those that are required to follow guidelines.

- BJ Hobart stated that the point of this is that it was too narrow and now it is being widened. If it is not utilized then the area can be expanded. Right now we have historic areas that are earmarked and are compelled to follow rules. We have seen it before when they cannot afford it. City-wide is great, but these people have to. When you are in an area where you have to it is important to have funds that can help.
- Tim Oberbroeckling stated that setting guidelines is important, but he does not want to see it overcomplicated so that they regret going through the process.
- Barb Westercamp made a motion for staff to proceed with a program proposal. Todd McNall seconded the motion. The motion passed unanimously.

BJ Hobart left the meeting at 5:43 p.m.

5. Discussion Items

a) MOA/LOA Project Updates

- Jeff Hintz stated that invoices are still being collected from the showcase, but there will be around \$5,000 left over. The Commission needs to decide what to do with the remaining funding. There is also over \$5,000 of flood money left over from other communities that Ann Schmid from Stated would like to see if Cedar Rapids can spend so that they do not have to give it back. The money the Commission will have to spend will actually be just over \$10,000.
- Tim Oberbroeckling stated that he would like half of the money go towards the bus tours and the other half go towards the walking tours that Nic Roberts presented earlier in the meeting. Bob Grafton stated that there could be some shared costs with the walking tours because the Neighborhood Associations may want to chip in.
- Bob Grafton would like to team up with Bruce more have a hands-on workshop with a guest speaker that is also open to the public.
- The Commission discussed how much the bus tours costs and how much a guest speaker would be.
- Tim Oberbroeckling made a motion to use \$5,000 for bus tours and a guest speaker and \$5,000 for the city-wide walkable tours.
- Todd McNall stated that he would rather see more money go to the city-wide walkable tours then to a guest speaker because a speaker is fleeting and the tours are long term. Amanda McKnight Grafton stated that a speaker could have a video link on the HPC page and that would make it long term.
- Todd McNall stated that he would like to amended the motion from Tim Oberbroeckling to have \$6,500 go towards the city-wide walkable tours and the remaining \$3,500 go towards bus tours and a guest speaker.
- Mark Stoffer Hunter believes that there needs to be a mix of items to spend the money on so that it can appeal to as many people as possible. There are a lot of people who cannot do the walking tours, so the bus tours are ideal for them.
- Tim Oberbroeckling amended his previous motion to have \$6,500 go towards the city-wide walkable tours and \$3,500 towards the bus tours and guest speaker. Todd McNall seconded the motion. The motion passed unanimously.

b) Knutson Update

- Jennifer Pratt stated that proposals are due June 27, 2016 at 11 a.m. Staff is aware of two (2) proposals coming in for saving the entire building, but nothing is official yet. Once

they come in a group will be put together to review the proposals and a Commissioner will be a part of that group.

- Bob Grafton asked about the logistics of trailers and how that gels together with the development of the Knutson Building. Jennifer Pratt stated that is not part of the RFP and the City has to work around that.
- Amanda McKnight Grafton asked about additional fencing to prevent pedestrians from going into the building. Jennifer Pratt stated that is it fenced all the way around.

6. Announcements

- Jeff Hintz stated that there will be a Small Scale Developer Workshop on September 14, 2016 from 8:00 a.m. to 5:30 p.m.
- Staff and the Commission thanked Pat Cargin for her service. Pat Cargin stated that it was a pleasure to serve on the Commission and that it has been very rewarding.
- Bob Grafton stated that Habitat for Humanity moved the former Hughes Nursery home today. The lot where the house was removed will become a park. Jennifer Pratt noted that this is a ROOTs house.

7. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 6:18 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development



www.Cedar-Rapids.org

Historic Preservation Commission

June 23, 2016



www.Cedar-Rapids.org

Historic Rehabilitation Program

Historic Preservation Plan, Goal 8:
 "Incentives and Benefits for Preserving Historic Properties Should Attract Investment in Historic Properties." Policy 8.2 is to "Promote new incentives in a range of categories."

Policy 8.2:
 "Promote new incentives in a range of categories."



www.Cedar-Rapids.org

Historic Rehabilitation Program

Initiative 8.2b:
 "Explore the establishment of grant and loan programs for owners of historic resources."

Based on the HPP, City staff requested an additional \$25,000 for historic preservation activities. This was approved by City Council, as part of the FY17 budget (July 1, 2016 – June 30, 2017).



www.Cedar-Rapids.org

Historic Rehabilitation Program

Summary of FY17 Funding:

\$25,000	New budget item for historic preservation activities
\$25,000	Existing Paint Rebate Program (within Urban Renewal Area boundaries)
\$50,000 total	



www.Cedar-Rapids.org

Program Proposal

Creation of a "Historic Rehabilitation Program."

- Currently paint and consumables related to paint are covered through the Paint Rebate Program.
- Creation of an expanded scope of work eligible for rebate
 - Program could reimburse for wood window or door repair
 - Program could also reimburse for restoration of front porches, wood siding and architectural details



www.Cedar-Rapids.org

Program Details

To receive a rebate:

- Work would be consistent with Guidelines for Cedar Rapids Historic Districts

Rebates would not be granted for:

- Work started without a permit, before historic review occurs or prior to written permission to proceed
- Any work which results in the permanent removal or destruction of ornamental features or architectural detailing



www.Cedar-Rapids.org

Next Steps

1. July 14 - Prepare full program details for HPC review and recommendation
2. July 20 - Presentation of HPC recommendation and program details to Development Committee
3. August – City Council Consideration



www.Cedar-Rapids.org

LOA Updates

July meetings, decide what direction to go with the remaining funding.

1. Additional Tours
2. Education session with a guest speaker
3. Signage or informational kiosks

Need to decide soon so there is time to coordinate and complete everything before October.

SMALL SCALE DEVELOPER WORKSHOP

Small Scale Development Projects Improve and Enhance Communities. Here is How You Start...

Join us for a Small Scale Developer Training Workshop led by the Incremental Development Alliance. This 1-day workshop will provide an overview of the technical skills and resources to navigate development financing, zoning and entitlement, site selection, and building design to assemble your own small scale real estate development project. The workshop will also address issues surrounding becoming a developer, risk management, quality of life, and basic business setup and contracting methods. The workshop is all day Wednesday with a reception the Tuesday evening before the event.

Small Scale Developer Training Workshop
 Wednesday, September 14, 2016
 8:00AM to 5:30PM
 at the National Czech and Slovak Museum & Library

Workshop Registration fee:
 Early Bird Registration (until Friday, July 22nd) - \$160
 Regular Registration (until Friday September 9th) - \$195
 To register please visit www.incrementaldevelopment.org





CONTACT
 Bill Michel
 319.286.5045
w.michel@cedar-rapids.org



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: July 14, 2016

Property Location: 392 26th Street SE

Property Owner/Representative: Robert McCarty

Owner Number(s): 319-800-9149 **Demolition Contact:** Flynn Custom Carpentry
(319) 551-0411

Year Built: 1922

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: The City Assessor information indicated the property to be in “very poor” condition. At 623 square feet, it is one of the smaller homes in the Vernon Heights area as identified in the Citywide Survey; the home is also one of the newer dwellings within the Vernon Heights area and is at the very edge of the area recommended for intensive survey.

The current owner plans to build a new dwelling on the site once the existing house has been removed; the house is assessed at just over \$14,000 in value which correlates with the “very poor” condition noted by the City Assessor. Once demolished, the owner plans to rebuild a house on the lot.

City Assessor Information on the parcel:

<http://cedarrapids.iowaassessors.com/parcel.php?parcel=142330101200000>

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

This area of the City is recommended for intensive survey as identified in the [Citywide Historic and Architectural Reconnaissance Survey](#). This recommendation is found on document page 55 (PDF page 58) and history and background of the Vernon Heights area is found beginning on document page 51 (PDF page 54).

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: Condition of the structure does not make rehabilitation, relocation or incorporating the structure into future construction economically feasible.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission
From: Jeff Hintz, Planner II
Subject: COA Request 337 17th Street SE
Date: July 14, 2016

Applicant Name(s): Mark Jackson – HCI Get A Pro
Owner Name: James and Patricia Moes
Address: 337 17th Street SE
Local Historic District: Redmond Park Grande Avenue Historic District
Legal Description: GRANDE AVENUE PLACE N 70' E 20' LOT 4 & N 70' STR/LB 5 1
Year Built: 1905

Description of Project: Replacement of 10 windows; six (6) upstairs and four (4) on the main level. A breakdown of the windows to be replaced as follows:

- Upstairs level, right side of the house from street (north side), three double hung windows
- Upstairs level, left side of the house from street (south side), three double hung windows
- Main level facing the street (east side), two double hung windows
- Main level facing the street (east side), two picture windows

A product catalog detailing the specifications of these Polaris windows is included as an attachment to this report. The proposed windows are double pane, white vinyl windows.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the property as “good” and also notes the porch is partially screened. The defining features listed include: broad side-gable roof which extends over front porch with knee brace brackets and exposed rafter tails; single gable attic dormer with knee brace brackets slightly left of center on front; projecting 1-story gable roof section slightly to right of center on front and hipped attic dormer at far right; medium clapboard siding; front porch enclosed with screen panels to right of projecting section and open to left; porches have piers extending to deck with balustrades containing thin, straight balusters narrowly spaced; skirting pattern matches vertical porch design.

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. **Continue the item to a future, specified meeting date** in order to receive additional information.

Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts Applicable to Project*:

Historic Windows:

Recommended:

- Retain and repair historic window sashes and frames
- Replace windows with the home's original window material (e.g. wood for wood)
- Replacement windows should match the originals as closely as possible
- Repair or install new storm windows
- Vinyl or aluminum products are allowed only at the rear of a house

Not Recommended:

- Windows constructed of modern building materials, such as vinyl or aluminum on the front and side of homes
- Decreasing the size of the window opening

Analysis: The defining features of the structure are focused on the roof elements and the porch elements, but the windows do add to the historic character of the property. Several of the windows on the structure do have a grille pattern which helps to tie the house together, providing symmetry and overall balance in the design. Any new windows on this structure should replicate the existing grille patterns to preserve this balance in design.

The windows on the north side of the structure, closest to the alleyway, are the easiest to view because the house sits inches from the alleyway. That being said, the windows are approximately 20 feet above the ground and covered with cladding and screens which masks the material of the windows. The front windows on the east side of the house are more prominent due to the fact they face the street, but this house is setback approximately 30 feet from the sidewalk. The window behind the open porch is set back an additional distance of 5-6 feet making it slightly more obscured from the sidewalk. The windows on the south side of the house are still visible, but are also on the second floor and obscured by cladding and screens.

Window cladding, screens and storm windows are not the type of projects which require permits and as such cannot be required. If vinyl windows are approved, it is possible screens and cladding would not be installed and there is no requirement that cladding or screens be installed.

While color is *not* something that is regulated, it is important to note that the proposal does match the existing color of the windows on the house now; this also matches the trim color of the house. The Commission has not allowed, nor do the Guidelines for Cedar Rapids Historic Districts recommend, vinyl windows in the locations proposed for replacement. The Guidelines recommend that vinyl or aluminum products are only allowed at the rear of a house. The windows which are proposed to be replaced are visible from public right-of-way and there is no way to guarantee cladding, screens or storm windows be installed which would further mask the

material. Approval of vinyl windows in the proposed locations would be inconsistent with what is recommended in the Guidelines for Cedar Rapids Historic Districts and also inconsistent with past approvals by the Historic Preservation Commission on similar projects.

Staff Recommendation: *If* the vinyl windows are not agreeable to the Commission, the project should be **disapproved** (denied). If the Commission suggests modifications during the meeting which the applicant is agreeable to, the Commission could then approve with those changes.

Attachments: Application from applicant and brochure of proposed windows.

CEDAR RAPIDS

HISTORIC DISTRICT APPLICATION

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

<p style="text-align: center;">Owner Information</p> <p>Name <u>James + Pat Mocs</u></p> <p>Address <u>337 17th St SE</u></p> <p>City <u>Cedar Rapids</u></p> <p>State <u>Iowa</u> Zip <u>52403</u></p> <p>Phone <u>319-364-4749</u></p>	<p style="text-align: center;">Applicant Information</p> <p>Name <u>Attn: Mark Jackson</u></p> <p>Company <u>HCI Get A Pro</u></p> <p>Address <u>4270 27th St</u></p> <p>City <u>Moline</u></p> <p>State <u>ILL</u> Zip <u>61265</u></p> <p>Home Ph. <u>515-201-1663 Mark cell</u></p> <p>Work Ph. <u>800-749-4883 office</u></p>
<p>Address of Property where work is to be done: <u>337 17th St SE Cedar Rapids</u></p>	
<p>Project type: House <input checked="" type="checkbox"/>, Garage <input type="checkbox"/>, Shed <input type="checkbox"/>, Fence <input type="checkbox"/>, Addition <input type="checkbox"/>, other _____</p>	
<p>Project description: <u>Replacement windows, 6 upstairs all Double hung, 4 on main level, 2 double hung + 2 picture</u> <u>Polaris Windows</u></p>	
<p>Location: Describe where (what part of building, or where on property) work will be done: <u>Upstairs - (3 facing north) + (3 facing south) Main floor - facing</u> <small style="margin-left: 40px;">(right side from street) (left side from street) Street</small></p>	
<p>Materials: Type and design to be used <u>Double pane, vinyl white, Brochure included in email.</u></p>	
<p>Estimates required: If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).</p>	
<p>Samples: Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.</p>	
<p>Applicant's signature: <u>Mark Gabe</u></p>	

For Community Development Department use only:

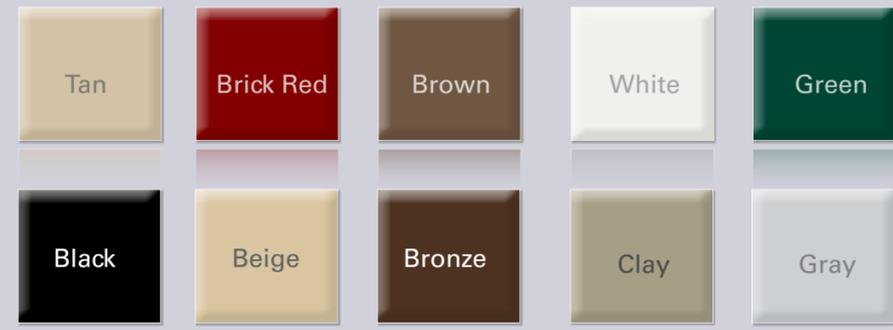
Date Received:	Received by:	File No.
Redmond Park-Grande Avenue <input type="checkbox"/>	Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No
Second and Third <input type="checkbox"/>	Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No

EXTERIOR PAINT ~ 20 YEAR WARRANTY

against fading, peeling or blistering

Set your home apart. Personalize the look of your replacement windows with Polaris® painted vinyl windows and patio doors. Choose from a range of colors to create a visual effect that is truly your own. Add a layer of sophistication to your home with Polaris®.

Unique, high-performance coating specially formulated for PVC Semi gloss finish • Color matched contour internal grids, caulk & coil* ‡ Painted screen frame • Crack & impact resistant • Touch-up paint included • Resists strong solvents, heat gain and thermal shock.

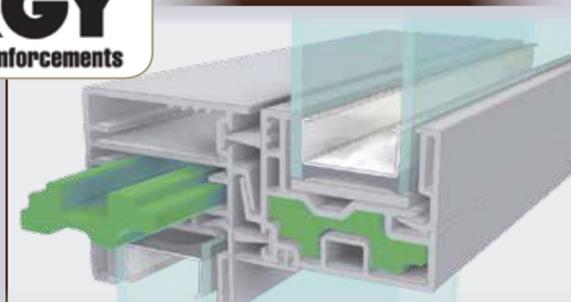


‡ Grid color may be affected by glass coatings such as Low-E. *Options. 4 to 6 week lead time
All Colors shown throughout are reproduced by mechanical process and may vary from actual colors of product. Use actual color selectors.



Innergy™ is the innovative, energy-efficient alternative to aluminum.

Rigid Thermal Reinforcements are advanced fiberglass reinforced resin inserts, designed to slide easily into window frame chambers for greater support and insulation.



Better Thermal Performance
Up to 700 times better than aluminum in material-to-material comparisons.

Better protection against condensation
Helps prevent staining that can occur with metal reinforcements.

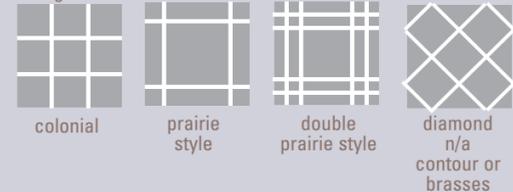
Better Thermal Break
Impervious to cold or heat.

Better flexibility
Will not permanently set when impacted.

*options

DECORATIVE GLASS*

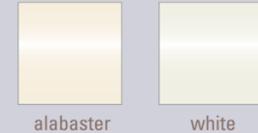
designs



internal muntin styles



INTERNAL MINI BLINDS*



view glass 3/8" v-groove, interior surface of glass unit pane

SCREEN OPTIONS

SCREEN B BetterVUE®

Half Screen is standard
Also available in Pet Screen*
Aluminum Screen Mesh*

BetterVUE® Screen Mesh (B)
Better Insect Screen
• 10% Better Insect Protection
• 20% Better Airflow
• 20% Clearer View

Standard Screen Mesh (C)
• Sight more obstructed
• Less Airflow than UltraVue & BetterVue Screens
• Proven and Reliable

C Standard

UltraWeld

LIFETIME LIMITED TRANSFERABLE WARRANTY & SERVICE

We proudly stand behind the quality of our products. In the rare event that your product would need service, our factory trained service professionals are solely dedicated to serve you.

RESEARCH & DEVELOPMENT

Polaris products are scrutinized under extreme weather and structural stresses at the Polaris in-factory testing facility. Our R&D Department ensures that our products feature the latest industry innovations. Top quality and integrity are guaranteed.



Extruded, Aluminum Screen Frame
Strong and Durable comes Standard.

SIMULATED DIVIDED LITES



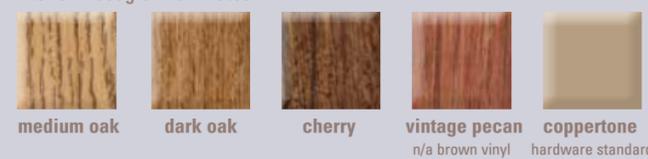
Simulated Divided Lite (S.D.L.) kits are grids that are applied to the glass with extra strength adhesion sealant at the factory on the inside and outside of the sashes. There are flat aluminum grids between the glass with the Simulated Divided Lites. This gives the look of a traditional true divided lite window.

WINDOW & MUNTIN COLORS*

vinyl



interior woodgrain laminates



NAMI Certified

Made in the USA

Ask About Our GLASS BREAKAGE WARRANTY

AMMA Gold Label Certified



Manufacturer Stipulates Conformance to:
NFRC 100/200/500
AAMA/WDMA /CSA 1011.S.2/A440-08

MFG Code: 213-1
8400 Picture Window
R-PG80-FW 1219x1219 (48x48)
R-PG50-FW 1905x1905 (75x75)

NFRC POL-M-39

*options

©2016 UltraWeld®, True-Position® and energySMART® are registered trademarks of Polaris® Windows and Doors OH, USA. All other trademarks are property of their respective owners. Stock Photography is used in this brochure. These photographs are not exact replicas of Polaris® Windows & Doors products.

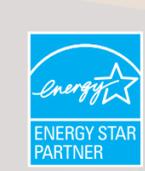
LT101 3.5M 3/16



POLARISWINDOWS.COM

THE *UltraWeld* COLLECTION
PREMIUM VINYL REPLACEMENT WINDOWS





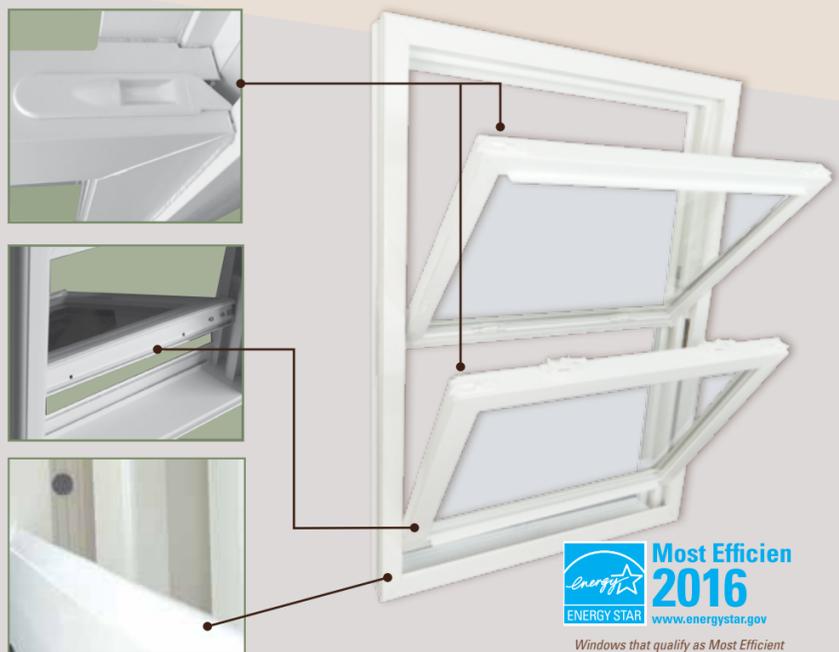
UltraWeld[®] PREMIUM VINYL REPLACEMENT WINDOWS



Tilt Latches have an updated look. Gives the window smoother operation, and better performance on structural testing.

Groove in bottom of sash for vinyl "fin" (just inside inner sill dam) to lock into. Creating a secure fit.

Higher sill dam (1 3/8") to help increase higher structural numbers. Beveled edge creates a streamlined, clean finish



Windows that qualify as Most Efficient are windows with the Ultimate² and Ultimate Plus² glass packages. Ask your sales rep for more information.

ACCORDING TO THE U.S. DEPARTMENT OF ENERGY, windows could account for 10 to 25% of a home's energy bill. Using ENERGY STAR[®] qualified windows manufactured with Low-E glass and argon gas to replace your single pane clear glass windows will reduce energy consumption.

MORE GLASS OPTIONS
Krypton fill
Self Cleaning
Bronze or Gray tint
Double Strength

ENERGY EFFICIENT GLASS
EnergySMART[®] glass is standard in every Polaris[®] window. These insulated glass (IG) units are panes of glass sealed onto the Intercept[®] U-shaped steel spacer. Together, the spacer and sealant block temperature transfer and reduce condensation.

We also offer many high-performance energy SMART[®] upgrades. Low-E coating reduces ultra violet light damage and heat gain. Triple pane IG units offer greater insulation and have sound deadening properties. Argon or krypton gas fill between panes further reduces temperature transfer. Upgrades are ENERGY STAR qualified. Ask for a brochure.

LIFETIME PEACE OF MIND

Comfort, energy efficiency, ease of operation and ownership are built into every Polaris window. Tough Polaris extrusions are Ultra-Welded at every frame and sash joint to create seamless and strong windows. Vinyl itself is not a thermal conductor.

These and many more features are standard. Hardware operates effortlessly and is designed with style and strength. Our vinyl formulation maintains its color.

Your new vinyl windows will retain their weather tight barrier and pristine appearance for a lifetime.



AWNING
Enjoy fresh air even on rainy days.



GLIDER
Sash glide easily on brass rollers and lift out from inside for easy cleaning. Offered in two or three lite styles.

PLATED LOCK OPTIONS

Add a refined finish to your windows that enhances your style throughout your home. Available in the Double Hung, Slider, Three-Lite Slider, Casement Windows & Patio Door



Antique Brass



Satin Nickel



Bright Brass

DECORATIVE GLASS

Refer to back cover for options.



CASEMENT
Get creative with choosing one of the many options offered to create your own custom look. Casement above is a white window with a Cherry Woodgrain interior option and Satin Nickel hardware.

DOUBLE HUNG & GLIDER

Sash Limit Locks secure partial opening.
Heavy Duty Sash Lock & Keeper secure and air tight.
Continuous Over/Under Interlock not trimmed away at lock.
Double hung sash tilt in for easy cleaning with Recessed Tilt Latches. Gliders lift out from inside for easy, safe cleaning.
Double Hung has Continuous Over/Under Interlock & Triple Weather Stripping prevent air infiltration.
Aluminum Reinforced Meeting Rails.*

Energy efficient energySMART[®] glass. Ask about glass upgrades.

Extruded Lift Rail secure part of sash extrusion, not added later. Fusion welded frame and sash corners are strong and free from gaps.

Multi Chamber Extrusions strong and insulating Foam-filled main frame.*

Internal Tilt Mini Blinds* child and pet safe, allergen free. See back cover for colors.

Water runs off the Double Hung True Sloped Sill. No water enters extrusions. No unsightly weep holes to clog.

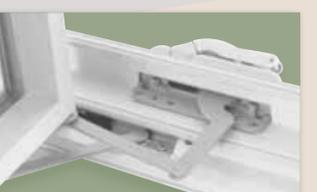
*options

CASEMENT & AWNING

Awning and casement sash cranks fold into base for a clean look. Sash open fully with just a few turns. These windows are triple sealed against the weather. Casement windows can be safely cleaned inside the home. Hinged side of sash slides away from frame when fully opened.



Heavy duty sash hooks & frame bar lock in up to four places.



Heavy duty casement mechanism.

Patented True-Position[®] 3/4" Stainless Steel Balance System Long lasting, cradled springs roll & unroll along sash for silent and smooth operation and never slip. (shown without cover)

BAY & BOW

Invite depth, charm, and light into your home. These UltraWeld[®] window systems are custom engineered for you.

Bays traditionally feature a center picture window flanked by casement or double hung windows. Two windows can replace the picture window.

Windows in a bow are all the same size. Picture windows are flanked by two operable windows. Add recessed lighting as an option.

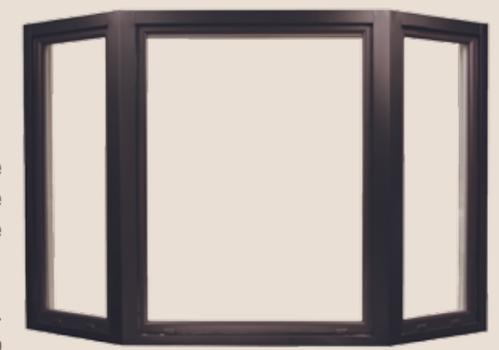


3 to 6 light bows aluminum hip roof in sierra tan*



GARDEN
Add an herb garden to your kitchen with a garden window. These custom built units are structurally strong and extremely well insulated.

*options



3 lite bay Exterior Paint shown in Black*



RECESSED LIGHTING
Polished Brass - Brushed Nickel - White Clear or Frosted Lens 1, 2, or 3 Lights.
Low voltage halogen bulb(s) + transformer included



2 panel patio door. Also available in 3 panel. Ask for separate brochure.

PATIO DOOR
The UltraWeld[®] vinyl patio door delivers the latest in technology and safety. Choose from same color & glass options as windows.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission (HPC) Members
From: Jeff Hintz, Planner II
Subject: Historic Rehabilitation Program
Date: July 14, 2016

Background: At the June 23, 2016 meeting, the Commission provided staff feedback on the initial idea for the program. The Commission also provided ideas and suggestions for staff to look at including in the program such as matching monetary requirements, an application cutoff date, prioritization for owner occupied structures, and utilization of the National Park Service Preservation Briefs to name a few of the suggestions.

Historic Preservation Plan Guidance: The [Historic Preservation Plan](#) identifies 11 goals outlining the plans' vision for preservation, policies which provide direction to achieve the goals, and several implementable initiatives within each policy that will help to accomplish each goal. Goal 8 is titled "Incentives and Benefits for Preserving Historic Properties Should Attract Investment in Historic Properties." Policy 8.2 is to "Promote new incentives in a range of categories." Initiative 8.2b within this Policy is to "Explore the establishment of grant and loan programs for owners of historic resources." The Initiative Matrix indicates that implementation of this initiative should begin within 2 to 3 years of plan adoption. Specific details for 8.2b can be found on page 30 of the document:

"Grant and loan programs should be available to promote projects that meet preservation objectives. For example, a revolving loan program could make low-interest loans for rehabilitation to property owners within historic districts from grants, donations and City allocations. Qualifying projects would receive loan assistance. The loans then would be repaid, thus replenishing the fund."

Based on the HPP, City staff requested an additional \$25,000 for historic preservation activities. This was approved by City Council, as part of the FY17 budget (July 1, 2016 – June 30, 2017).

Program Intent: A program such as the Historic Rehabilitation Program can offset part of the financing gap owners are faced with. Over the years, Commission members have heard the experiences of applicants doing projects to maintain and improve their property. The common denominator in nearly all of them has been the work that is recommended and historically accurate is expensive and more money than what is affordable for many.

Summary of FY17 Funding:

\$25,000	New budget item for historic preservation activities (used Citywide)
<u>\$25,000</u>	Existing Paint Rebate Program (used only within Urban Renewal Area)
\$50,000	

Proposed Program: The City of Cedar Rapids currently administers the Paint Rebate Program which is limited to paint and related consumable supplies necessary to paint a structure. The proposal creates the Historic Rehabilitation Program with an expanded scope of eligible work items. The proposed program is included in its entirety as an attachment to this memo.

The Historic Rehabilitation Program is broken into four sections:

1. Eligible Projects
2. Eligible Activities
3. Grant/Loan Structure
4. Process to Apply and Receive Grant/Loan

To receive a grant/loan, the proposed work would have to be consistent with the Cedar Rapids Guidelines for Historic Districts and approved by the Historic Preservation Commission. The proposed program would not allow grants or loans for work which commenced without a required building permit, or prior to HPC review and approval of program application. Importantly, any work which results in the permanent removal or destruction of ornamental features or architectural detailing without prior approval would not be eligible for a grant or loan.

Recommendation: Community Development Staff recommends approval of the program.

Next Steps: Present Historic Rehabilitation Program, with the recommendation of the HPC to the City Council Development Committee on July 20.

Attachments: Draft of Program requirements.

Historic Rehabilitation Program

Eligible Projects:

1. Structure subject to the work must be within a local historic district or be a local historic landmark.
2. The property the structure is on must be zoned residential.
3. Interior work (including inside an enclosed porch), mechanical work, electrical work, plumbing work, fences, landscaping, additions or new accessory building construction is not eligible for grant/loan.
4. Grant/loan eligible work shall be consistent with what is recommended within the Guidelines for Cedar Rapids Historic Districts or the National Park Service Preservation Briefs when a contemplated activity is not addressed within Guidelines for Cedar Rapids Historic Districts.
5. Any work subject to grant/loan which began prior to historic review by the Community Development Department or Historic Preservation Commission shall **not be eligible** for grant/loan.
6. Any work subject to grant/loan which began prior to the issuance of a building permit (when such permit is required) shall **not be eligible** for grant/loan.
7. Any work subject to grant/loan which began prior to written approval from the Community Development Department to proceed, shall **not be eligible** for grant/loan.
8. Any activity or work to the structure which results in the permanent removal of ornamental or architectural detailing (including but not limited to trim, molding, and cornices) shall **not be eligible** for grant/loan. These elements may be removed to complete the activity, but shall be reinstalled in their exact location unless otherwise approved.

Eligible Activities:

1. Historic window repair.
2. Window replacement when repair is not possible; replacement windows shall maintain grille patterns and exact sizing of the original window opening. Only wood windows shall be eligible for grant/loan.
3. Historic wood door refinishing/repair and subsequent re-installation of same door.
4. Replacement of a vinyl or metal front door with a wood door.
5. Painting of wood or stucco exterior, including trim around windows.

6. Front porch repair, removal of concrete entry steps or opening an enclosed front porch (using wood materials or synthetic materials simulating wood as approved by HPC).
7. Repair of any exterior wall consisting of wood, brick or stucco where the original materials are being maintained or replaced to match that of the historical material or look.
8. Underside roof element repair/maintenance of wood or historic elements visible from the exterior of the structure including, but not limited to rafter tails, cornices, roof brackets and barge boards.
9. Removal of metal/synthetic soffits and fascia and restoration or historically accurate reconstruction of wood elements including, but not limited to rafter tails, cornices, roof brackets and barge boards.
10. Removal of synthetic (metal, vinyl or aluminum) siding and restoration/reconstruction with wood lap, wood shake, hardee plank, cement board or stucco exterior.
11. Exterior chimney repair including tuck-pointing, re-flashing, reconstruction/restoration with historically appropriate/original bricks or repairs to exposed brick chimney which retain brick finish.
12. Installation of metal roofing (slate or copper only), diamond cut asphalt, or cedar shingles on roof (historical, photographic evidence or uncovered roofing materials must indicate the applicable material was once present). Architectural asphalt shingles or other equivalents thereof are not eligible for grant/loan.
13. Repair, maintenance, or if necessary, recreation of ornamentation and architectural detailing features which have documented historical evidence of being installed on the property.
14. Reversal of any previous, historically inappropriate alterations.

Grant/Loan Structure:

Maximum amounts:

1. For work performed by a registered contractor, or 50% of the total amount up to \$5,000.
2. For work performed by the home owner, 50% of the total cost of supplies up to \$3,000.

Three funding options for discussion and recommendation:

1. *100% grant – highest risk of continued funding.*
2. *All Projects 50% grant and 50% zero interest loan – moderate risk, some funds replenished.*
3. *Income based – maximizes future funding (staff recommendation)*
 - a. *At or above 80% low-moderate income (LMI) - 0% loan*
 - b. *Below 80% LMI –grant*

Loan examples: \$2,500 loan = \$42 per month for 5 years; a \$5,000 loan is \$84 per month for 5 years. The loan would need to be repaid in full upon sale of the structure.

Process to Apply and Receive Grant/Loan:

1. Approval of a Certificate of Appropriateness (COA) by the Historic Preservation Commission for the activities.
2. Submittal of a completed application for grant/loan to the Community Development Department prior to January 1. Applications received after January 1 will be processed on a first come, first serve basis, but only after all other on time applications have been reviewed by the Historic Preservation Commission.

No less than two written quotes for work must be obtained from registered building contractors and are due at the time of application submittal.

Additionally, photos of the areas where work is proposed, which highlight existing conditions are required. Materials sample (physical sample or catalog photos) of the actual material(s) being used, renderings and/or sketches indicating how the work will look when finished are required when reconstruction or replacement of materials is to take place.

3. Review of application for grant/loan by Historic Preservation Commission and possible selection for grant/loan. Priority will be given to owner occupied structures.
4. Written permission to begin on the activity which grant/loan is sought.
5. Obtain building permit for approved work from the Building Services Department if a permit is required for the activity.
6. Complete the work as approved in the written notice to proceed; submit proof of payment or receipts to Community Development Department within six months of written permission to proceed.*

*Receipts or invoice shall be for work approved as part of grant/loan only. Separate receipts or invoices shall be used to separate work or products not part of the activity.

7. Inspection of work by the Community Development Department after the final inspection and approval from the Building Services Department (if a building permit was required). If the work was done in accordance with what was approved in the written notice to proceed, the grant/loan will be approved. The City of Cedar Rapids reserves the right to withhold grant/loan for any work done that is not in accordance with what was approved or is substandard in actual finish.
8. Receive a check of an amount in accordance with the terms of the program guidelines.