

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION**

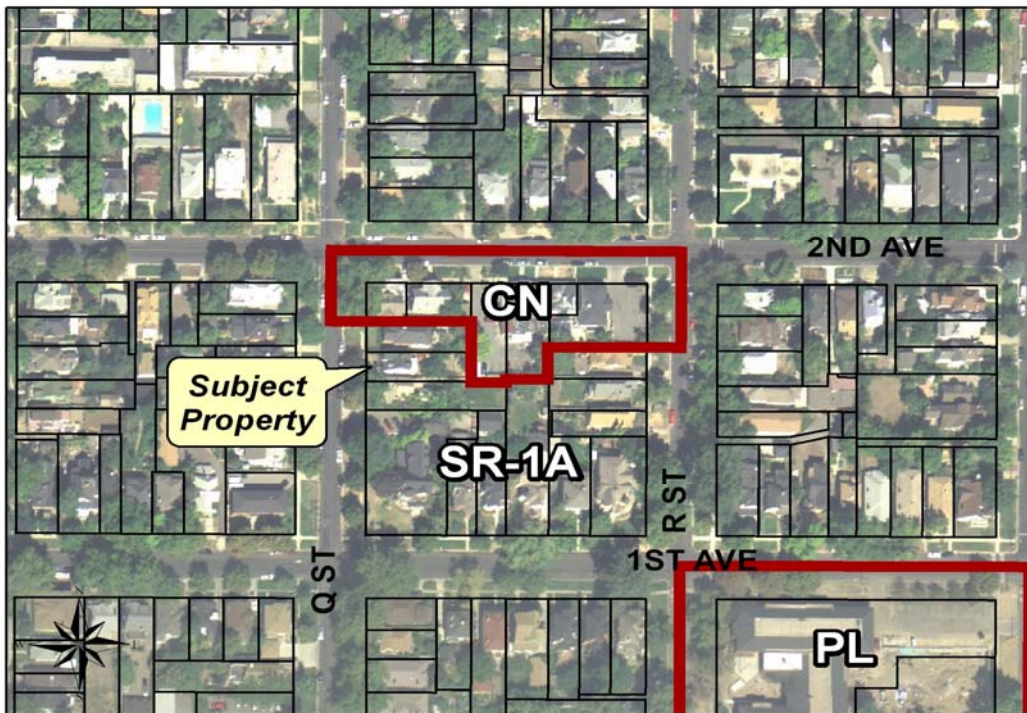
**REQUEST BY MICHAEL CONN TO REPLACE EXISTING WINDOWS
ON A SINGLE FAMILY DWELLING AT 78 “Q” STREET
IN THE AVENUES HISTORIC DISTRICT.**

CASE NO. 470-06-54

JANUARY 3, 2007

OVERVIEW

Mr. Michael Conn, owner of the property located at 78 “Q” Street, is requesting to replace windows on his home. The subject property is located in the Avenues Historic District which was locally designated as a historic district in 1978. The base zoning of the property is SR-1A, Special Development Pattern Residential, the purpose of which is “to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lots sizes, and bulk characteristics”.



BACKGROUND/ PROPOSAL

According to the 1979 Historic Survey form for the property, this one-and-one-half story Victorian home is characterized by a main gable roof, a front dormer window, and a two-story gabled front bay. The house was built in about 1892 for Thomas Lloyd, a laborer, who also built the house next door at 74 "Q". In their early years, both homes were rentals. The Historic Survey form indicates that Carlos Valentine and his wife Hattie Rosell resided in the home until 1924. The last owner identified in the Site/Survey form was Clyde E. Reid, a City fireman, who lived in the house from 1935 to 1940.

The house has been significantly altered through its history. The Historic Survey form indicates that the original brick structure had been covered aluminum siding. The aluminum siding has been removed and replaced by wood shingles. The 1979 Historic Survey form for the property and photographs illustrate that many of the original windows have been previously replaced. The existing vinyl windows were approved for installation in 1997 and 2004. The applicant's submittal indicates that these replacement windows were a combination of metal and vinyl. The applicant is proposing to retain the existing window casings.

A fire caused damage to the home in approximately 1996. At that time, some of the windows on the home were replaced. Vinyl windows were allowed to be installed on both the front (west) and rear (east) elevations. The current proposal is to replace some windows on each elevation of the house, as follows:

Front (west) Elevation.

- The fixed attic windows on the face of the gable are proposed to be replaced with a horizontal slider that will maintain the proportions of the existing window.
- The four double hung windows in the second level bay are vinyl and will be retained
- The fixed vinyl window below the seven-over-seven transom is vinyl and will be retained. The applicant is proposing to replace the seven-over-seven transom window with a double glazed art glass with beveled squares.
- The single hung window under the small dormer on the second level of the house is metal and is proposed to be replaced with a vinyl single hung window. The applicant proposes to include two vertical and two horizontal muntins two inches from the stiles on the top pane.
- The window to the south of the front door is proposed to be replaced with a vinyl single hung window. Again the applicant proposes to divide the upper light with muntins similar to those described above.

- The front door is proposed to be replaced with a vinyl clad wood door that retains the proportions of the existing glass paneled door. The applicant proposes to use frosted glass. The transom window above the door will be retained.

Rear (east) Elevation:

- The rear door and the existing utility room slider window under the shed roof will be retained.
- The bedroom vinyl windows on the second level are proposed to be replaced with vinyl windows with a similar divided light pattern.
- The existing dining room metal window is proposed to be replaced with a double hung vinyl window.

Side (north and south) Elevations:

- The existing single hung windows on the side elevations are proposed to be replaced with vinyl single hung windows. The applicant is not proposing to replicate divided lights in the upper panes of the stairway replacement windows.

On November 1, 2006, the Historic Landmark Commission granted approval of a detached one-and-one-half story two-car garage in the rear yard of this property.

ANALYSIS

REQUIREMENTS OF THE ZONING ORDINANCE

The Historic Landmark Commission should make findings in this case based upon Section 21A.34.020(G): *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure*, of the City Zoning Ordinance.

1. *A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;*

DISCUSSION: No changes are proposed in the use of the building for residential purposes.

FINDING: The project is consistent with this standard.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;*

DISCUSSION: The size, proportion and style of windows play a major role in a building's appearance. The design of surrounding window casings, the dimensions and

profile of window sash elements and the materials of which they were constructed are also important features. The historic character of this residential structure, however, was compromised when some of original wood windows were replaced. In the late 1990's some vinyl replacement windows which conformed to the historic appearance of the house were approved for installation. The applicant is proposing to modify the original design of the transom window north of the front door. The existing transom is a seven-over-seven window which is proposed to be replaced by an art glass with beveled squares. The applicant is also proposing to replace the window to the right of the front door. This window is a character defining feature that includes perimeter divided lights on the upper pane. The applicant indicated that the proposed replacement window may include similar divided light panels.

FINDING: The application meets this standard, as the applicant is not proposing to remove historic materials that characterize the property or alter historic features beyond those changed previously. The original wood windows were removed by a previous owner.

3. *All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;*

DISCUSSION: Removal of the aluminum windows and replacing them with a synthetic material (vinyl) does not create a false sense of history because vinyl is a modern construction material.

FINDING: Vinyl windows comply with this standard to the extent that their application would not create a false sense of history.

4. *Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;*

DISCUSSION: The metal and vinyl windows being replaced are not significant historically or architecturally.

FINDING: The primary façade and character-defining elements of the historic building as seen from the street would not be negatively affected by the removal of metal and vinyl windows. The windows are not of an age to have achieved historic significance in their own right.

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;*

DISCUSSION: The transom window located to the left of the front door and the window to the right of the front door are considered to be character defining features of this house. The applicant is proposing to replace the seven-over-seven transom with a double glazed

art glass with beveled squares that may retain a sense of the original transom. The single hung window to the right of the front door will be vinyl but will retain a similar design with divided lights around the periphery of the window. On the north and south facades, the applicant will replace original windows which contain narrow divided lights on the top and sides of the window with vinyl single hung windows that do not include the divided lights found on the original window. These windows are on the side elevations and are not readily visible from the street.

FINDING: Although the transom window and the single hung window to the left and right of the front door are considered to be character defining features, the proposed replacement windows will include similar appearances.

6. *Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;*

DISCUSSION: As visible in the attached photographs, many of the existing windows are significantly deteriorated. The proposed replacement windows will retain the existing window casings and in most cases, similar window pane designs.

The Historic Landmark Commission's design guidelines discuss replacement windows extensively and recommend the following:

Design Standards for Windows

3.3 Preserve the historic ratio of window openings to solid wall on a primary façade.

Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

3.4 Preserve the size and proportion of a historic window opening. Reducing an original opening to accommodate a smaller window or increasing it to receive a large window are inappropriate measures.

3.5 Match a replacement window to the original in its design. If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so. Match the replacement also in the number and position of glass panes. Matching the original design is particularly important on key character-defining facades.

3.6 Match the profile and its components, as closely as possible to that of the original window. A historic wood window has a complex profile--within its casing, the sash

steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall. The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure. In general, it is best to replace wood windows with wood on contributing structures, especially on the primary façade. Non-wood material, such as vinyl or aluminum, will be reviewed on a case-by-case basis, and the following will be considered: will the original casing be preserved? Will the glazing be substantially diminished? What finish is proposed? Most importantly, what is the profile of the proposed replacement windows?

3.7 In a replacement window, use materials that appear similar to the original. *Using the same material as the original is preferred, especially on key character-defining facades. However, a substitute material may be considered in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.*

Staff is of the opinion that the proposed window replacements are generally consistent with Guidelines 3.3, 3.4 and 3.5. However, the applicant is proposing to install slider windows where two fixed pane windows currently exist. However, in this instance, the size and proportion of the window remains intact.

Pertaining to Guideline 3.6, the applicant is proposing replacement windows that will be manufactured by Milgard or Amsco that have profiles similar to those found on wood windows. The existing window casings will be preserved and the proportion of glazing will be similar to the existing windows.

Guideline 3.7 suggests using materials similar to the original windows. The applicant is proposing to install vinyl windows where the original windows are constructed of wood. Most of the windows in this house have been replaced in the past, and vinyl windows have been previously approved on both the front and rear facades.

FINDING: Because many of the original windows have previously been replaced and vinyl windows have been previously approved for installation on the primary façade, Staff finds that the proposed vinyl windows are appropriate if designed with an appropriate profile, sash and muntin configuration.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;*

DISCUSSION: No chemical or physical treatments are proposed as part of this request.

FINDING: This standard is not an issue for the project.

8. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;*

DISCUSSION: Since most of the original windows have been previously replaced preservation practices dictate that replacement windows should match the appearance of the originals to the greatest extent possible.

FINDING: The application for replacement windows does not destroy significant cultural, historical, architectural or archaeological material.

9. *Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;*

DISCUSSION: The window treatment of this building has undergone several changes over time. Because the proposed windows will retain the original dimensions and maintain the existing casing, the proposed window treatment would be reversible.

FINDING: The new window will be differentiated from the old and the windows on the primary façade will be compatible in size and design to protect the historic integrity of the property and its environment.

10. *Certain building materials are prohibited including the following:*

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and*
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;*

DISCUSSION: No new siding materials are proposed as part of this request.

FINDING: This standard does not apply to this project

11. *Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;*

DISCUSSION: Signage is not a component of this project.

FINDING: This standard does not apply to the project.

12. Additional design standards adopted by the historic landmark commission and city council.

DISCUSSION: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* are applicable in this case and were discussed above on pages 5 and 6.

FINDING: Because many of the original windows have previously been replaced and vinyl windows have been previously approved for installation on the primary façade, Staff finds that the proposed vinyl windows are acceptable if designed with an appropriate profile, sash and muntin configuration.

RECOMMENDATION

Staff finds that the proposal to install vinyl windows at 78 "Q" Street complies with the City's historic preservation standards as stated above and recommends that the Historic Landmark Commission approve Case 470-06-54 as proposed subject to the proposed windows providing muntins and sashes that are consistent with the original windows.

Joel Paterson, AICP
Planning Programs Supervisor
December 28, 2006

Attachments: Exhibit 1: Historical Documentation
Exhibit 2: Photographs

Exhibit 1
Historical Documentation

HLC STAFF REPORT, CASE NO. 470-06-54

JANUARY 3, 2007

Exhibit 2

Photographs

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