

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

Amendment to Original Decision  
Minor Alteration, Petition PLNHLC2008-00738  
104 North F Street  
April 1, 2009

**Applicant:** Carl Jones

**Staff:** Robin Zeigler, 535-7758  
robin.zeigler@slcgov.com

**Tax ID:** 09-31-477-007-0000

**Current Zone:** RMF-35, moderate  
density multi-family residential

**Master Plan Designation:**  
Avenues Master Plan

**Council District:** District 3, Council  
Member Eric Jergensen

**Lot Size:** 4356 square feet

**Current Use:** Single-family  
residential

**Applicable Land Use Regulations:**

- 21A.34.020 H

**Notification**

- Notice mailed on March 17, 2009
- Agenda posted on the Planning  
Division and Utah Public  
Meeting Notice websites March  
17, 2009

**Attachments:**

- A. Plans
- B. Additional Information
- C. June 4, 2008, Staff Report
- D. June 4, 2008, Minutes

## ***Request***

Property Owner, Carl Jones, requests consideration of a minor alteration of 104 F Street that is different from the original decision of the Historic Landmark Commission made on June 4, 2008. The original decision was to deny legalization of replacement windows and to require windows that match the original in design and are similar in materials. The revision requested is a design that differs from the original design of the windows.

Recommendation is based on the analysis and findings presented in the staff report. Staff recommends that the Historic Landmark Commission approve the application as submitted.

## ***Potential Motions***

### **Approval**

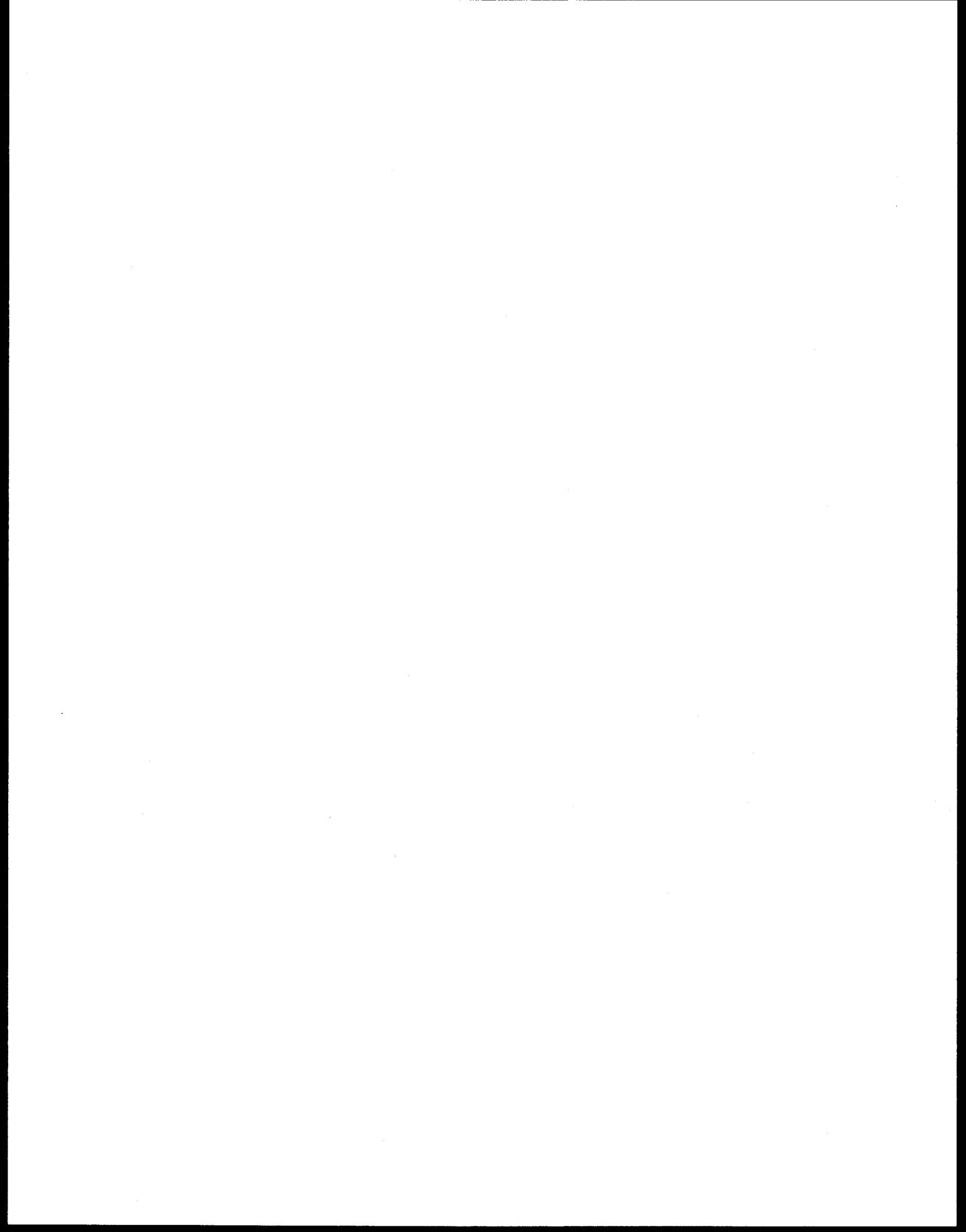
I move to approve the application as proposed in the application submitted based on the findings and facts presented in this staff report.

or

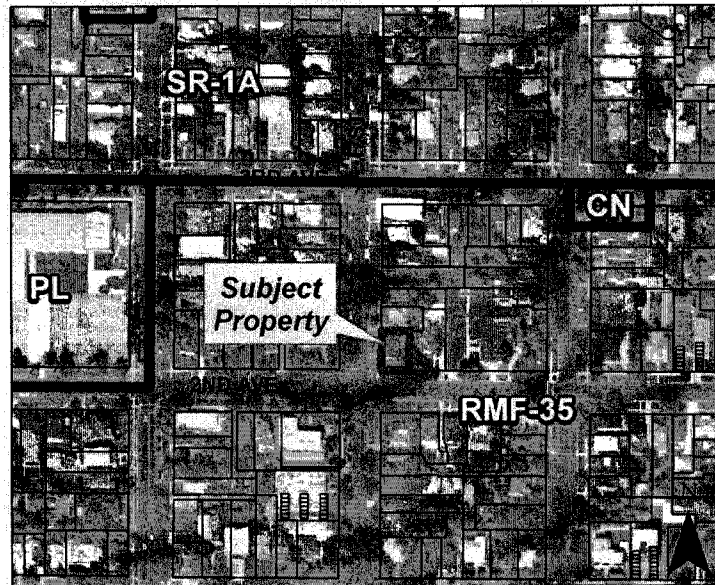
I move to approve the application as proposed and with the revisions requested by the applicant following submittal of the application, based on the findings and facts as presented in this staff report.

### **Denial**

I move to deny the application based on the following findings...



## VICINITY MAP



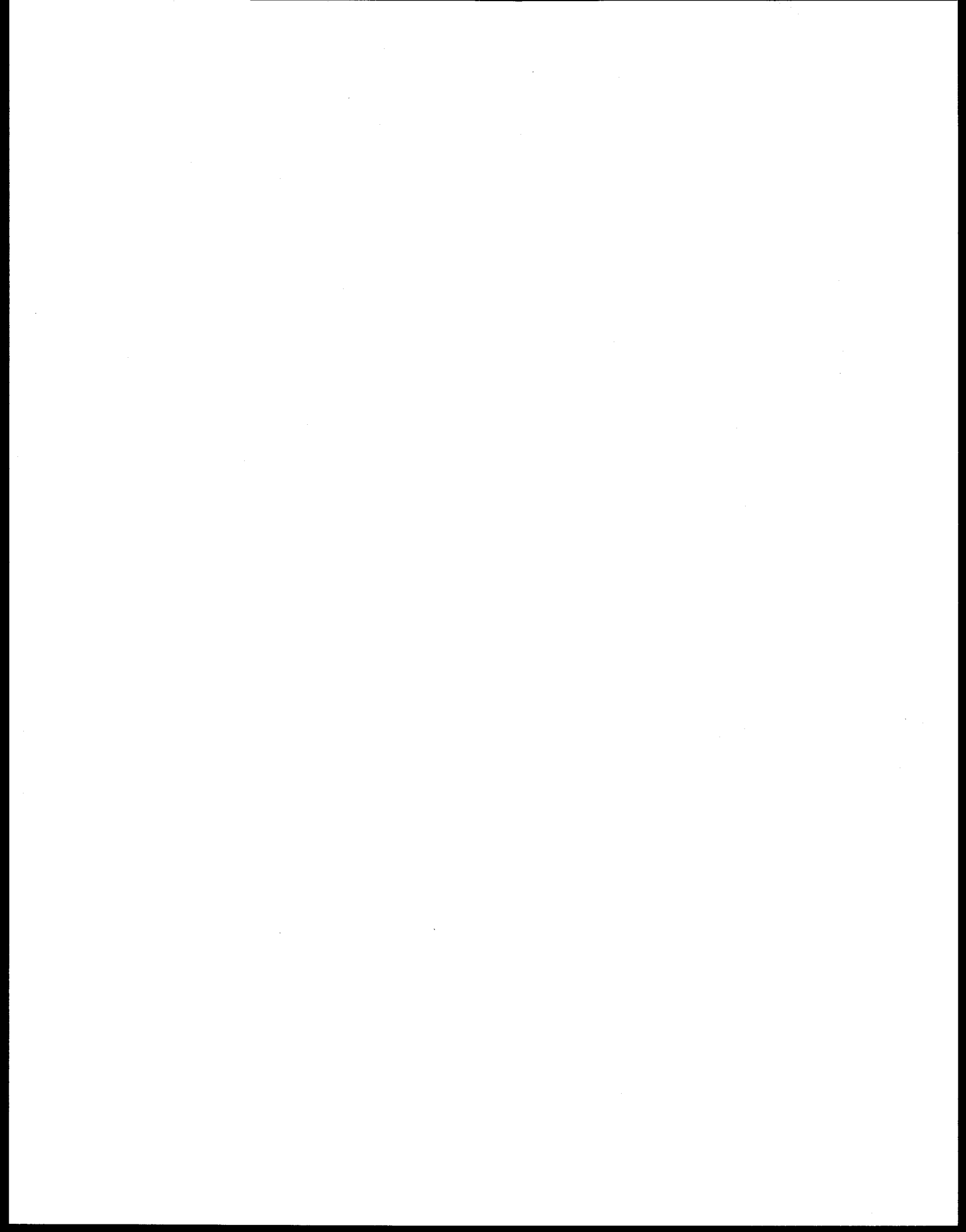
### **Background**

#### **Project Description**

On June 4, 2008, the HLC reviewed a legalization request for replacement windows at 104 F Street in the Avenues. The Commission denied the removal of the original windows and the existing replacement windows since the replacement windows used snap-in muntins that do not meet the design guidelines. The Commission “requested that the applicant work with staff to find an appropriate replacement window for all façades.”

Based on the design guidelines, new windows should match the old in dimension and design, therefore the new windows should have true or simulated divided lights that match the configuration of the original muntins. The applicant now proposes that the all windows that originally had divided lights now have no dividers because of the additional expense. Because the proposed windows do not directly meet the design guidelines, staff could not approve the application. However, the design guidelines do allow for some flexibility in secondary façades; therefore, staff chose to refer the decision to the Historic Landmark Commission.

The applicant proposes Jeld-Wen aluminum-clad wood windows. Please see Attachment A for detailed information on design and dimensions. Following are the designs proposed. This proposal is different than the information provided by the applicant shown in Attachment B, because the applicant revised his proposal after submitting the application.



<b>Elevation</b>	<b>Original Design</b>	<b>Proposed Design</b>	<b>Comparison to Original</b>
Front (6 windows)	Triparte window with four-over-four double-hung wood sashes flanking a central one-light fixed window	Triparte window with four-over-four double-hung wood sashes flanking a central one-light fixed window	Same
North and south sides: Two casement windows each side	multi-light casement	multi-light casement	Same
North and south sides: Two double-hung windows each side	Four-over-one wood double-hung	One-over-one aluminum clad double-hung	Different
Rear (4 windows)	four-over-one wood double-hung	One-over-one aluminum-clad double-hung	Different

### **Public Comments**

No public comments have been submitted. This type of project is not required to be presented to Community Councils.

### **City Department Comments**

This project has not been routed because the Historic Landmark Commission is only reviewing the architectural design of the project. Relevant city departments will provide comments during the building permit review process.

### **Analysis and Findings**

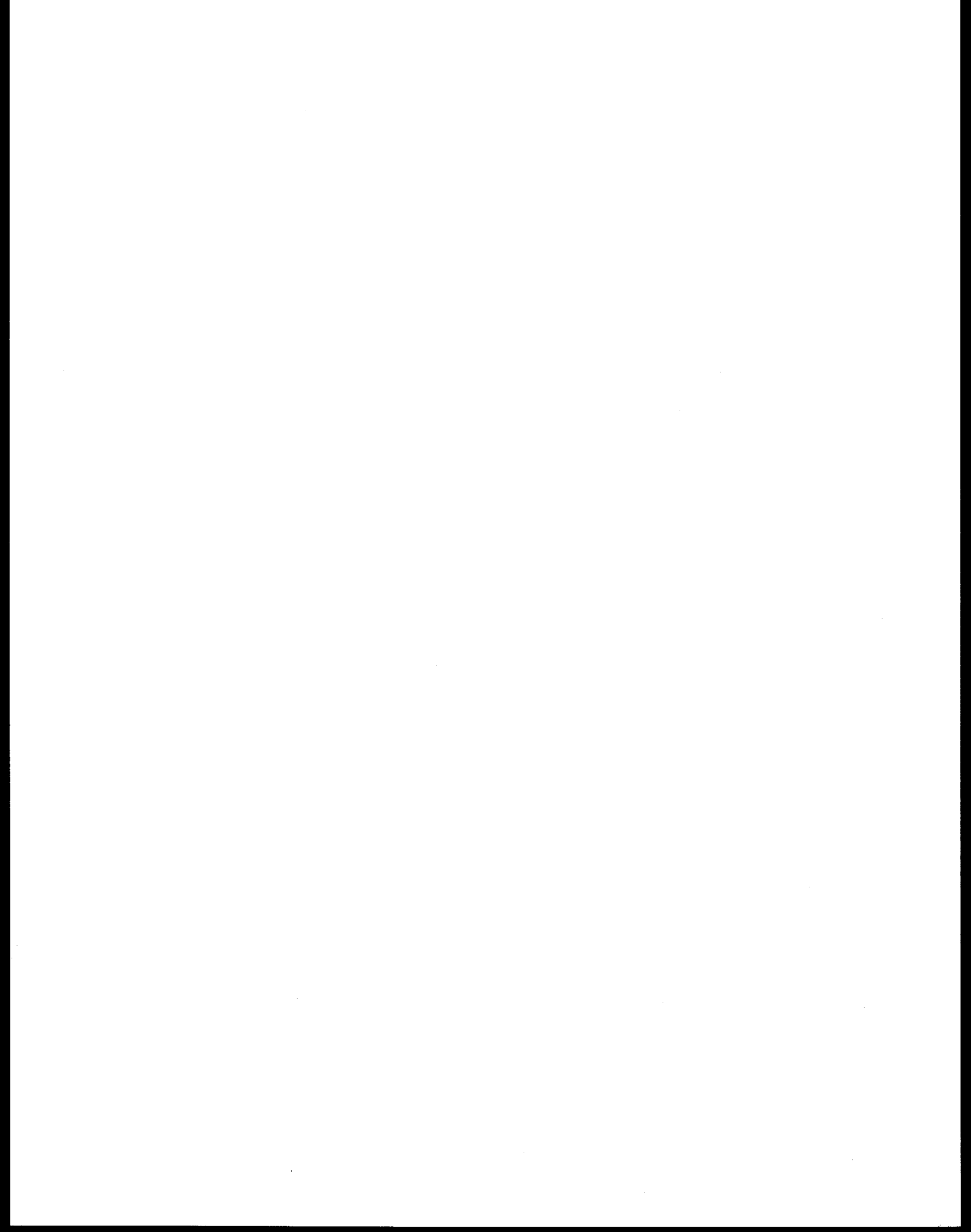
21A.34.020(G)

**G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure:** In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

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;

**Analysis for Standard 1:** The use of the property will not change.

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;



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

**3.0 Repair of Historic Windows:** When considering whether to repair or replace a historic window, consider the following: First, determine the window's architectural significance. Is it a key character-defining element of the building? Typically, windows on the front of the building and on sides designed to be visible from the street, are key character-defining elements. A window in an obscure location, or on the rear of a structure may not be. Greater flexibility in the treatment or replacement of such secondary windows may be considered.

**Analysis for Standards 2 and 5:** The original windows no longer exist; however the original openings have been retained. This project is no longer a preservation project but more of a reconstruction project.

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;

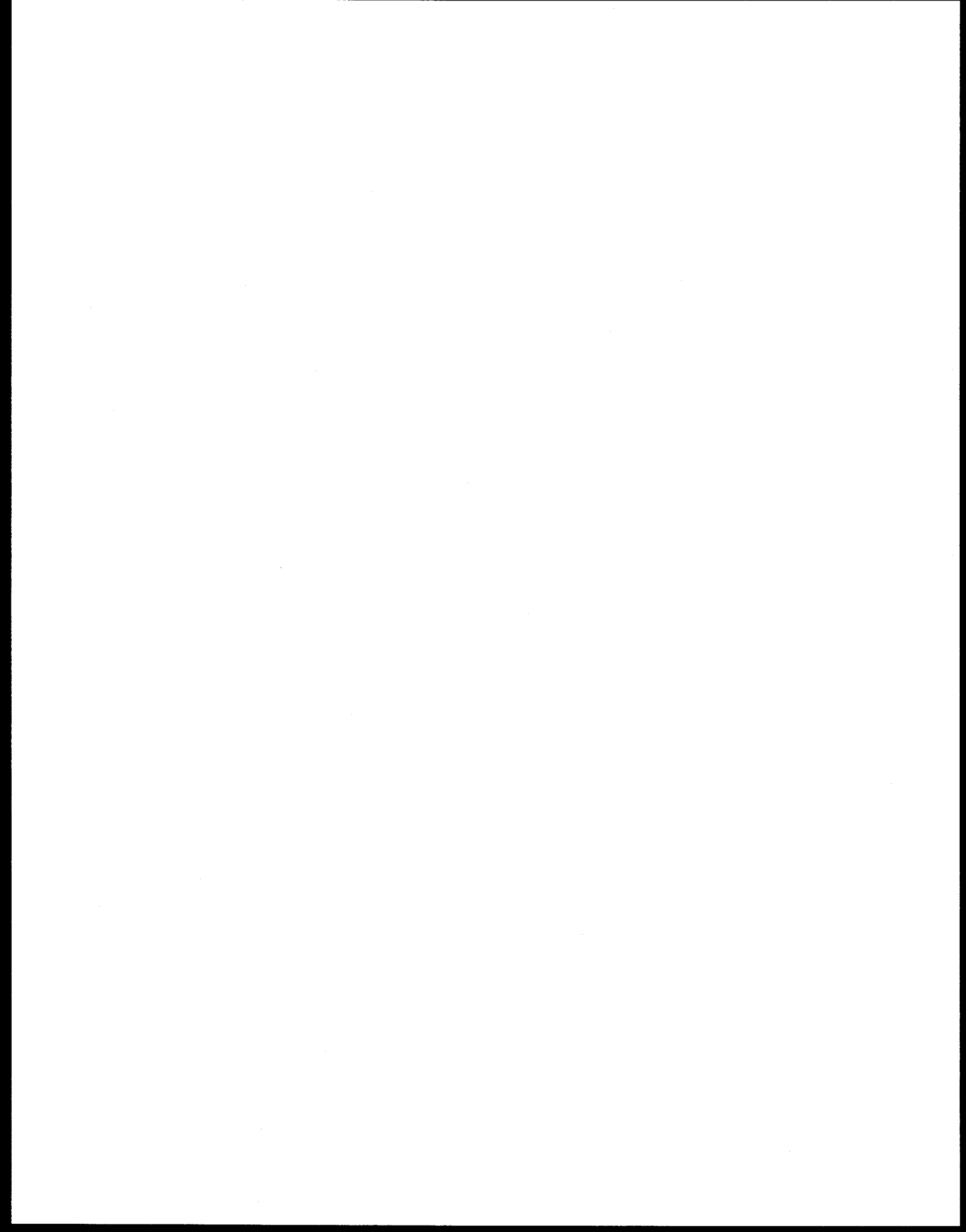
#### **Applicable Design Guidelines for Standard 6:**

**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 of the sash 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 in 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 materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis, and the following will be considered: Will original casing be preserved? Will the glazing be substantially diminished? What finish is proposed? Most importantly, what is the profile of the proposed replacement window?

**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.

**Analysis of Standard 6:** The original windows do not exist; therefore, repair, which is the first treatment choice of the design guidelines, is no longer an option. The size and number of openings is not proposed to change. The proposed windows are similar in design to the originals in materials and





in design, with the exception of the dividers. The applicant proposes simple one-over-one windows for part of the side elevations and the rear elevation. The design guidelines state that secondary windows may have greater flexibility in replacement treatments; however this is a corner building where at least three sides of the building are readily visible from the street.

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;

**Analysis of Standard 3:** The design of the proposed windows have no historical basis; however, they are simple in design and do not seek to create a design feature that was not originally present.

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

**Analysis of Standard 4:** The existing replacement windows are not old enough to gain significance in their own right.

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;

**Analysis of Standard:** This application does not involve chemical or physical treatments.

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;

#### **Applicable Design Guidelines for standard 8:**

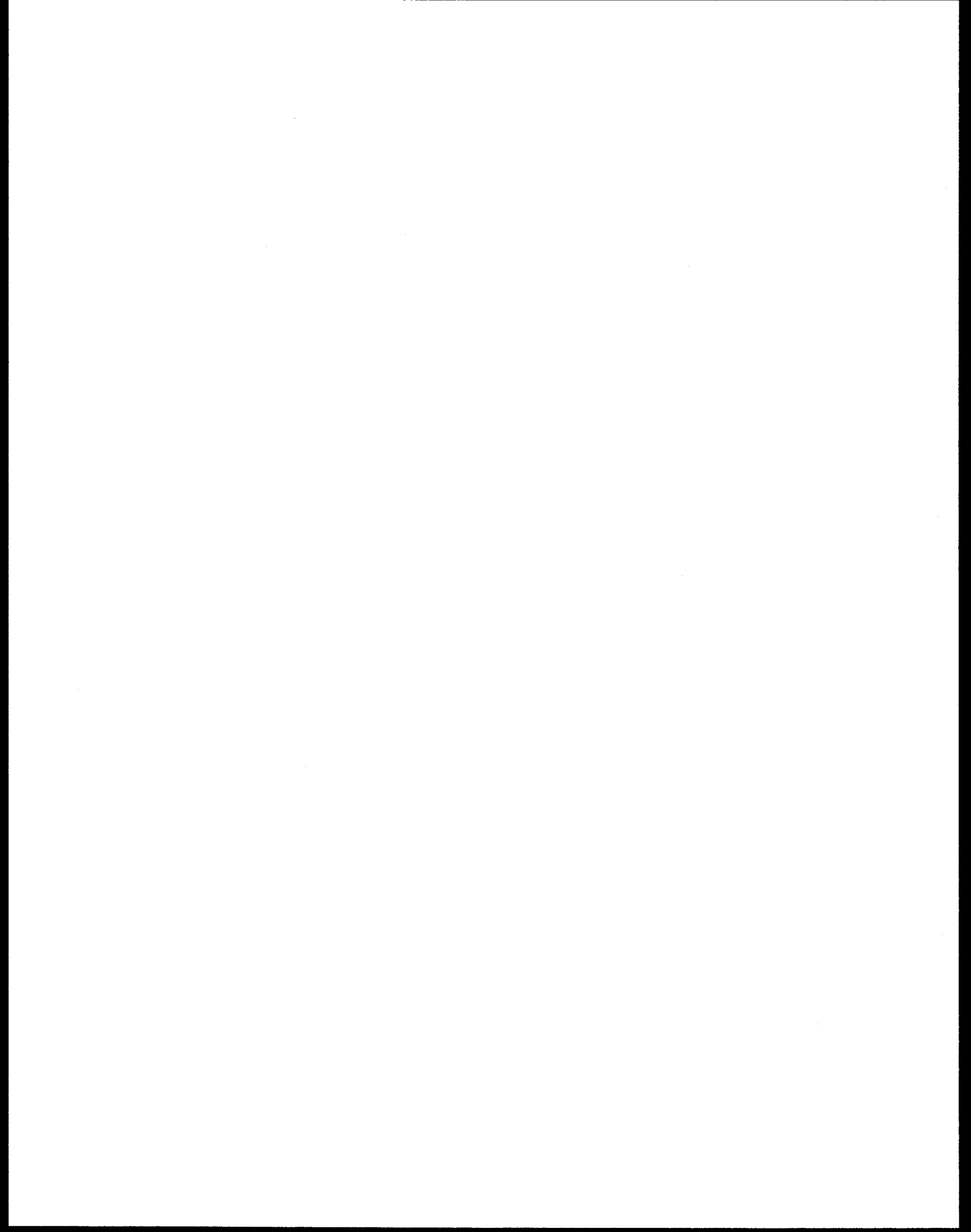
**3.0 Background:** Windows are some of the most important character-defining features of most historic structures. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window designs in fact help define many historic building types.

**3.0 Window Features:** The size, shape and proportions of a historic window are among its essential features. Many early residential windows in Salt Lake City were vertically-proportioned, for example. Another important feature is the number of "lights," or panes, into which a window is divided.

**Analysis of Standard 8:** The original windows no longer exist; therefore replacement windows are appropriate.

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;

**Analysis of Standard 9:** The replacement windows will not change the existing opening sizes.



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;

**Analysis of Standard 10:** This project does not include altering the cladding of the dwelling.

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 of this title;

**Analysis of Standard 11:** The project does not include signage.

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

**Analysis of Standard 12:** There are not additional standards relevant to this project.

## Options

Deny. The HLC may deny the application upholding their original decision that all windows of the building should match the original windows in design and be similar in materials.

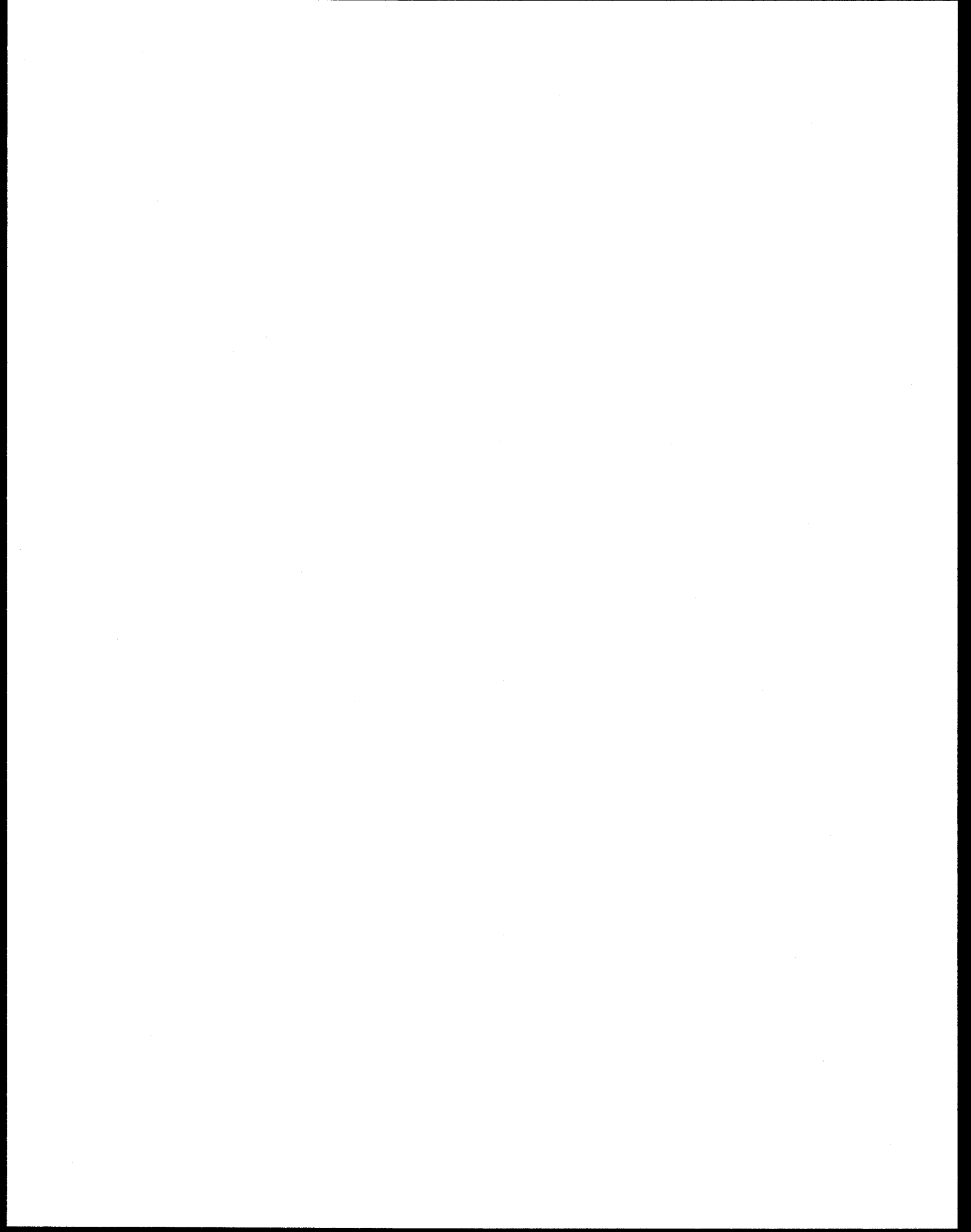
Approve. The HLC may approve the application, allowing for all windows to be as proposed.

Request Amendment to Application. The HLC may ask the applicant if he would be willing to amend his application to request that some of the windows match the original and that some of the windows be as proposed. For instance, the HLC may propose 1.) that only the front windows match the original design and that all other windows be as proposed or 2.) that the windows of the front and the south side match the original and the other two sides be as proposed.

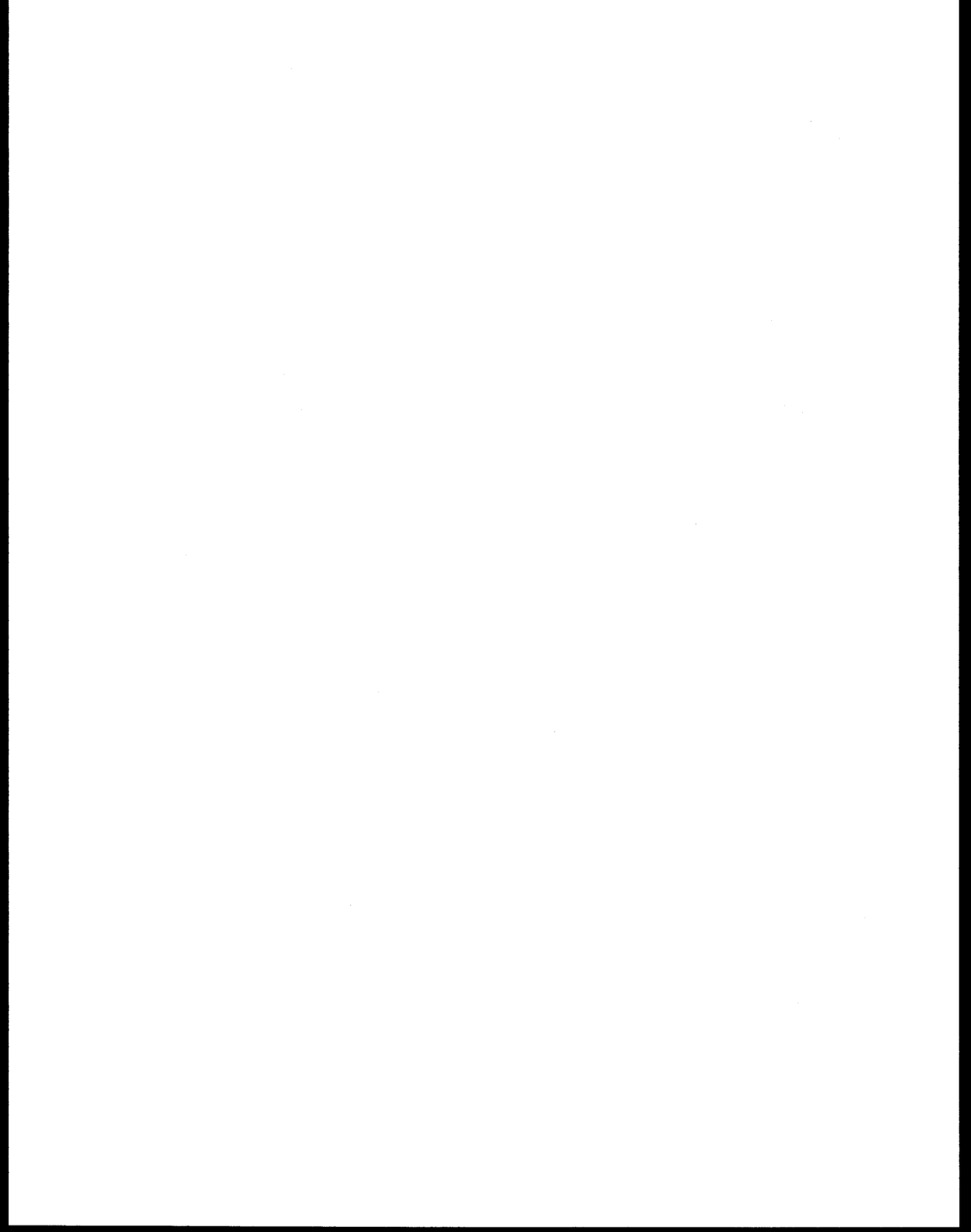
## Findings

The standards of review for a minor alteration are set forth in Section 21A.34.020 of the Salt Lake City Zoning Ordinance.

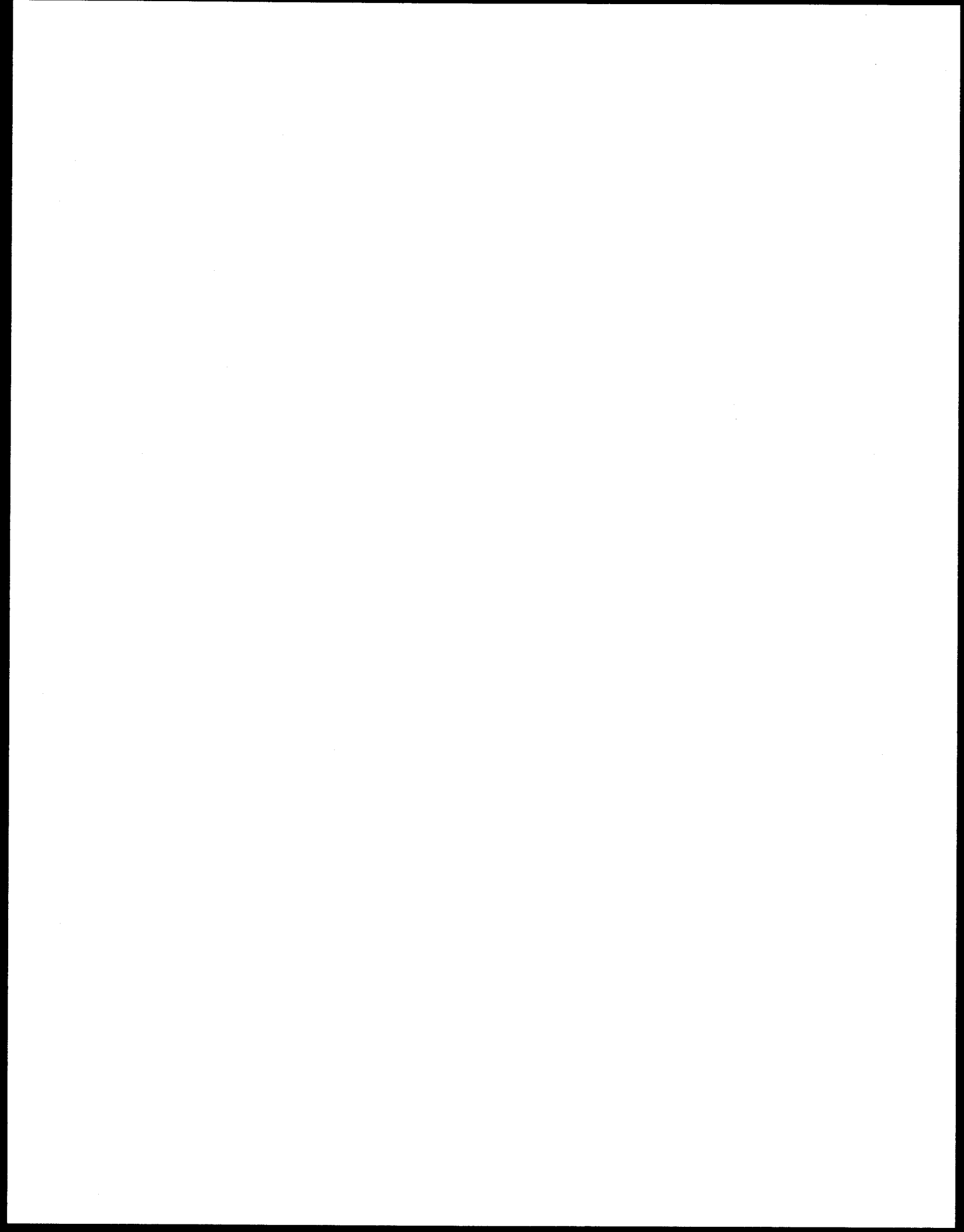
The proposal meets standards 1,3,4,7,8,9,10,11,and 12 and the majority of standards 2, 5 and 6. The project does not fully meet these last three standards since a window design that is different than the original is proposed; however, the design guidelines do allow for some flexibility in the replacement of secondary windows.



***Exhibit A***  
***Plans***









To Whom It May Concern:

My current windows are constructed with internal muntins that do not match historic pictures of the property. I would like to replace these windows with windows that have simulated divided lights that match the designs of the lights in the original windows.

The following is a description of the design of original windows:

~~(Present)~~

**FRONT** (6 windows)

Of the front six windows the two largest windows did not have divided lights while the smaller windows on both sides of the larger windows had divided lights on both sashes.

**NORTH SIDE** (4 windows)

From front to back, the first two windows had divided lights while the back two windows had divided lights on the upper sashes and nothing on the bottom sashes.

**BACK** (4 windows)

All windows in the back had divided lights on the top sashes and nothing on the bottom sashes.

**SOUTH SIDE** (3 windows)

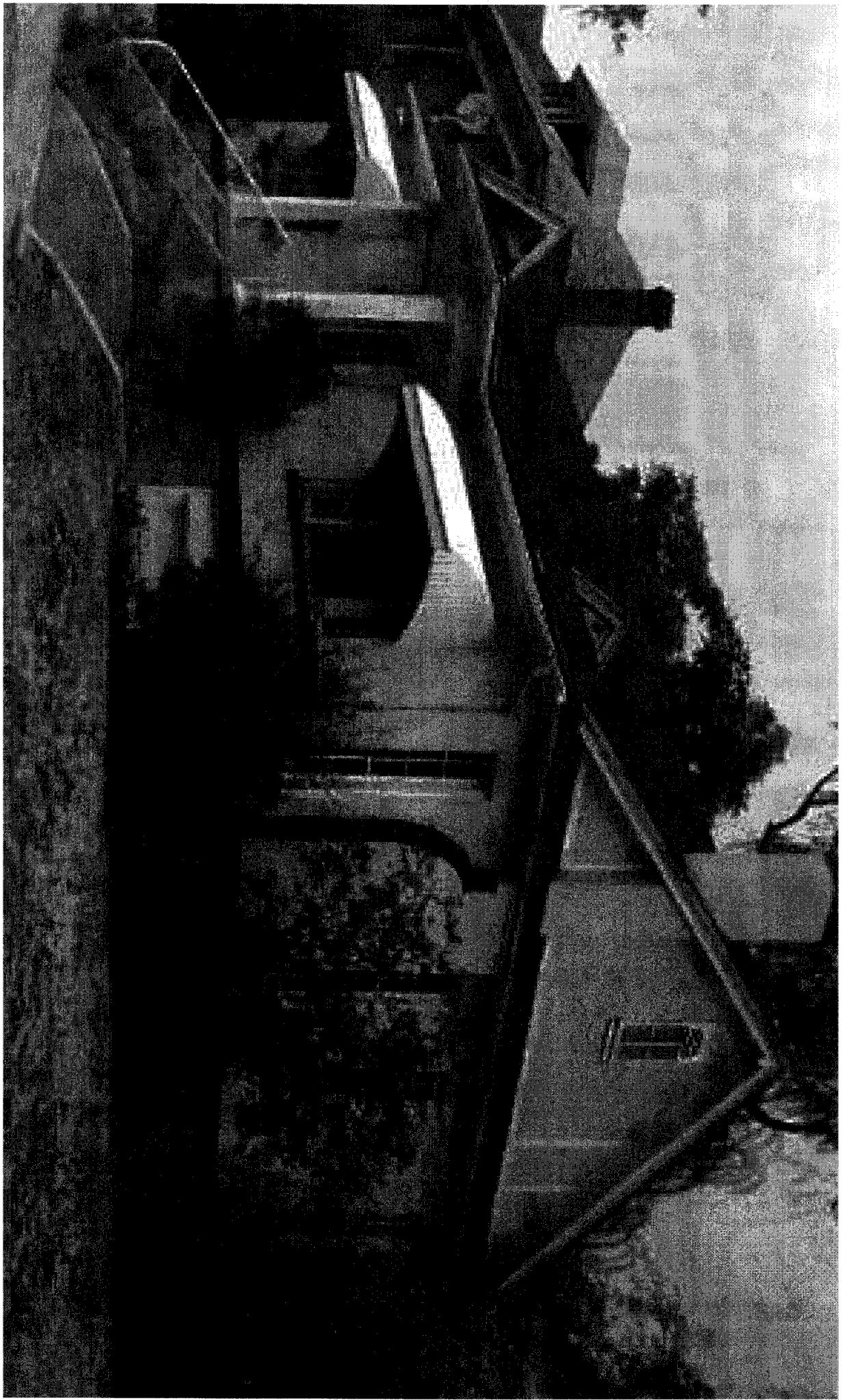
From front to back, the first two windows had divided lights, while the only other window had divided lights on the top sash and nothing on the bottom sash.

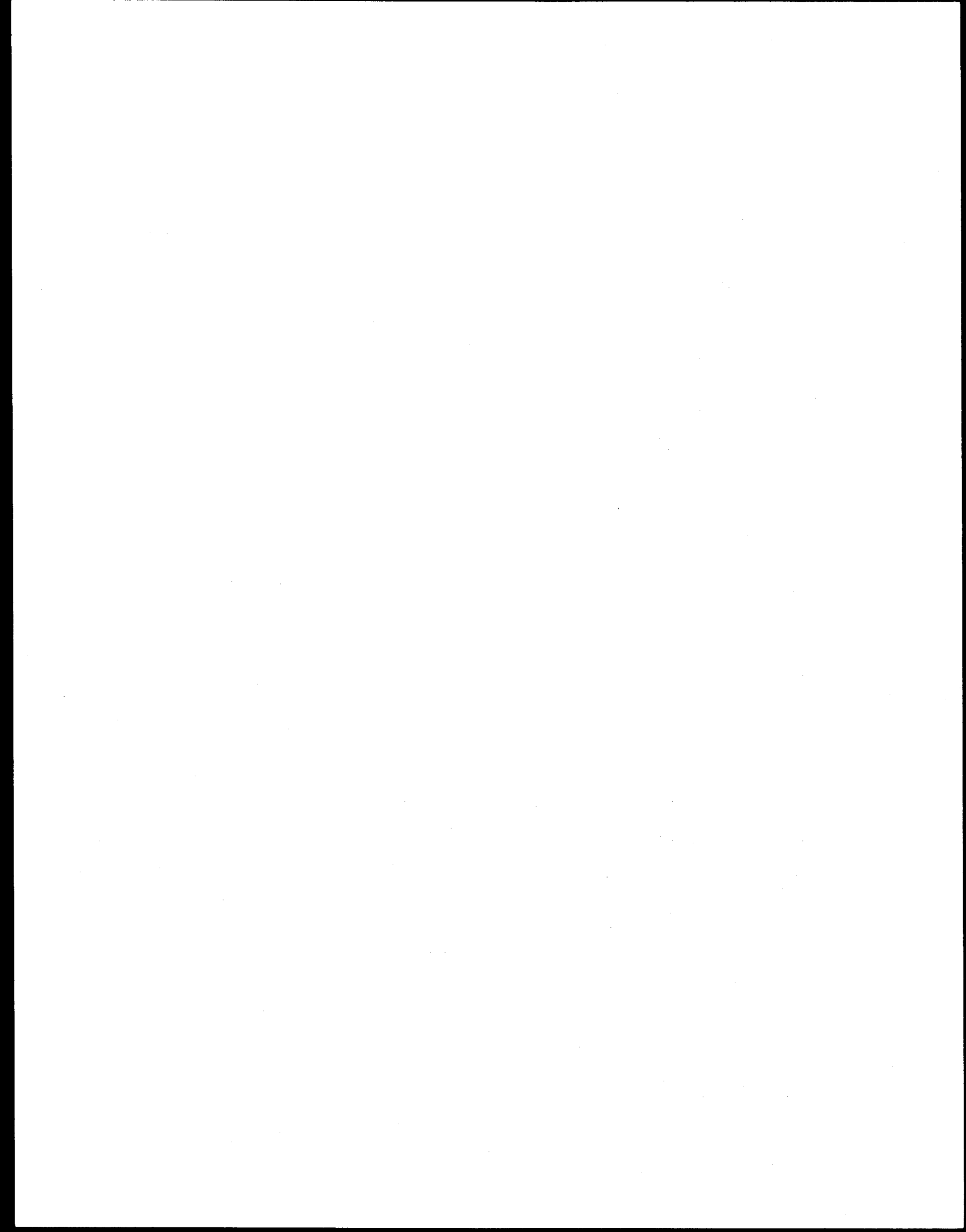
The windows I propose follow all of these design features, while providing the latest in construction and technology to offer the greatest efficiency. This will put the windows back into the correct style and conform to the city's push for a greener city. I have included a brochure that describes the construction and features of the windows.

Please call with any questions or concerns.

Carl Jones  
[carl.l.jones@comcast.net](mailto:carl.l.jones@comcast.net)  
801-550-4126







Case number : 176502

Image number: 2

Address : 104 N F ST ( 450 E )

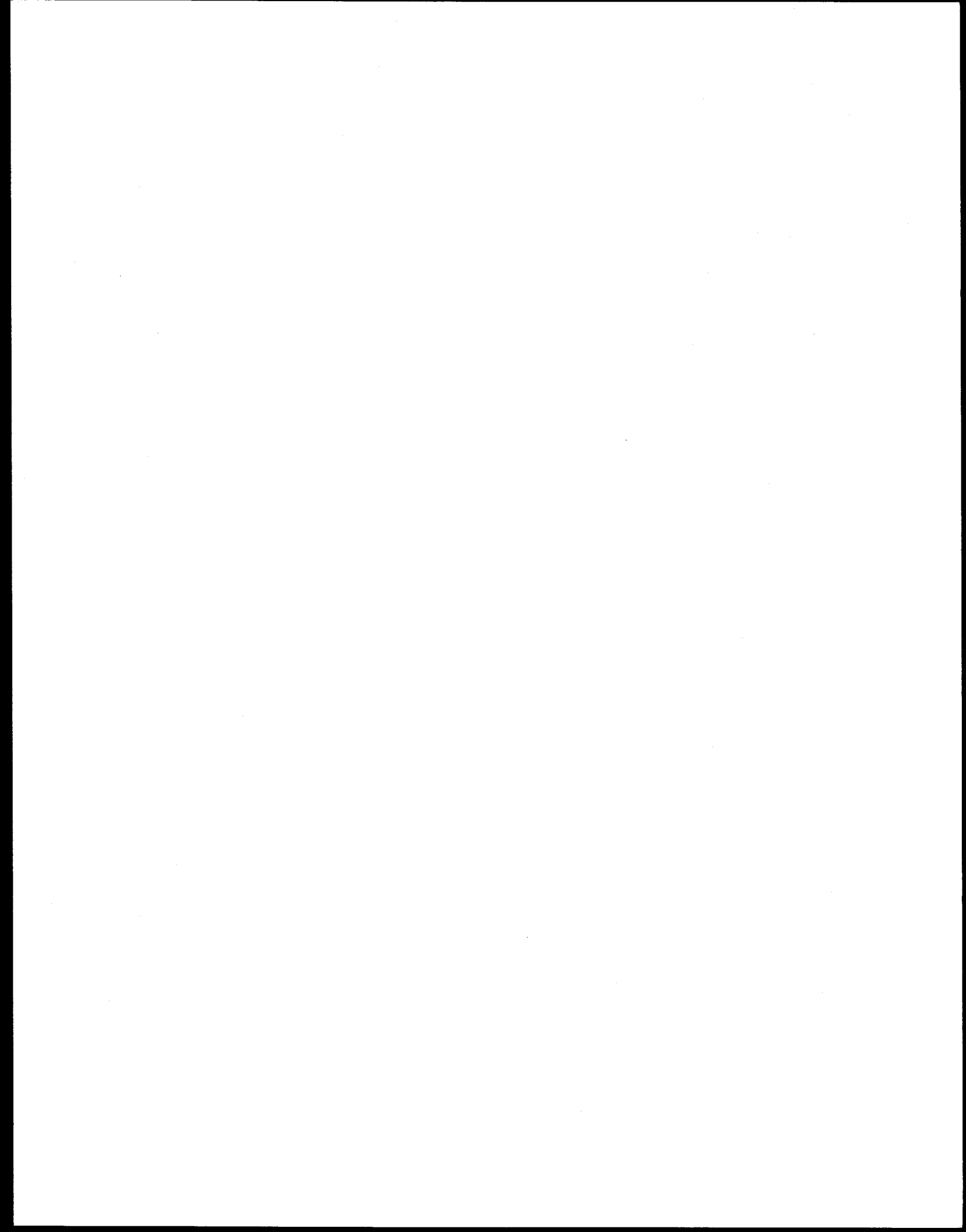
Sidwell # : 09-31-477-007-0000

Taken Date : 2/13/2008 00:00:00

Description : Window installation

Comment :





Case number : 176502

Image number: 1

Address : 104 N F ST ( 450 E )

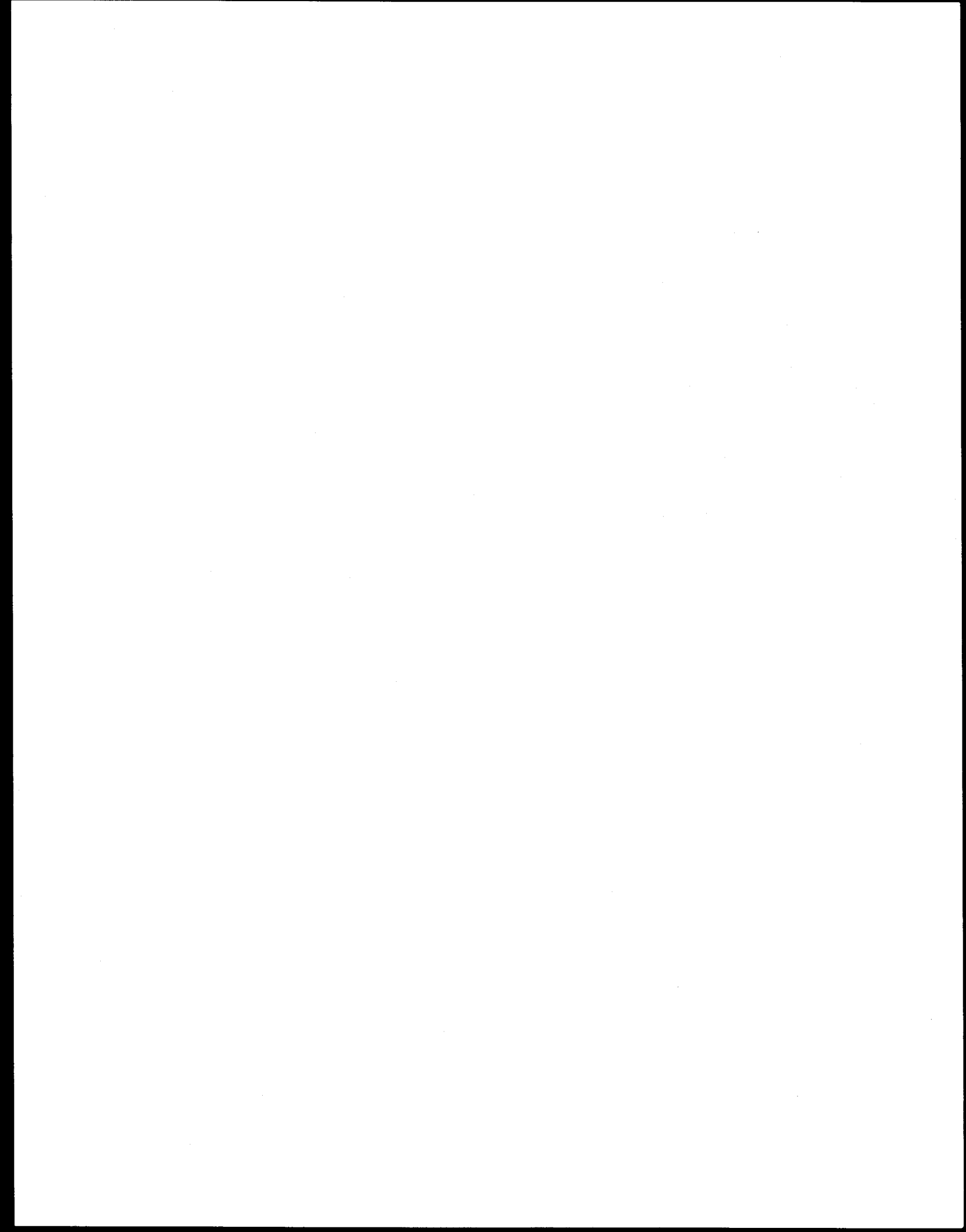
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Taken Date : 2/13/2008 00:00:00

Description : Window installation

Comment :



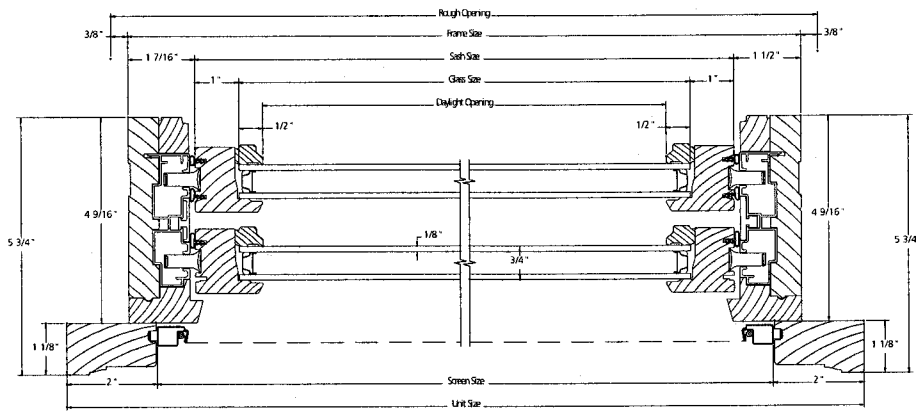
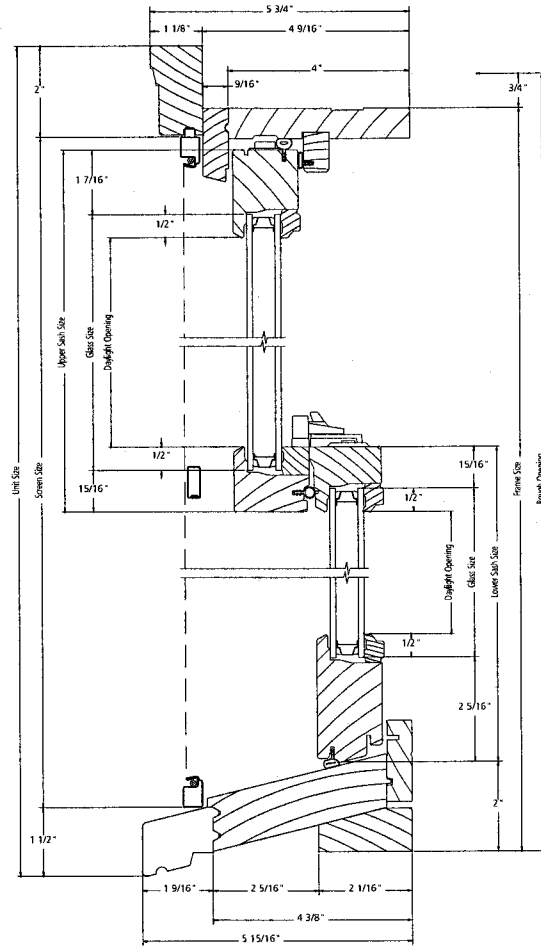


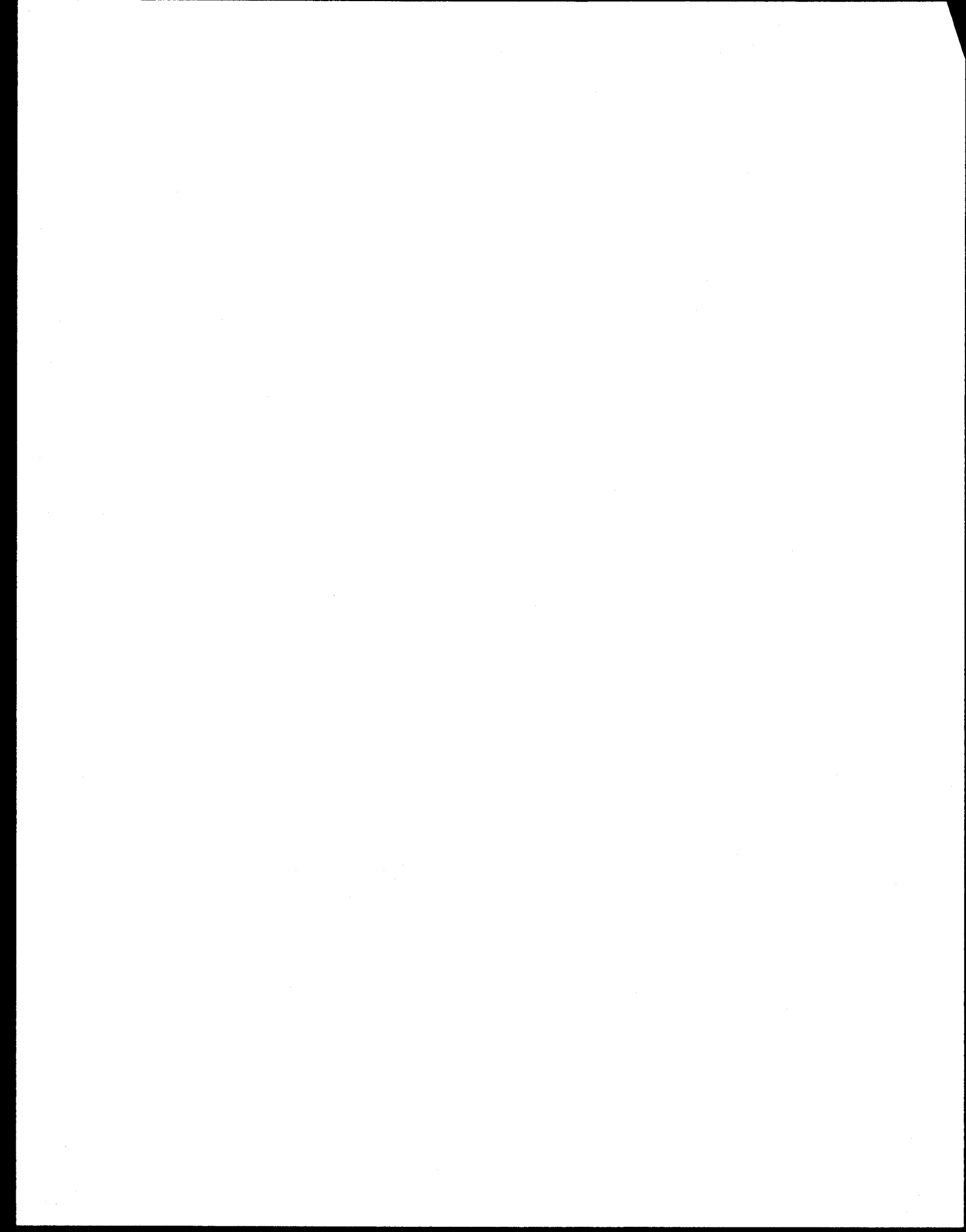


# DOUBLE-HUNG WINDOWS

## WOOD SECTION DETAILS AND DIMENSIONS FOR OPERATING UNITS

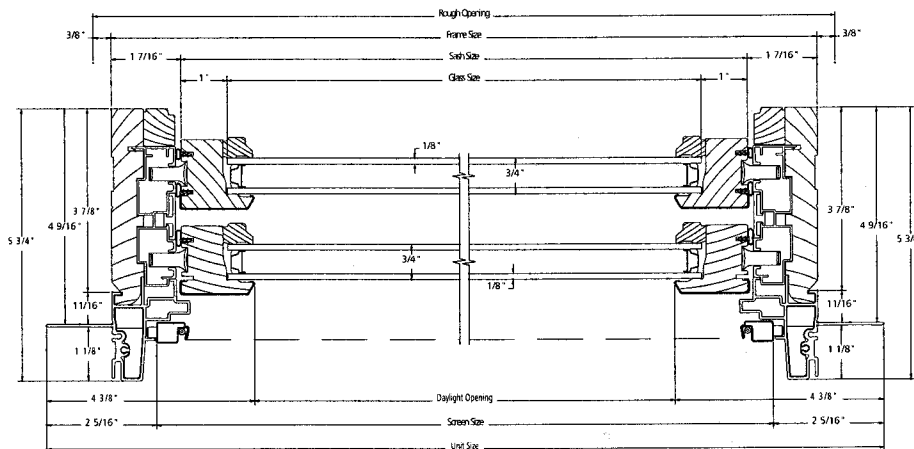
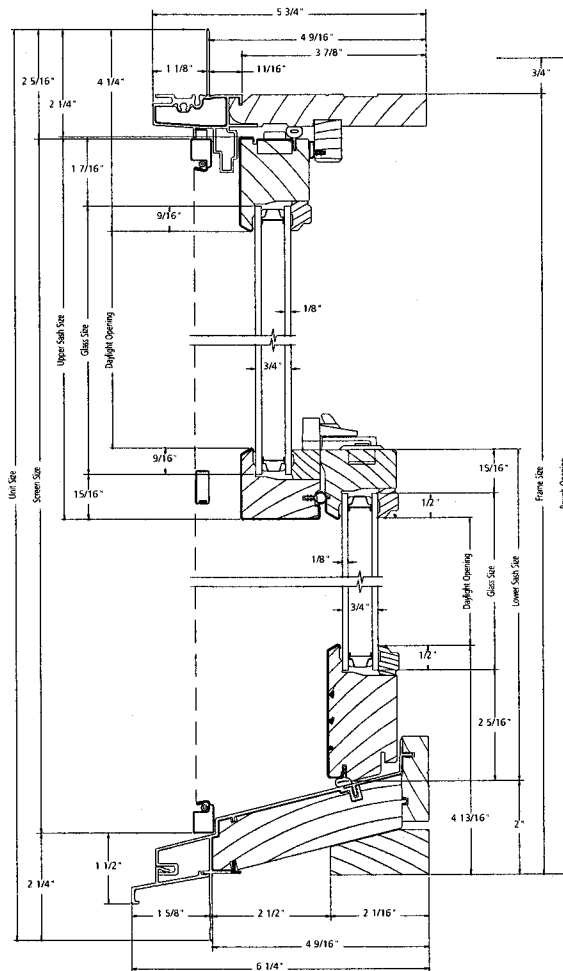
DOUBLE-HUNG



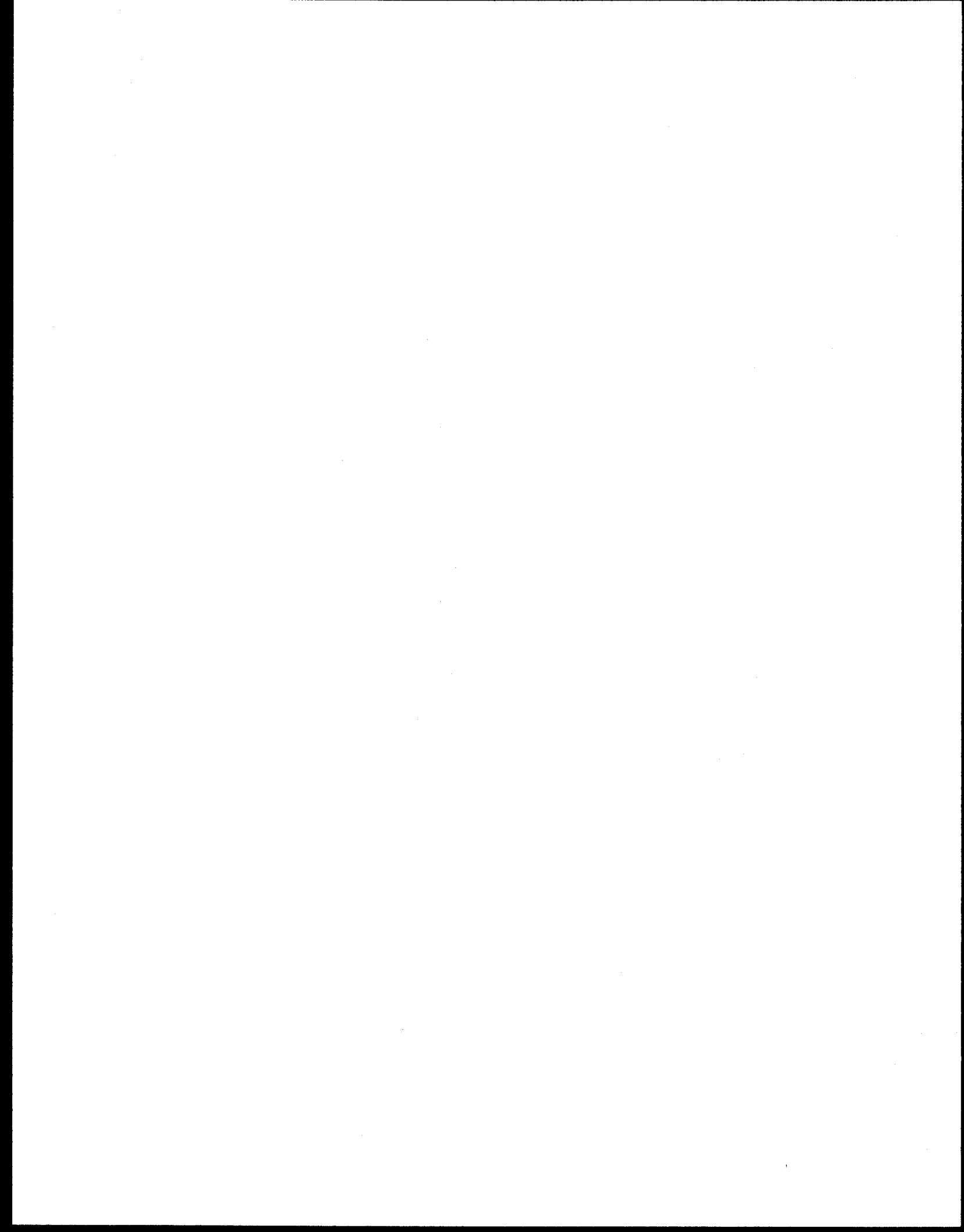


# DOUBLE-HUNG WINDOWS

## CLAD SECTION DETAILS AND DIMENSIONS FOR OPERATING UNITS

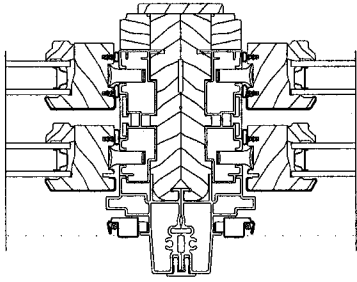


DOUBLE-HUNG

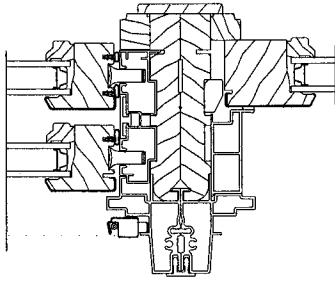


CLAD STANDARD MULLION DETAILS

HORIZONTAL MULLION

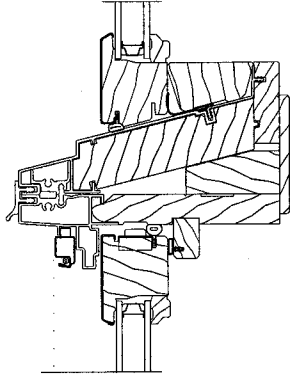


DOUBLE HUNG NEXT TO A DOUBLE HUNG



DOUBLE HUNG NEXT TO A PICTURE UNIT

VERTICAL MULLION

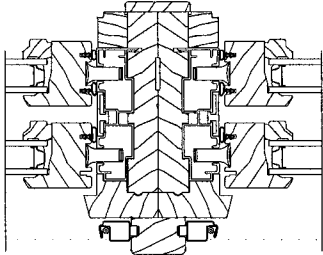


TRANSOM OVER A DOUBLE HUNG

DOUBLE-HUNG

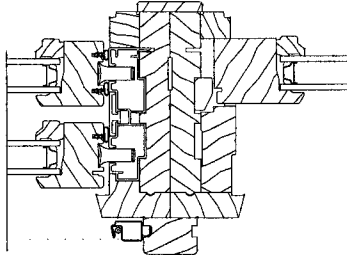
WOOD STANDARD MULLION DETAILS

SIDE JAMB

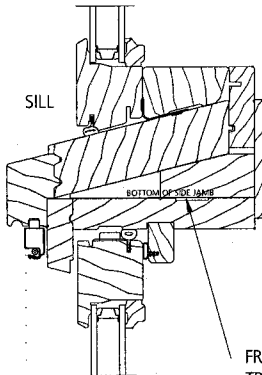


DOUBLE HUNG NEXT TO A DOUBLE HUNG

SIDE JAMB



DOUBLE HUNG NEXT TO A PICTURE UNIT



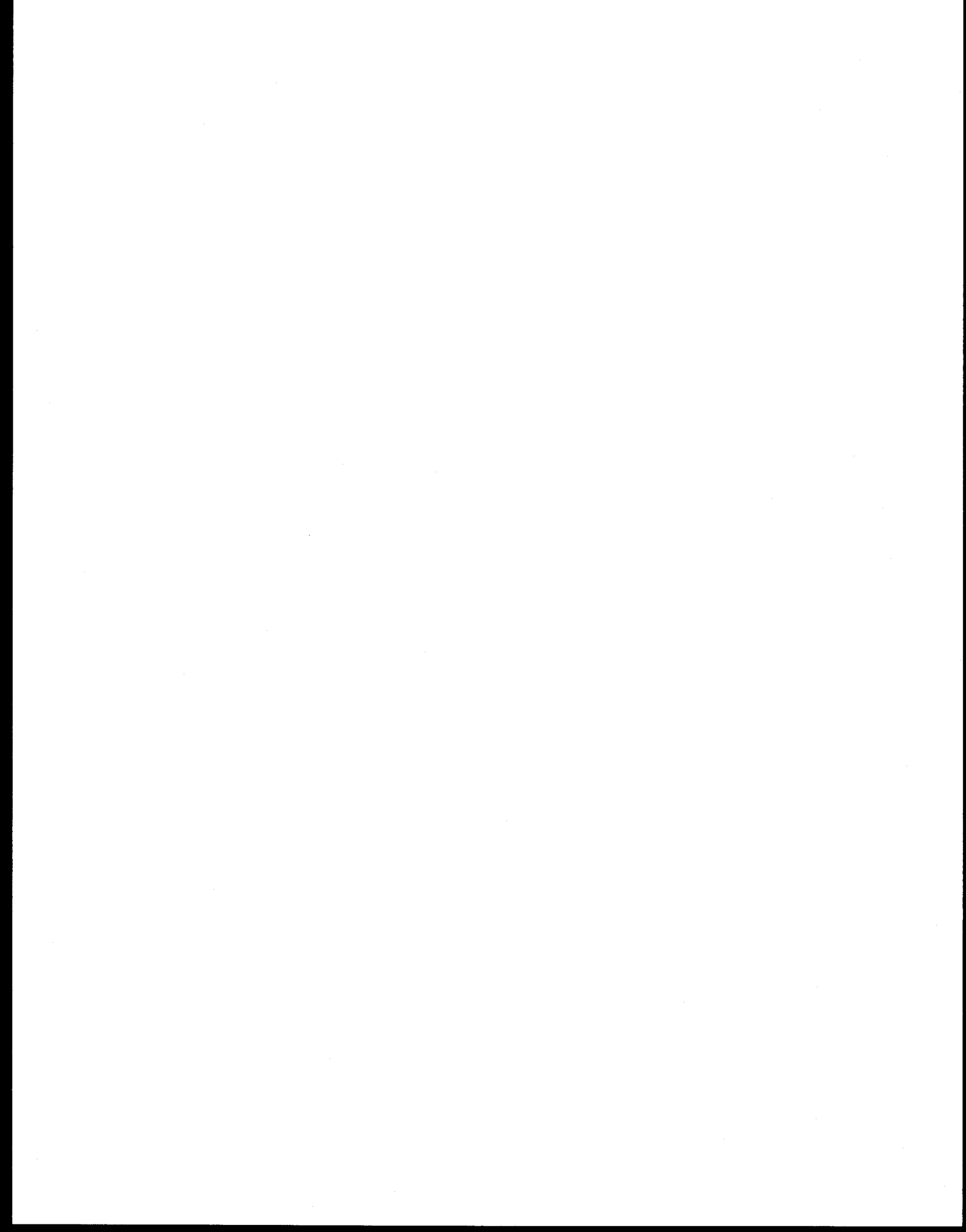
HEAD JAMB

FRAME LINE BETWEEN TRANSOM SILL & DOUBLE HUNG HEAD JAMB

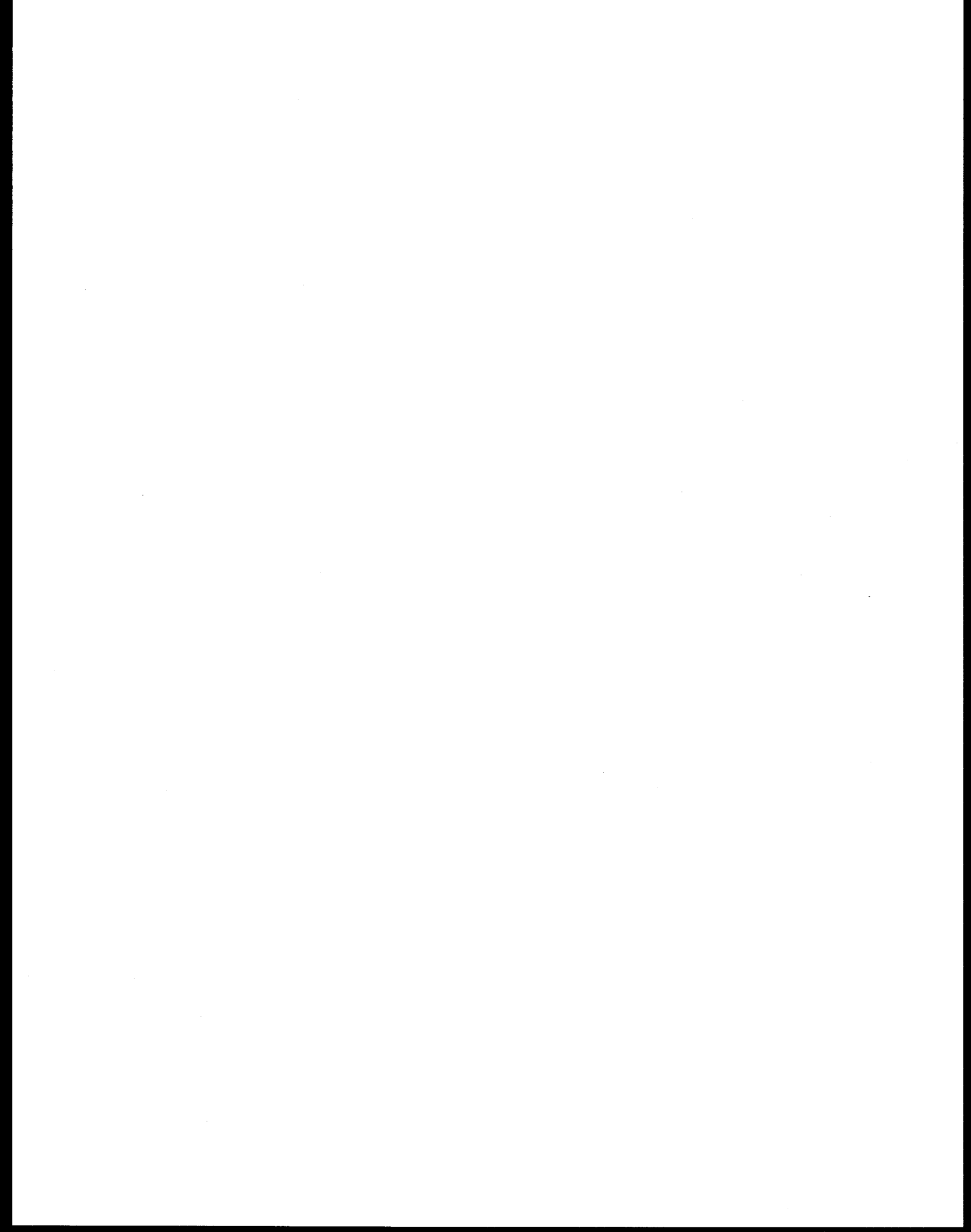
TRANSOM OVER A DOUBLE HUNG

**TRANSOM MULLING NOTE:**

Transom units are assembled with the side jamb of the Transom unit flush with the head jamb of the lower unit. The overall vertical frame height of the mullied units is equal to the frame height of the lower unit and the upper unit added together.



***Exhibit B***  
***Additional Applicant Information***





# JELD WEN®

WINDOWS & DOORS



Industry  
Leading  
Warranty



*Wood Windows & Patio Doors*



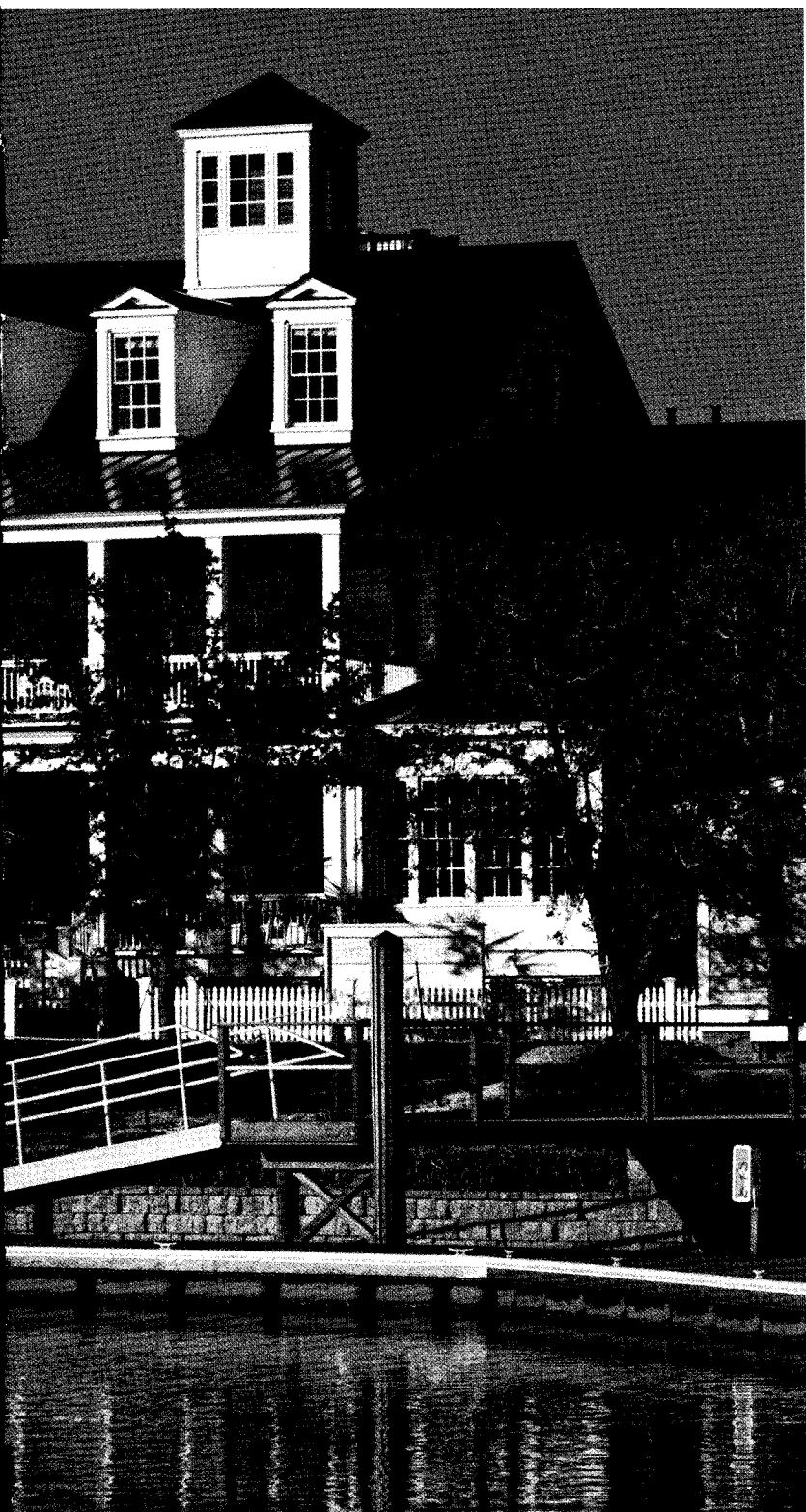
RELIABILITY *for real life*®



## Finding the perfect windows and patio doors

From clean and streamlined to charming and ornate, JELD-WEN wood windows and patio doors includes a full range of styles. Our selection ensures you'll find the perfect windows and patio doors to meet your design and performance requirements. Helping you create a home that is unique is part of our commitment to giving you peace of mind, and of course, reliability for real life.





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# WINDOW PLANNING GUIDE

Are your new windows for  
new construction or an  
existing home?

Existing Home

New Construction

Do you want the durability of low-maintenance  
aluminum cladding? Or the design freedom of a  
primed wood exterior?

Aluminum Clad Exterior

Primed Wood Exterior

Are you looking for the streamlined simplicity  
of a high quality wood window? Or do you  
require the design flexibility of a customizable  
premium wood window?

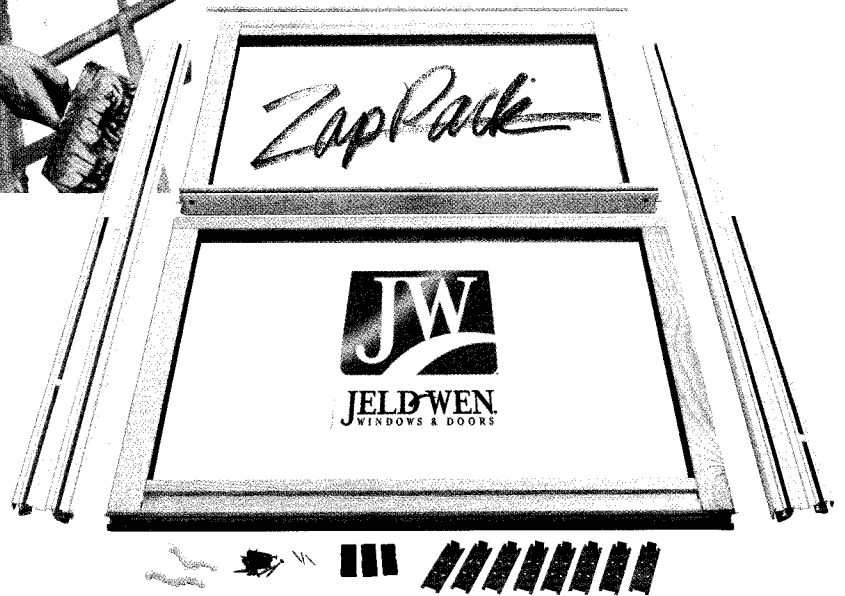
Tradition Plus Primed Wood  
Windows combine durability  
with design flexibility  
(page 22)

Design Flexibility

Streamlined Simplicity

Enjoy the high performance features  
of Tradition Plus Clad Wood Windows  
(page 12)

Tradition Clad Wood Windows  
Affordable quality with an expanded view  
(page 20)



Are your current wood window frames in good condition?

Bad frame condition

Our windows for new construction are easily adapted for remodels. The Tradition Plus Clad-Wood Windows are offered in custom sizes to fit your homes existing openings.  
(page 12)

Good frame condition

Installing the ZapPack Sash Replacement Kit will save you time, money and energy (page 19). Or choose our new Double-Hung Pocket Replacement Window to easily replace your old drafty windows (page 18).

# GLASS SELECTION

## LoE<sup>3</sup>-366

### Glass that comforts you

With optional LoE<sup>3</sup>-366 glass, JELD-WEN® windows and patio doors make homes more comfortable than ever. This glass is designed to help maintain a consistent temperature indoors, and it features a clear appearance that won't affect your view. Benefits include:

- Blocks 95 percent of damaging ultraviolet (UV) rays which can fade furniture and carpets
- Reduces heat gain in the summer and heat loss in the winter which can lead to lower energy bills
- Exceeds ENERGY STAR® requirements
- Offers more protection against solar heat gain and fading than standard Low-E glass

#### An efficient name

What does LoE<sup>3</sup>-366 mean? Low-E refers to the low-emissivity coating that reduces heat gain and loss; the 3 stands for the number of layers (regular Low-E glass has two), and the 66 is for the percentage of visible light transmittance through the glass.

## Low-E Glass

### High performance Low-E glass comes standard

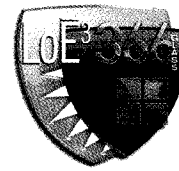
Low-E glass helps keep solar heat from the sun out of your home and provides the best year-round performance by lowering energy costs by up to 20% (based on savings over clear glass). Homes stay cooler in the summer and warmer in the winter for improved comfort. This unique glass also reduces fading to your furniture and carpets by eliminating over 80% of the damaging UV rays.

### ENERGY STAR®

By choosing the proper glass options, your JELD-WEN windows will meet or exceed the most stringent ENERGY STAR requirements. This means you will enjoy decreased home energy costs throughout the year. We are honored to be an ENERGY STAR partner.



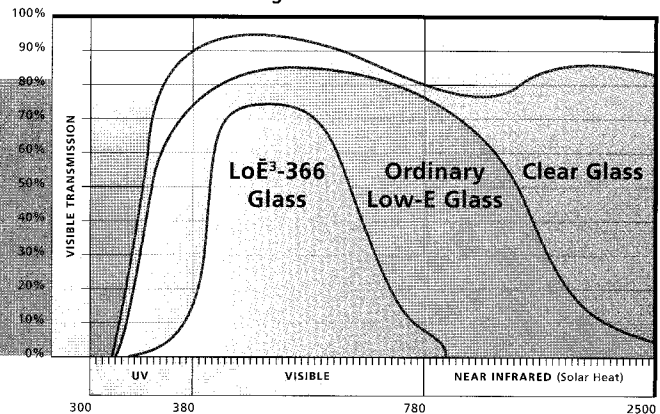
Glass requirements may vary by region



When the temperature outside is: <b>-20°</b> the temperature inside is:		When the temperature outside is: <b>+20°</b> the temperature inside is:	
Single-pane, clear	0°	Single-pane, clear	31°
Double-pane, clear	37°	Double-pane, clear	51°
Low-E	47°	Low-E	58°
<b>LoE<sup>3</sup>-366</b>	<b>52°</b>	<b>LoE<sup>3</sup>-366</b>	<b>61°</b>

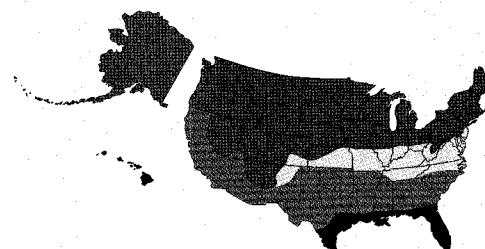
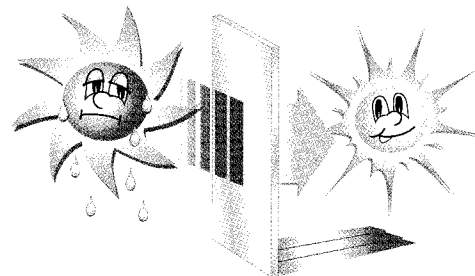
These tables compare the interior glass temperatures of different glass types in two outdoor conditions.

Glass and selective light



LoE<sup>3</sup>-366 is a spectrally selective coating. It distinguishes between visible light, unwelcome UV and near infrared rays (NIR). The result is the ultimate in solar heat control, fading protection and visibility.

### Look for this logo



■ Northern Climate Zone (Mostly Heating)	5,400+ HDD	U-Factor 0.35	SHGC Any
■ North/Central Climate Zone (Heating & Cooling)	3600-5400 HDD	U-Factor 0.40	SHGC 0.55
■ South/Central Climate Zone (Heating & Cooling)	6300-4500 CDD	U-Factor 0.40	SHGC 0.40
■ Southern Climate Zone (Mostly Cooling)	>6300 CDD	U-Factor 0.65	SHGC 0.40

## Low-E with optional Argon gas fill

Argon gas fill achieves lower heat transmission between the panes of glass, and provides even greater insulation. This means superior energy efficiency and lower energy bills.

All windows ordered with argon gas fill, come standard with double strength glass.

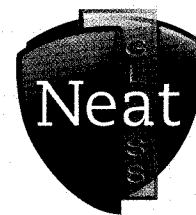
\*Argon gas is not available with high altitude glass.



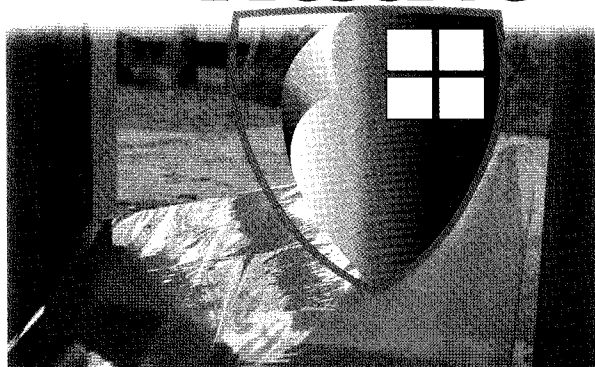
## Neat™ Glass

Easier to clean window glass just got better with Neat naturally clean glass. With this glass option your windows and patio doors will remain almost spotless, this means less time cleaning and more time enjoying the view.

Neat™ is a Trademark of Cardinal Industries



## Preserve®



## Preserve® protective film

Preserve film is standard for all Premium Wood windows and patio doors. It is factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site, so you won't need to spend extra time cleaning your new windows. What's more, it's easy to remove.

### Tinted glass

Tinted glass reduces glare, and it's ideal for areas that get direct sunlight in the summer. We offer Solexia™, Gray or Bronze tinted glass, as well as reflective Gray and reflective Bronze tinted glass.

### High-altitude insulating glass

In higher elevations, atmospheric pressure can cause glass panes to bow outward. To prevent this and ensure structural integrity, select our high-altitude glass. This glass includes breather tubes (placed between the panes of insulating glass) to equalize the airspace pressure with the atmosphere.

### Textured glass

Let light in while maintaining privacy with obscure glass.

### Tempered glass

Tempered glass is heat treated to withstand greater force or pressure on its surface, and breaks into smaller, less harmful pieces

### Laminated glass

Laminated glass consists of panes of glass with an invisible interlayer, sandwiched together to create an extremely sturdy glass unit. This provides increased protection for home safety and from incidental impact; it also provides an improved barrier against sound and harmful UV rays.

### Tinted Glass Options



Clear



Solexia™



Gray



Reflective Gray



Bronze



Reflective Bronze

### Textured Glass Options



Obscure



Glue Chip



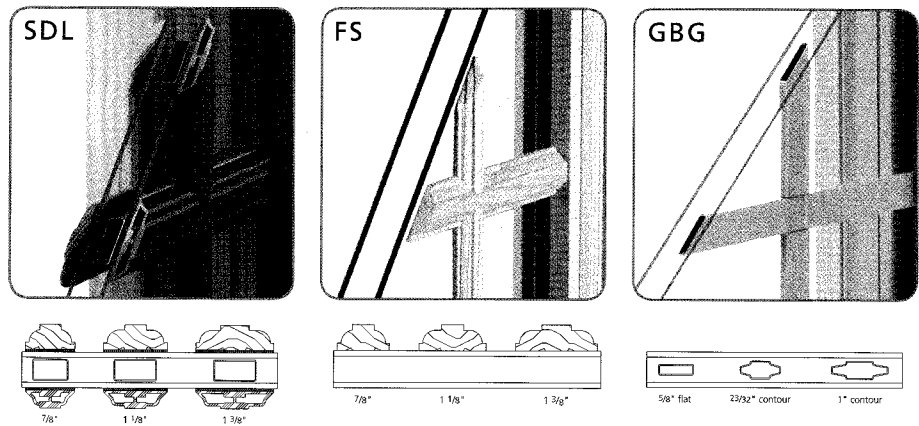
Rain

# ARCHITECTURAL DETAILS

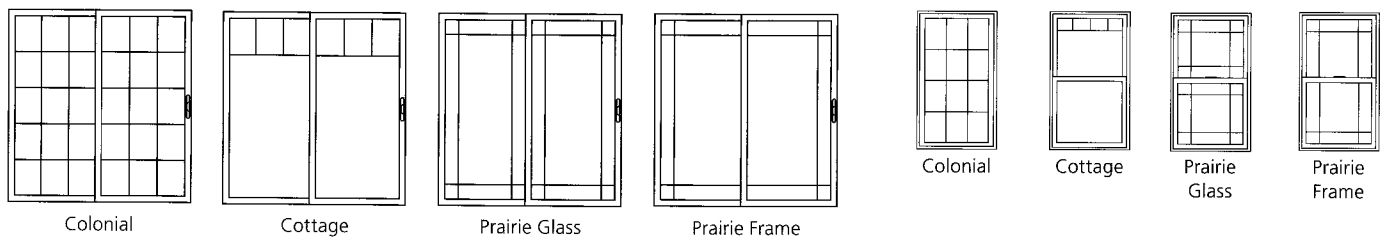
Our windows and doors can be visually enhanced in a variety of ways. We offer a range of divided lite, cladding and trim options, so you can find the right elements to coordinate with your home's style.

## Divided lites

Add architectural interest to your wood windows and patio doors with one of our divided lite options. These options include simulated divided lites (SDL) for an authentic look, full-surround wood grilles (FS) that can be removed for easy cleaning, and maintenance-free grilles between the glass (GBG).



## Divided Lite Options



### Simulated divided lites (SDL)

Extruded aluminum grilles permanently applied to the exterior glass, with removable full-surround or permanently applied clear wood grilles on the interior glass. The permanently applied option is available with or without a shadow bar placed between the panes of insulating glass.

### Full-surround (FS) and knock-down (KD) removable wood grilles

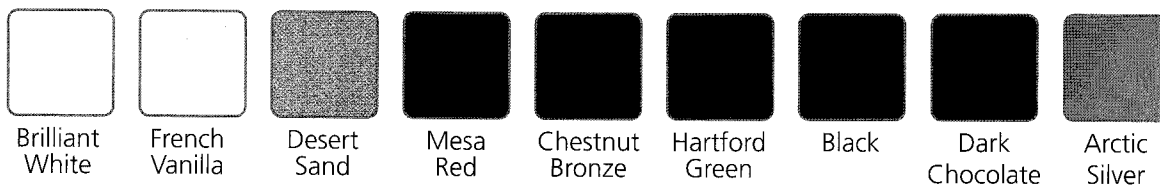
Wood grilles that fit securely on the interior glass (removable grilles snap out for easy cleaning).

### Grilles between the glass (GBG)

Flat or contour bars placed between the panes of insulating glass.

## Cladding

Clad-wood windows and patio doors have a protective aluminum cladding on their exteriors. The baked-on enamel finish never needs repainting and requires minimal maintenance. Our exterior cladding allows you to accentuate your home's visual appeal. Choose from nine popular Tradition Plus colors.



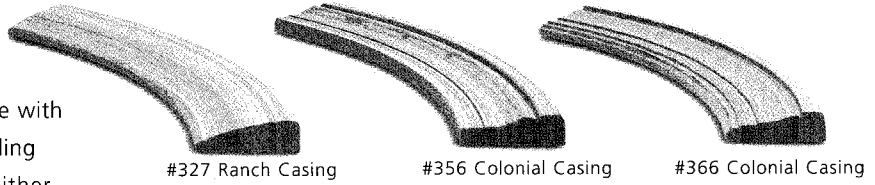
\*Tradition windows and patio doors are available in Brilliant White, French Vanilla, Desert Sand, Chestnut Bronze, Hartford Green and Black. Colors shown may not match our clad colors exactly.





### Interior trim profiles

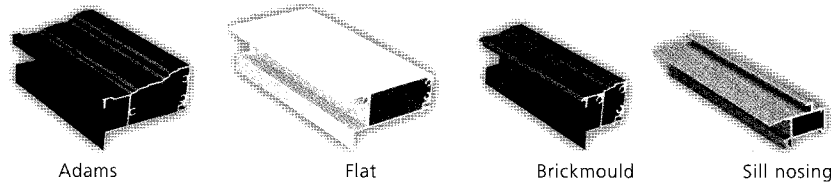
Our geometric and radius windows are available with 2-1/4" interior radius casing (our three best selling profiles shown below). Each profile comes in either pine or oak.



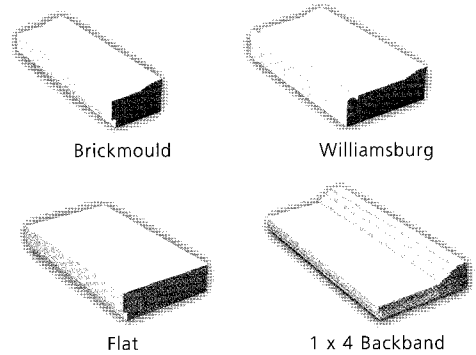
### Exterior trim

Choose exterior trim for added visual appeal. We offer factory-applied brickmould, flat casings and Williamsburg casings for our windows and patio doors with primed wood exteriors. For clad-wood exteriors, we provide factory-applied aluminum brickmould, Adams casings, flat casings and sill nosing.

### Aluminum exterior trim



### Primed wood exterior trim

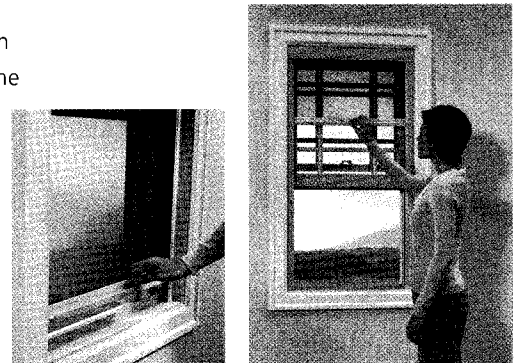


## PHANTOM SCREENS® TECHNOLOGY

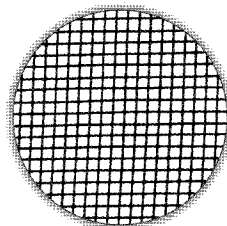
Insect screens with Phantom Screens Technology are designed to be pulled into place for an effective barrier or retracted out of sight when a clear view is desired.\* They also include the following features:

- A removable track that allows double-hung sashes to tilt in for cleaning
- Ultrasheer fiberglass mesh with a PVC coating for full ventilation and durability
- Add built-in latching system, which holds each screen firmly in place when in use
- A mesh retention system to keep the screen secure in light breezy conditions
- An ergonomic handle for easy operation

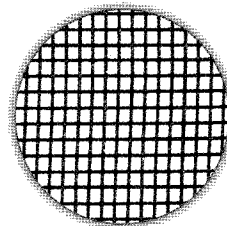
*\*Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling out of open windows.*



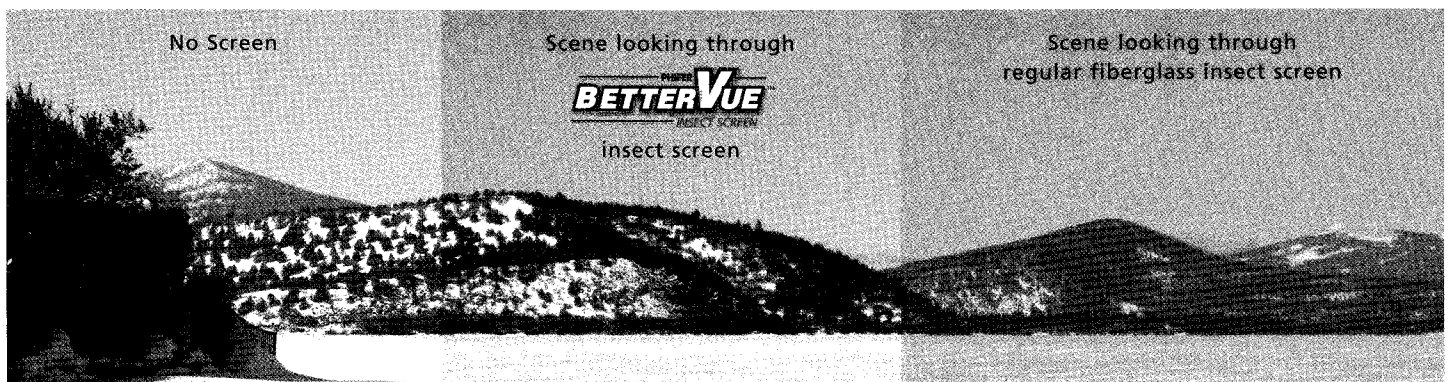
BETTERVUE screens are designed to keep more insects outside, while letting more natural light inside. They feature fine, Black fiberglass mesh with a light gloss finish. BetterVue insect screens are now optional for awning, casement, double-hung, horizontal gliding and radius/geometric windows.



BetterVue insect screen



regular fiberglass insect screen



# AuraLast

THE WORRY-FREE WOOD®



**WORRY. WORRY-FREE.**

## Protects against wood decay

AuraLast® wood windows, doors and exterior door frames maintain their structural integrity even in the harshest weather and toughest climates.

## Protects against water saturation

AuraLast wood offers superior water repellency, which helps protect against swelling to prevent sticking.

## Protects against termite infestation

Harmful termites will eat through unprotected wood—not so with AuraLast wood.

Environmentally friendly AuraLast wood is a JELD-WEN proprietary, water-based process\* providing virtually 100% penetration of the protective ingredients from the surface to the core.

The AuraLast process\* produces 96% fewer volatile organic compounds (VOCs) than the solvent-based dip-treat process used by other manufacturers.



AuraLast wood

Dip-treated wood provides surface protection only.



Dip-Treated wood

*NOTE: Colors are used for illustration purposes only; AuraLast wood has a clear pine color.*

\*PATENT PENDING



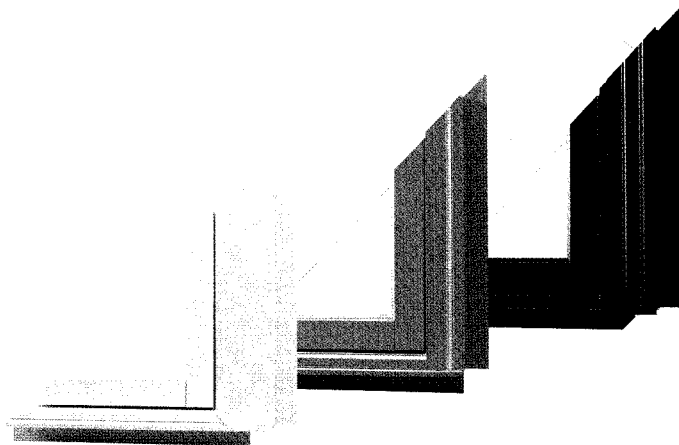
Industry  
Leading  
Warranty



JELD-WEN is proud to support  
a better way to build!

## WINDOWS & DOORS

Visit [www.jeld-wen.com/auralast](http://www.jeld-wen.com/auralast)  
for complete warranty details

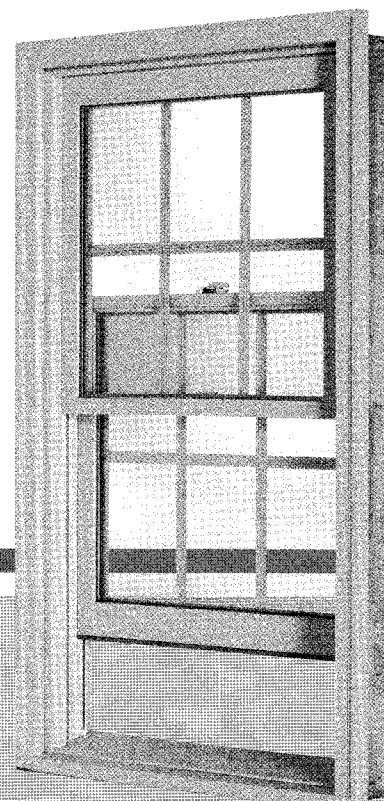


## Clad-wood exteriors

Select our clad-wood windows and patio doors for steadfast protection from the elements. They feature durable aluminum cladding, so they're appropriate for every climate and require minimal maintenance. In addition to delivering enhanced performance, clad-wood exteriors offer plenty of design flexibility. They're available in nine color finishes to complement your home.

## Primed-wood exteriors

With primed-wood exteriors, you gain greater design freedom, because they can be painted any color. They feature factory-applied primer, which provides for easy painting. What's more, AuraLast significantly reduces the wood's ability to swell and contract, so less maintenance is required.



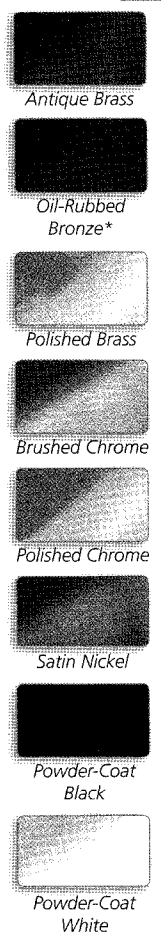
Double-Hung with  
primed-wood exterior

**Standard features**

- Pine AuraLast® wood protects against wood decay, water saturation and termite infestation
- Natural wood interiors are ready for staining or painting
- Low-maintenance aluminum-clad exteriors in 9 colors: Brilliant White, French Vanilla, Desert Sand, Mesa Red, Chestnut Bronze, Hartford Green, Black, Dark Chocolate and Arctic Silver
- Tradition windows and patio doors are available in Brilliant White, French Vanilla, Desert Sand, Chestnut Bronze, Hartford Green and Black
- High-performance argon-filled Low-E insulating glass (*not available in high altitude glass*)
- Preserve® protective film (*not available in Tradition Line*)
- Chestnut Bronze window hardware
- Polished Brass patio door hardware
- Windows include fiberglass mesh screens
- 4-9/16" jamb width
- Dual weatherstrip
- Integral extruded aluminum nailing fin (*except exterior primed units*)
- Egress units meet BOCA code requirements. State and local codes may differ.
- Designed to be factory-combined with other JELD-WEN wood products

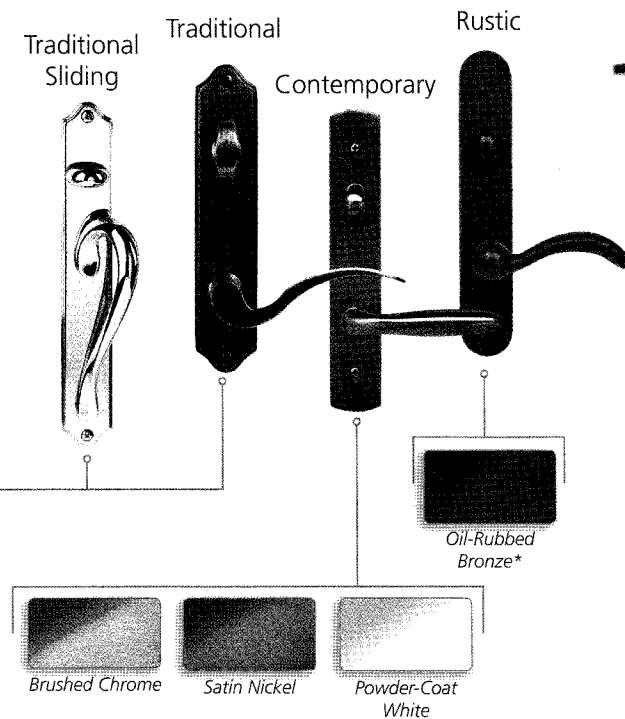
**Optional features**

- Interiors primed for painting
- High performance LoE<sup>3</sup>-366 insulating glass for greater energy efficiency
- High-altitude insulating glass (*not available with argon*)
- High altitude glass is recommended for altitudes above 4,000 feet
- Clear, Solexia™, Gray, Bronze, reflective Gray or reflective Bronze tinted glass
- Obscure glass - choose from obscure, rain and glue chip glass options
- Simulated divided lites (SDL) in 7/8", 1-1/8" or 1-3/8" widths and 2-1/8" checkrail
- Interior full-surround removable wood grilles in 7/8", 1-1/8" or 1-3/8" widths
- Interior KD wood grilles in 7/8", 1-1/8" or 1-3/8" widths
- Grilles between the glass (GBG) available flat or contour
- Hardware available in Bright Brass, White and Desert Sand
- Coastal hardware
- Aluminum mesh insect screens
- Factory-applied jamb extensions in various sizes
- Trim options include factory-applied extruded aluminum brickmould, Adams casing and flat casing available in matching colors



**Patio Door Hardware**

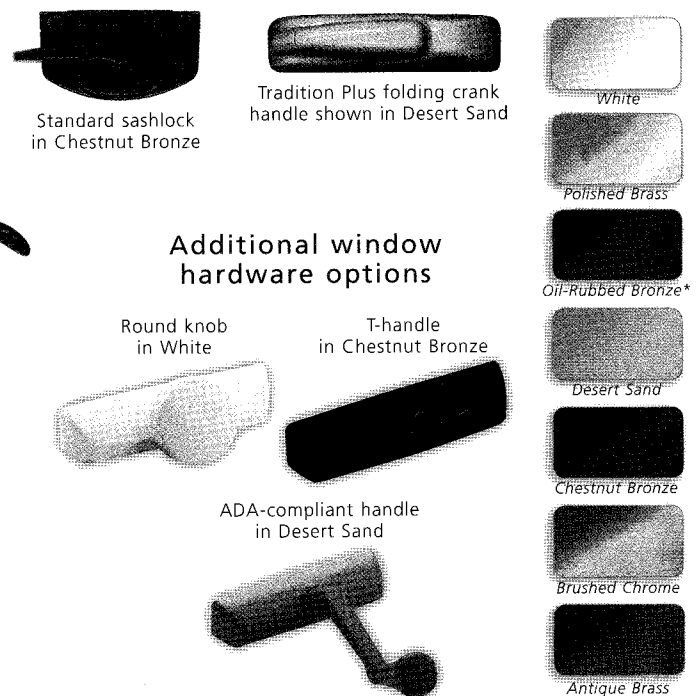
We know details matter, which is why we offer distinctive hardware color options to suit different design preferences.



See Associate for hardware and finish options  
Actual hardware finish colors may vary from the samples displayed. \*Oil-Rubbed Bronze will change in appearance over time.

**Window Hardware**

Our standard hardware comes in Chestnut Bronze. We also offer six additional hardware color options to suit your design preferences.



**Additional window hardware options**

## TRADITION PLUS CASEMENT WINDOWS

Our Tradition Plus clad casement windows offer a streamlined appearance with concealed multi-point locking hardware as well as reliable performance and maximum ventilation. This type of window is hinged on either side so the sash opens outward. The cladding on the sash is mitered and the pieces overlap for increased performance in wet weather environments.

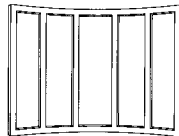


Our most energy efficient operating windows

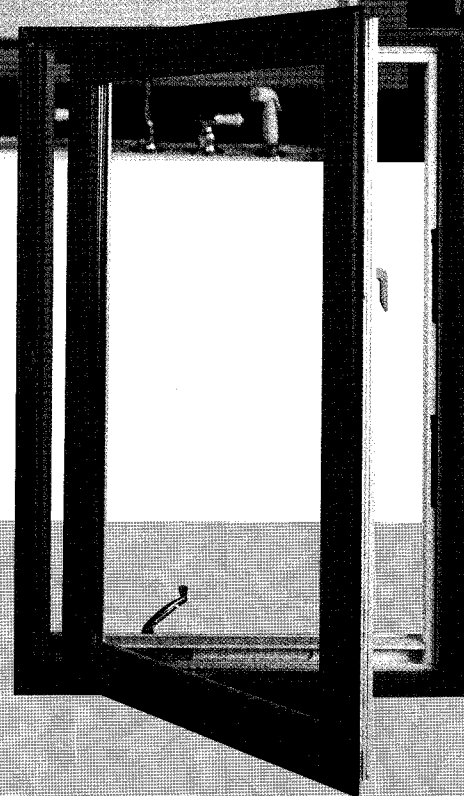
Available in 4, 5, and 6 units



Bay

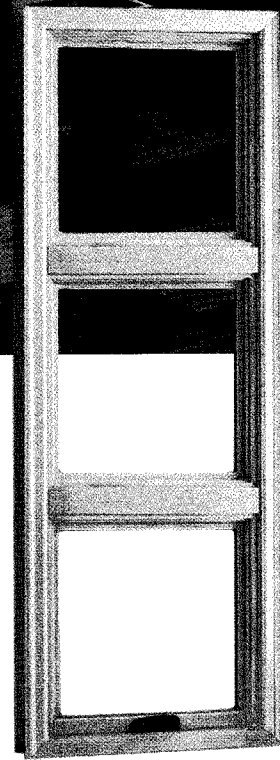
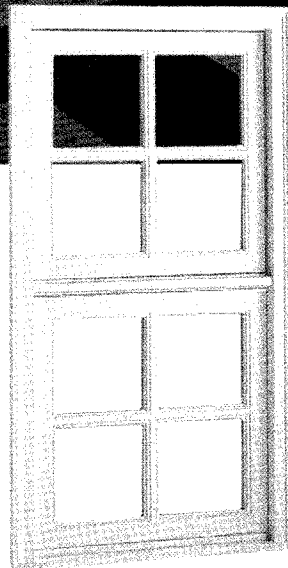
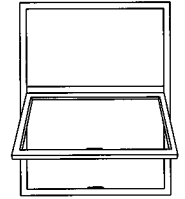


Bow



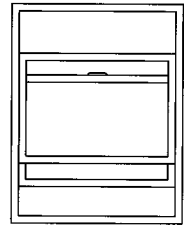
## TRADITION PLUS AWNING WINDOWS

An awning window is appropriate for many modern architectural styles, and easily combines with other window types. Designed with dual weatherstripping for an extremely tight seal, it's hinged at the top and opens out from the bottom in an upward swing. Awning windows are available as operational or fixed.



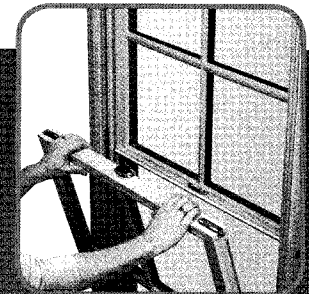
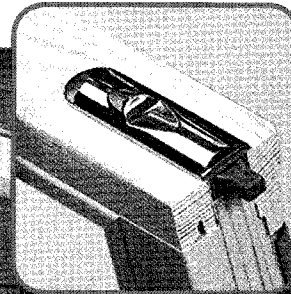
# TRADITION PLUS DOUBLE-HUNG WINDOWS

JELD-WEN Tradition Plus clad-wood double-hung windows are both beautiful and exceptionally durable. Each window is crafted with a state of the art block and tackle balance system for quieter operation. Both top and bottom operating sash have an inset finger-plough for easy operation. The windows also include features such as a rigid integral nailing fin and overlap sash cladding.

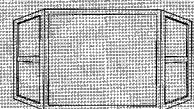


### Tilt feature

*\*Both top and bottom sash are removable*

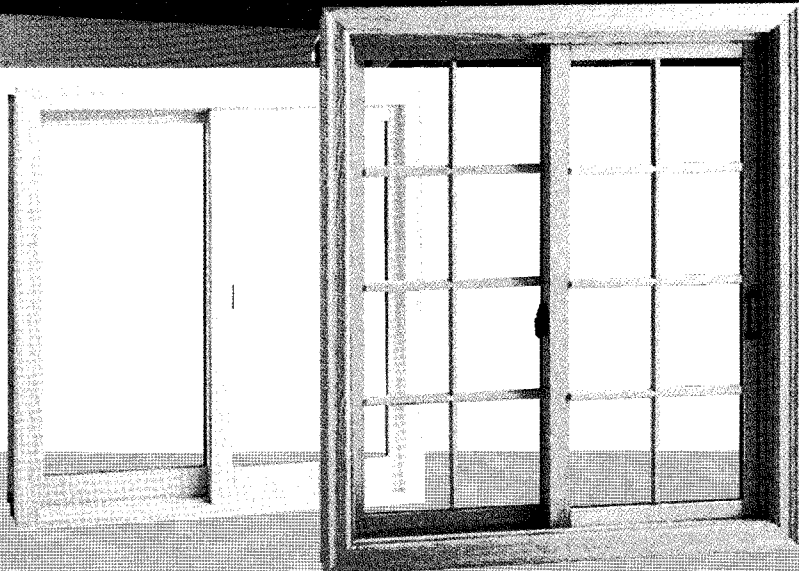
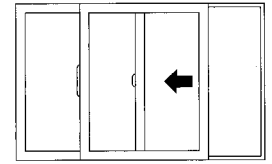


Double-hung  
Bay Configuration



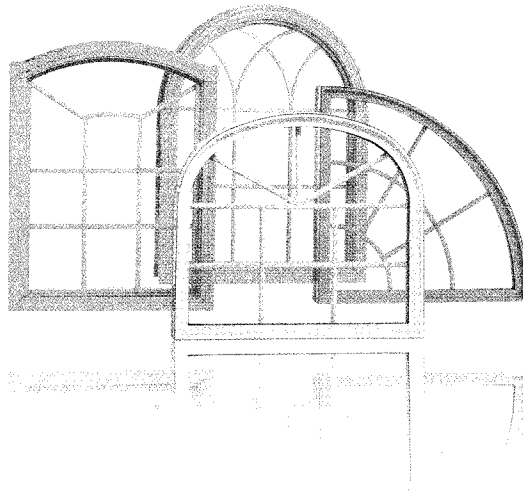
## TRADITION PLUS HORIZONTAL SLIDING WINDOWS

Our horizontal sliding windows feature a streamlined, unobtrusive design. Each of these windows has one stationary sash and one sash that slides to the right or left horizontally in grooves or tracks.



# TRADITION PLUS GEOMETRIC AND RADIUS WINDOWS

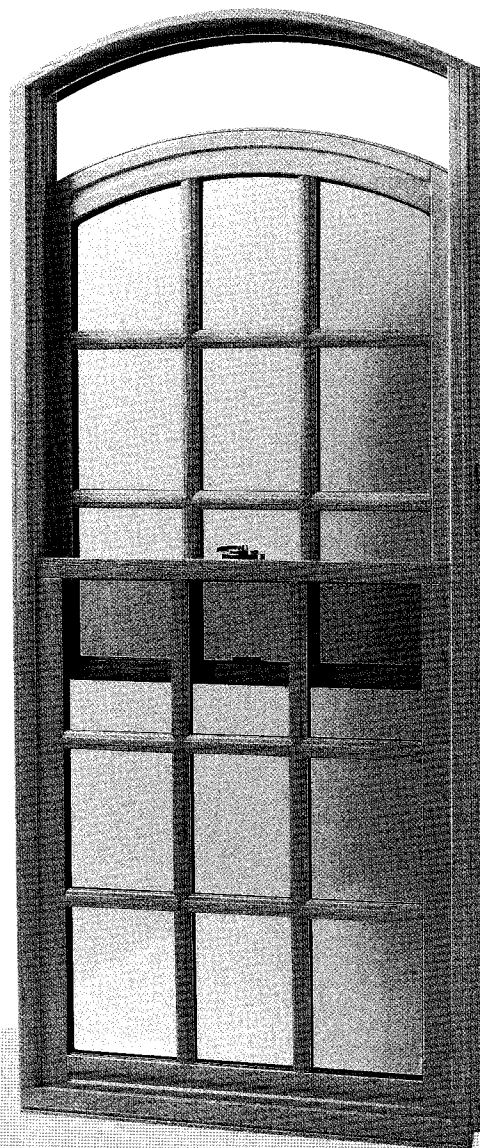
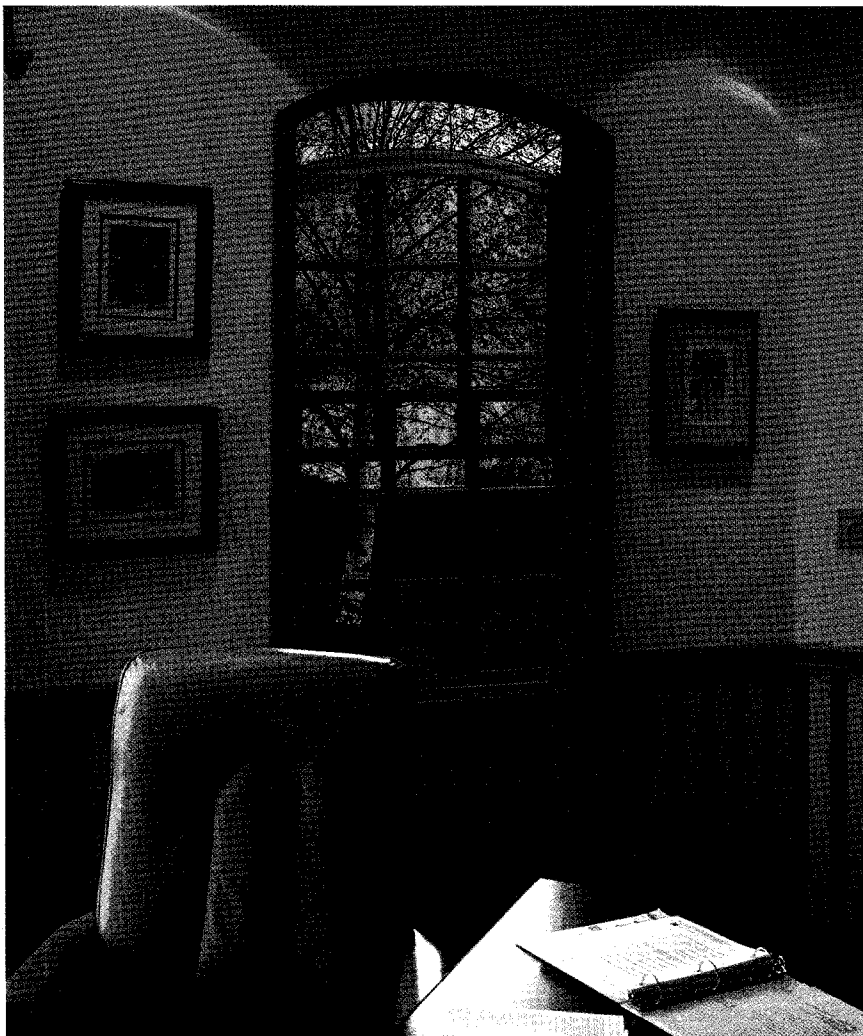
Geometric and radius windows allow you to showcase beautiful views and create intriguing window arrangements with other window types. A geometric and radius window has a fixed (inoperative) sash and is available in a variety of shapes and sizes. We also offer direct-set (non-operating) geometric and radius windows.



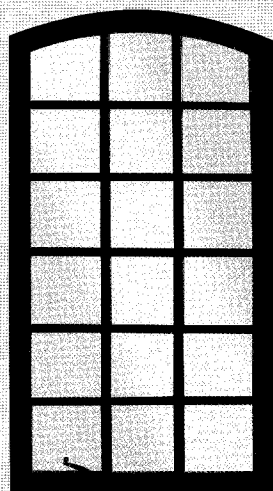


# TRADITION PLUS CASEMENT AND DOUBLE-HUNG OPERATING SEGMENT HEADS

With JELD-WEN, architectural interest is created with almost infinite possibilities. Combining our geometric and radius windows with casement or double-hung operating segment heads gives you even more choices. They can be used in various combinations or as standalone units for those hard-to-fit-areas.



Double-Hung



Casement

Our three most popular interior trim profiles



#327  
Ranch  
Casing

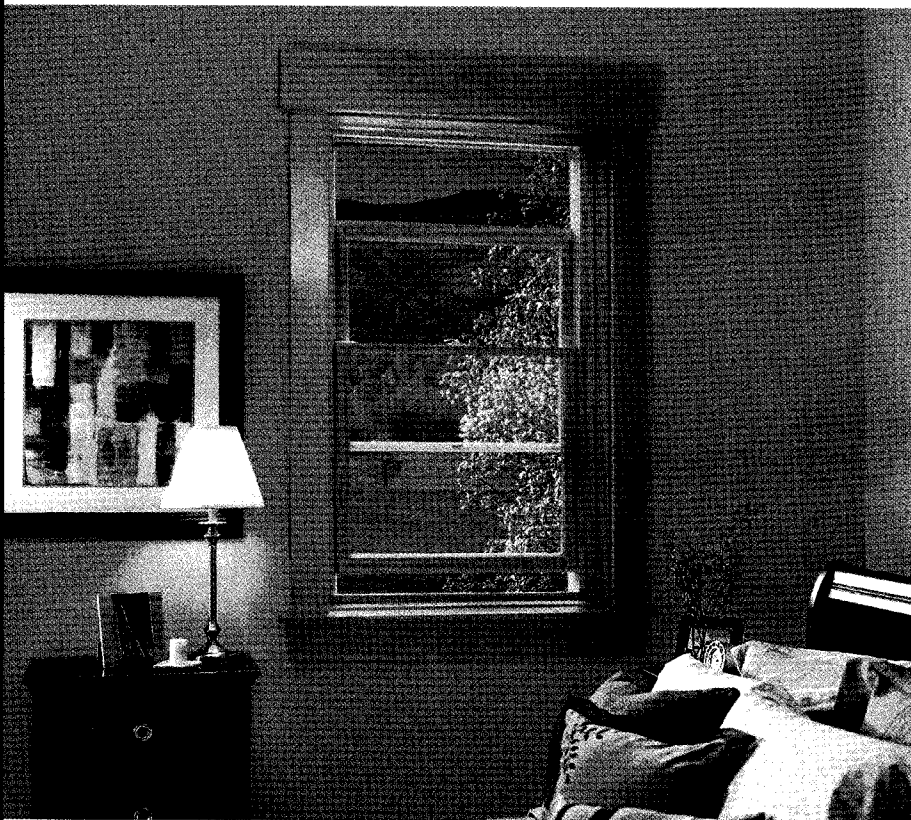
#356  
Colonial  
Casing

#366  
Colonial  
Casing

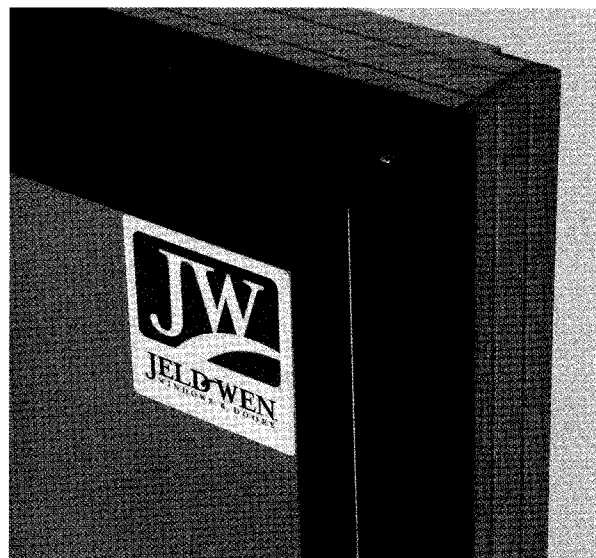
## TRADITION PLUS POCKET REPLACEMENT DOUBLE-HUNG WINDOWS

Replacing your drafty old windows with new, Tradition Plus Clad-Wood Pocket Replacement Double-Hung windows is the easiest way to make the biggest home improvement. Not only will you retain the beauty of natural wood, you will also save money on heating bills and give your home added security. These windows will give your renovation project years of reliability and beauty.

REPLACE OLD WITH NEW, EASILY AND EFFICIENTLY



- KEEP YOUR EXISTING FRAME AND TRIM INTACT
- INSTALLS FROM THE EXTERIOR OR INTERIOR OF YOUR HOME



**Head Jamb:** the horizontal frame element at the top of the window

**Rails:** the horizontal elements of the sash

**Sash:** a combination of stiles, rails and glass in a window

**Sashlock:** the primary lock on the sash that secures the window opening

**Side Jambs:** the vertical elements on either side of the window

**Sill:** the horizontal frame at the bottom of the window

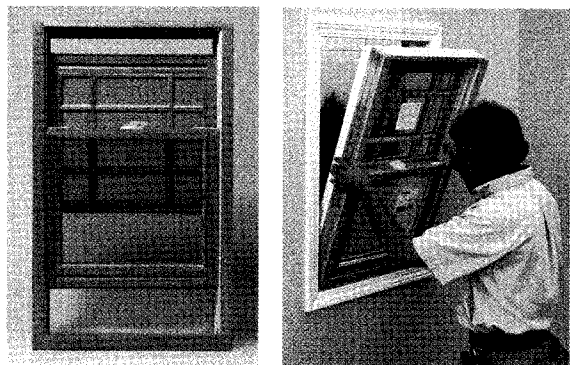
**Stiles:** the vertical elements of the sash

**Tilt Assist:** a device installed in the jamb liner to aid in the tilting of the lower sash

**Tilt Pin:** the pin on the bottom corners of a sash that engages the balance system and allows the sash to pivot for easy removal and installation

**Window Jambs:** the assembly of frame elements (side jamb, head jamb and sill) that holds the sash and attaches to the rough opening

**Wood Head Parting Stop:** wood trim that runs horizontally across the head jamb



**For complete measuring and installation instructions, along with an installation video please visit our website at:**

**[www.jeld-wen.com/resources](http://www.jeld-wen.com/resources)**

**and click on installation and finishing, then view these three files:**

Measurement Guide for Premium Metal Clad Pocket Window.pdf

Premium Metal-Clad Pocket Window.pdf

Premium Metal-Clad Pocket Window Installation (Video)

# ZapPACK® DOUBLE-HUNG SASH REPLACEMENT WINDOWS

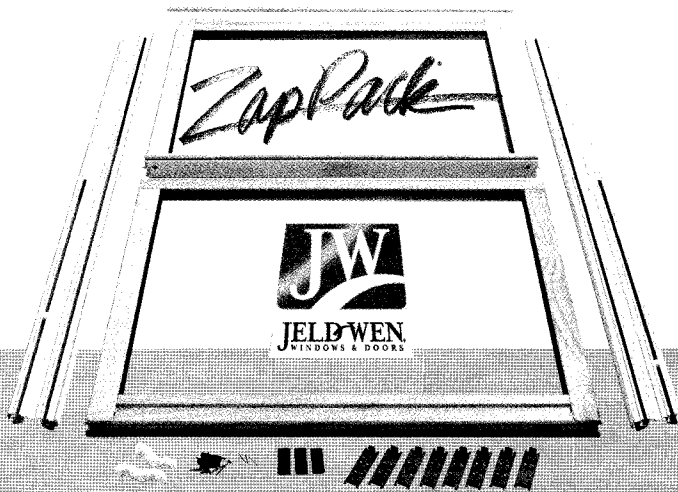
Improve your home with our ZapPack double-hung replacement sash, available with primed wood or clad exteriors. The kit includes all components needed, and it typically takes less than one hour to install. The window frame and trim pieces remain intact. We offer this kit in over 120 standard sizes, and custom sizes to meet all your building needs.

## Quick and Easy Sash Replacement Keep Your Existing Frame, Plaster and Casing Intact

**1** Measure the width, height and sill angle of existing window. Make sure existing frame is square and existing jamb is straight

**2** Remove old sash.

**3** Install jamb brackets and liners; install the head parting stop; install the upper sash first and then the lower sash.



### Tools needed for installation



For complete instructions on how to properly measure and install the ZapPack, please visit our award-winning website at:

[www.jeld-wen.com/zapack](http://www.jeld-wen.com/zapack)

### Materials supplied

- Lower sash
- Upper sash
- Wood head parting stop
- Right jamb liner
- Left jamb liner
- Sashlock and keeper
- Foam jamb liner plugs (2)
- Jamb liner brackets
- Common and finishing nails for jamb liner brackets
- Black rubber snubbers (6)

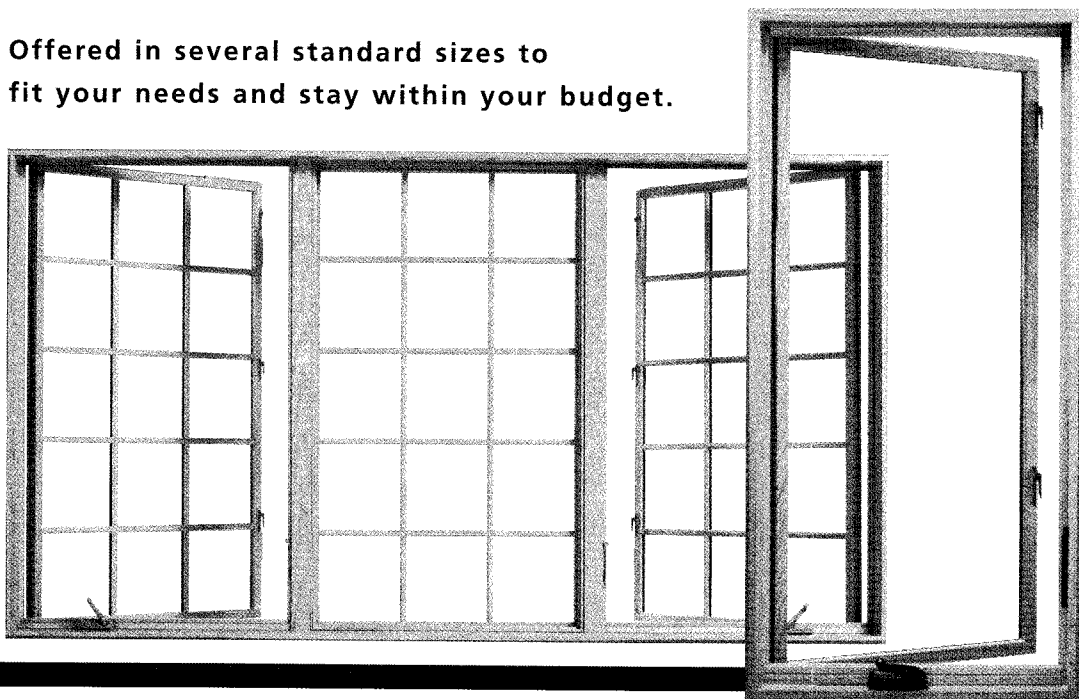
## TRADITION CLAD-WOOD WINDOWS

JELD-WEN® Tradition Clad-Wood windows include the following styles: casement, awning, double-hung, fixed, and geometric and radius windows. We also offer multiple combinations of twins, triples and transom mulls to accommodate most new construction projects.

Utilizing narrow stiles and rails allows for the warmth and beauty of wood and presents a larger glass viewing area inviting the splendor of the outdoors into your home.

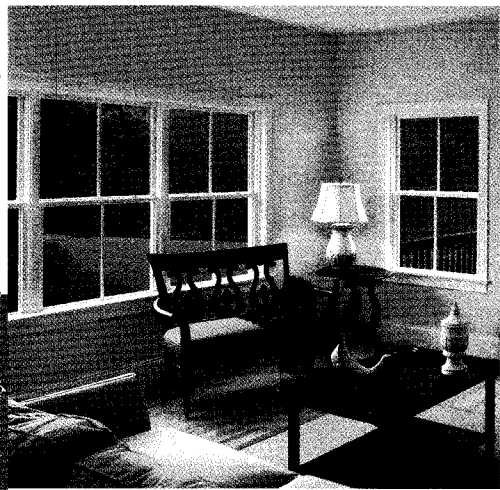


Offered in several standard sizes to fit your needs and stay within your budget.



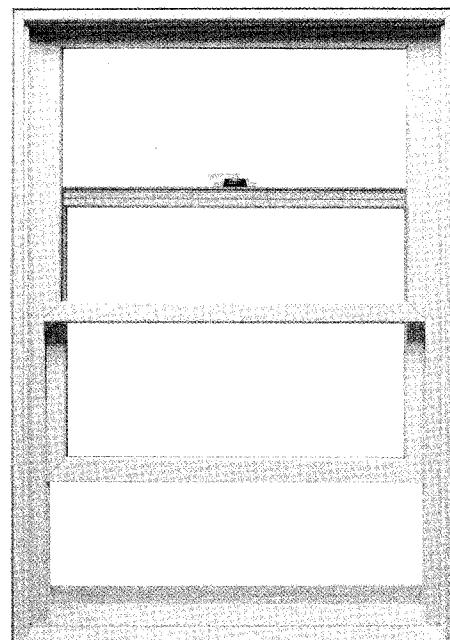
### Tradition Casement

- 32 sizes: 5 widths and 7 heights
- Single lever lock with concealed multipoint locking system
- Folding handle



### Tradition Double-hung

- 32 sizes: 4 widths and 8 heights
- Cam-action locking system
- Top and bottom sash tilt for convenient cleaning



### Cladding & Hardware color options



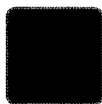
Brilliant White



French Vanilla



Desert Sand



Hartford Green



Chestnut Bronze



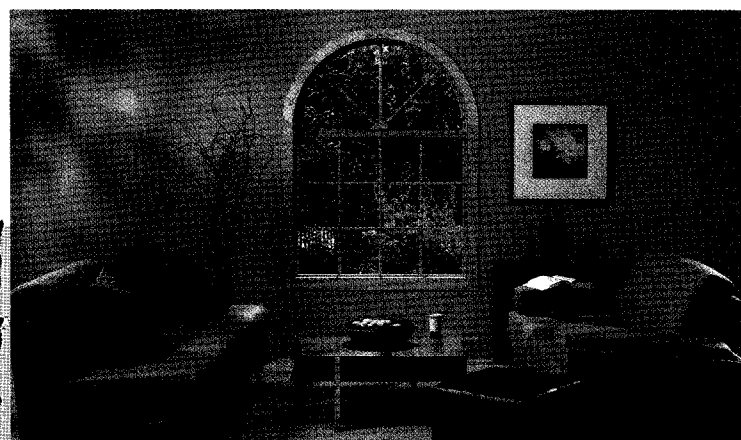
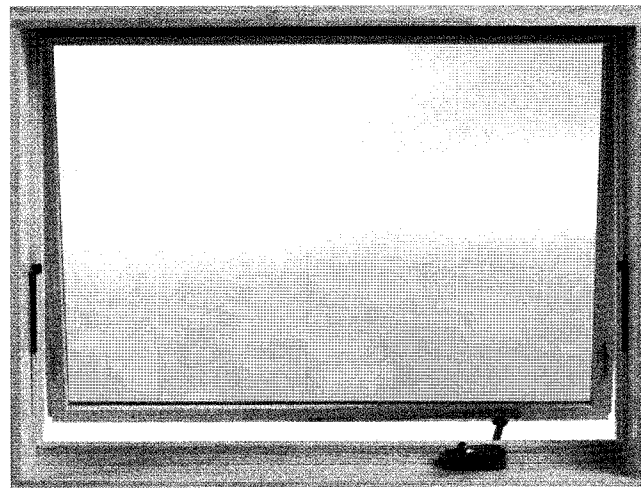
Black

*Colors shown may not match our clad colors exactly.*



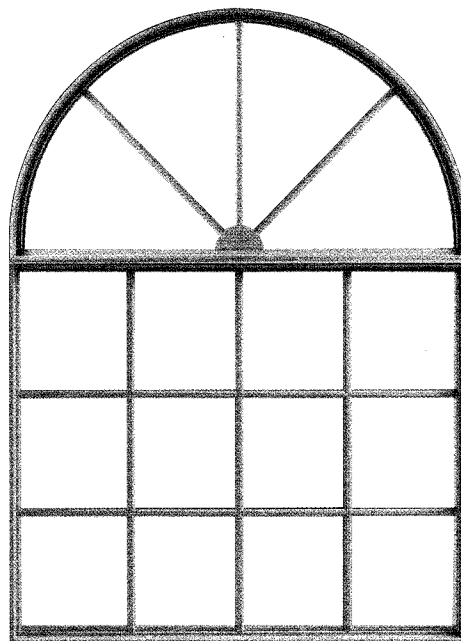
### Tradition Awning

- 16 sizes: 4 widths and 4 heights



### Tradition Geometric and radius

- 80 sizes: 12 widths and 13 heights

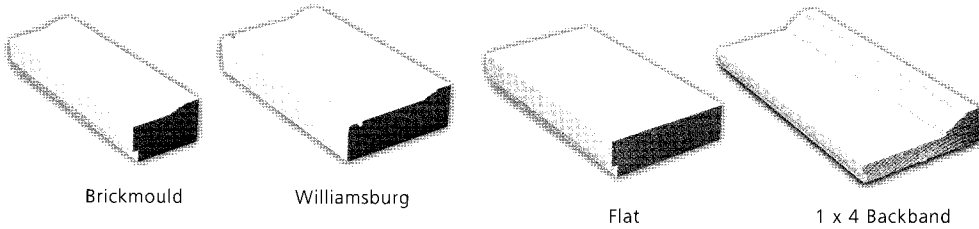


# HISTORICAL PRIMED WOOD WINDOWS

Primed wood windows are ideal for applications when historical accuracy is important. Whether you are replacing a single window or remodeling a historic landmark, real wood exteriors will give you the authentic look and craftsmanship of traditional wood windows.

When you choose reliable JELD-WEN windows and patio doors for your project, you can be sure you'll be as pleased with your selection tomorrow as you are today. These products deliver all the durable performance and aesthetic appeal you desire. They're also supported by an industry leading 20 year warranty.

## Primed wood exterior trim

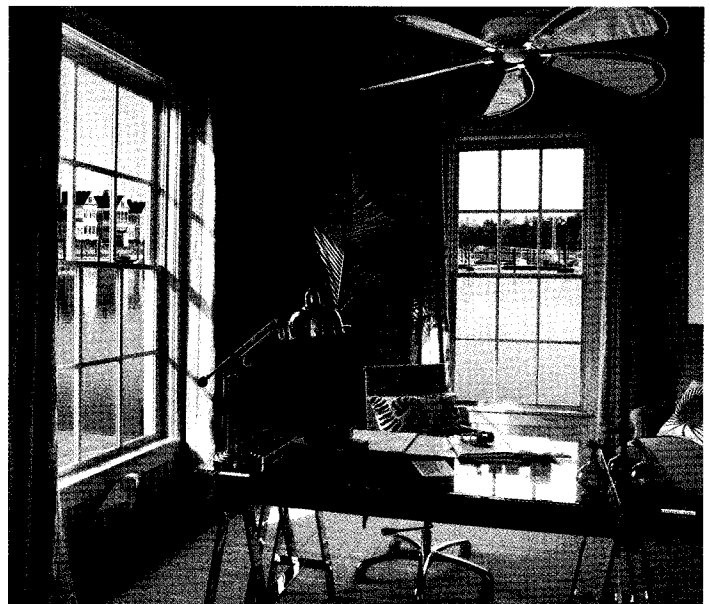


Brickmould

Williamsburg

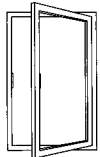
Flat

1 x 4 Backband

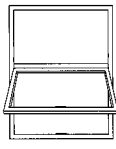


Ask your Home Depot Associate about ENERGY STAR® qualified products

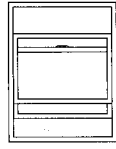




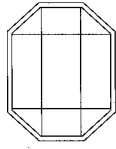
Casement



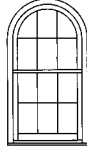
Awning



Double-Hung



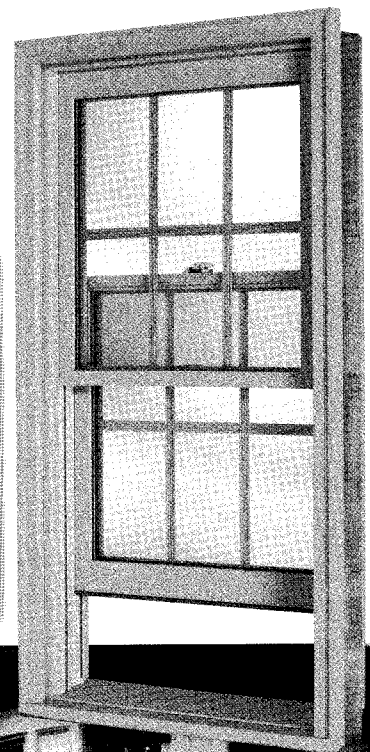
Geometric



True Radius  
Single-Hung

### Historical primed wood window styles

Natural wood interiors are ready for painting or staining. As an option they are available primed for painting.



Solid pine Auralast<sup>®</sup> wood protects against wood decay, water saturation and termite infestation.

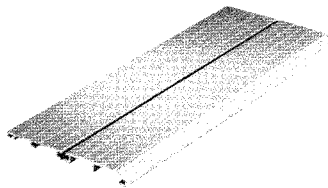
Wood exteriors are factory-primed and are easily painted to match your design scheme or style.

# FRENCH VIEW PATIO DOORS

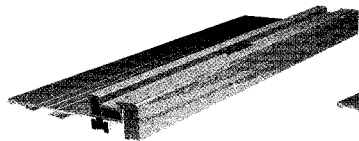
French View is our best selling Patio door line and features wide stiles and heavy duty rails, which give them greater durability and a traditional appearance.

OUR BEST SELLING  
LINE OF PATIO DOORS

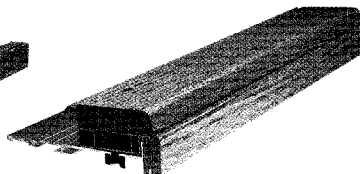
One-piece aluminum sills have a thermal-break built in to prevent interior frost and condensation. Inswing sill features an oak trim piece; outswing sill features an oak threshold and interior trim piece.



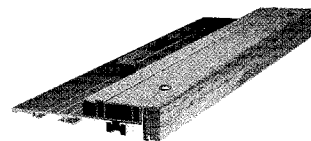
ADA-compliant sill for wheelchair accessibility



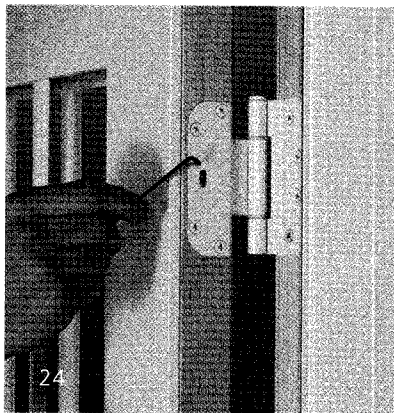
Inswing patio door sill



Outswing patio door sill

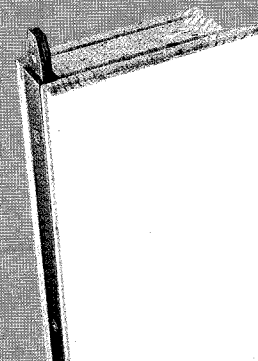


Outswing patio door with optional low-profile sill for wheelchair accessibility

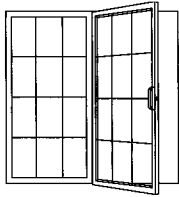


French View hinged Patio doors feature adjustable hinges for effortless operation over time. This mechanism easily adjusts the door panels both horizontally and vertically. (In-swinging shown)

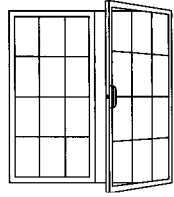
Hinged doors feature multi-point hardware for added security. The top and bottom shootbolts extend a full one inch.



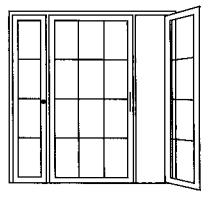




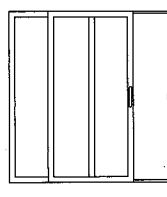
Center Hinge



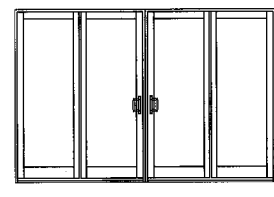
French



Venting Sidelite



Sliding



Bi-parting

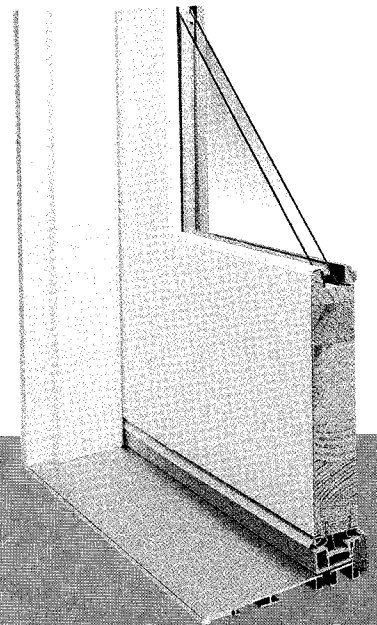
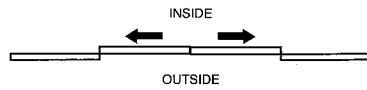
### French View Patio Door styles



Please see page 11 for patio door hardware options

Swinging Patio Doors

Bi-parting Sliding Patio Doors



For more detailed information about our French View Patio Doors, please see your Home Depot Associate.



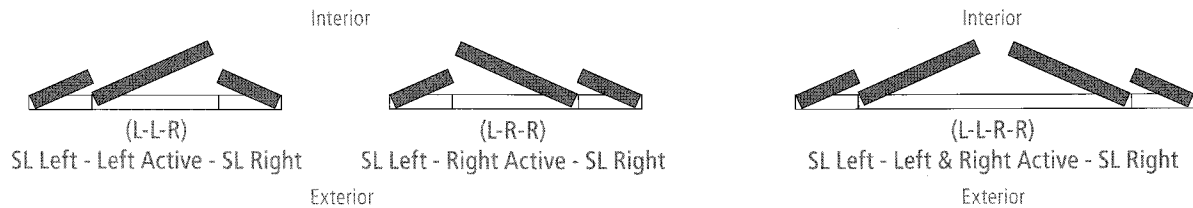
## FRENCH VIEW ENTRY DOOR WITH VENTING SIDELITES

People who create unique homes know that every detail must be carefully chosen, from the smallest drawer pull to the largest light fixture. Our French View Patio Entry Door with Venting Sidelites is no exception to this rule. At JELD-WEN, we want the process of selecting our aluminum clad wood Patio doors to be backed by our promise of reliability, while at the same time enhancing your home. This unique door is crafted to be exceptionally energy efficient, secure, durable and of course, worry free.

Outswing units can be made commercially compatible to accept self-closers with an ADA sill and panic bar. Doors can be keyed so that one key can be used for all systems in your home.



Hinged for inswing with Brass hardware



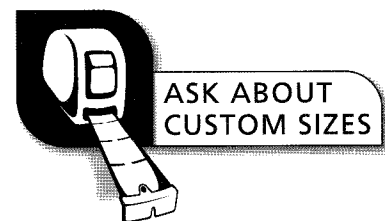
## STANDARD FEATURES

- Low-maintenance aluminum-clad exteriors in nine colors: Brilliant White, French Vanilla, Desert Sand, Mesa Red, Chestnut Bronze, Hartford Green, Black, Dark Chocolate and Arctic Silver
- Heavy duty door panels feature 4-3/4" top rail and stiles: 8-1/4" bottom rail
- Natural wood interiors are ready for priming, painting or staining
- Adjustable hinges on all inswing & outswing doors. Hinged doors feature stainless steel multi-point locking hardware with 1" throws and hardened steel deadbolt.
- Polished brass door hardware includes built-in safety feature to prevent engaging locking mechanism while door is open. Standard keyed deadbolt with interior thumb latch.
- Venting sidelites are supplied with multi-point locking Polished Brass hardware with inside brass thumbturn
- The sills have oak trim and thermal break to reduce interior frost and condensation.
- Standard jamb fits a 4-9/16" wall



## OPTIONS

- Primed interior, ready for painting
- Tinted glass options: Clear, Solexia™, Gray, Reflective Gray, Bronze and Reflective Bronze
- Obscure glass options: Obscure, Glue Chip, Rain
- 4 Divided Lite Options in 3 patterns (Colonial, Cottage or Prairie)
- 7/8", 1-1/8", 1-3/8" SDL - Authentic looking simulated divided lites
- 7/8", 1-1/8", 1-3/8" FS - Easy to remove, full surround interior wood grilles
- 5/8" flat GBG - No maintenance grilles between the glass
- 23/32", 1" contour GBG - No maintenance grilles between the glass
- Hardware available in White, Antique Brass, Polished Chrome, Brushed Chrome, Imitation Oil-Rubbed Bronze and Pewter. Also, Polished Brass with PVD anti-tarnish finish
- No bore / no hardware option for entry and center hinged in-swing doors
- Screens for entry door. Storm panel insert for hinged screen doors.
- Factory applied extruded aluminum brickmould casing available in all six standard metal clad colors
- Jamb widths and factory-applied extensions accommodate various wall thicknesses in 1/16" increments
- Factory mulling is available
- ADA compliant sill



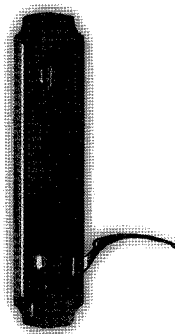
## HALLMARK PATIO DOORS

Our Hallmark Patio doors are designed with narrower stiles and rails to create a simple, clean appearance. They are available as center hinge or french doors and designed to be factory-mulled to five heights of transoms.

### Hardware options



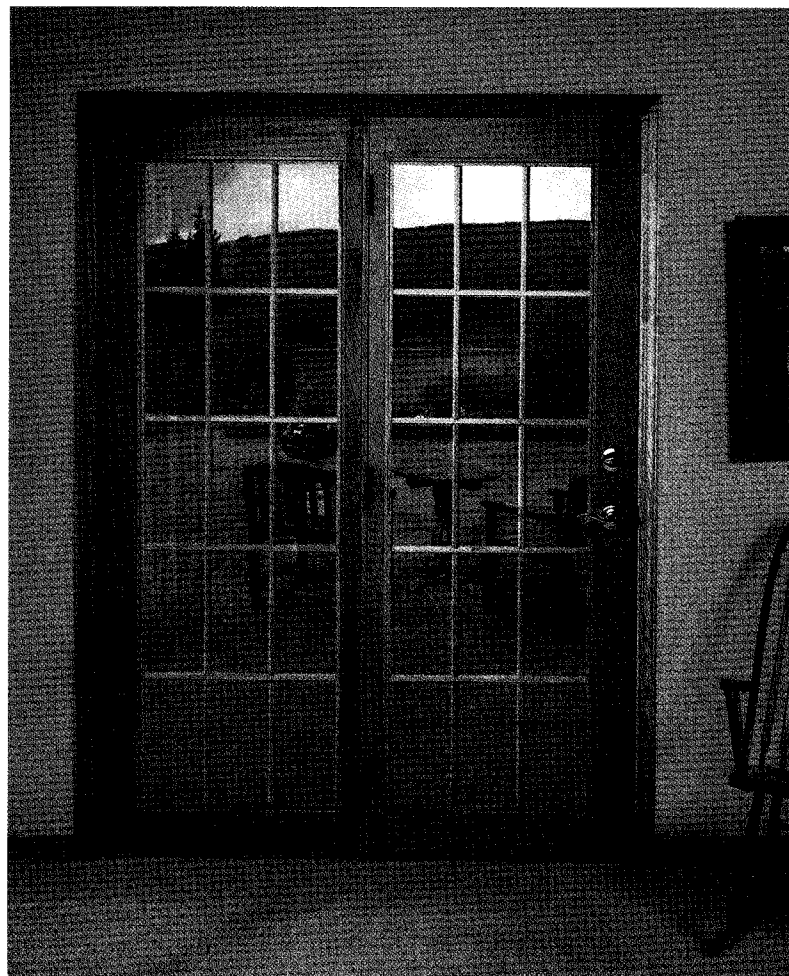
Optional Lido-style handle  
in Polished Brass



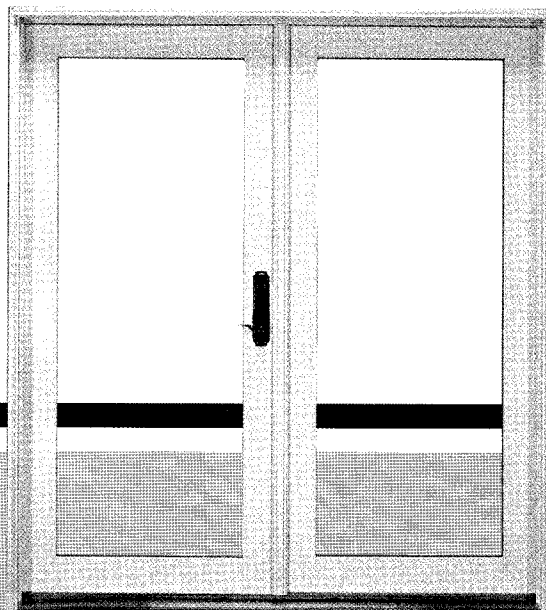
Optional Dover-style handle  
in Antique Brass

### Optional features

- Interiors primed for painting
- High-altitude insulating glass (not available with argon)
- Clear, Solexia™, Gray, Reflective Gray, Bronze and Reflective Bronze tinted glass
- Obscure glass options: Obscure, Glue Chip, Rain
- Simulated divided lites (SDL) in 7/8", 1-1/8" or 1-3/8" widths
- Interior full-surround removable wood grilles in 7/8", 1-1/8" or 1-3/8" widths
- Grilles between the glass (GBG) available as flat or contour
- Trim for clad exteriors: factory-applied extruded aluminum brickmould, Adams casing and flat casing
- Dover-style hardware (lever handle, deadbolt and escutcheon plate) available in Polished Brass or Antique Brass
- Lido-style lever handle and deadbolt available in Polished Brass or Antique Brass
- Deadbolts can be keyed to match other door locks
- Factory-applied jamb extensions accommodate various wall thicknesses
- Bronze anodized aluminum sills
- Also available with sliding screen



Center hinge in-swing Patio door



French in-swing Patio door

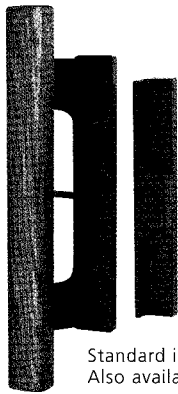


# TRADITION SLIDING PATIO DOORS

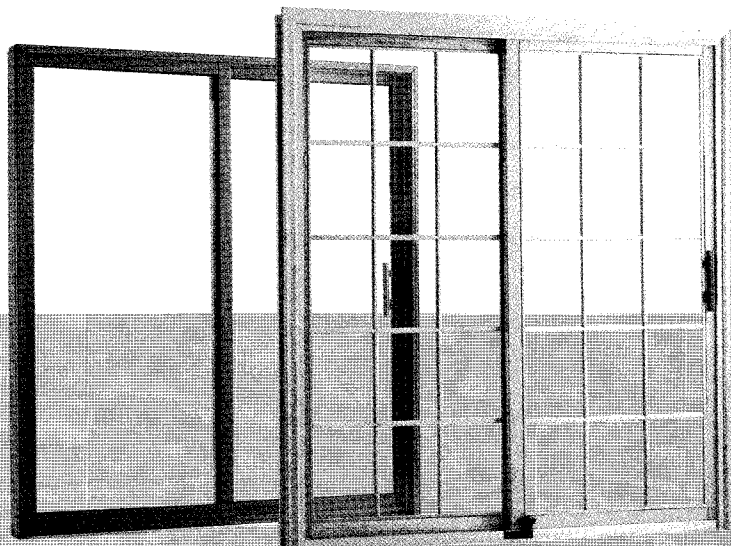
JELD-WEN traditional sliding Patio doors have narrow stiles and rails. They are an affordable, space-saving option, opening by sliding along horizontal tracks at the head and sill.

## Standard features

- Pine AuraLast® wood for protection from wood decay, water saturation and termite infestation
- Natural wood interiors are ready for painting or staining
- Low-maintenance aluminum-clad exteriors in seven colors
- High-performance argon-filled Low-E tempered insulating glass
- Paint grade 4-9/16" jamb
- Wood exteriors are factory-primed and ready for painting
- Locking system includes foot-operated bolt and thumb lock on inside handle
- Wood trim interior handle set, black weatherproof exterior handle
- Entire panel perimeter is weatherstripped
- Available set up ready to install or knocked down for field assembly



Standard interior and exterior handle  
Also available in Bright Brass



# JELD-WEN® WOOD AND METAL-CLAD WOOD WINDOW & PATIO DOOR WARRANTY

## OUR WARRANTY TO YOU...

JELD-WEN® products' are designed to create lasting value for your home. This warranty is effective for all JELD-WEN wood and metal clad wood products manufactured on or after January 1, 2008 for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care, maintenance and installation instructions, refer to [www.jeld-wen.com](http://www.jeld-wen.com).

### WHAT THIS WARRANTY COVERS

We warrant that JELD-WEN products will be free from defects in material or workmanship as identified below from the date of manufacture for the time periods described below. This warranty includes free replacement parts to replace components of the window or patio door. Skilled labor\* (where deemed necessary by us) to repair or replace components is provided for two (2) years (unless specified otherwise).

### Twenty Year Limited Warranty for Window & Patio Door Products (insulating glass, metal clad and wood parts, and hardware unless specified otherwise)

We warrant your window, patio door and component parts (e.g. exterior casing provided by JELD-WEN) therefor for **twenty (20)** years. This includes coverage for **twenty (20)** years for wood cellular structure failure (often referred to as "wood cellular breakdown") caused by decay and/or termites in JELD-WEN manufactured pine wood products. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.

**Clad Finish\*:** Under normal atmospheric conditions, the clad finish on your metal clad window or patio door manufactured by us will be free from defects as follows:

- Custom Collection Kynar® finishes are warranted for **twenty (20)** years and will not peel, check, crack, or exhibit excessive chalk, fade or color change.<sup>3</sup>
- All other products that include polyester finishes are warranted for **ten (10)** years and will not peel, check, crack, or exhibit excessive chalk, fade or color change.<sup>3</sup>

\*The term "clad finish" means the painted finish on metal cladding.

Clad products installed within one mile of a salt-water source (or other corrosive environment) require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.

### Special Coverages

**ImpactGard® Glass:** We warrant each ImpactGard glass unit for **ten (10)** years.

**Special Glazings** (including laminate glass units other than ImpactGard):

We warrant special glazings (including glass options not listed in our product literature e.g., leaded or decorative glass) for **five (5)** years.

**Electric Operators:** We warrant electric operators provided by us for **one (1)** year (to include free replacement parts and skilled labor\* necessary to replace the operator for **one (1)** year).

**Spontaneous Glass Breakage:** We warrant sealed glass units installed in windows and patio doors (excluding laminated glass, and special glazings) for spontaneous breakage for **one (1)** year (to include free replacement glass and skilled labor\* necessary to replace the glass for **one (1)** year. Spontaneous breakage occurs when the glass develops a crack without sign of impact.

### Transferability

In the event you sell your residence/building, this warranty is transferable to subsequent owners. In the event you sell your residence/building or it becomes occupied by other than the original owner, the warranty is **ten (10)** years from the date of manufacture (except as indicated under Special Coverages above).

### HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

Mail: JELD-WEN Customer Care  
Attn: Wood/Metal Clad Wood Warranty Claims  
P.O. Box 1329 Klamath Falls, OR 97601  
Phone: 888-JWHelpU (888-594-3578)  
Fax: 800-436-5954  
E-mail: [jwwoodwarranty@jeld-wen.com](mailto:jwwoodwarranty@jeld-wen.com)

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

### What We Will Do...

Upon receiving your notification, we will send out an acknowledgement within three business days. We will investigate your claim and will begin to take appropriate action within 30 days after notification. If it is determined that the product does not have a defect covered by the labor warranty, we may charge an inspection fee for any onsite inspection that is required or requested by you. Because manufacturing materials and techniques can change, replacement part(s) may not be an aesthetic match to the original. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer. If we determine we are unable to provide replacement parts and repair is not practicable or cannot be made timely, then we will refund the unit/component purchase price. This guarantee gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

### WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN is not liable for:

- Normal wear and tear; natural weathering of surfaces. Variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Damage caused by chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Product failure due to misuse or abuse, damage caused by failure to properly finish and provide maintenance, by alteration or modification to the window (e.g. customer applied tints or films, paint finishes, security systems), or as a result of any cause beyond the control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Glass breakage (except spontaneous breakage as covered above).
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.

- Improper installation not in conformance with JELD-WEN installation instructions (note: see [www.jeld-wen.com](http://www.jeld-wen.com) for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Damage or poor product performance resulting from installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Damage caused by extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure; contact a heating/air conditioning specialist for help).
- Labor and materials for repainting or refinishing activities, or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Wood cellular structure failure for wood components other than pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood cellular structure failure.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you. Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see [www.jeld-wen.com](http://www.jeld-wen.com) for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Damage or poor product performance resulting from installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Damage caused by extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
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- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

### Important Legal Information

This Warranty sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the product is installed.

- 1 "JELD-WEN products" shall refer to wood and metal clad wood window and patio door products manufactured in the United States and marketed under the JELD-WEN brand name for use in the United States and Canada. See our separate Export Warranty for applicable coverage on products used outside the United States and Canada.
- 2 "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.
- 3 "Chalking" of the clad finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the "clad finish" is not a defect unless it exceeds five (5) E units (NBS), calculated in accordance with ASTM D2244, paragraph 6.3. Color change shall be measured on an exposed "clad finish" that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed "clad finish." Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

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**PERFORMANCE DATA**

Product	Glazing	NFRC Certified			Structural Ratings			Sound Transmission Ratings		
		U-Factor	SHGC	VT	Air	DP	Optional DP	STC	EWR	OITC
<b>Clad Windows</b>										
Tradition Plus Clad Casement Window	IG Clear	0.49	0.54	0.56						
	IG Hi-Altitude	0.37	0.29	0.49						
	IG Low-E Argon	0.35	0.29	0.49	0.03	35	50			
Tradition Plus Clad Awning Window	IG Clear	0.50	0.48	0.56						
	IG Hi-Altitude	0.37	0.29	0.49						
	IG Low-E Argon	0.35	0.27	0.49	0.03	35	50			
Tradition Plus Clad Fixed Window	IG Clear	0.48	0.63	0.65						
	IG Hi-Altitude	0.34	0.34	0.57						
	IG Low-E Argon	0.32	0.33	0.57	0.03	35	50			
Tradition Plus Clad Double-Hung Window	IG Clear	0.48	0.58	0.61						
	IG Hi-Altitude	0.36	0.31	0.53						
	IG Low-E Argon	0.33	0.31	0.53	0.12	35	50			
Tradition Plus Clad DH Fixed Window	IG Clear	0.48	0.57	0.62						
	IG Hi-Altitude	0.34	0.33	0.56						
	IG Low-E Argon	0.31	0.32	0.56	0.03	35	50			
Tradition Plus Vista Clad Sliding Window	IG Clear	0.50	0.62	0.64						
	IG Hi-Altitude	-	-	-						
	IG Low-E Argon	0.34	0.33	0.56	0.23	25				
Tradition Plus Sash Lock Clad Transom Window	IG Clear	0.48	0.61	0.64						
	IG Hi-Altitude	-	-	-						
	IG Low-E Argon	0.31	0.33	0.56	0.01	35	75			
Tradition Plus Radius Top Clad Fixed Window	IG Clear	0.47	0.67	0.70						
	IG Hi-Altitude	0.34	0.34	0.57						
	IG Low-E Argon	0.28	0.36	0.62	0.1	35	75			
Tradition Plus Geometric Clad Fixed Window	IG Clear	0.47	0.66	0.70						
	IG Hi-Altitude	0.34	0.34	0.57						
	IG Low-E Argon	0.28	0.35	0.62	0.01	35	50			
French View Clad Transom Window	IG Clear	0.47	0.52	0.54						
	IG Hi-Altitude	0.34	0.28	0.48						
	IG Low-E Argon	0.32	0.28	0.48	0.03	35	50			
ZapPak Clad DH Sash Replacement	IG Clear	0.50	0.57	0.60						
	IG Hi-Altitude	-	-	-						
	IG Low-E Argon	0.34	0.30	0.52						
<b>Clad Patio Doors</b>										
French View Clad In-Swing Patio Door	IG Clear	0.44	0.44	0.46						
	IG Hi-Altitude	0.34	0.24	0.41						
	IG Low-E Argon	0.32	0.24	0.40	0.1	20*				
French View Clad Entry Door	IG Clear	0.44	0.44	0.46						
	IG Hi-Altitude	0.34	0.24	0.41						
	IG Low-E Argon	0.32	0.24	0.40	0.1	20*				
French View Clad Sliding Patio Door	IG Clear	0.48	0.46	0.48						
	IG Hi-Altitude	0.36	0.25	0.42						
	IG Low-E Argon	0.35	0.25	0.42	0.2	40**				
French View Clad Bi-Parting Patio Door	IG Clear	0.48	0.46	0.48						
	IG Hi-Altitude	0.36	0.25	0.42						
	IG Low-E Argon	0.35	0.25	0.42						
French View Clad Out-Swing Patio Door	IG Clear	0.44	0.45	0.46						
	IG Hi-Altitude	0.34	0.24	0.41						
	IG Low-E Argon	0.32	0.24	0.40	0.1	50				
Hallmark Clad Hinged Patio Door	IG Clear	0.45	0.48	0.50						
	IG Hi-Altitude	0.34	0.26	0.44						
	IG Low-E Argon	0.32	0.26	0.44						
Traditional (SPD) Clad Sliding Patio Door	IG Clear	0.50	0.62	0.66						
	IG Hi-Altitude	0.35	0.34	0.59						
	IG Low-E Argon	0.32	0.33	0.58	0.25	30		27	NR	22

\*Product meets a DP 20 for Water Penetration Resistance and DP 50 for Air Leakage and Structural  
 \*\*Product meets a DP 40 for Product without screen and DP 47 with screen.

Product	Glazing	NFRC Certified		Hallmark Certified Performance Rating
		U-Factor	SHGC	
Tradition Clad Casement	IG Clear	0.50	0.60	DP 35
	IG Hi-Altitude	0.37	0.32	
	IG Low-E Argon	0.34	0.32	(Across all standard sizes)
Tradition Clad Awning	IG Clear	0.50	0.59	DP 35
	IG Hi-Altitude	0.37	0.32	
	IG Low-E Argon	0.33	0.32	(Across all standard sizes)
Tradition Clad Double-Hung	IG Clear	0.50	0.63	DP 20 to DP 35
	IG Hi-Altitude	0.36	0.33	
	IG Low-E Argon	0.33	0.33	(Varies by unit size)

- NFRC** thermal numbers will vary depending on the glass type and grid configuration. IG Clear uses standard annealed glass. IG Low-E Argon is standard annealed glass with Low-E glazing (and IG is Argon filled). The performance table and its values represent only those glazing types listed. A complete list of all glazing types is available from your JELD-WEN representative.
- U-Factor** or U-Value is a number that represents the rate of heat loss through a window or door. The lower the number, the greater a window resists the transfer of heat. The U-Value is the reciprocal of the R-Value. Options selected (like grilles between the glass) can affect the U-Values.
- SHGC** (Solar Heat Gain Coefficient) is the measurement of the solar heat that passes through glass from sunlight. The measurement is expressed as a number between 0 and 1. A value of 1 indicates that all solar heat passes through, and a value of 0 indicates that no solar heat passes through.
- Performance Ratings** - The Hallmark Certification Program is designed to provide building professionals and consumers with an easily recognizable means of identifying window and door products which have been manufactured in accordance with the latest revision of WDMA performance standards. Certified products have the WDMA Hallmark Certification Label that includes an overall performance rating, using design pressure (DP). Building design professionals and inspectors can use this performance rating to determine compliance.
- Performance Ratings may vary by the unit size;** for more detail, please consult with your JELD-WEN representative or reference the Architectural Manual. The values listed are for standard insulated glass products, adding grilles may change the values, please see your Home Depot Associate for more information.



JELD-WEN is proud to support a *better way to build.*

## JELD-WEN Wood Windows & Patio Doors



[www.jeld-wen.com/auralast](http://www.jeld-wen.com/auralast)



### Protects against wood decay

AuraLast® wood windows, doors and exterior door frames maintain their structural integrity even in the harshest weather and toughest climates.

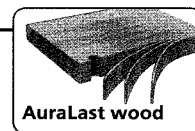
### Protects against water saturation

AuraLast wood offers superior water repellency, which helps protect against swelling to prevent sticking.

### Protects against termite infestation

Harmful termites will eat through unprotected wood—not so with AuraLast wood.

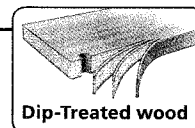
- Environmentally friendly AuraLast wood is a JELD-WEN proprietary, water-based process\* providing virtually 100% penetration of the protective ingredients from the surface to the core.



AuraLast wood

The AuraLast process\* produces 96% fewer volatile organic compounds (VOCs) than the solvent-based dip-treat process used by other manufacturers.

- Dip-treated wood provides surface protection only.



Dip-Treated wood

*NOTE: Colors are used for illustration purposes only; AuraLast wood has a clear pine color.*

\*PATENT PENDING



Official window, door and millwork provider of the PGA TOUR and Champions Tour

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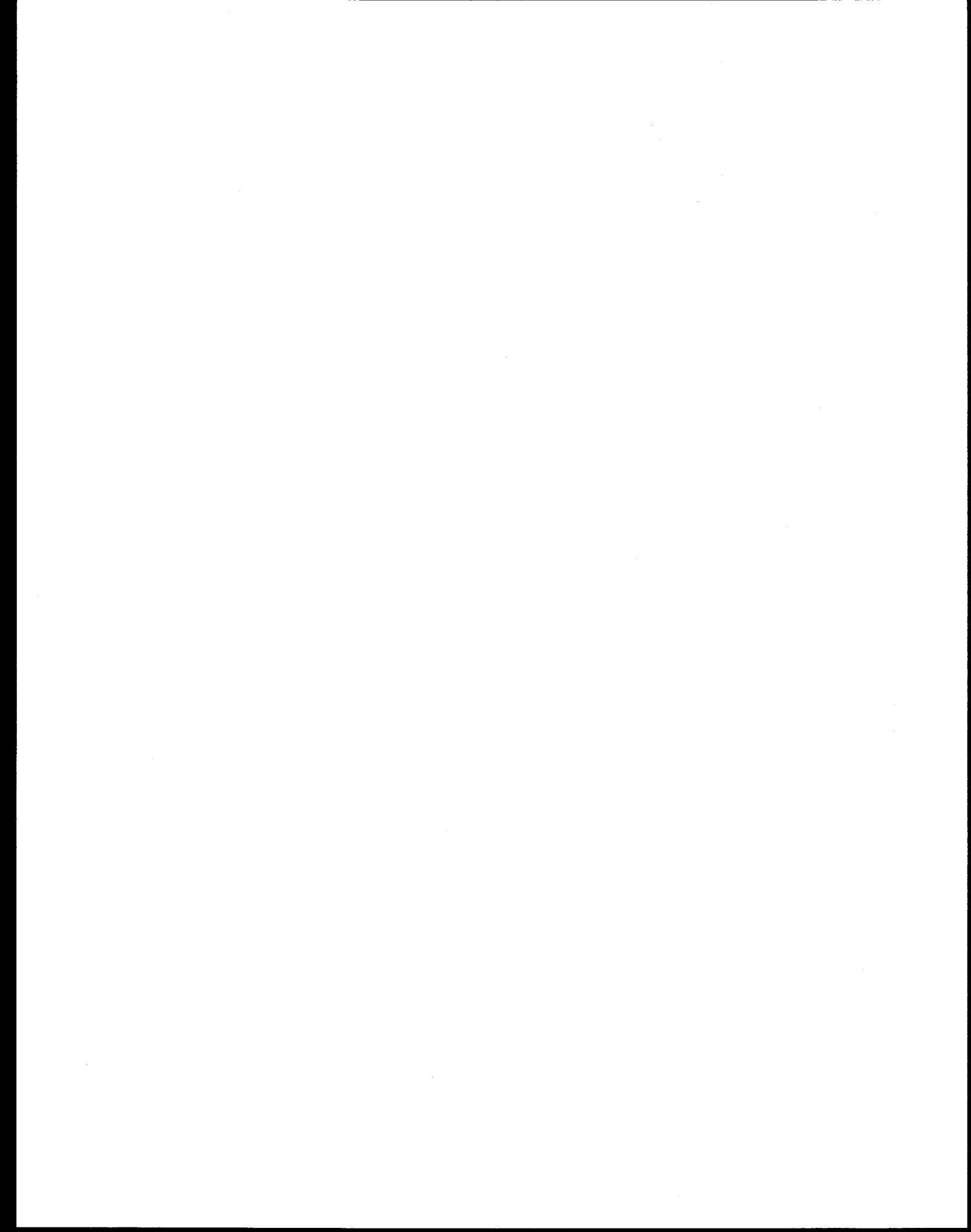
16-036 Rev 09/08

# JELD-WEN®

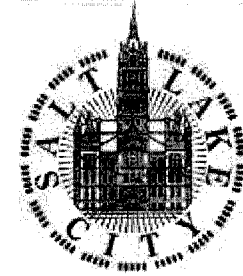
WINDOWS & DOORS



***Exhibit C***  
***June 4, 2008 Staff Report***



HISTORIC LANDMARK COMMISSION  
STAFF REPORT



Carl Jones  
Legalization, 470-08-14  
104 F Street in the Avenues Historic District  
June 4, 2008

Planning and Zoning Division  
Department of Community &  
Economic Development

**Applicant:** Carl Jones

**Staff:** Robin Zeigler, 535-7758,  
robin.zeigler@slc.gov

**Tax ID:** 09-31-477-0075-0000

**Current Zone:** RMF-35,

**Master Plan Designation:**  
Avenues Community Master  
Plan, Medium High Density  
Residential District

**Council District:** District 3;  
Council Member Jergenson

**Acreage:** .10

**Current Use:** Single-family  
residential

**Applicable Land Use  
Regulations:**

- 21A.34.020 (H)

**Attachments:**

- Photos of building prior to alteration
- Photos of building after alteration
- Photo from Tax Assessor
- Copy of Survey Form
- Copy of Planner of the Day Log
- Window Comparison Graphic
- Applicant's explanation for appeal

**REQUEST**

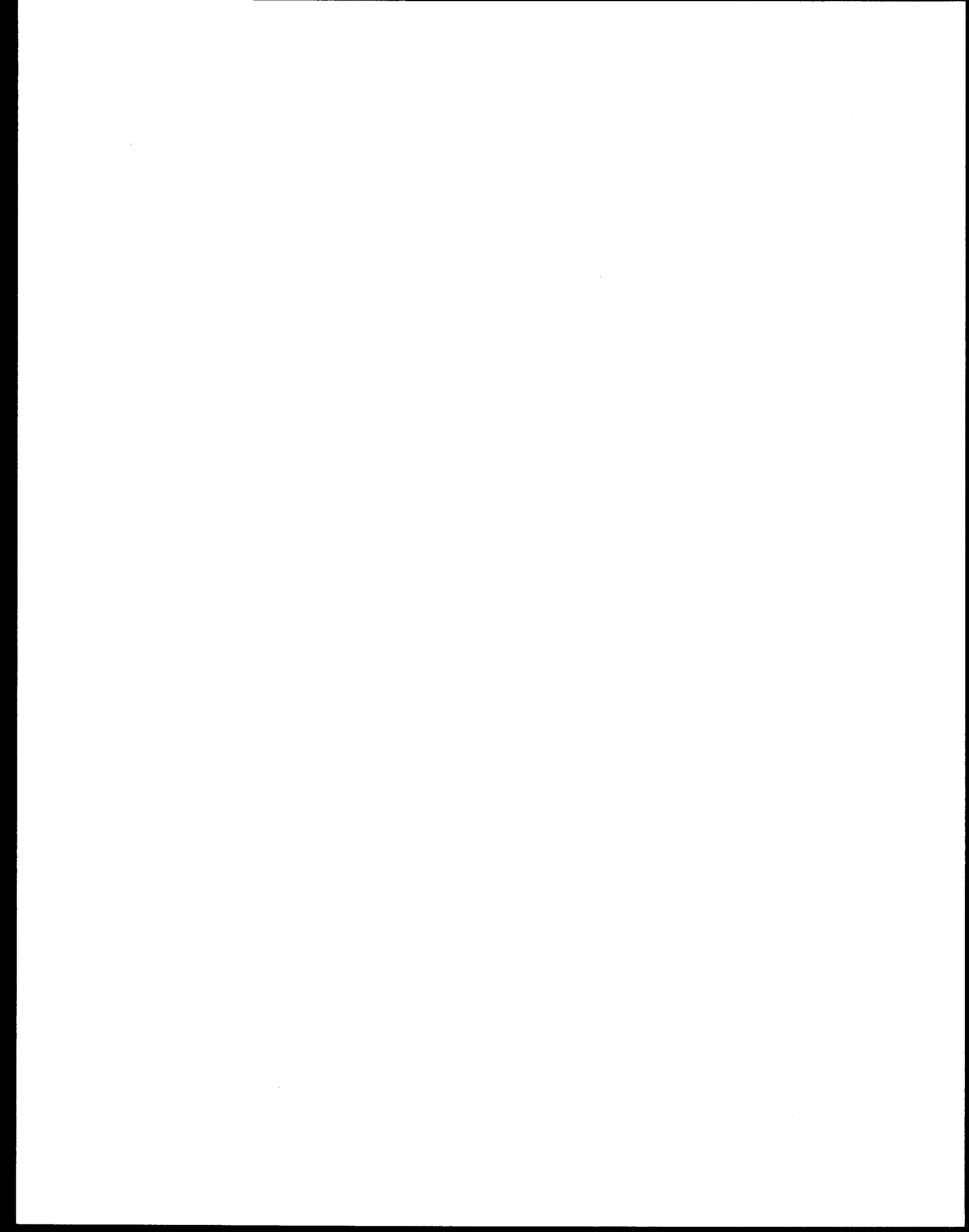
The applicant requests to appeal an administrative decision that denied the removal of historic wood windows to be replaced with vinyl windows. The Historic Landmark Commission has final approval authority.

**PUBLIC NOTICE**

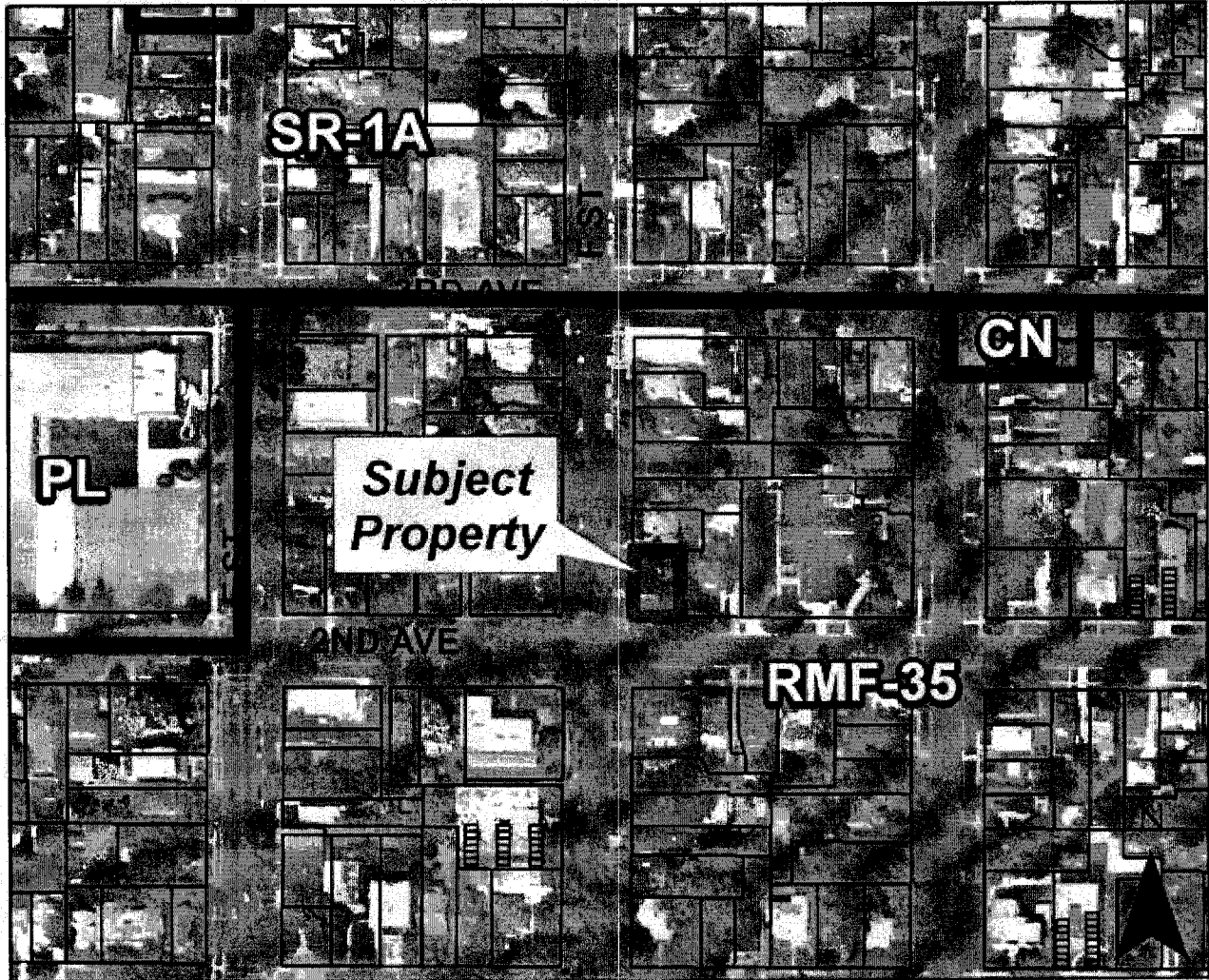
On May 20th, 2008 notice was mailed to all property owners within 85 feet of the subject property, meeting the minimum 14 day notification requirement. Community Council Chairs, Business Groups and others interested parties were also notified through the Planning Commission's listserv. The notice was also posted on the Planning Division's website. The agenda was also posted on the city's webpage.

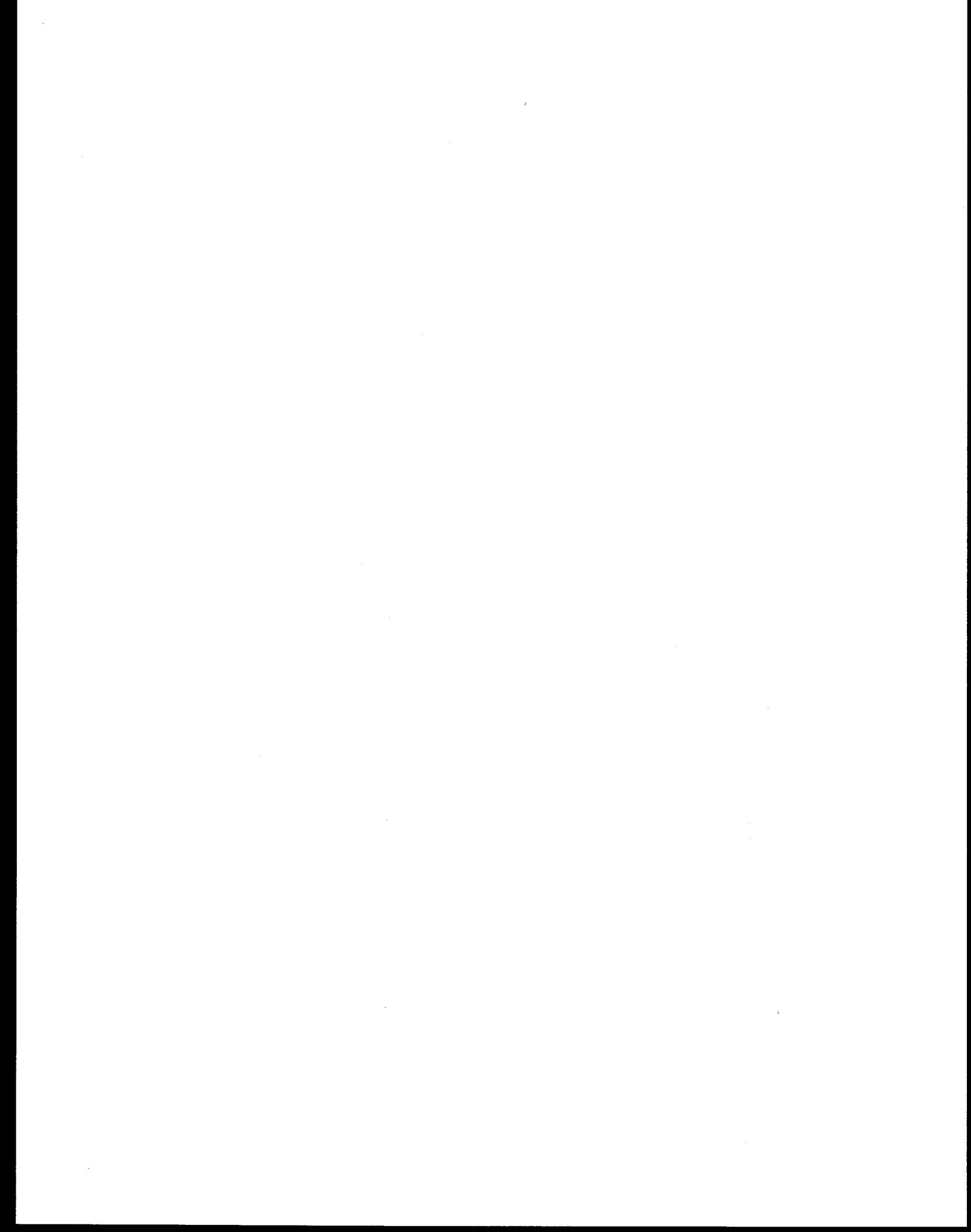
**STAFF RECOMMENDATION:**

Staff recommends that the Historic Landmark Commission approve the proposed replacement windows on the rear and secondary facades of the dwelling, since they are not readily seen from the street, but require appropriate windows for the main façade which match the originals in dimension and design. This recommendation is based on the Discussion and Findings of Fact in the staff report.



VICINITY MAP





## COMMENTS

### **Public Comments**

*No public comment regarding this application has been received.*

## **BACKGROUND, DISCUSSION AND FINDINGS:**

### **BACKGROUND**

The structure at 104 F Street is a one-and-one-half story brick Victorian dwelling constructed in 1900. Charles Madsen, a clerk at ZCMI and a native of Denmark was the first occupant of the home. In 1914 the house became rental property and remained so until 1935 at which time it was converted to a duplex. The dwelling is a contributing structure to the Avenues historic district and is significant for its architecture.

On February 1, 2008, the contractor for the applicant spoke with the Planner of the Day who informed him that window replacements would require a Certificate of Appropriateness.

On February 13<sup>th</sup>, housing/zoning code enforcement was informed that windows were in the process of being replaced. A formal notice of the violation was sent to the property owner on February 13<sup>th</sup>. The property owner submitted an application for the windows on March 13, 2008, which was administratively reviewed and denied on the basis that there was no evidence that the original windows were too deteriorated to be repaired and because of the between-the-glass muntins, which do not meet the design guidelines.

The applicant was advised to reinstall the original windows, submit an application for appropriate windows, or to request approval for the replacement windows from the Historic Landmark Commission. The applicant chose to request the Historic Landmark Commission's approval and submitted an application for the replacement windows on April 30, 2008.

The applicant's reason for appeal was based on the energy efficiency of vinyl windows. However, the majority of energy loss in a home is through the roof and not the windows. Studies show that the payback period to begin to see a return on investment is beyond the life of the window. The graphic in Attachment G illustrates this point. Wood windows can last almost forever if properly repaired, maintained and painted. Storm windows are an additional action that meets the standards of the ordinance and design guidelines.

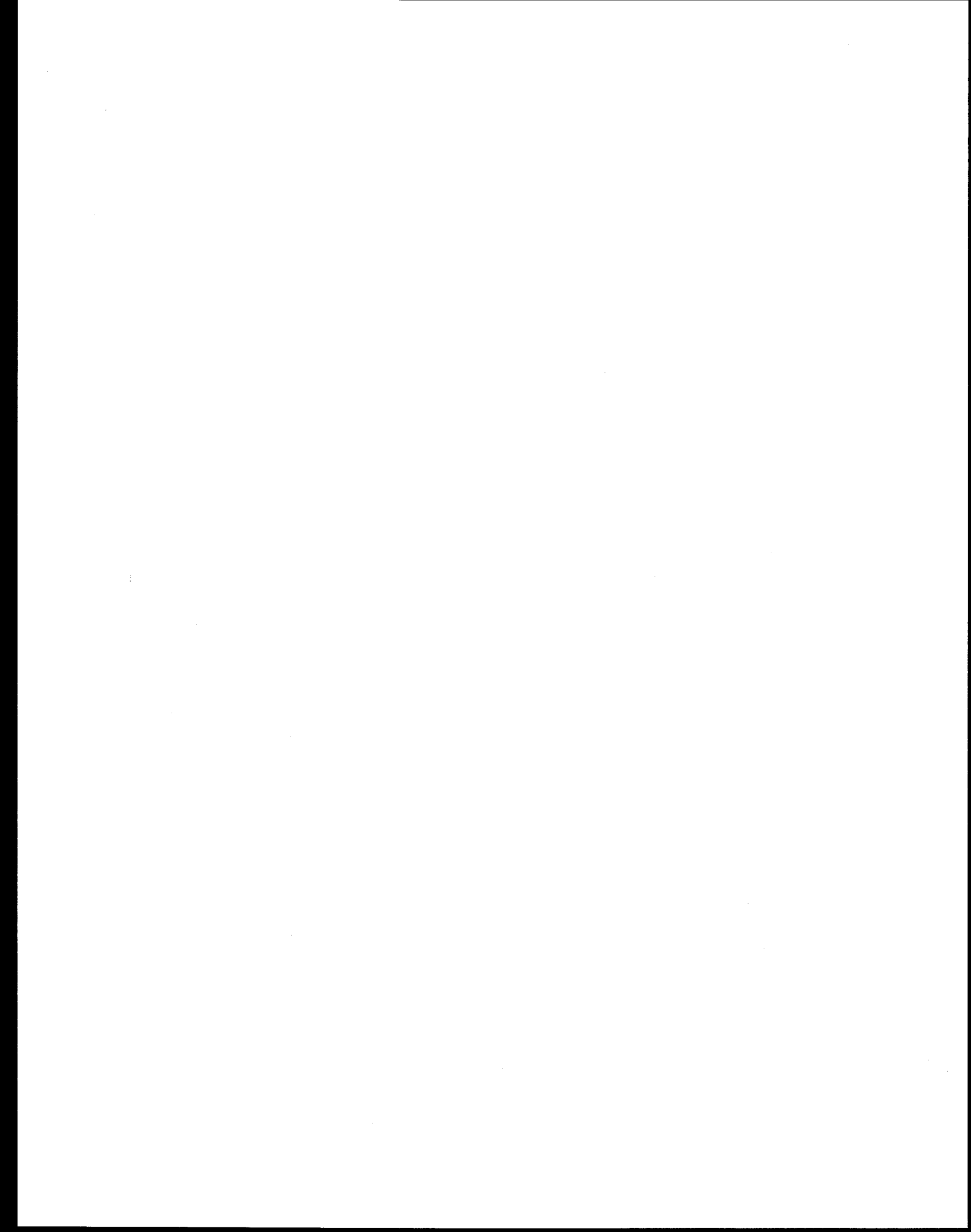
## **ZONING ORDINANCE AND DESIGN GUIDELINES**

**G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure:** In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

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 for Standard 1:** The use of the property will not change.

**Finding for Standard 1:** The action meets the 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;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
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;

### **Applicable Design Guidelines for Standards 2, 5, and 6:**

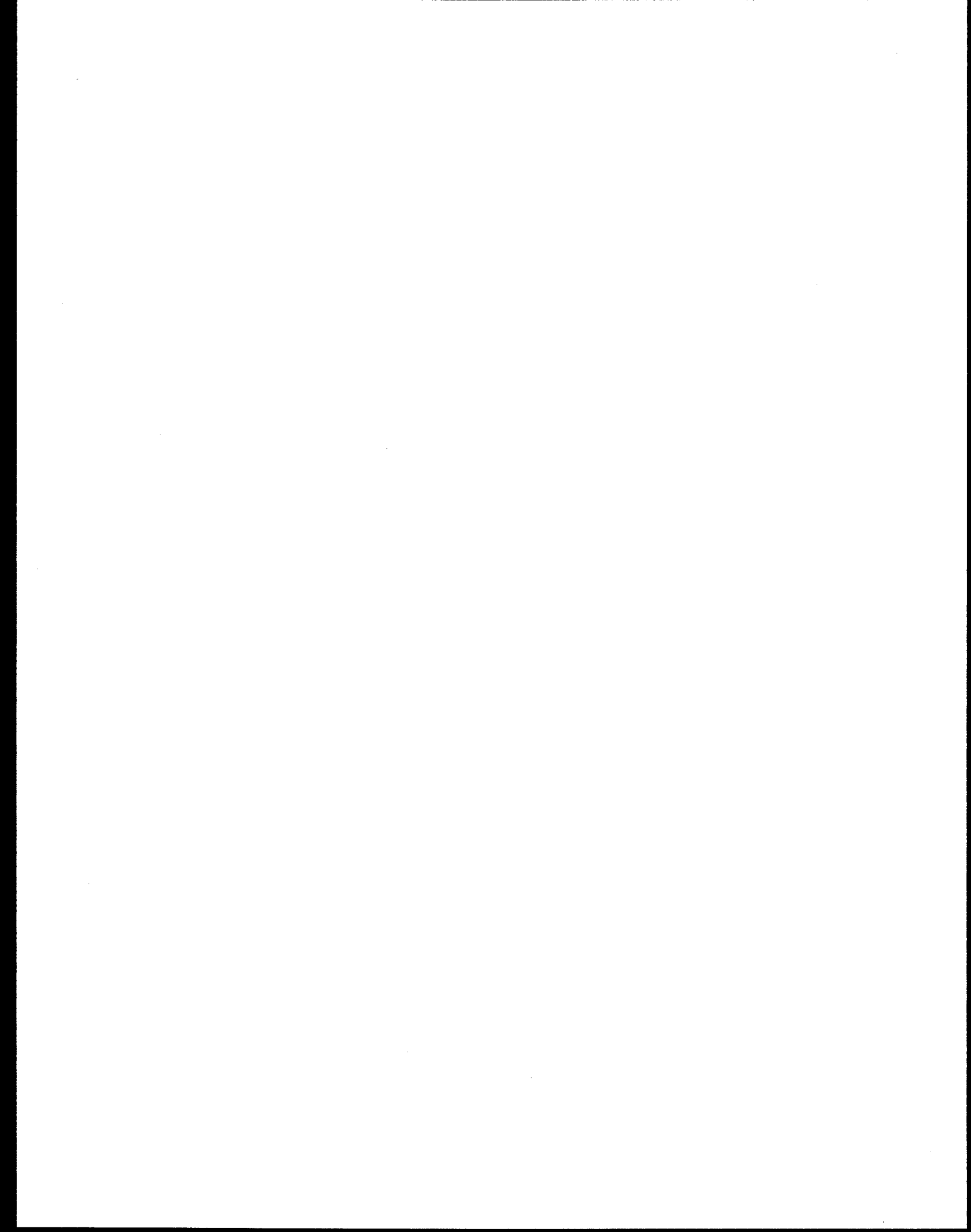
**3.0 Repair of Historic Windows:** Whenever possible, repair historic windows, rather than replace them. In most cases it is in fact easier, and more economical, to repair an existing window rather than to replace it, because the original materials contribute to the historic character of the building. Even when replaced with an exact duplicate window, a portion of the historic building fabric is lost and therefore such treatment should be avoided. When considering whether to repair or replace a historic window, consider the following:

First, determine the window's architectural significance. Is it a key character-defining element of the building? Typically, windows on the front of the building and on sides designed to be visible from the street, are key character-defining elements. A window in an obscure location, or on the rear of a structure may not be. Greater flexibility in the treatment or replacement of such secondary windows may be considered.

Second, inspect the window to determine its condition. Distinguish superficial signs of deterioration from actual failure of window components. Peeling paint and dried wood, for example, are serious problems, but often do not indicate that a window is beyond repair. What constitutes a deteriorated window? A rotted sill may dictate its replacement, but it does not indicate the need for an entire new window. Determining window condition must occur on a case-by-case basis, however, as a general rule, a window merits preservation, with perhaps selective replacement of components, when more than 50 percent of the window components can be repaired.

Third, determine the appropriate treatment for the window. Surfaces may require cleaning and patching. Some components may be deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire window. If the entire window must be replaced, the new one should match the original in appearance.

- 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 **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.

**Discussion for Standards 2, 5, and 6:** There is no evidence as to the condition of the original windows. The original windows on the main façade were tri-part windows with a one-light fixed center window flanked by multi-light windows. The replacement windows use grids between the glass for all three sections of the tri-part windows, including the center section which originally had no divisions. The overall size of the original and the new windows appears to be the same or similar.

**Finding for Standards 2, 5 and 6:** The current replacement windows do not meet standards 2, 5, and 6 nor the design guidelines since character defining windows were removed and there is no evidence of their condition to warrant replacement. Assuming that window replacement was an appropriate action, the replacement windows also do not meet these standards since they do not match the original design or material. Adding divisions in the center section of the tri-part windows which were originally single lights and using between-the-glass muntins as opposed to true divided lights or simulated divided lights, are the main reasons the replacement windows do not meet the standards.

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 for Standard 3:** The vinyl replacement windows use a between-the-glass muntin that does not have the dimension and reveal of the original windows. In addition, grids have been added to a section of the window that did not historically have grids.

**Finding for Standard 3:** The replacement windows do not meet this standard since they are of a different design and material than the original. As the design guidelines state, windows are often a character defining feature of an architectural style, adding details where there were none before creates a false sense of the design and architecture of the building.

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

**Discussion for Standard 4:** This application does not involve any prior alterations or additions to the property.

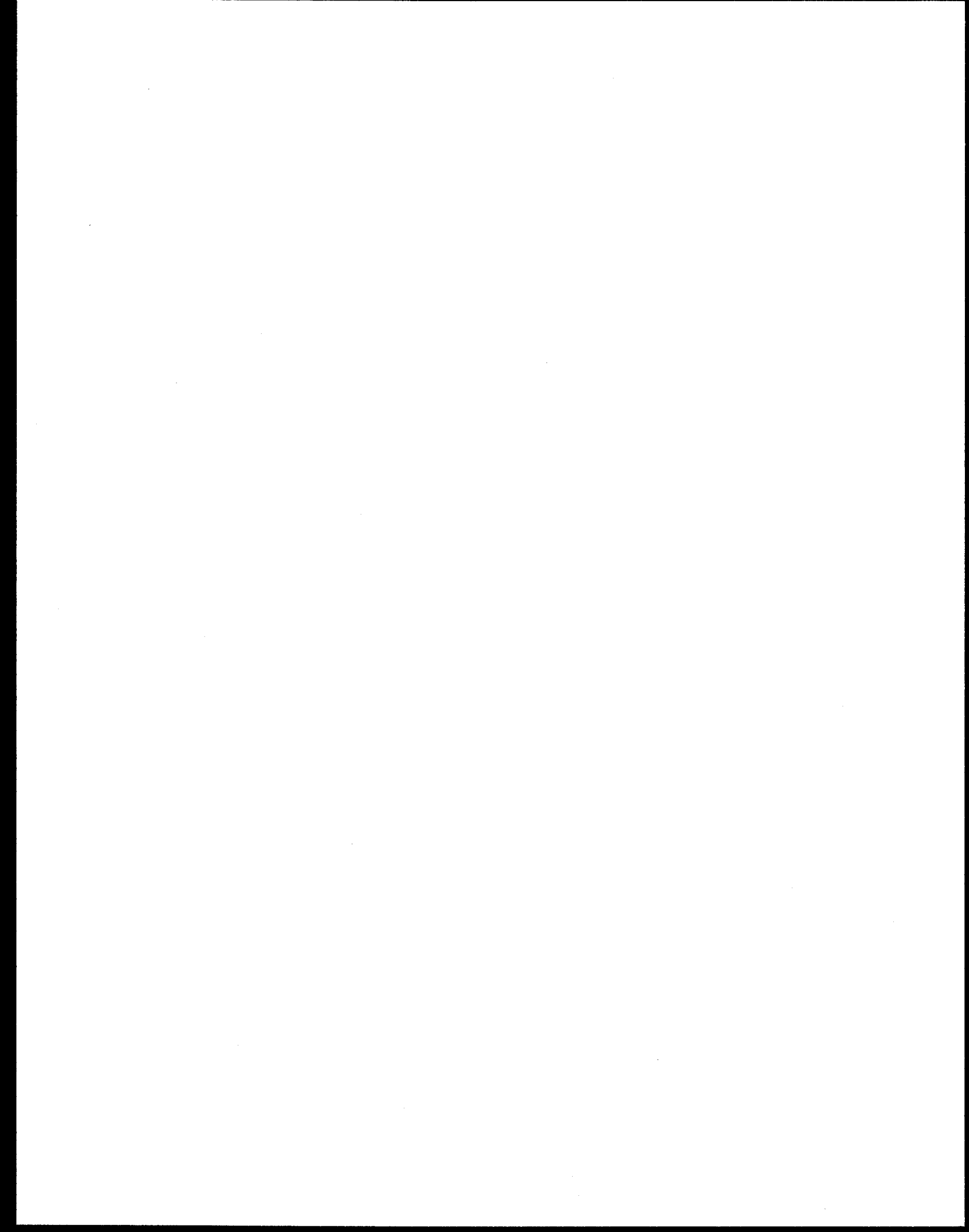
**Finding for Standard 4:** This criterion is not applicable.

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 for Standard 7:** This application does not involve chemical or physical treatments.

**Finding for Standard 7:** This criterion is not applicable.

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;

**Applicable Design Guidelines for standard 8:**

**3.0 Background:** Windows are some of the most important character-defining features of most historic structures. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window designs in fact help define many historic building types.

**3.0 Window Features:** The size, shape and proportions of a historic window are among its essential features. Many early residential windows in Salt Lake City were vertically-proportioned, for example. Another important feature is the number of "lights," or panes, into which a window is divided.

**Discussion for Standard 8:** The replacement windows required the removal and destruction of the original windows.

**Finding for Standard 8:** The project does not meet this standard since a significant design feature of the home was removed and replaced with windows of a different design.

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 for Standard 9:** The replacement windows required the destruction of the original windows and do not match the original in material or design.

**Finding for Standard 9:** This criterion is not met. The replacement for the original windows destroyed a significant architectural feature and the new windows are not compatible with the historic structure in terms of design and material.

10. Certain building materials are prohibited including the following:

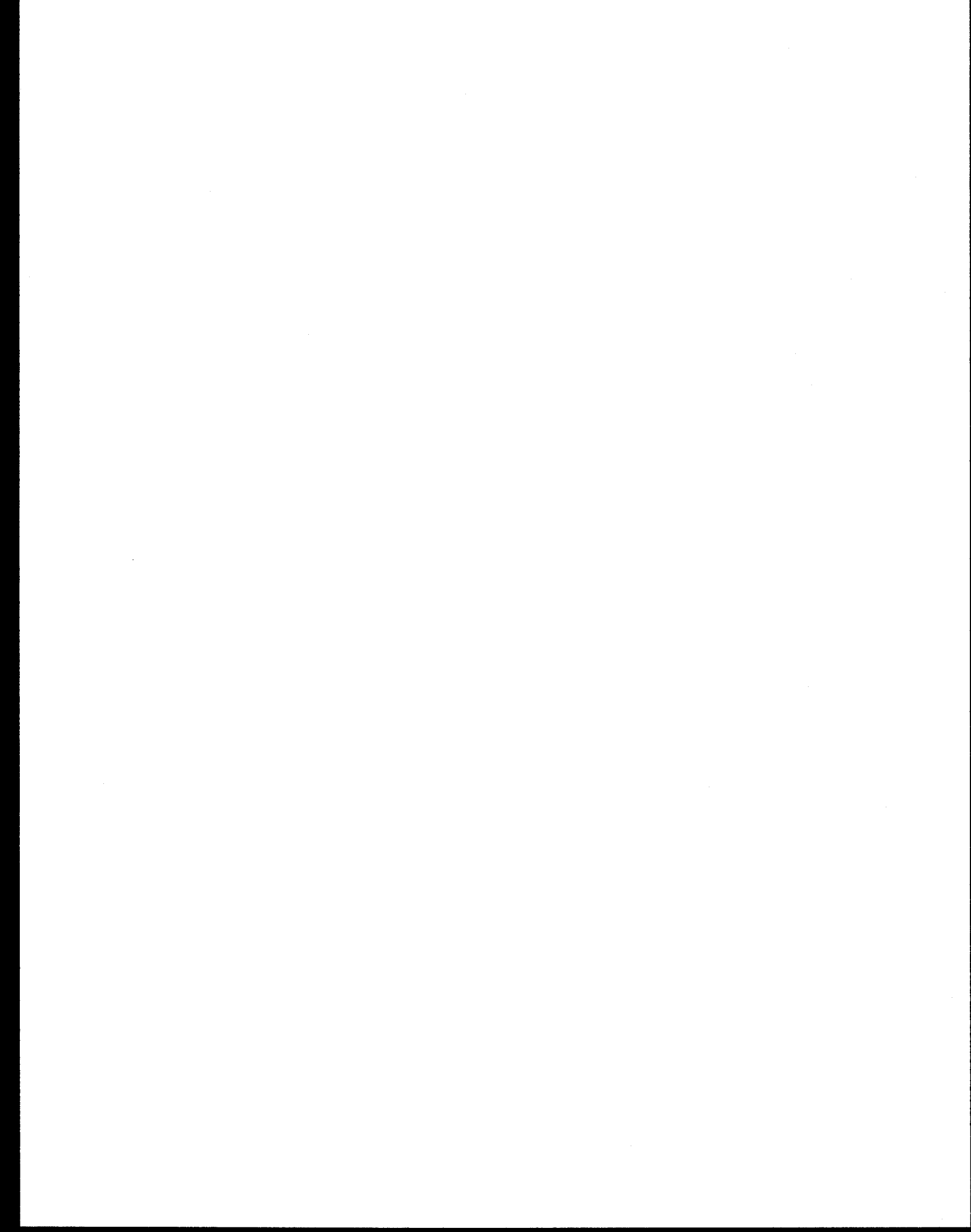
- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

**Discussion for Standard 10:** This project does not include altering the cladding of the dwelling.

**Finding for Standard 10.** This criterion is not applicable.

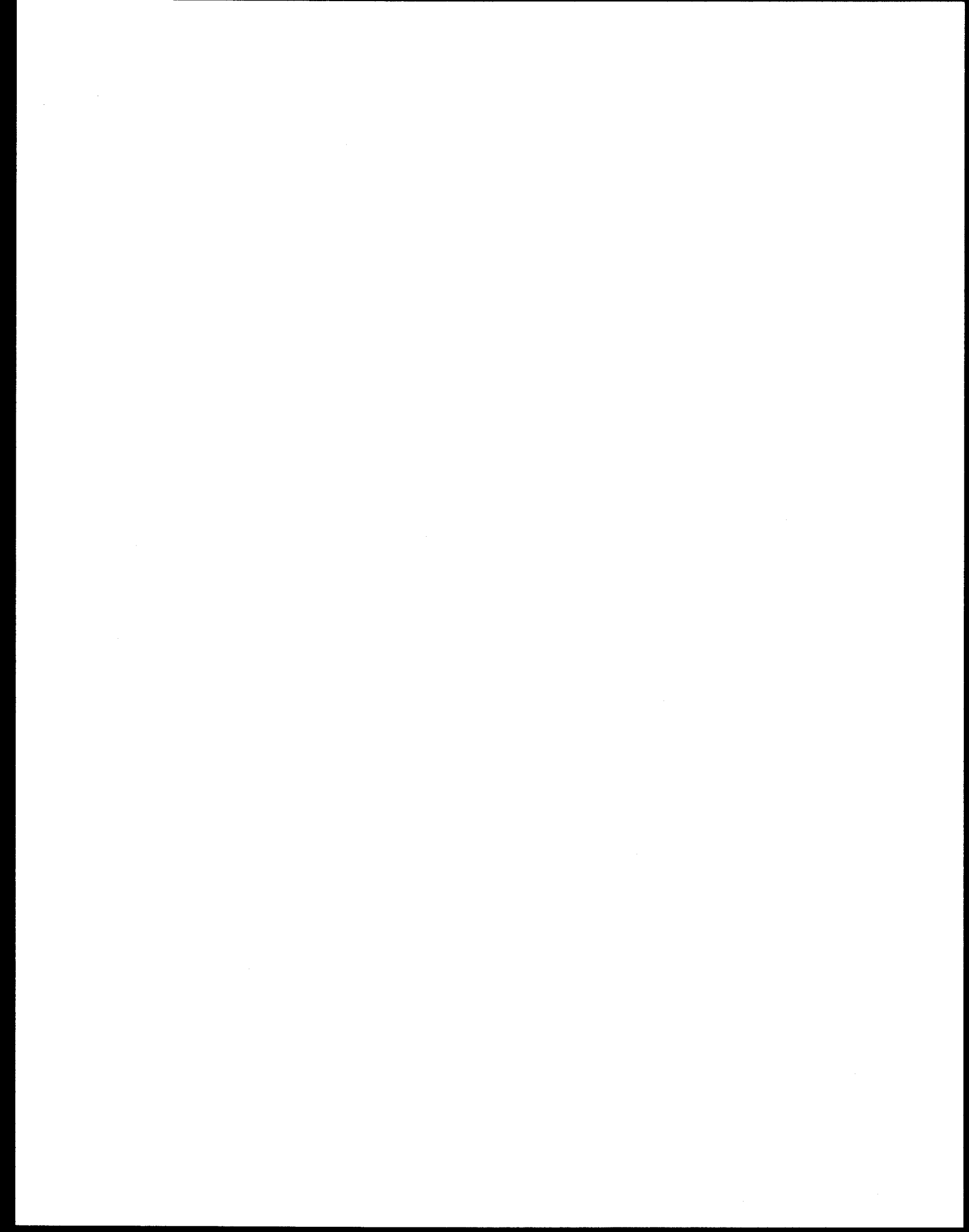
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation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

**Discussion:** The project does not include signage.



**Finding.** This criterion is not relevant.

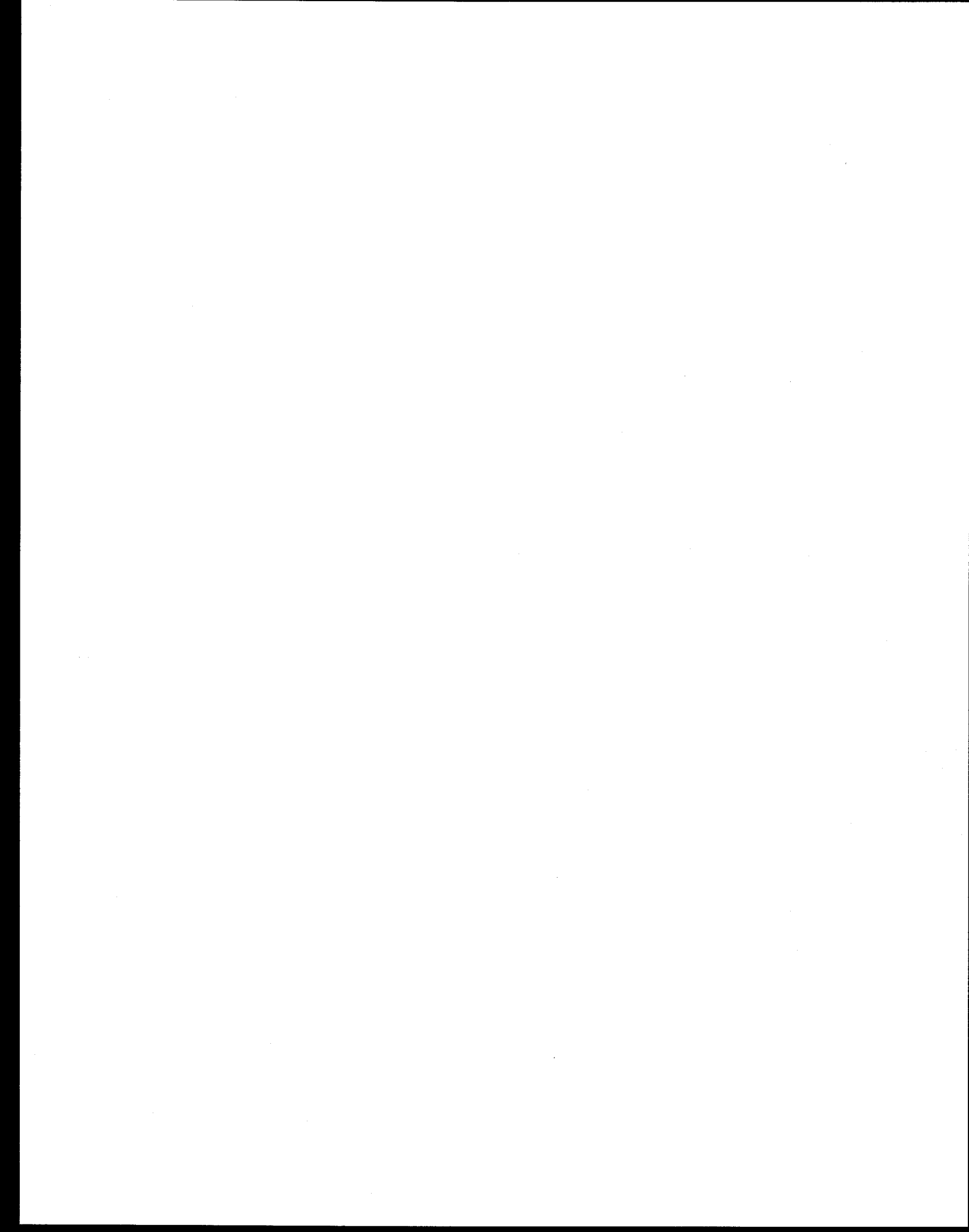
12. Additional design standards adopted by the historic landmark commission and city council.

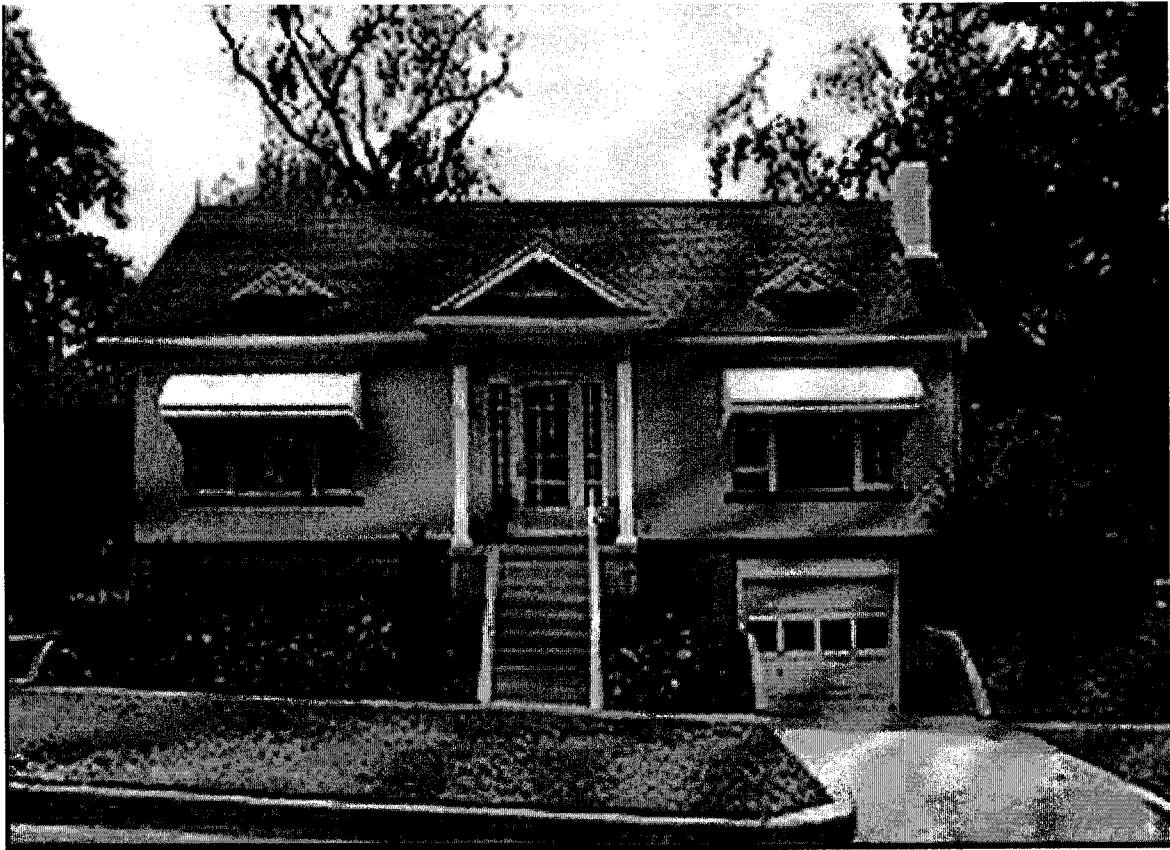




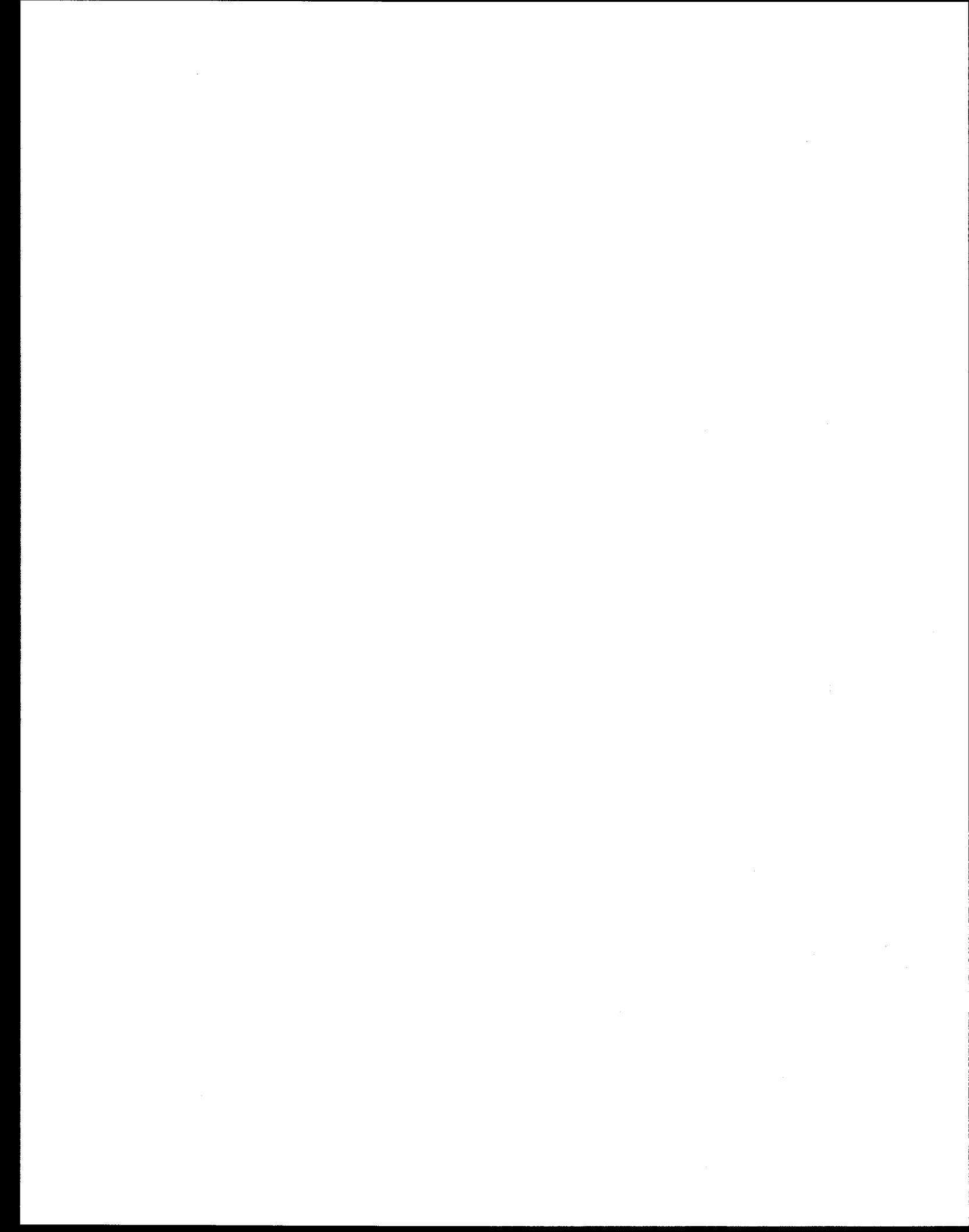
**Attachment A**  
**Photos of building prior to alteration**

Published Date: May 28, 2008



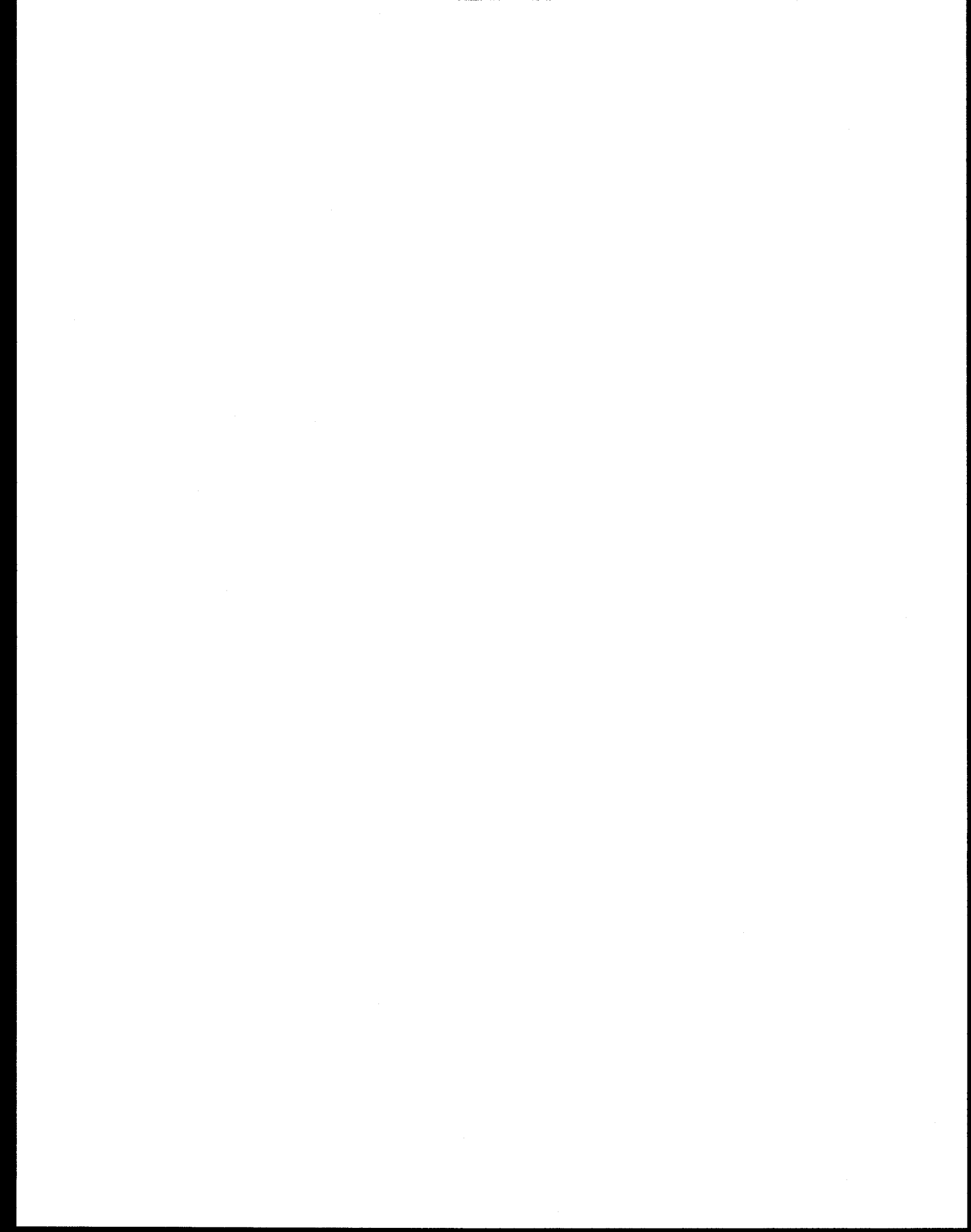


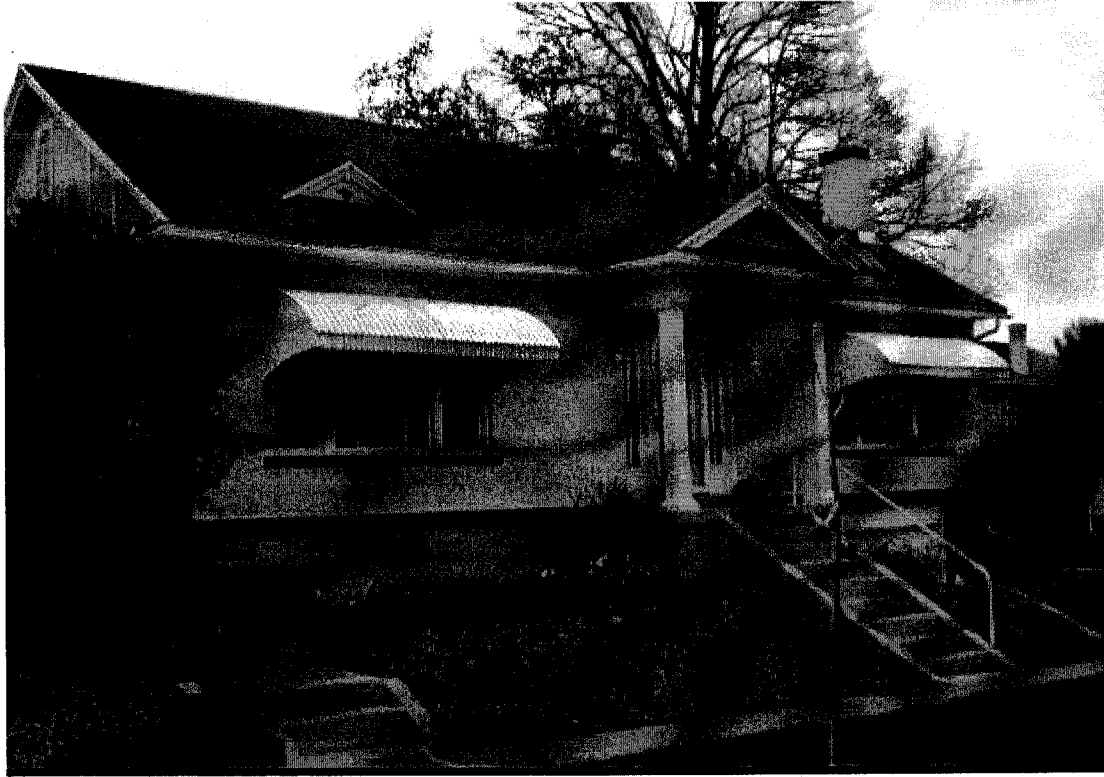
Published Date: May 28, 2008



**Attachment B**  
**Photos of building after alteration**

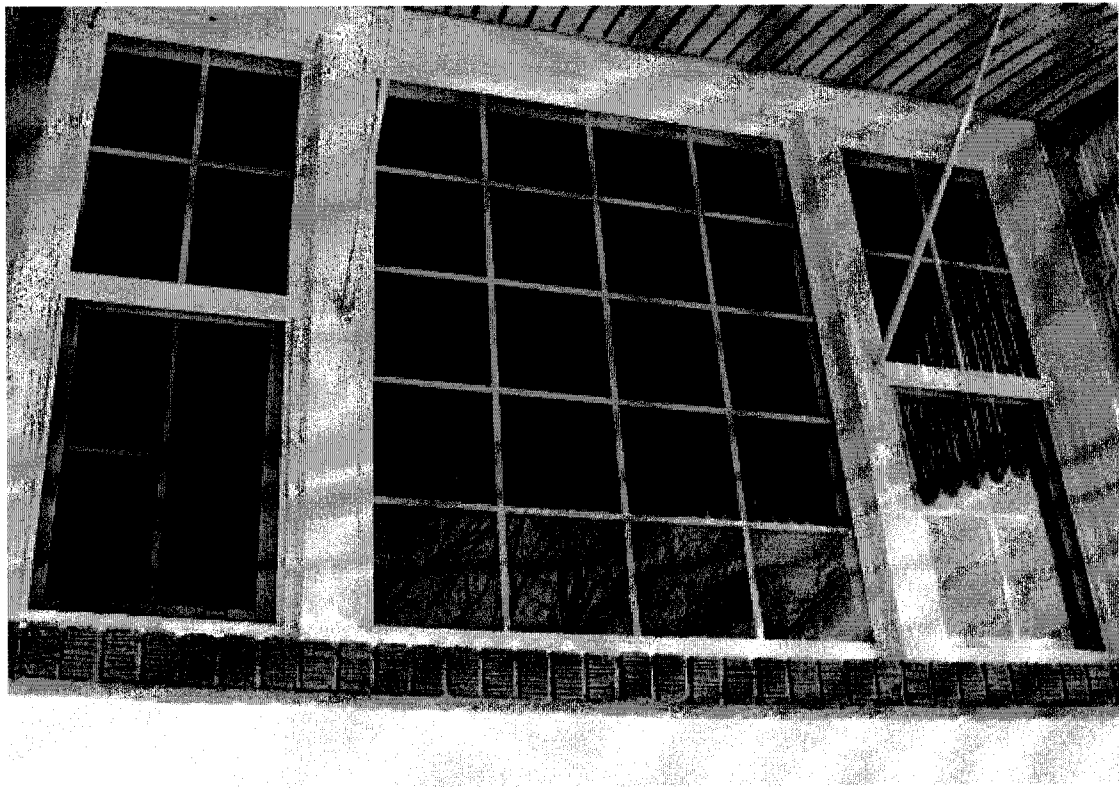
Published Date: May 28, 2008







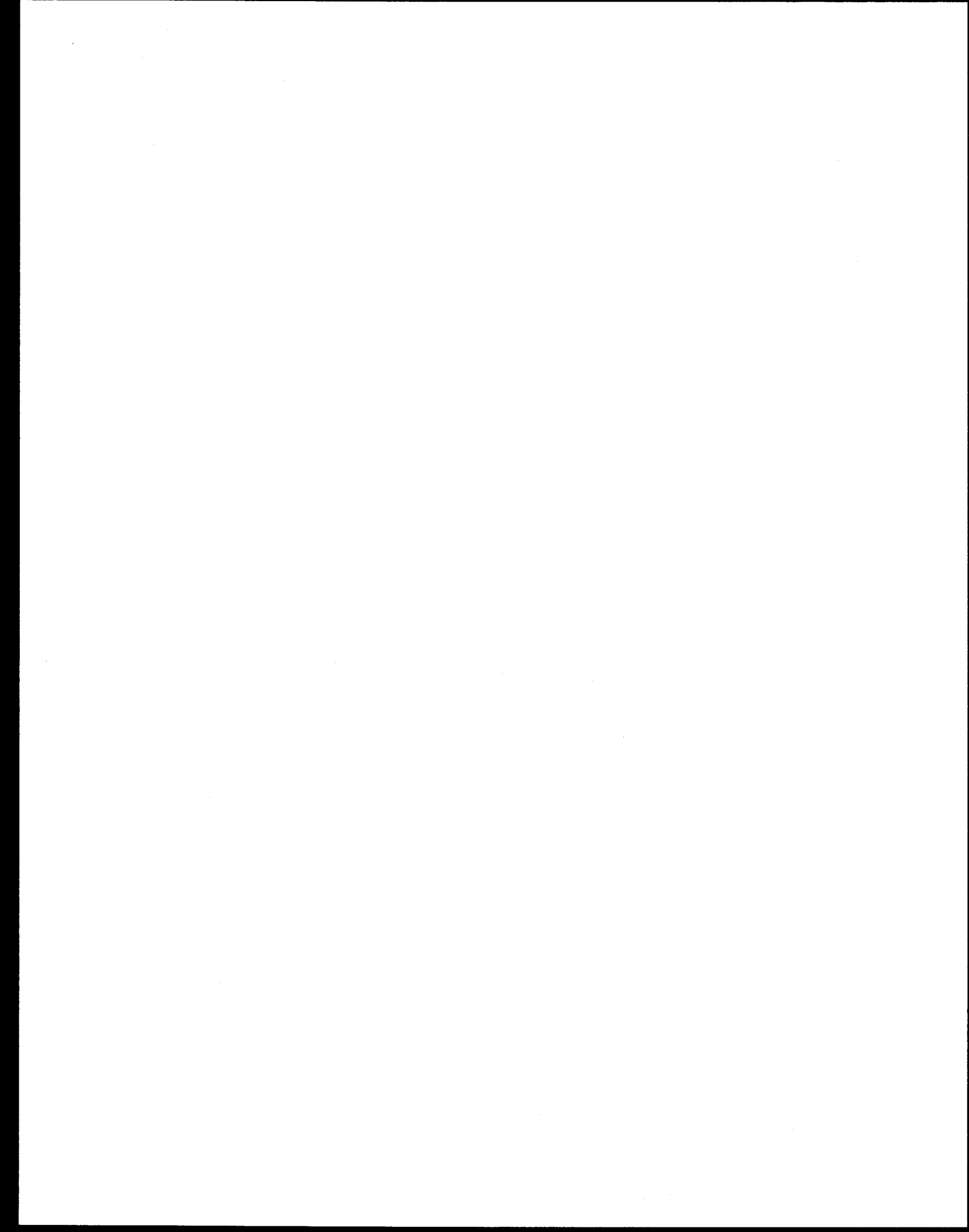




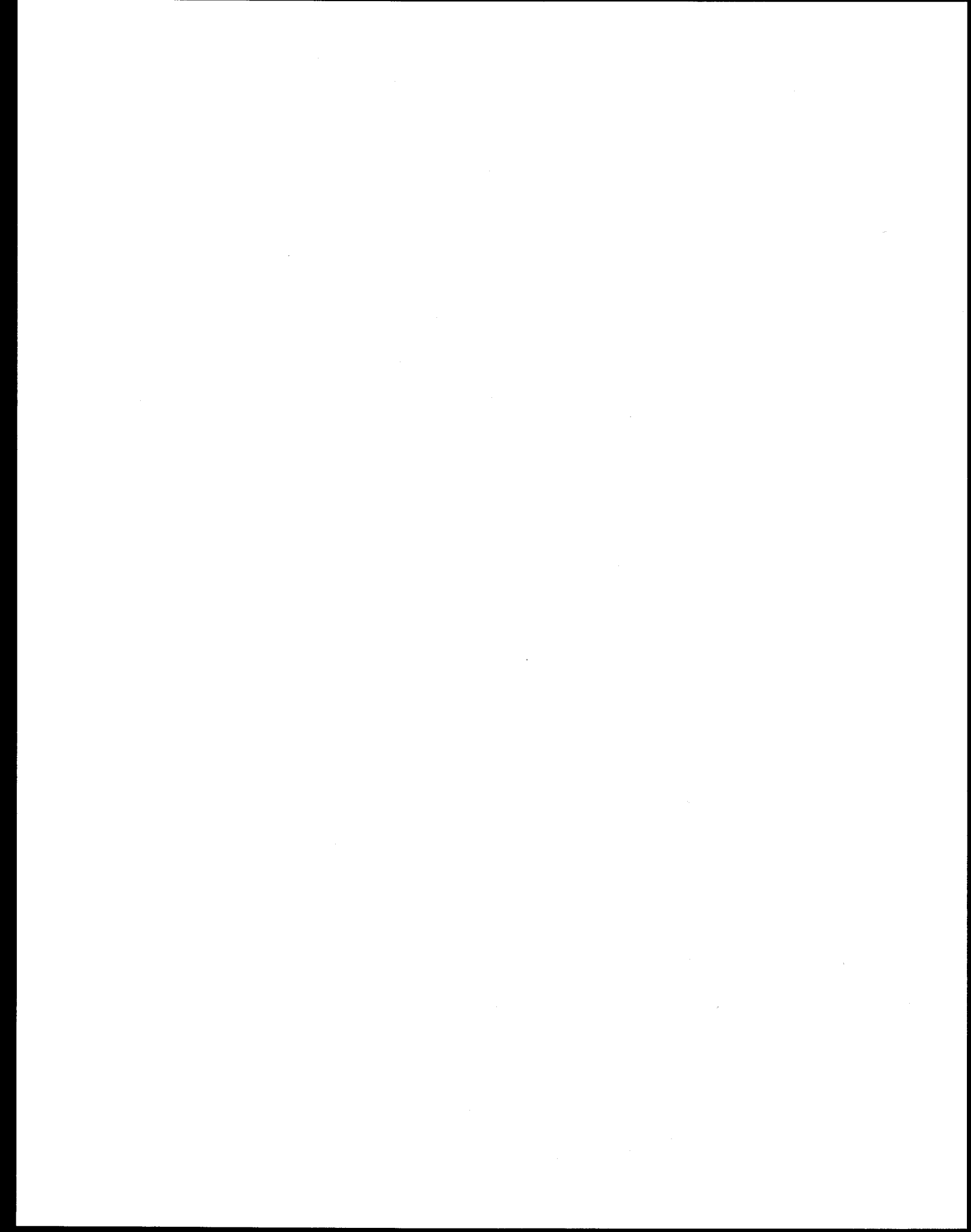


**Attachment C**  
**Photos from Tax Assessor**

Published Date: May 28, 2008

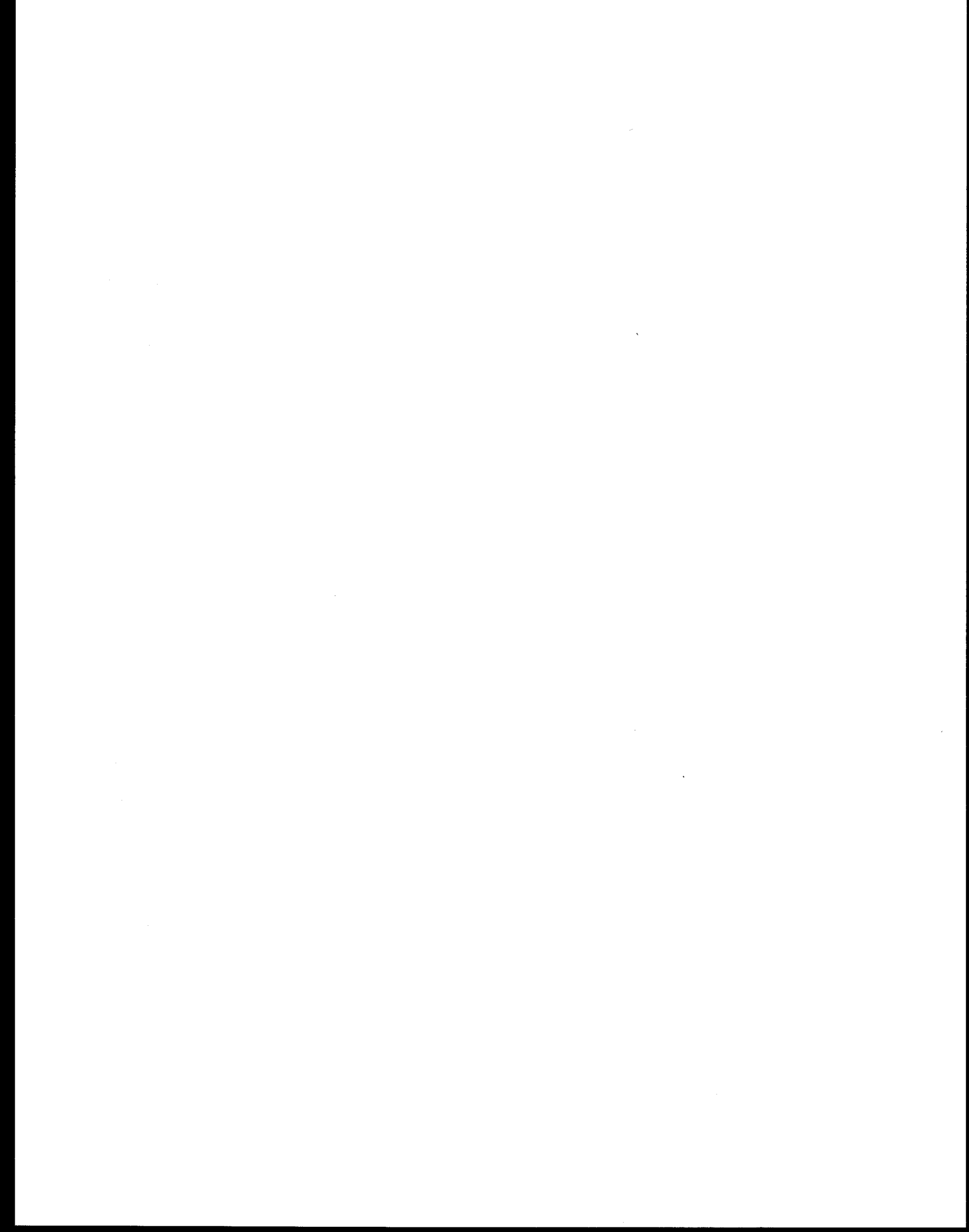






**Attachment D**  
**Copy of Survey Form**

Published Date: May 28, 2008





Researcher: Jessie Embry  
Date:

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

Utah State Historical Society  
Historic Preservation Research Office  
**Structure/Site Information Form**

1  
IDENTIFICATION

Street Address: 475 3rd Avenue Plat D Bl. 49 Lot 1  
Name of Structure: T. R. S.  
Present Owner: Wacker, Gregory D & Janet K UTM:  
Owner Address: Tax #:

2  
AGE/CONDITION/USE

Original Owner: Charles E. Madsen Construction Date: 1900 ca. Demolition Date:  
Original Use: single-family  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

3  
STATUS

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

4  
DOCUMENTATION

Photography: 5/77  
Date of Slides: Date of Photographs:  
Views: Front  Side  Rear  Other   
Views: Front  Side  Rear  Other   
Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit USHS  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Polk, SLC Directories, 1900-1903.  
"Nellie Armstrong Jones," Deseret News, July 23, 1934, p.13.



4838

Property Type: 111

Utah State Historical Society  
Historic Preservation Research Office

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

BATCH KEY  
1804044736

Structure/Site Information Form

IDENTIFICATION  
1

Street Address: 00475 THIRD AV

UTM: 13366 13367

Name of Structure:

T. 01.0 N R. 01.0 E S. 31

Present Owner: WACKER\*GREGORY\*D\* & JANET K  
475 3RD AVE

Owner Address: SLC,  
UT 84103

Year Built (Tax Record): 1900 Effective Age: 1930 Tax #: 04 0688

Legal Description 01 Kind of Building: RESIDENCE

COM AT SW COR LOT 1, BLK 49, PLAT D, SLC SUR; N 10 RDS; E 2 1/2 RDS; S 10 RDS; W 2 1/2 RDS TO BEG.

STATUS/USE  
2

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- |                                       |                                |  |   |  |  |   |
|---------------------------------------|--------------------------------|--|---|--|--|---|
| <input type="checkbox"/> Excellent    | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered         | <input type="checkbox"/> Significant      | <input type="checkbox"/> Not of the      | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input type="checkbox"/> Good         | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory     | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated |                                | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory |  | <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |

DOCUMENTATION  
3

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views:  Front  Side  Rear  Other

Views:  Front  Side  Rear  Other

Research Sources:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Abstract of Title  | <input type="checkbox"/> Sanborn Maps               | <input type="checkbox"/> Newspapers                    | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records / Map | <input type="checkbox"/> City Directories           | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library    |
| <input type="checkbox"/> Tax Card & Photo   | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews           | <input type="checkbox"/> USU Library    |
| <input type="checkbox"/> Building Permit    | <input type="checkbox"/> Obituary Index             | <input type="checkbox"/> LDS Church Archives           | <input type="checkbox"/> SLC Library    |
| <input type="checkbox"/> Sewer Permit       | <input type="checkbox"/> County & City Histories    | <input type="checkbox"/> LDS Genealogical Society      | <input type="checkbox"/> Other          |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

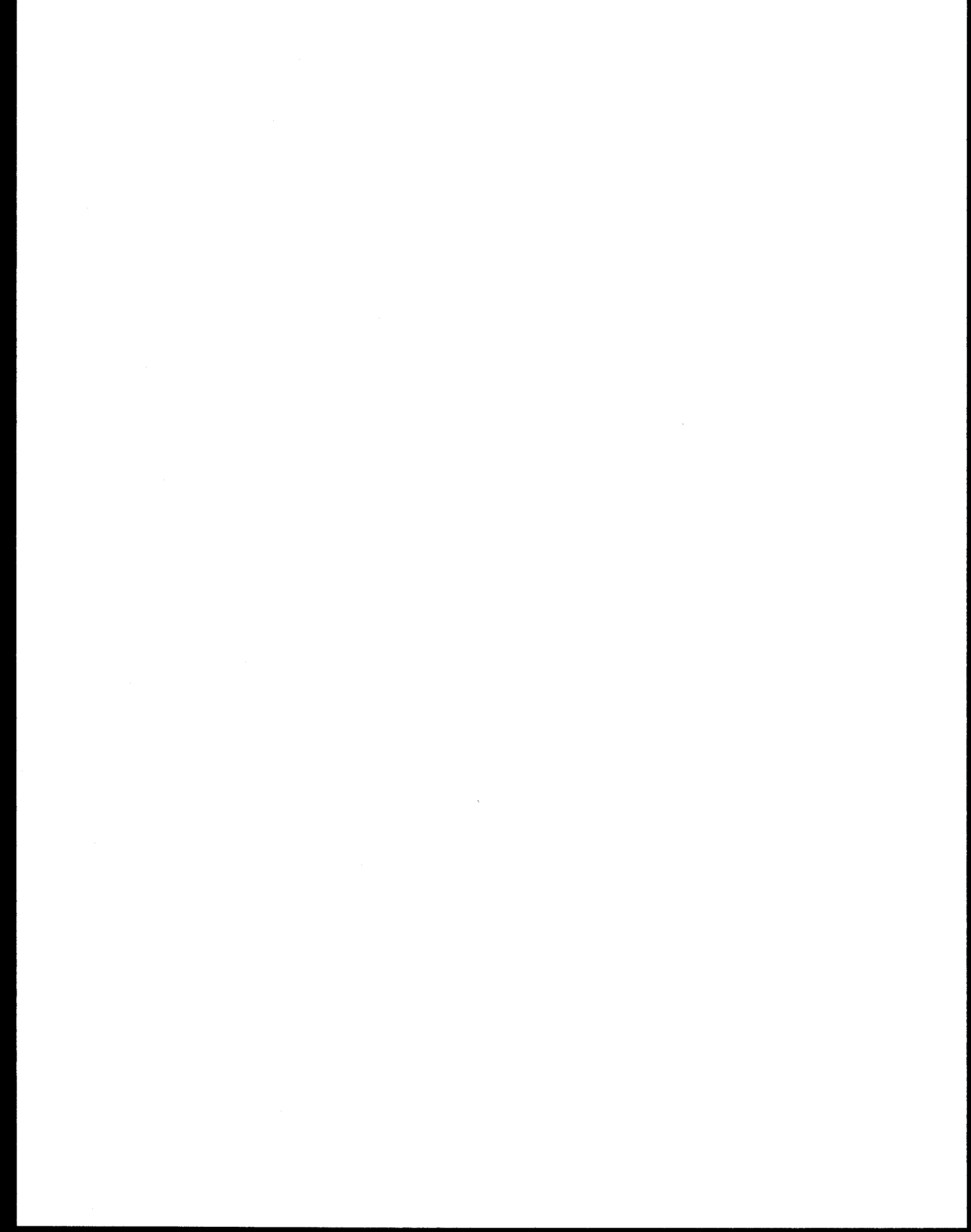
Researcher:

Date:



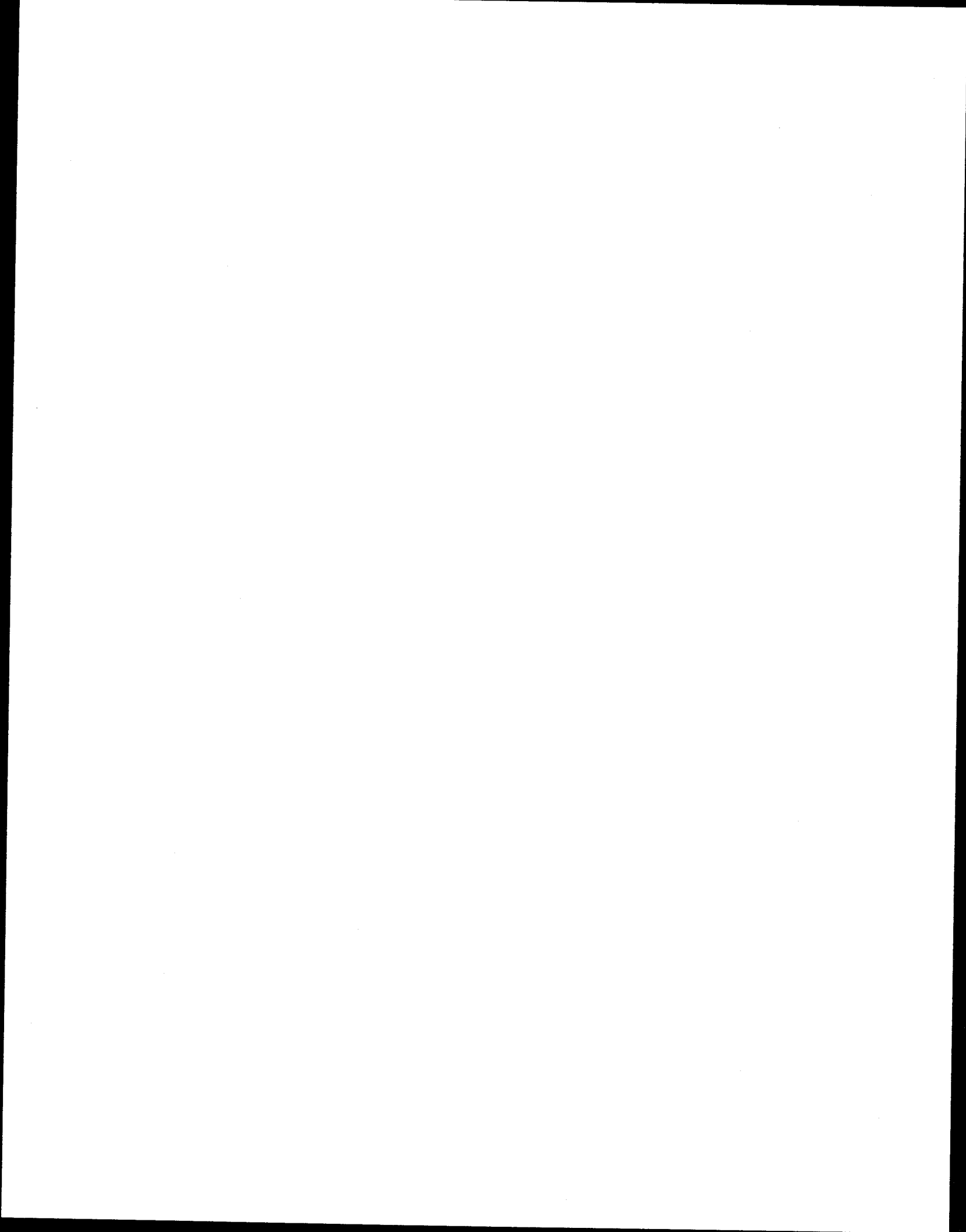
**Attachment E**  
**Copy of Planner of the Day Log**

Published Date: May 28, 2008



PLANNER OF THE DAY (POD) Michael

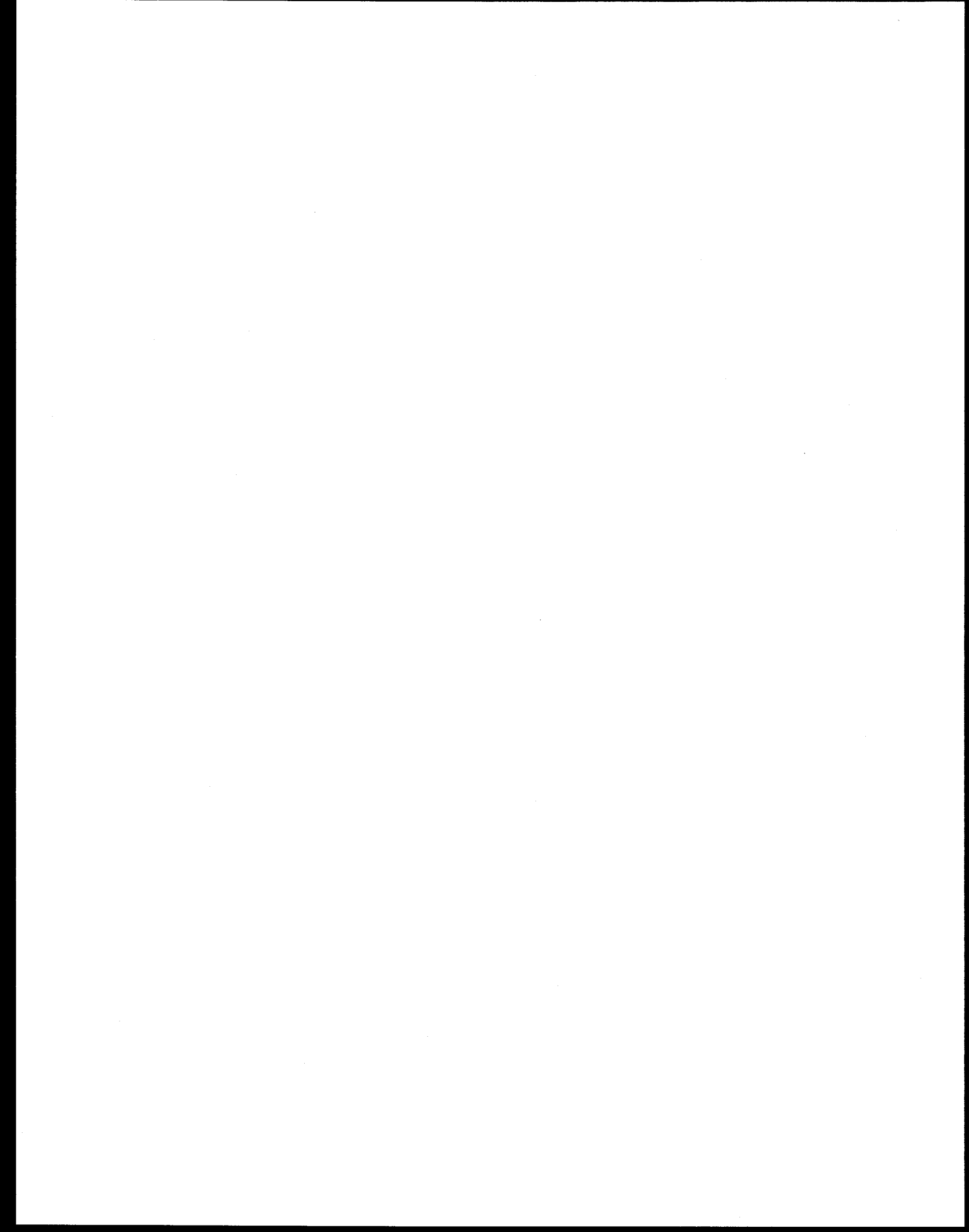
Date	Time In	Time Out	Name	Property address (address of inquiry)	Phone #	Planner	Reason for visit	POD Comments
1 2/1	08:30		JOHN GRENELL	1429 SOUTH 7TH EAST AVE		SCOTT WICKERSON	REQUEST FOR ID - MORE DAVE	
2 2/1	10 AM	10:15	THOMAS Sample	104 FS	804 3054			4-NO BANK - ADDRESS SHIPPED THE 5th
3 2/1	11:54	12:15	JAMES	104 FS	804 3054			MAKE APPROVALS - MEET TO THE MANAGERS
4 2/1	12:20	12:30	JOHN NEWELL	619 E 7TH AVE	801-241-2000			CALL PLANNING
5 2/1	12:30		Les Growth	1500 E Atkin Avenue	801-240-4744			SEARCH FOR MARKET
6 2/1	1:00	1:00	WARREN L-LAND	842 W 200 S	801-362-3296			INTERNAL CHECK MEAT - ADD COMMENTS
7 2/1	1:15	1:15	Martha	1632 Northwood AVENUE	801-650-8274			APPROVAL - NOT COMPLETE
8 2/1	1:32	2:10	Michael Vosseller	715 3rd Ave	435-850-3074			NAME NOT
9 2-1	1:55	2:15	BURKE WOLFE	215 W. Main St	415-232-2057			APPROVAL NOT
10 2-1	2:30	3:15	ERIC SHIMAZO	1255 E 200 S	972-5500			
11 2/1	2:40	2:40	Dave MURPHY	444-468 S 900 W	381-0146			



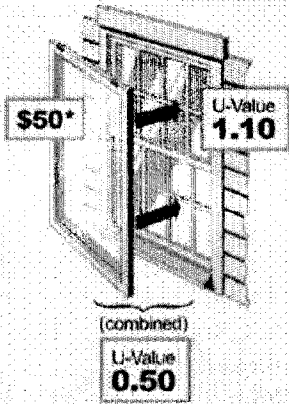


**Attachment F**  
**Window Comparison Graphic**

Published Date: May 28, 2008



# Let the Numbers Convince You: Do the Math



**TUNE-UP STRATEGIES**  
Storm window over single-pane original window

ANNUAL ENERGY SAVINGS

**722,218 Btu**

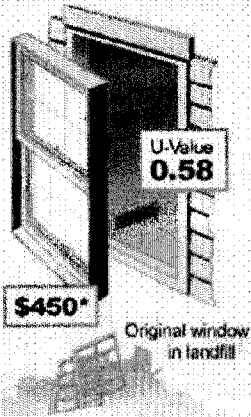
ANNUAL SAVINGS PER WINDOW\*\*

**\$13.20**

SIMPLE PAYBACK

**4.5  
Years**

$\$50/\$13.20 =$



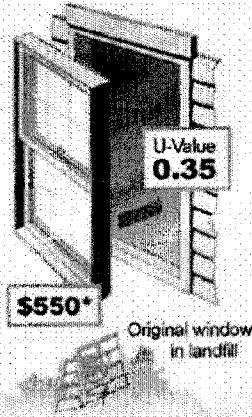
Double-pane thermal replacement of single-pane window

**625,922 Btu**

**\$11.07**

**40.5  
Years**

$\$450/\$11.07 =$



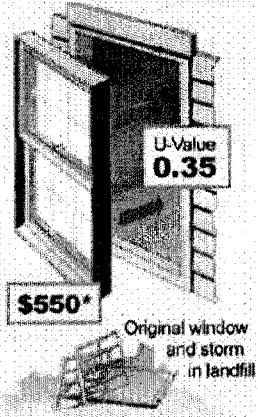
Low-e glass double-pane thermal replacement of single-pane window

**902,772 Btu**

**\$16.10**

**34  
Years**

$\$550/\$16.10 =$



Low-e glass double-pane thermal replacement of single-pane window with storm window

**132,407 Btu**

**\$2.29**

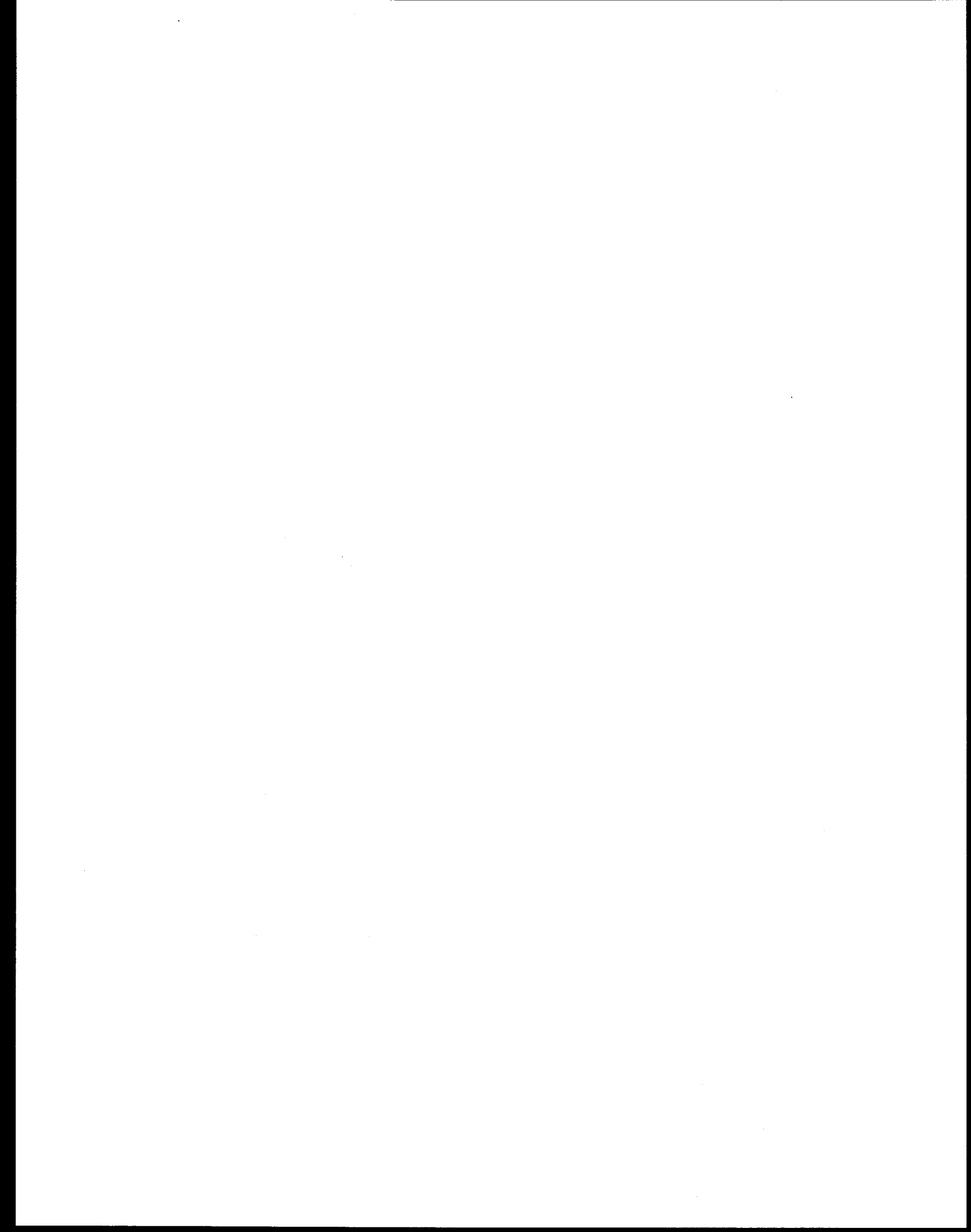
**240  
Years**

$\$550/\$2.29 =$

\*Cost of 3' x 5' window, installed  
\*\*Assuming gas heat at \$1.09/therm

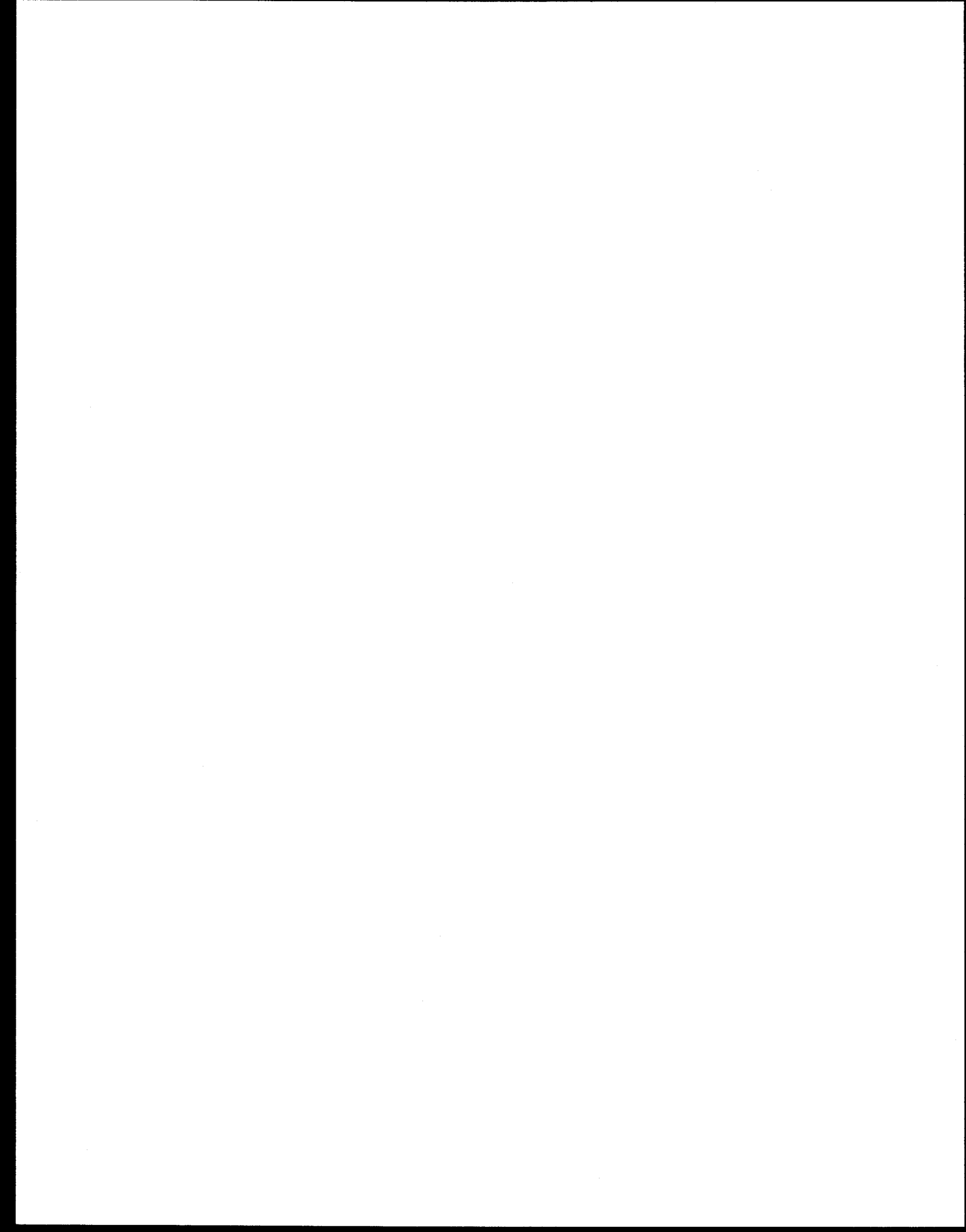
Old House Journal Oct 2007

Source: Keith Haberern P.E., R.A.  
Collingswood Historic District Commission



**Attachment G**  
**Applicant's explanation for appeal**

Published Date: May 28, 2008



To Whom It May Concern:

I believe the Salt Lake City Planning Division made a flawed mistake when they chose to deny my request for a Certificate of Appropriation regarding my recent window replacement.

I recently replaced the existing wood windows with vinyl windows. When making this decision, one of my primary reasons for doing so was to increase energy efficiency of my home, which not only increases its value, but also conserves energy, which our city government has asked its citizens to do.

In fact, my new windows will save almost a third of the energy needed to heat and cool my home. I believe these facts and my actions are in line with the "green," environment-friendly message the city has adopted over the last decade.

In addition, there are numerous other homes in the same district that have identical or similar windows. (images included)

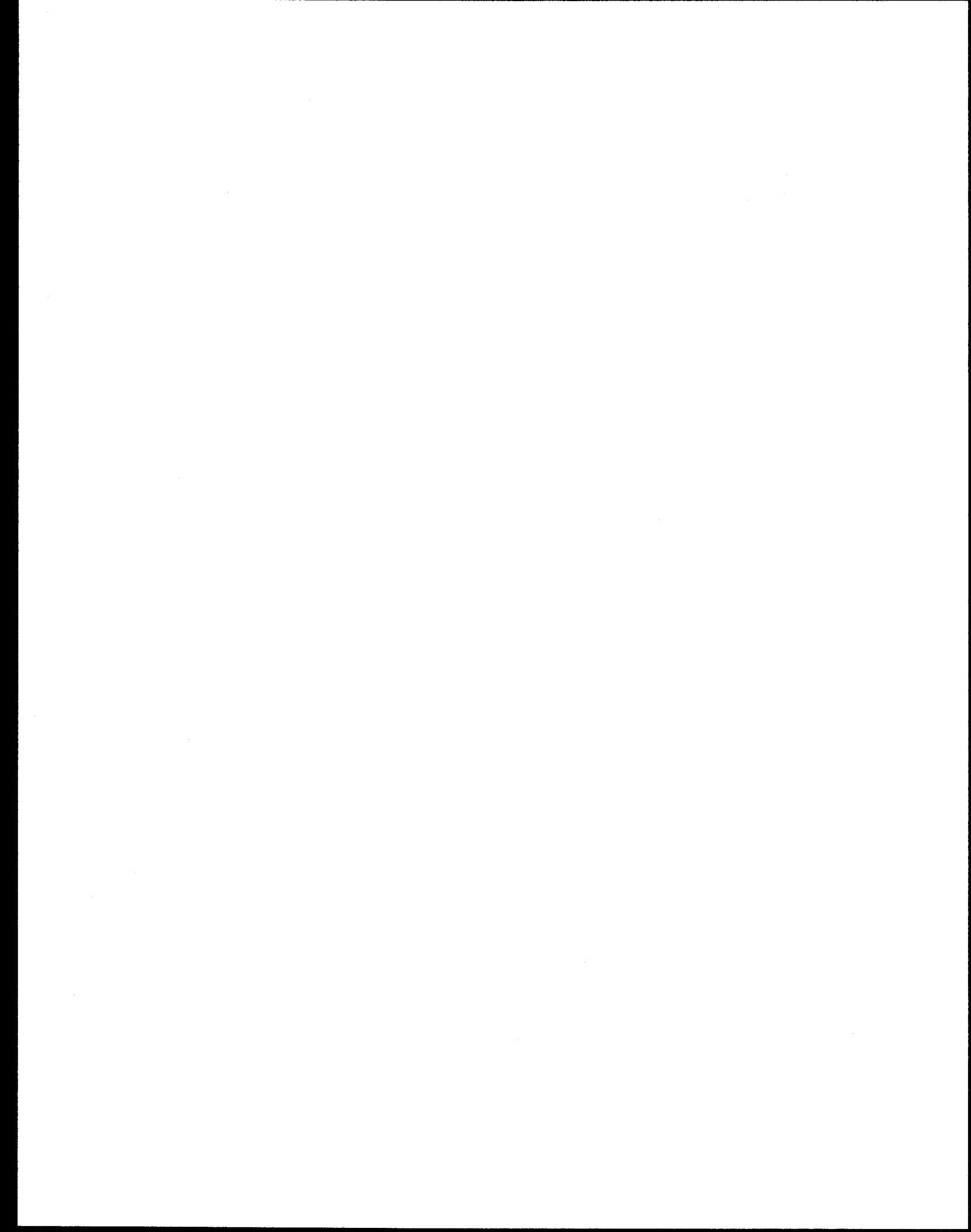
88 F Street	312 G Street
409 3 <sup>rd</sup> Avenue	276 I Street
407 4 <sup>th</sup> Avenue	218 J Street
425 4 <sup>th</sup> Avenue	637 3 <sup>rd</sup> Avenue
437 4 <sup>th</sup> Avenue	582 3 <sup>rd</sup> Avenue
482 4 <sup>th</sup> Avenue	574 3 <sup>rd</sup> Avenue
511 4 <sup>th</sup> Avenue	553 3 <sup>rd</sup> Avenue
587 5 <sup>th</sup> Avenue	133 F Street
528 5 <sup>th</sup> Avenue	487 5 <sup>th</sup> Avenue
453 6 <sup>th</sup> Avenue	

I believe it is unfair that the Planning Division denied my request, yet approved the request of others who sought similar approval for replacement windows.

I have spoken with my neighbors about my replacement windows and they have offered to write letters or even appear on my behalf if necessary.

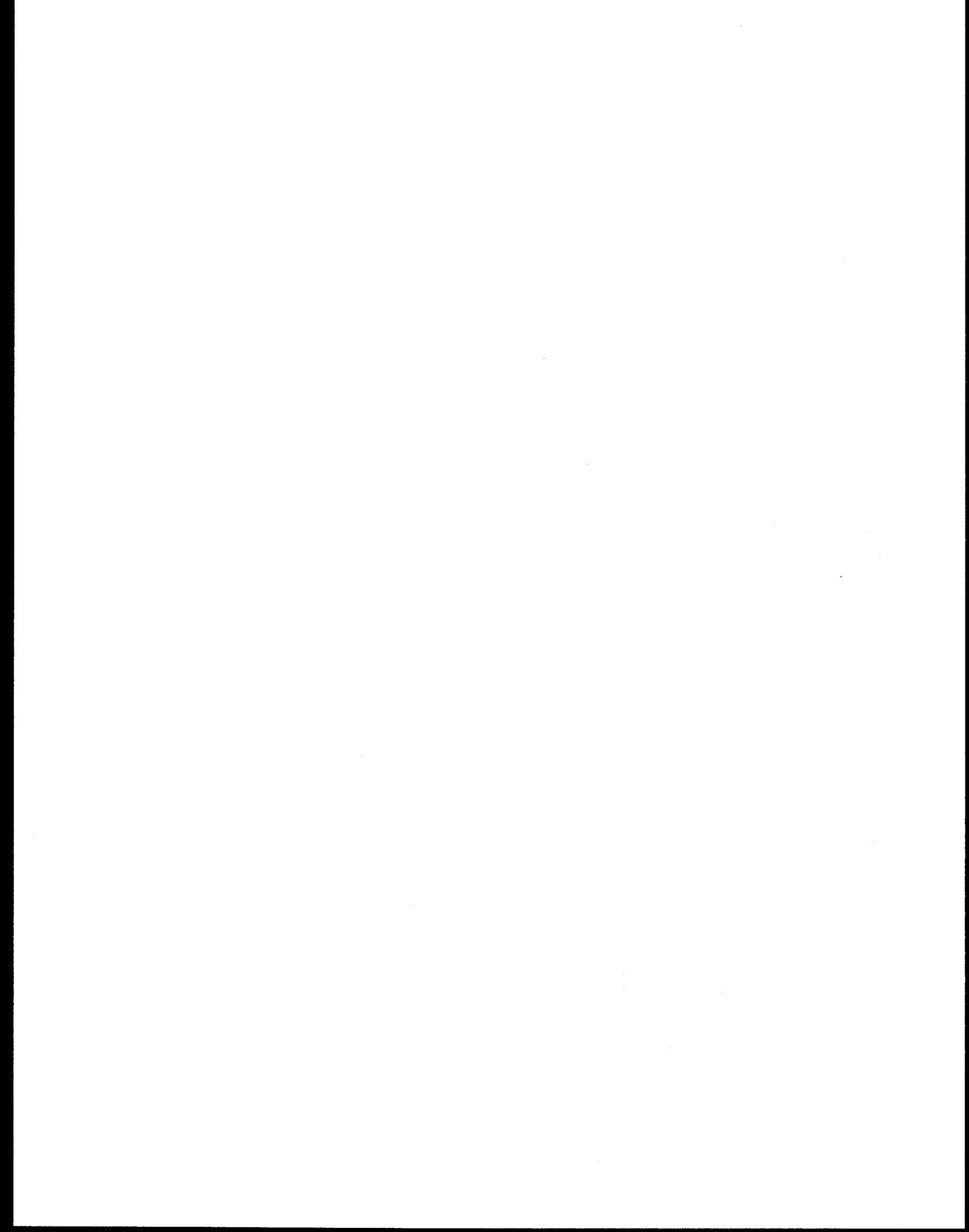
In closing, I ask the Planning Division to reconsider its decision and approve my request for the installation of my replacement windows.

Carl Jones Jr.  
104 F Street  
Salt Lake City, UT 84103





***Exhibit D***  
***June 4, 2008 Minutes***



**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION  
Minutes of the Meeting  
Room 315, 451 South State Street  
June 4, 2008**

The regular meeting of the Historic Landmark Commission was held on June 4, 2008, at 5:50 p.m. in Room 315 of the City and County Building, located at 451 South State Street, Salt Lake City, Utah, 84111. Commissioners present for the meeting included Earle Bevins, III, David Fitzsimmons, Arla Funk, Polly Hart, Creed Haymond, Warren Lloyd, and Anne Oliver. Commissioners Paula Carl, Sheleigh Harding and Jessica Norie were excused from the meeting.

Planning staff present for the meeting were: Janice Lew, Principal Planner and ex officio for the Historic Landmark Commission; Ray Milliner, Principal Planner; Joel Paterson, Interim Assistant Director for Planning; and Cecily Zuck, Historic Landmark Commission Secretary. Lynn Pace, Deputy Attorney for Salt Lake City was also present.

A field trip was held prior to the meeting at 4:00 p.m. The field trip was attended by Commissioners Bevins, Fitzsimmons, Funk, Hart, Haymond, Lloyd and Oliver. A quorum was present; therefore minutes were taken during the field trip and were as follows:

**FIELD TRIP NOTES**

*(This item occurred at 4:00 p.m., prior to the regular meeting)*

**381 East Eleventh Avenue; Keyser House:** The Commission took a tour of the property. The Commission inquired if this was the property that was reviewed in the past for a request to de-list the property as a Landmark Site. Staff noted that it was.

**104 North 'F' Street; Carl Jones Legalization:** The Commissioner noted the visibility of three sides of the building from the street.

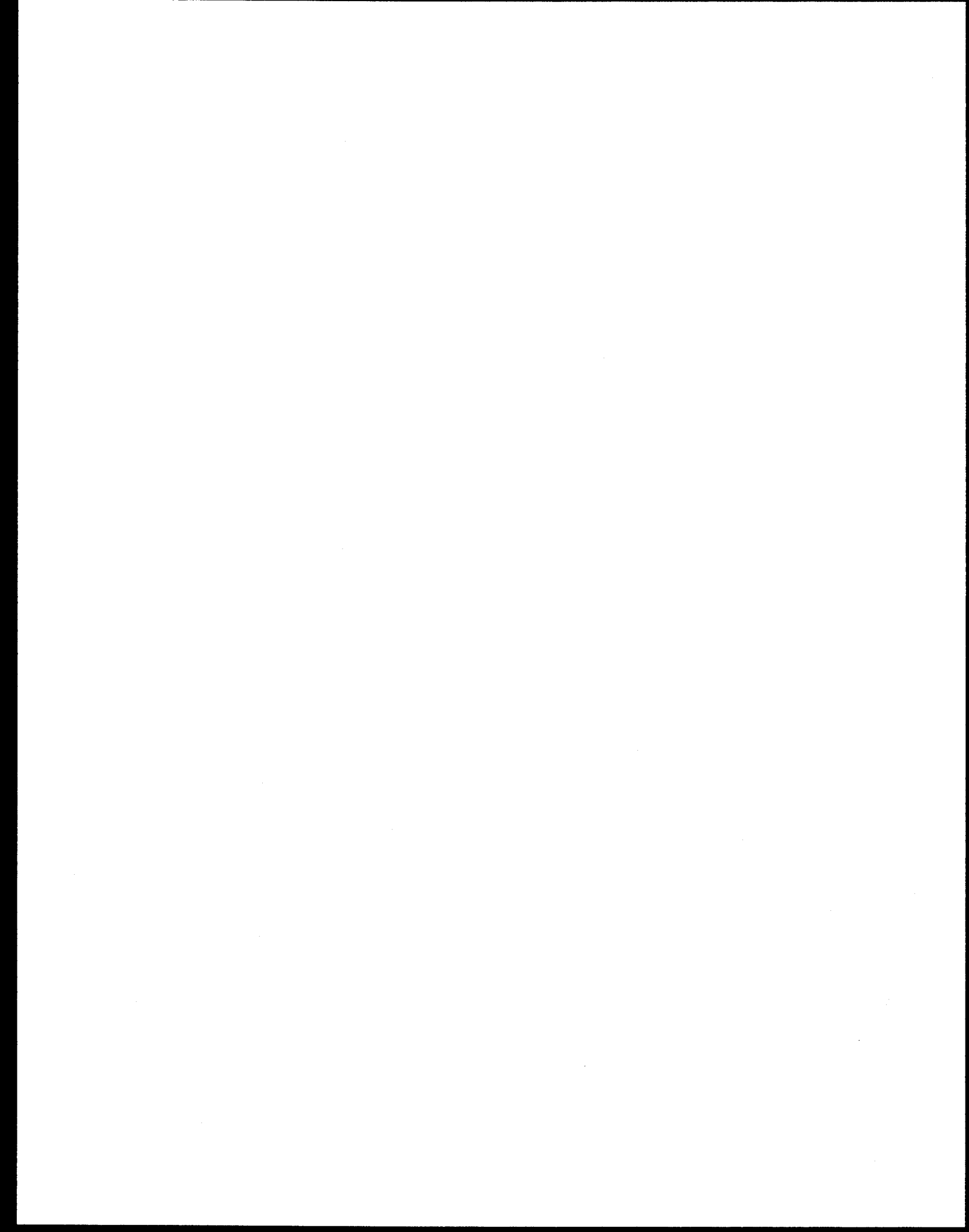
**840 East Sixth Avenue; Campbell House Legalization:** Staff described the project. The Commission inquired about the age and significance of the rear addition and the nature of the permits issued for the work. Staff noted that the alteration was not considered architecturally significant. Staff also noted that earlier additions were often poorly constructed and the Commission had allowed such changes in the past.

**30 North 'S' Street; Kimble Shaw Major Alteration:** Staff described the project. The Commissioner reviewed the condition of the windows, the construction of the front stable entrance, and the location of the garage with respect to adjacent properties. The Commission also discussed the removal of existing driveways.

**445 East 300 South; Peter Pan Apartments:** A question was raised regarding the nature of the nomination with respect to the multiple properties listing (Historic Resources of Salt Lake City Urban Apartments).

**115 South 300 East; Piccardy Apartments:** A question was raised as to whether or not Ben Lowe was involved with the property.

The Commission elected not to visit the City Creek property since the historic ZCMI façade is no longer in place.



**DINNER AND WORK SESSION**

*(This item occurred at 5:15 p.m., prior to the regular meeting.)*

Bee Luftkin and Dina Blaes were present to review the Sugar House Design Guidelines for the Commission. Ms. Luftkin reviewed the results of the Reconnaissance Level Survey of the Sugar House Business District, noting that there were only three significant properties already listed on the National Historic Register and 27 structures which could be considered contributing. She noted that based upon this analysis, the volume of historic properties were not enough to meet the criteria to create a national historic district.

Ms. Luftkin noted that she and her colleagues were recommending the City investigate the initiation of a Historic Zoning Overlay District for the area, with four categories of buildings adhering to different criteria for alterations or new construction.

Ms. Blaes reviewed the evaluation criteria which the consultants used in order to determine which structures would be eligible. She noted the four categories of structures they had identified:

**Significant:** Structures built prior to 1962 – historic on their own merit.

**Notable:** Structures built prior to 1962 – major alterations done before 1962, maintain most of historical integrity.

**Associated:** Structures built before 1962 – major alterations done after 1962.

**Non- Historic:** Structures built after 1962.

Ms. Blaes stated that the recommended Sugar House Business District Design Guidelines were based upon the Secretary of the Interior's Standards for Rehabilitation. She stated that while the Planning Commission was the body with authority for approval in this zoning district, small changes to the Ordinance could ensure that the Planning Commission work together with the Historic Landmark Commission when review of a historically significant property came about.

Ms. Blaes noted that the consultants welcomed questions from the Commission.

Commissioner Oliver inquired if the Planning Commission was prepared to grapple with the greater level of scrutiny involved with the Historic District Guidelines.

Mr. Paterson noted that training could occur, or the creation of an Overlay District could possibly widen the purview of the Historic Landmark Commission in this area with changes to the ordinance, as mentioned by Ms. Blaes. He also stated that there could be the creation of a joint committee to address such issues when they arise.

Commissioner Fitzsimmons inquired if the Planning Commission had seen the results of the survey yet.

Ms. Blaes stated that they had not, but did note that the survey was to next be presented to the Sugar House Community Council later that evening.

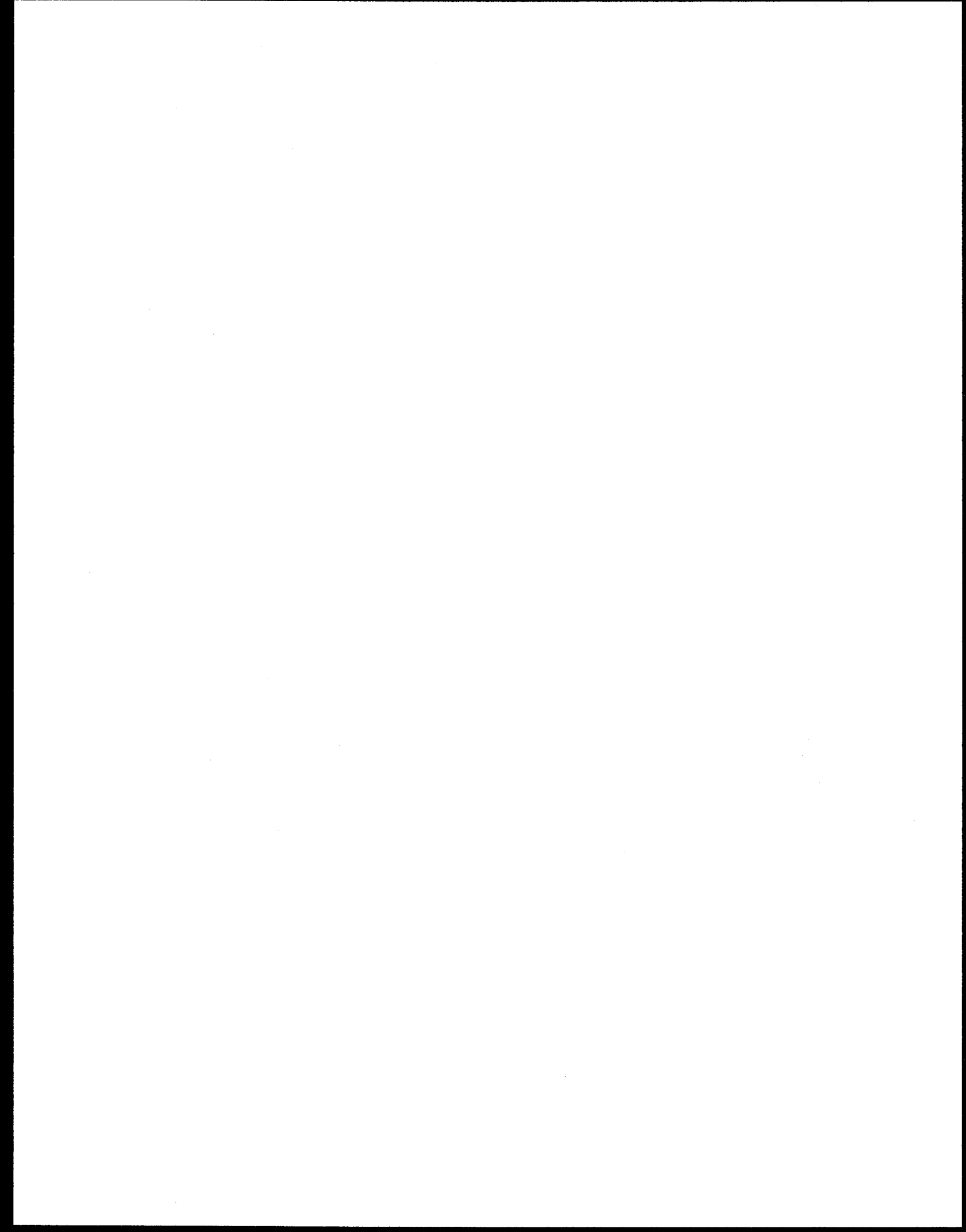
**APPROVAL OF THE MINUTES**

*(This item was heard at 5:51 p.m.)*

**Commissioner Hart made a motion to approve the minutes as written. Vice Chairperson Lloyd seconded the motion. All voted "Aye". The motion carried unanimously.**

**REPORT OF THE DIRECTOR**

*(This item was heard at 5:52 p.m.)*



Mr. Paterson welcomed new Commissioner Earle Bevins, III to his first meeting and thanked him for his willingness to serve.

He noted that he had no further issues to discuss with the Commission at that time.

### **COMMENTS TO THE COMMISSION**

*(This item was heard at 5:49 p.m.)*

Chairperson Fitzsimmons opened the floor to comments from the public at this time.

Cindy Cromer, 816 East 100 South, noted that she had found an article on details of new construction which she felt would be of interest to the Commission and had identified comments for individual Commissioners. She noted she would distribute copies of that article to them later.

Ms. Cromer stated that Mayor Becker had gained a reprieve from demolition, and the Salt Lake Tribune had since published an editorial in favor of reuse of the North Dock at the Intermodal Hub. She stated that the University of Utah had also published a small area study of the Intermodal Hub and its immediate historic vicinity, and urged the Commission to read it and promote the plan to other City agencies.

Mr. Paterson noted that in addition to the University of Utah study, the Redevelopment Agency had initiated a study of the Intermodal Hub area in partnership with IBI (consulting firm), and the area was also under review by the City Council.

Noting no further comments, Chairperson Fitzsimmons closed the Comments portion of the meeting at 5:55 p.m. and moved on to new business for the Commission.

### **NEW BUSINESS**

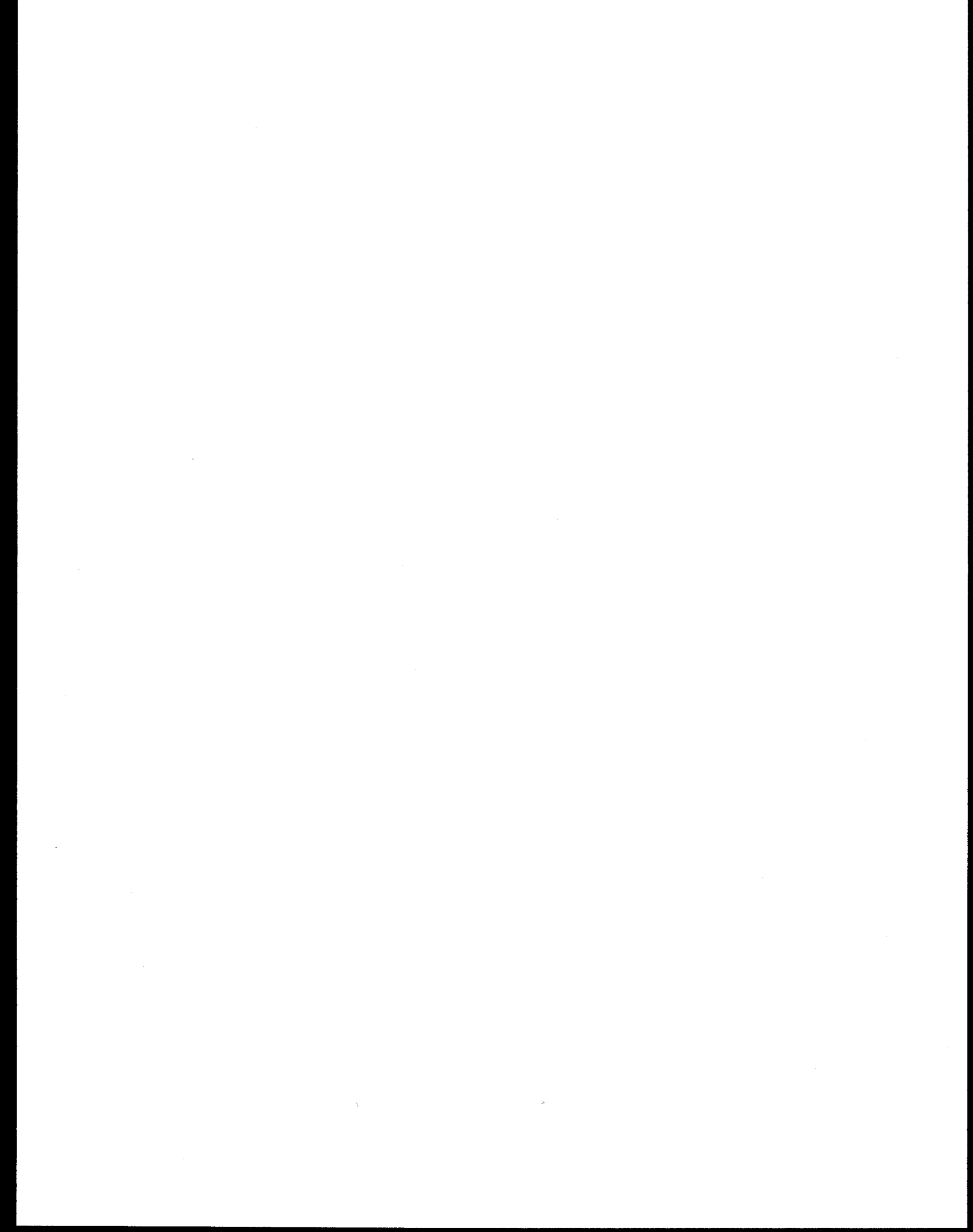
**Petition 470-08-23 Malcolm & Elizabeth Keyser House** – A request by Larry Perkins, property owner, soliciting comments from the Historic Landmark Commission to list the house located at 381 East Eleventh Avenue on the National Register of Historic Places. The property is zoned SR-1A; Special Development Pattern Residential District, and is located in City Council District Three represented by Council member Eric Jergensen. (Staff contact: Janice Lew, 535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com).)

*(This item was heard at 5:56 p.m.)*

Chairperson Fitzsimmons recognized the representative for the nomination at this time.

Korral Broschinsky, the consultant for the individual listing nomination was present to speak to the item. Ms. Broschinsky gave a slide presentation of the home and its history. Ms. Broschinsky noted that the home was a two-story Prairie School style home; designed by Salt Lake City Architects Pope & Burton and constructed by John Tims & Son. Ms. Broschinsky noted that the first owner of the property was Malcolm Keyser who founded the Keyser Fireproof Storage Company in 1910, and noted that there were several fireproof elements in the home as well.

Ms. Broschinsky stated that in 1943, the home was sold to Dr. Lindon Snow and his wife Glade. She noted that they lived in the home until their deaths in 1993 and 1977, respectively. Ms. Broschinsky noted that this was the period during which most of the non-historic renovations had taken place. She stated that the Snows had turned the back part of the home into an upscale suburban ranch house with a pool and glass wing as well as a garden room. She noted that they would have elaborate theme parties at their home.





Ms. Broschinsky stated that the basement was one of the few spaces in the home that had never been altered and was interesting for its resemblance of west side warehouses in Salt Lake, with large concrete columns and a sliding metal door for fire-proofing, just in case something spontaneously combusted.

Ms. Broschinsky noted that the current owners had gone to a great deal of effort to restore the property to as close to the original condition of the Prairie style home as was possible.

Vice Chairperson Lloyd noted that the property had been listed on the Salt Lake City register in 1978, however, not on the national register and inquired why this was.

Ms. Broschinsky noted that the home had been through several modifications prior to 1978 which were contemporary, not historic, and therefore had not been recommended at that time for the national register.

Chairperson Fitzsimmons stated that the Commission was pleased to see the improvements to the home.

Commissioner Haymond noted he would be glad to recommend the property if an interior tour were given to the Commission.

Commissioner Hart seconded Commissioner Haymond's suggestion.

**Commissioner Hart made a motion to send a favorable recommendation to the State Historic Preservation Officer regarding the Keyser House National Historic Nomination. Vice Chairperson Lloyd seconded the motion. All voted "Aye". The motion carried unanimously.**

Chairperson Fitzsimmons, as a point of order, noted that they had not opened the floor to public comment.

Mr. Paterson stated that it was not necessary to open the floor to the public; however, the Commission could do so if they wished to.

Chairperson Fitzsimmons offered the floor to any interested parties from the public, but seeing no comments, closed the hearing item at 6:10 p.m.

**Petition 470-08-24 Peter Pan Apartments** – A request by Oban Properties, LLC, property owner, soliciting comments from the Historic Landmark Commission to list the apartments located at 445 East 300 South on the National Register of Historic Places. The property is zoned R-MU; Residential Mixed Use, and is located in City Council District Four represented by Council member Luke Garrott. (Staff contact: Janice Lew, 535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com).)  
(This item was heard at 6:10 p.m.)

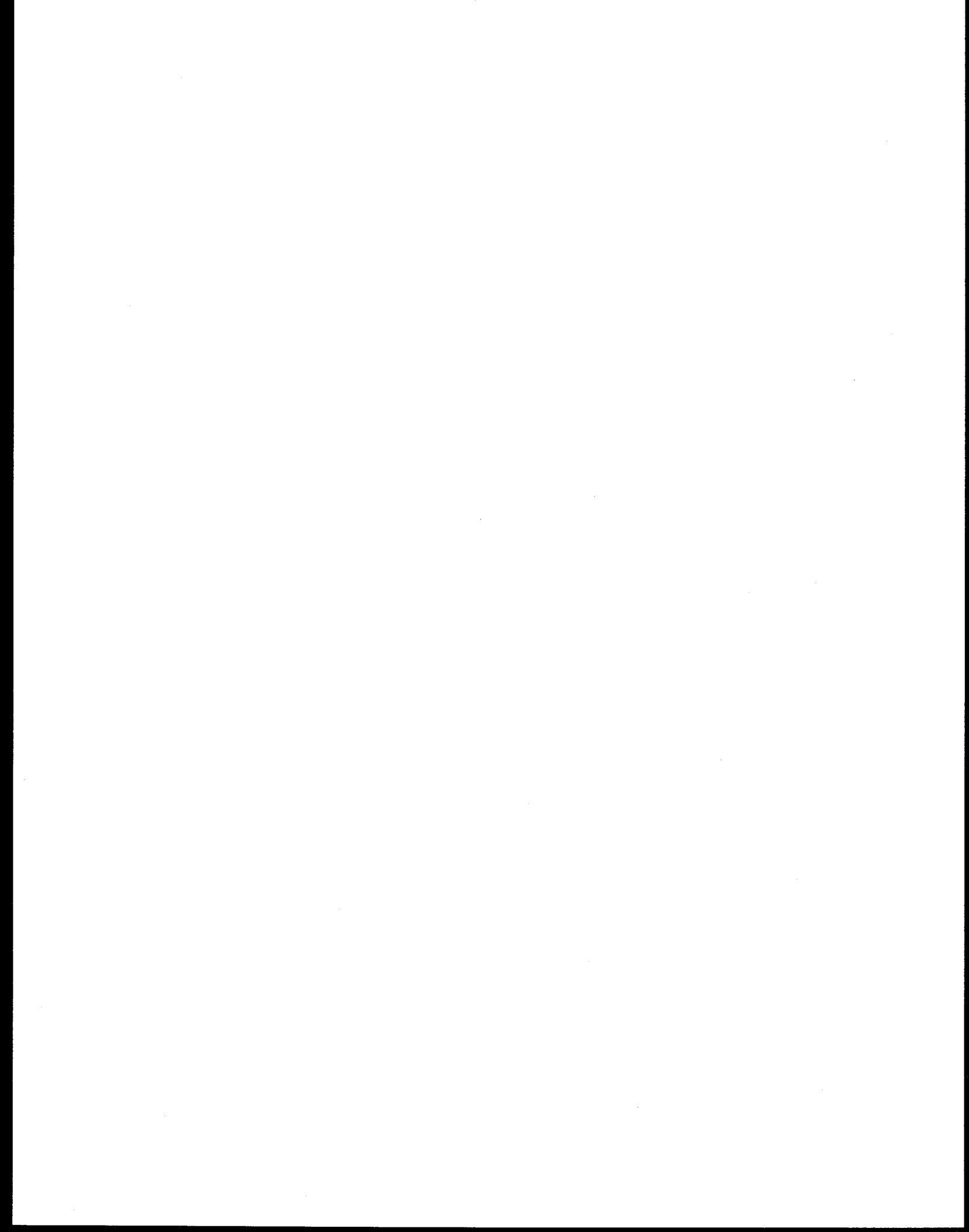
Chairperson Fitzsimmons recognized the applicant.

Ben Lowe, the applicant, noted that he wished to renovate the properties using historic tax credits.

Vice Chairperson Lloyd inquired if the listing was joint or individual.

Mr. Lowe stated that they would be stand alone properties.

Commissioner Funk inquired why the applicant was requesting stand alone designation.



Mr. Lowe noted that he was using federal tax credits and the stand alone designation was necessary for the state and federal tax credits.

Commissioner Hart noted that she did not think this was true, and suspected that the properties would actually be part of multiple property submissions and referred Mr. Lowe to the Registration Form in the staff memo.

Mr. Lowe noted that he wasn't certain of the designation as he had not prepared the application, and in the case of the nomination listing it as a multiple properties designation, it might be correct.

Mr. Paterson stated that the designation would list the apartment buildings as part of a larger national register list for early apartment buildings from Salt Lake City.

Chairperson Fitzsimmons opened the floor to public comment at 6:14 p.m.

Cindy Cromer, 816 East 100 South, noted how pleased she was to see all three buildings nominated, but was especially pleased by the nomination of the apartment houses. She stated that Bill Schwab, an earlier preservation planner for Salt Lake City would have also been very pleased by the nomination.

**Commissioner Oliver made a motion to forward a positive recommendation regarding petition 470-08-24 to the Board of State History in support of the applicants request to list the property on the National Historic Register, Historic Resources of Salt Lake City, Multiple Property Listing . Commissioner Hart seconded the motion. All voted "Aye". The motion carries unanimously.**

**Petition 470-08-25 Piccardy Apartments** – A request by Kilmarmock Properties, LLC, property owner, soliciting comments from the Historic Landmark Commission to list the apartments located at 115 South 300 East on the National Register of Historic Places. The property is zoned R-MU; Residential Mixed Use, and is located in City Council District Four represented by Council member Luke Garrott. (Staff contact: Janice Lew, 535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com).)  
(This item was heard at 6:16 p.m.)

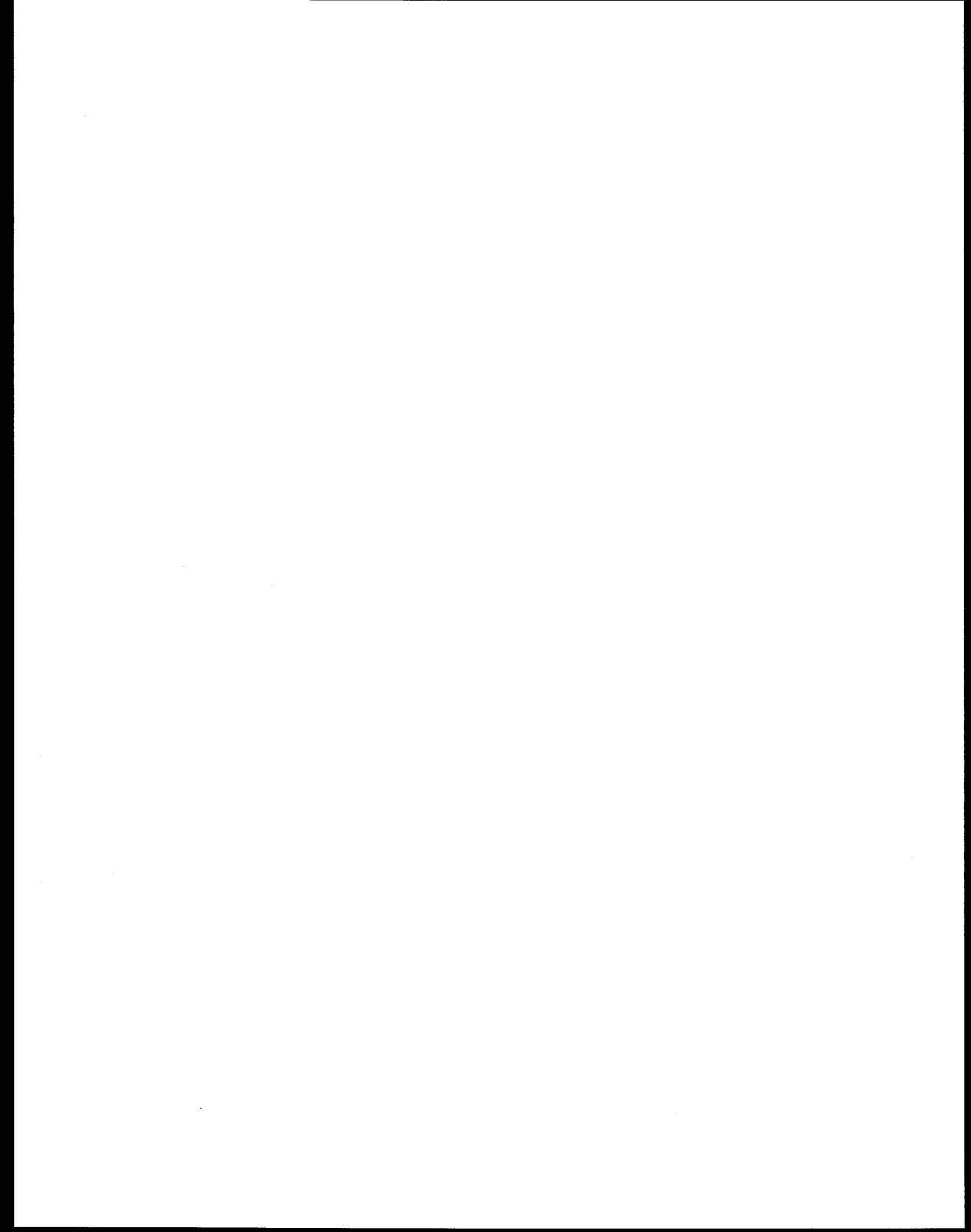
Chairperson Fitzsimmons invited the applicant forward to comment on the nomination.

Ben Lowe, the applicant's representative, had no comments for the Commission regarding the nomination.

**Commissioner Oliver made a motion to forward a positive recommendation regarding petition 470-08-25 to the Board of State History in support of submission to the National Register as eligible under the Historic Resources of Salt Lake City, Multiple Property Listing. Vice Chairperson Lloyd seconded the motion. All voted "Aye". The motion carried unanimously.**

**Petition 470-08-13 Campbell House Legalization** - A request by Jason Campbell, the property owner, to legalize work to the home that was done prior to the issuance of a Certificate of Appropriateness. The work includes modifications to the roof and windows of the historic home at 840 East Sixth Avenue in the Avenues Historic District. The property is zoned SR-1A; Special Development Pattern Residential District, and is located in City Council District Three represented by Council Member Eric Jergensen. (Staff contact: Ray Milliner, 801-535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com).)  
(This item was heard at 6:19 p.m.)

Chairperson Fitzsimmons recognized Ray Milliner as staff representative.



Mr. Milliner gave an overview of the legalization request. Mr. Milliner noted that the modifications to the home which had been made without a Certificate of Appropriateness included the replacement of a flat roof over an addition with a pitched roof, the replacement of metal clad double hung windows with vinyl windows with internal muntins and resizing of some of the exterior walls. Mr. Milliner noted that the staff recommendation was to legalize the alterations with four conditions of approval as outlined in the staff report; primarily that the Commission approve the pitched roof over the rear of the addition; approve the use of vinyl replacement windows matching the existing window configuration on the secondary and tertiary elevations of the addition; deny the request to legalize windows with an internal muntin system, not considered consistent with the historic character of the building; deny the request to change the size and style of the windows in the middle opening on the north façade.

Vice Chairperson Lloyd noted that the staff recommendation did not clarify on which elevations the windows with internal muntin systems were located.

Mr. Milliner noted that those windows were located on the north and east façades of the structure.

Mr. Pace noted that the staff report did not outline these conditions, and therefore, he added that the Commission might want to state in their motion: legalize or deny as follows and then state the conditions.

Chairperson Fitzsimmons stated that he had that concern as well regarding the staff report and thanked Mr. Pace for his counsel.

Chairperson Fitzsimmons invited the applicant forward to speak at 6:23 p.m.

Jason Campbell, 1123 West 600 North, noted that he had purchased the home with the intent of moving into it and had not been aware of the Historic District requirements at the time the alterations had been made. He noted that he was nearing completion of renovations, pending the decision of the Commission.

Chairperson Fitzsimmons inquired what the reason for resizing the windows was.

Mr. Campbell noted that the intention was to create a countertop height bay of windows in the kitchen; however he would be amenable to restoring those windows to their original configuration. He noted that his largest concern was that he did not want to have to replace all of the windows in the building.

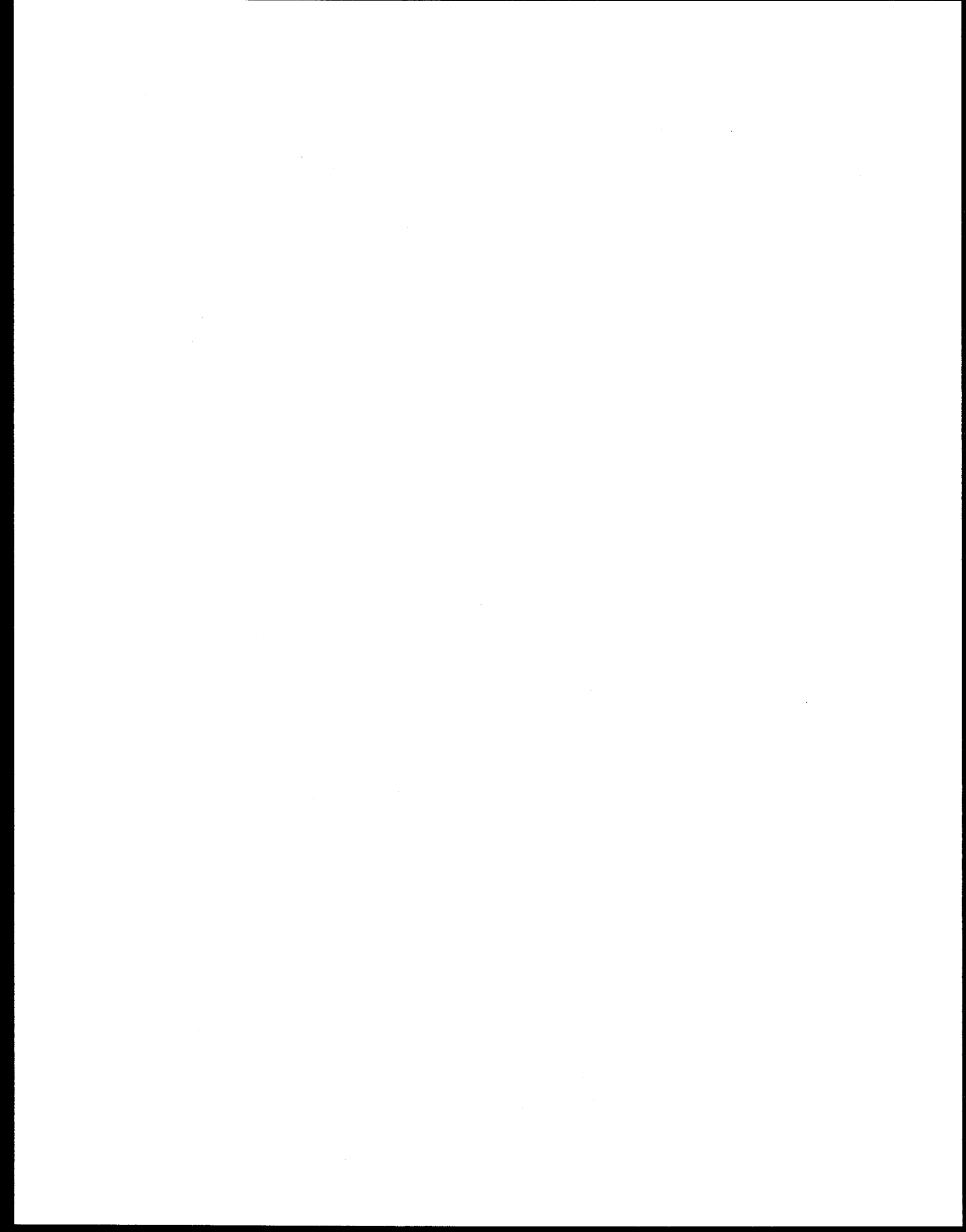
Commissioner Oliver inquired if the applicant had seen the original tax photo of the property. She asked the applicant if he would be willing to install windows similar to those in the original photo.

Mr. Campbell noted that this was the first time he had seen the photo, and while he found it lovely, he did not have the time or resources to replace all of the windows, and while he were very willing to replace the windows on the north façade, he did not know how he could replace all of the windows to single hung individual pane type windows.

Commissioner Hart inquired if the applicant had pulled a permit for the window replacement.

Mr. Campbell noted that he honestly did not know that he needed any type of approval to replace the windows in his home.

Chairperson Fitzsimmons opened the floor to the public at 6:30 p.m.



There were no comments from the public.

Chairperson Fitzsimmons closed the public portion of the hearing at 6:31 p.m. and brought the Commission to Executive Session.

#### EXECUTIVE SESSION

Commissioner Hart noted that she did not feel ignorance to be an excuse for skirting the law, and would like to see windows restored to the original openings on the North, East and possibly South façade. She stated that she would not recommend approval of the vinyl windows, and would be open to a variety of windows which the Commission would have originally approved.

Commissioner Oliver inquired if Commissioner Hart would require replacement on all of the façades.

Commissioner Hart noted that she would like to see the windows replaced on the east, north and possible the south façade. Commissioner Hart noted that the west façade was extremely close to the neighboring home, and therefore hardly visible.

Commissioner Oliver noted that the south façade was also very close to a neighboring home and not very visible either.

Commissioner Hart noted that her main concern then would be the two primary street-side façades.

Vice Chairperson Lloyd noted that the older tax identification photo seemed to indicate that the original windows may have been casement units, and another photo prior to the alterations looked as though the windows were single or double-hung.

Commissioner Oliver noted that she would favor the type of windows in the tax photo, which would help to again define the historic character of the home.

Commissioner Hart stated that she would agree with Commissioner Oliver, or recommend that the east and north windows return to their previous style before alterations were completed.

Commissioner Oliver stated that she would make a suggestion to have the applicant work with staff to restore windows similar to the tax photo.

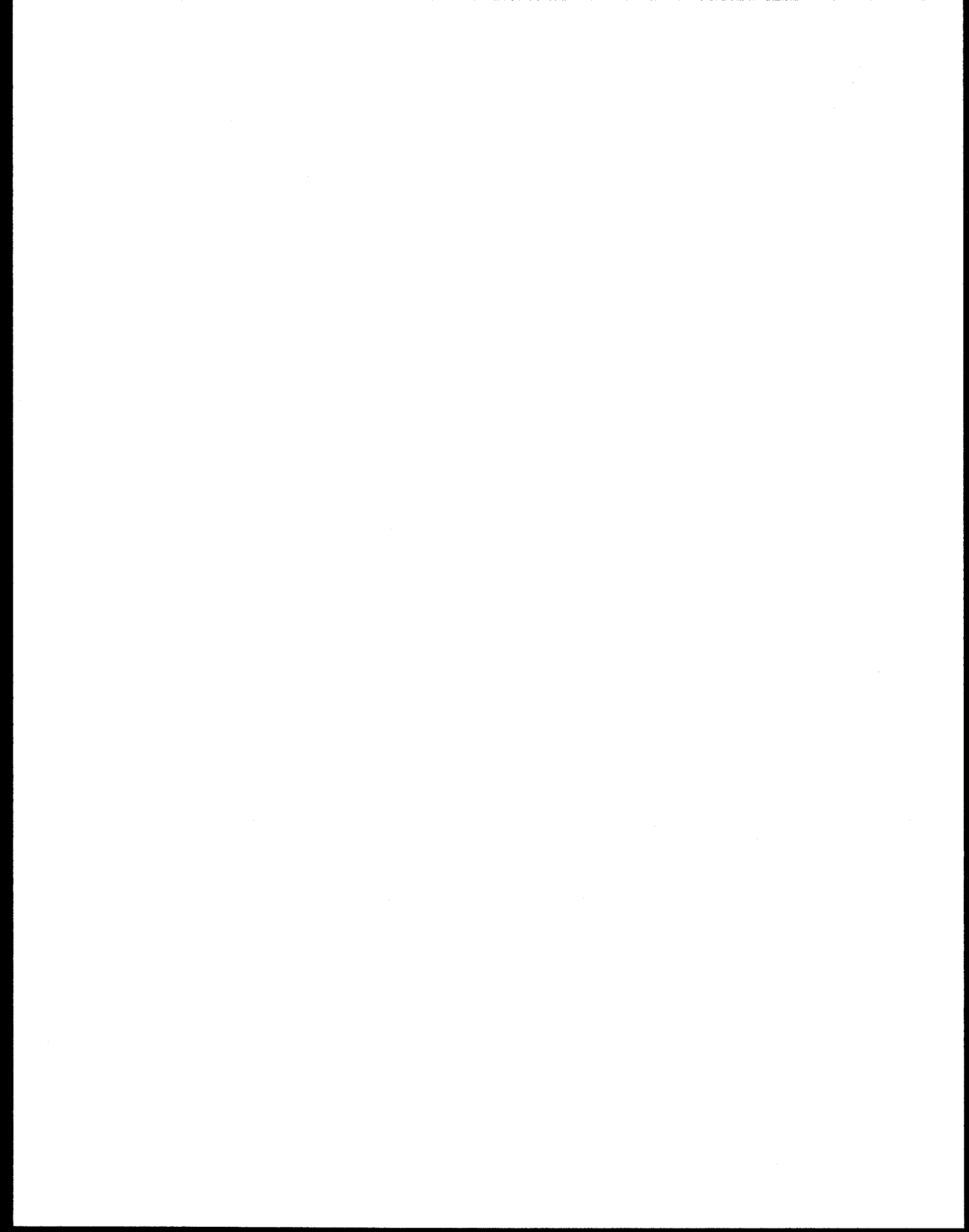
Commissioner Hart noted that the addition had been determined to have been built in the 1950's, which would make it historic in its own right and would consider it with the rest of the house.

Vice Chairperson Lloyd stated that the internal muntins were problematic as they set a contemporary precedent.

Commissioner Hart inquired if Commissioner Lloyd would treat the double window next to the door in the addition differently than the casement windows in the original house.

Vice Chairperson Lloyd noted that he would not feel comfortable in requiring the applicant to put in casement windows; however, he did feel that there should be some difference between the two periods of construction.

Commissioner Oliver, noted that she felt there was some leeway in allowing that difference in the north side windows, but the Commission had no photos of the original addition, and therefore could not give much guidance.





Commissioner Funk stated that the way the home was re-roofed, it seemed to be a contiguous home and therefore the Commission might want to have the windows match all the way along the building.

Commissioner Oliver stated that she felt the opposite to be true; in allowing different styles of windows on the north façade, it would highlight the two distinct periods of construction.

Vice Chairperson Lloyd noted that he would agree with Commissioner Oliver on the windows. He noted that the step down in the roof and a distinct eave also helped to identify the addition, and the difference could be reinforced by differently sized windows.

Commissioner Oliver noted that the windows on the earlier portion of the home should be replaced.

Chairperson Fitzsimmons stated that she needed to address all four staff recommendations in the motion.

**In regards to Petition 470-08-13, Commissioner Funk made a motion to legalize the roof addition on the home, deny the vinyl replacement windows on the primary elevations of the home (the north and the east) and request that they be replaced with a more appropriate historic window as evidenced in some of the photos presented this evening, that the internal muntin system be denied and removed, and the request to legalize the change in the size of the windows be denied.**

**Commissioner Haymond seconded the motion.**

Discussion of the Motion

Commissioner Oliver inquired if the motion included removal of the muntin system on the south and west elevations as well.

Commissioner Funk indicated that it did not.

Commissioner Hart stated that she felt these windows still needed to be addressed.

Commissioner Bevins noted that the applicant replaced metal clad windows with vinyl windows and inquired what the Commission would request he replace the new windows with, whether it was metal clad or something different.

Commissioner Funk stated that the new windows could approximate either the original historic photo or the windows present when the applicant purchased the home.

Mr. Pace inquired of Commissioner Funk if by not recognizing the windows on the South and West in the motion; it was her intent to legalize those windows.

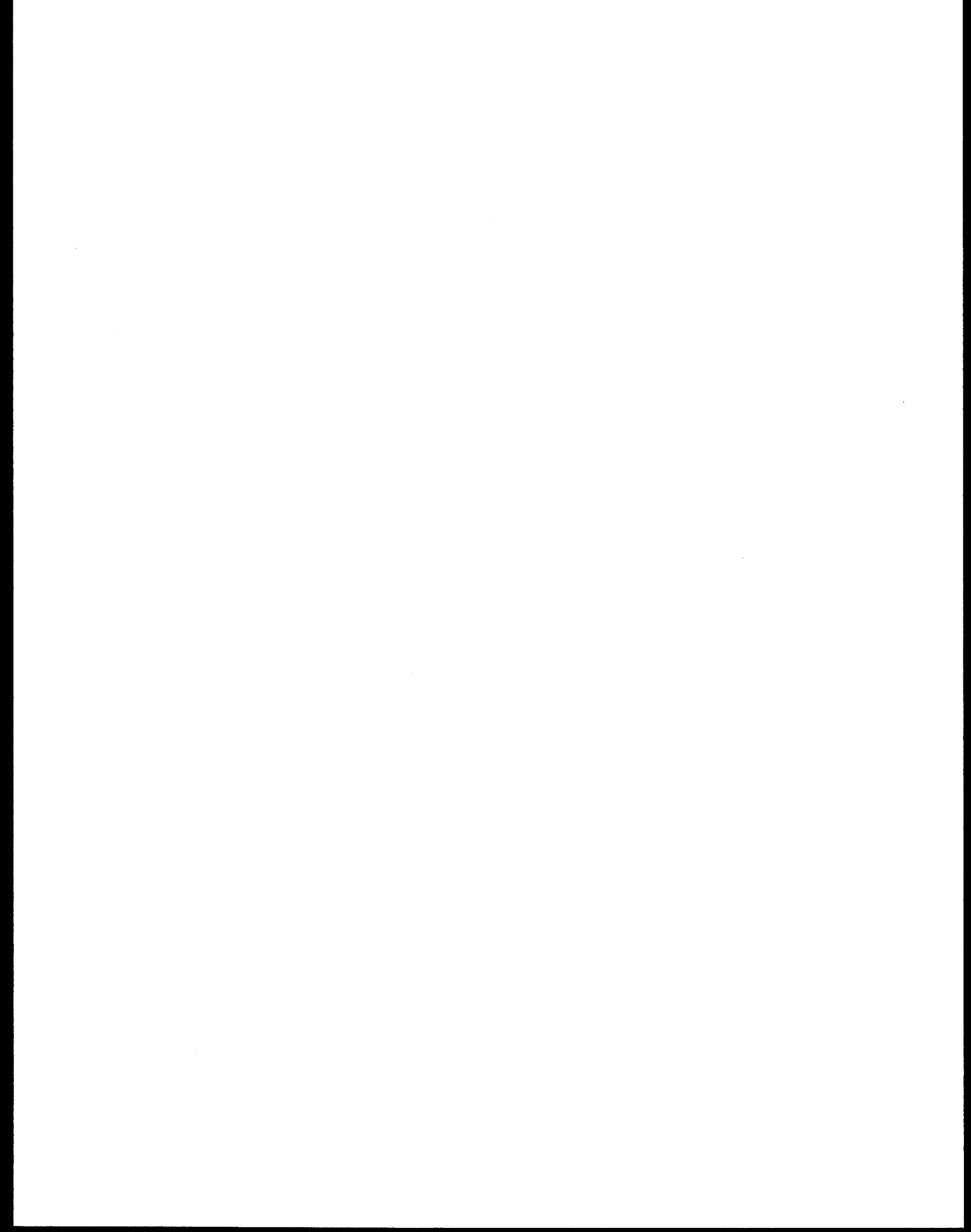
Commissioner Funk stated that this was her intention.

Commissioner Hart inquired if the Commission allowed interior muntin system on secondary and tertiary façades.

Mr. Paterson stated that staff generally recommended that an applicant use exterior muntins only.

***Commissioner Hart proposed an amendment to the original motion to deny the applicant's request to legalize the windows on the South and West sides.***

There was no second to the amendment.



Vice Chairperson Lloyd noted that in denying the petition in general they were giving latitude to staff to work with the applicant to find a reasonable outcome.

Commissioner Oliver noted that the problem with the original motion was that it would in effect allow the internal muntin system on the south and west elevations.

Vice Chairperson Lloyd stated that he did not feel allowing those windows would set a precedent of allowing interior muntins.

Commissioner Oliver inquired if the south and west façade windows had been replaced with the same type of windows as the north and the east.

Commissioner Funk noted that in further discussion of the motion she was leaning towards Commissioner Hart's amendment and felt the Commission might want to deny the interior muntin system on all windows.

**Commissioner Oliver proposed an amendment to the original motion; that the Historic Landmark Commission deny the request to legalize windows with an internal muntin system on all elevations of the home, and the applicant should work with staff to find an appropriate window matching or approximating the historic window visible in the tax credit photo on the north and east façades as well as an appropriate window style which does not need to meet that standard on the south and west façades.**

**Commissioner Hart seconded the amendment to the motion.**

Commissioner Funk stated that there was a substantial cost required in replacing all of the windows.

Chairperson Fitzsimmons noted that he certainly identified with the plight of the applicant; however, it was the Commission's job to enforce the zoning ordinance and residential design guidelines. He stated that there were other tools available to the applicant that might help defray costs.

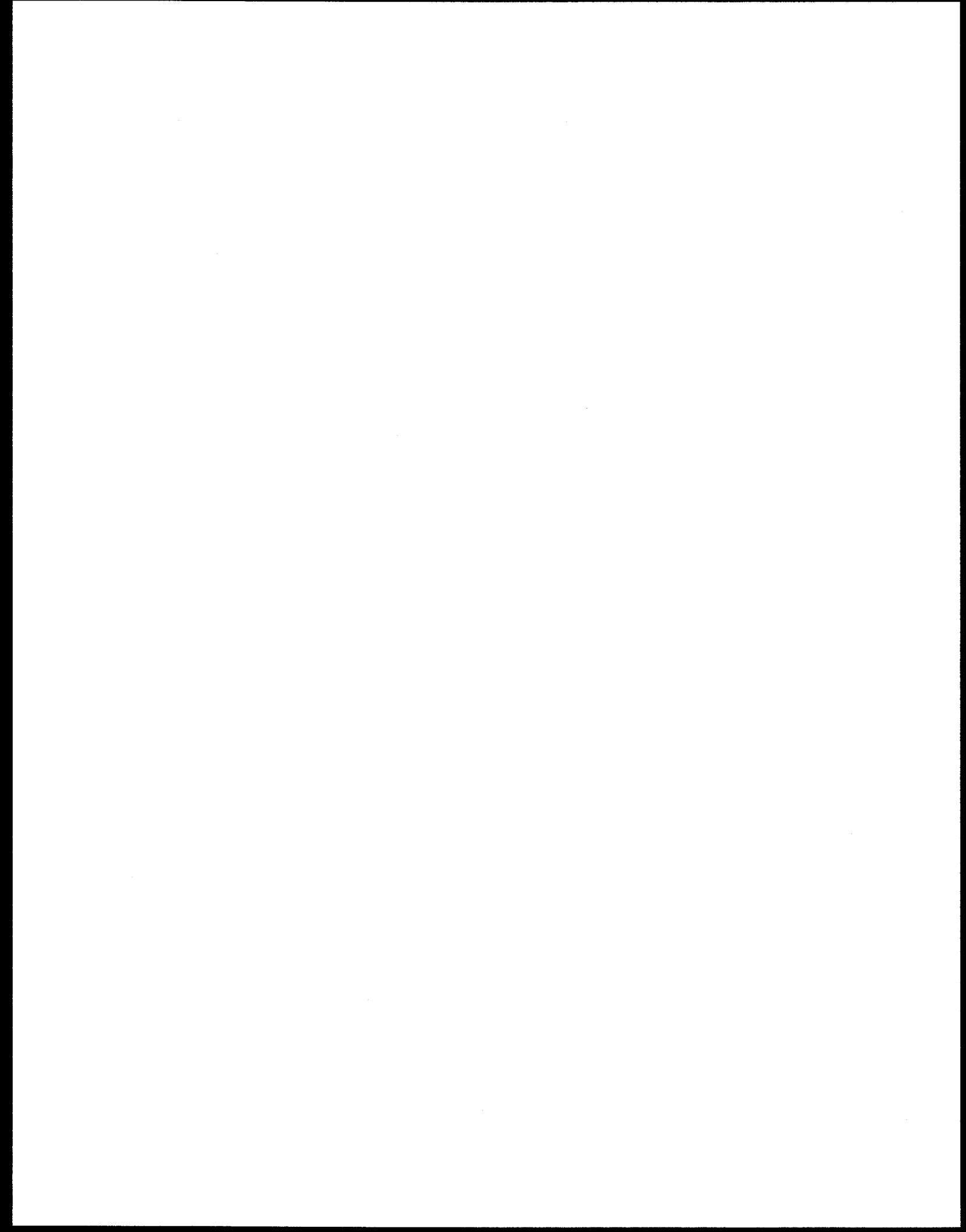
Mr. Pace requested clarification regarding Commissioner Oliver's amendment and if the amendment was delegating approval of the windows to staff, or asking the applicant to come back to the Commission for approval.

Commissioner Oliver noted that she was delegating approval of the windows to staff. She also noted that with changes to the windows, the applicant might be eligible for tax credits.

**Chairperson Fitzsimmons called for a vote on the amended motion. Commissioners Bevins, Funk, Hart, Haymond and Oliver voted "Aye". Vice Chairperson Lloyd voted "Nay". The motion carried 5-1.**

**Petition 470-08-10 Kimble Shaw Major Alteration** - A request by Kimble Shaw, representative of the owner, for a major alteration located at approximately 30 North 'S' Street in the Avenues Historic District. The proposed project involves a new garage and alterations to an existing historic structure. The property is zoned SR-1A, Special Development Pattern Residential District in the Avenues Historic District. The property is located in City Council District 3, represented by Council Member Eric Jergensen. (Staff contact: Robin Zeigler, 535-7758, [robin.zeigler@slcgov.com](mailto:robin.zeigler@slcgov.com).)  
(This item was heard at 6:56 p.m.)

Chairperson Fitzsimmons recognized Janice Lew as representative for staff member Robin Zeigler.



Ms. Lew reviewed the request for the Commission. Ms. Lew noted that the existing structure was a two story frame shingle style structure that was constructed about 1911 by Fredrick Pale as an associated structure to the Grant Walker House located at 1205 East South Temple Street. Ms. Lew gave the Commission a slide presentation reviewing the property's history and following proposed changes to the property at 30 North 'S' Street:

West Elevation

- Replace all existing wood windows with aluminum clad wood windows.
- Removal of existing door, to be replaced with windows
- Addition of a new wood barn door on a sliding track

East Elevation

- The addition of a covered patio with a hipped roof
- A dormer on the left side of the elevation to match the existing dormer
- Add a new interior chimney to be covered by wood shingles
- Replace all wood windows with aluminum clad wood windows
- Remove a majority of the lower level wall and windows to accommodate a series of French doors on the first floor

South Elevation

- Replace all wood windows with aluminum clad wood windows, not true divided light, but would have exterior muntins.
- Change existing lower wood window into a paneled door with a three light transom
- Replace existing double door and gabled roof with a shed roof and French doors

North Elevation

- Replace all wood windows with aluminum clad wood windows
- New opening with a paneled door with a three light transom

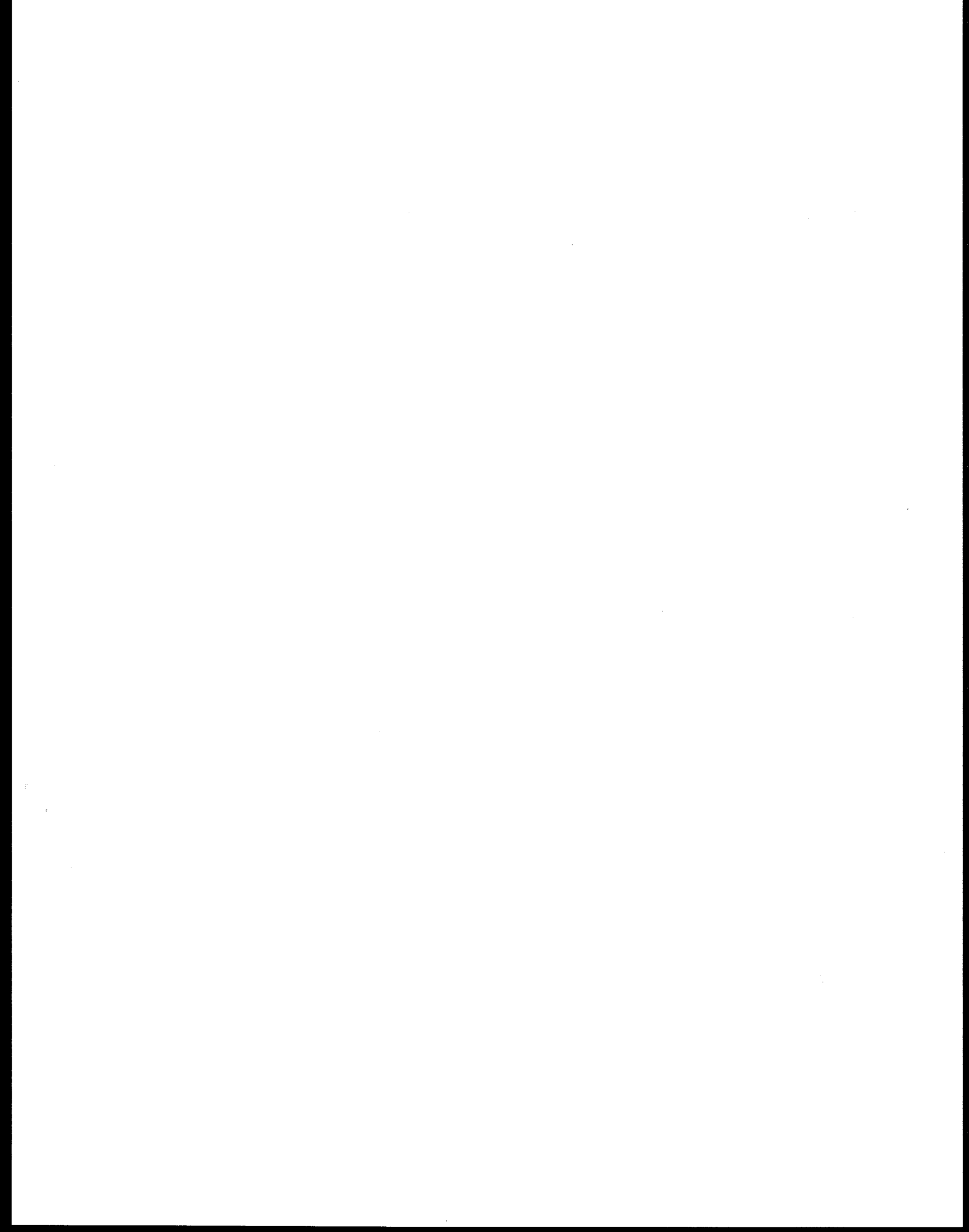
Detached Garage

- Located on the northeast side of the property to the rear
- Proposal requested a footprint of 600 sq ft and 20 ft in height

Ms. Lew noted that the garage proposal asked the Commission to consider a height exception to the Zoning Ordinance which only allowed a 14' height maximum. She stated that this request for additional height was included for the additional 120 square feet allowed for an accessory structure and referred the Commission to the drawings in the staff report for further detail. Ms. Lew noted that based upon analysis included in the staff report, staff recommended approval of the request. She stated that the staff conditions included the requests that the rear door and transom be relocated to the proposed north or south side entrance if possible, that the front entrance be redesigned with glazing similar to the historic stable door; and that a date stone be added to the proposed garage.

Commissioner Bevins inquired why the date stone had been requested.

Commissioner Oliver noted that the condition and findings for that item were located on page 9 of the staff report.



Mr. Bevins inquired if the door with the transom had already been relocated to the north elevation.

Ms. Lew stated that it was a new two paneled door rather than the current five paneled door, and staff was looking for a reuse of the historic door.

Commissioner Hart stated that in the staff report it had indicated that the requested garage was not oversized, but noted that Ms. Lew had indicated that 480 square feet was the maximum allowed by the ordinance.

Ms. Lew stated that the zoning considerations listed on page five of the staff report did not address the issue of the additional 120 square feet, and asked if Mr. Paterson could clarify the allowance for a 600 square foot structure.

Mr. Paterson noted that the ordinance already allowed for a primary accessory structure of 480 square feet, however, a secondary accessory would also be allowed with a maximum size of 120 square feet, which would allow for a total square footage of 600 sq feet. Mr. Paterson stated that the standard was based to some degree upon the Historic Landmark Commission's policy guidelines which would allow staff, prior to the compatible infill ordinances, to administratively approve garages up to 600 square feet in size, with anything larger than that coming before the Historic Landmark Commission. Mr. Paterson noted that when the SR-1A zoning district was developed, these guidelines had indicated that the secondary accessory structure be attached to the primary accessory structure, and the HLC under the authority of the SR-1A zoning ordinance, Chapter 34, had the authority to grant exceptions to these maximums.

Commissioner Hart inquired if the existing structure square footage, 2,070 square feet, was the footprint of the carriage house or total footage. She stated that having a 600 square foot garage might be outsized if the footprint of the home were only 1,035 square feet.

Ms. Lew noted that Commissioner Hart should refer that question to the applicant or architect.

Chairperson Fitzsimmons invited the applicant forward to speak at 7:11 p.m.

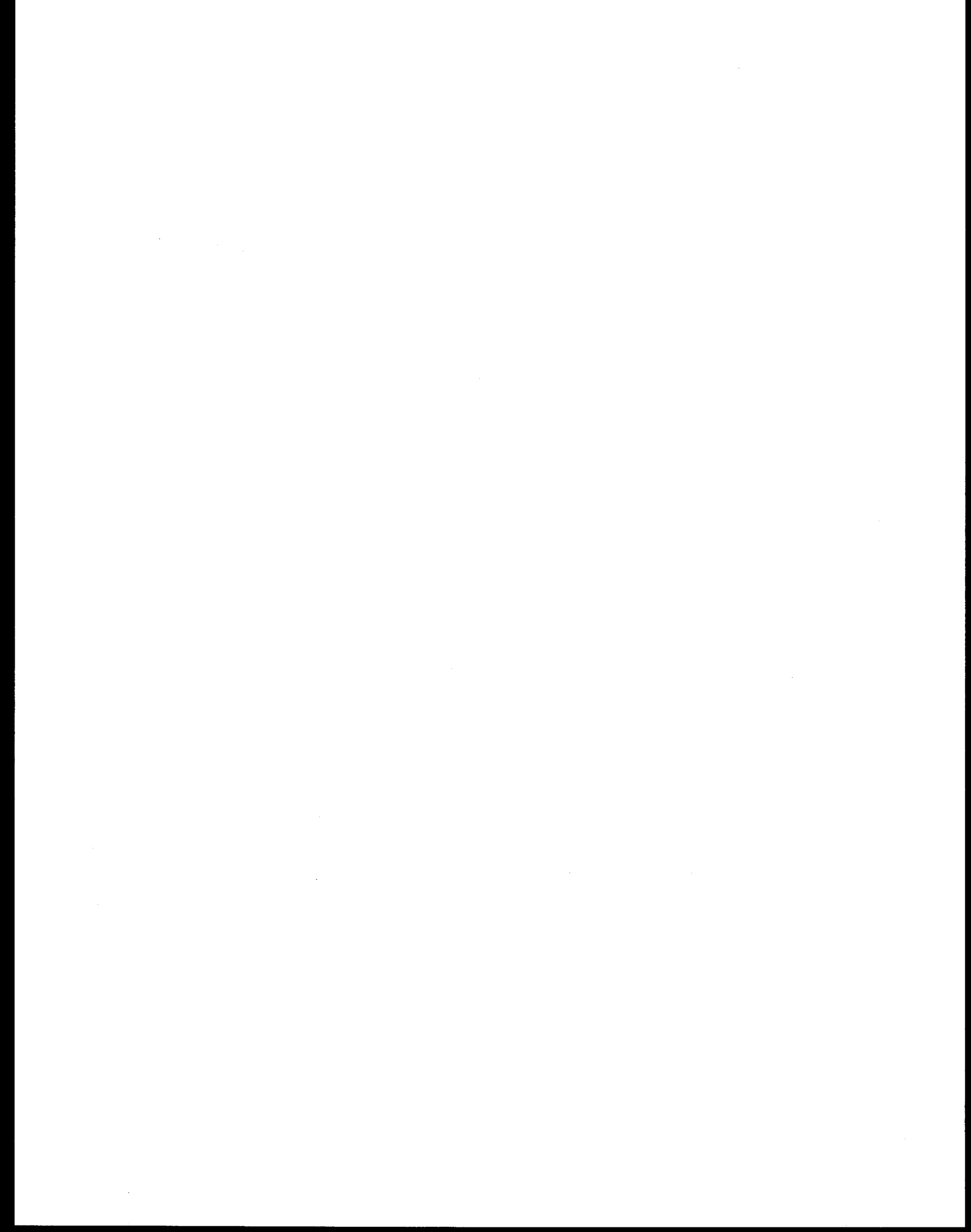
Scott Anderson, 30 'S' Street, stated that the carriage house had been in existence since 1904 according to a Shipley photograph. He stated that it had been built by the Grant family, and shortly thereafter acquired by the Walker family. Mr. Anderson stated that the structure was originally open space on the main floor.

Mr. Anderson noted that the footprint originally calculated by staff was incorrect and the footprint was actually 1,325 square feet.

Mr. Anderson reviewed the history of the structure. He noted that part of the reason for the proposed exterior alterations was to preserve interior details of the structure which the Commission would not be aware of, for example parquet floors present in the hayloft and paneling from the entrance hall and stairway. Mr. Anderson stated that the original carriage door had also been found walled in the structure and was proposing to mount the door still on its original track system to the exterior.

Mr. Anderson noted that not all windows were to be replaced; the front stable windows which were originally openings for the horse stalls would stay as well as the windows for the turret or stair tower. Mr. Anderson noted that the two doors on the pediment on the south elevation were not original to the structure.

Vice Chairperson Lloyd stated that there was one window on the second floor west elevation that appeared to be the only window in the building which was an aluminum clad unit.





Mr. Anderson stated that there had been a bathroom added to that particular space at some point in the past and the window was part of that addition of an unknown date.

Vice Chairperson Lloyd noted that there was a beam attached to the front elevation where the sliding door was proposed which was not original to the structure.

Mr. Anderson noted that the beam was not original; however, it was keeping the building from shifting west or east.

Vice Chairperson Lloyd inquired where Mr. Anderson had found the original renderings for the home included in the staff report.

Mr. Anderson stated that they had been in the files of the historic preservation office for the property, and that they were probably the work of a University of Utah student sometime in the late 1960's or early 1970's.

Chairperson Fitzsimmons inquired if the applicant would keep all of the wood shingles on the home.

Mr. Anderson noted that all of the salvageable shingles would stay and they would re-shingle the east elevation after construction of new openings.

Commissioner Bevins inquired about the roof and materials.

Mr. Anderson stated that the roof would stay the same as far as materials were concerned; however, they were proposing to remove the power from the chimney, as the power lines were connected at that point.

Vice Chairperson Lloyd inquired if they would be adding a chimney on the north elevation.

Mr. Anderson noted that there had been a chimney there in the past, however ivy vines had pushed their way between the mortar and bricks and had pushed the chimney away from the façade. Therefore, Mr. Anderson stated, it had been removed for the sake of safety.

Commissioner Hart noted that the chimney would not be replaced according to the architectural drawings.

Mr. Anderson noted that it would not be replaced, as it was part of the 1940's addition to the structure.

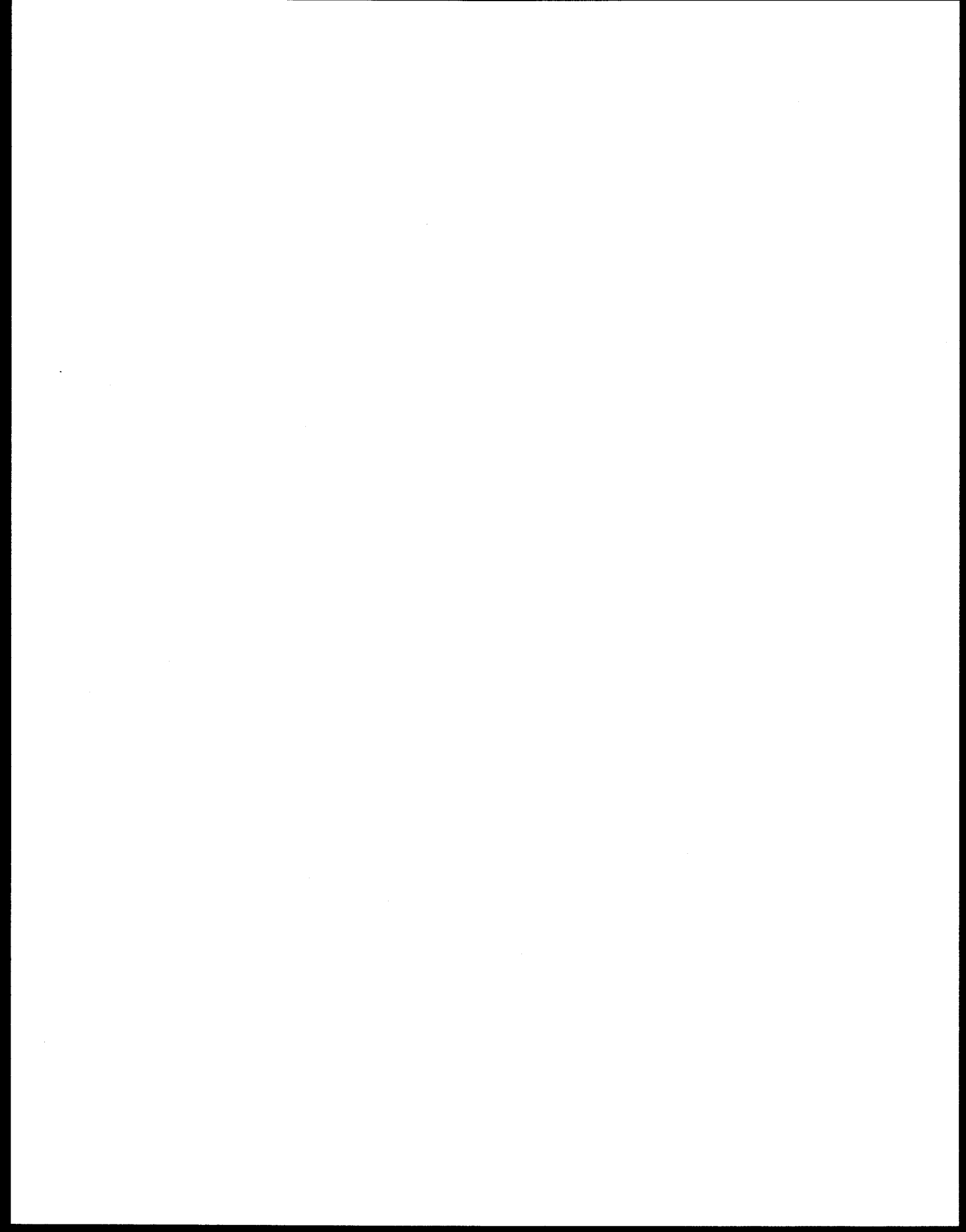
Commissioner Oliver inquired if the applicant was deriving their interpretation of the west façade from the 1904 historic photograph of the structure.

Mr. Anderson stated that the original front (west) elevation was a mirror image of the east elevation which included a cross gable. Mr. Anderson stated that the framing still reflected this on the second story of the structure. He noted that previous owners had actually cut through the king trusses which had caused some structural issues.

Commissioner Oliver inquired if that façade could be seen from the historic photo.

Mr. Anderson noted that only the turret was truly visible.

Commissioner Oliver inquired if the applicant was proposing to keep the door west of the chimney on the façade.



Mr. Anderson stated that they were proposing to make it their front door.

Commissioner Oliver stated that the drive approach on the west side of the front elevation was an important historical element as well, and inquired how the applicant would be treating it.

Mr. Anderson noted that they did understand the importance of that element, and would preserve it somehow, and while they were not sure how at this point, it might be either broad steps to the south entrance or retained with plantings of groundcover in the wide strips. Mr. Anderson did state that Traffic Engineering required the approach to the street to be removed, so it would not be reinforced there, but would be retained in some manner on the property.

Vice Chairperson Lloyd inquired if the applicant had submitted profiles for the proposed aluminum clad wood windows.

Mr. Anderson noted that they had been submitted, and they were considering several windows from the Windsor line, but were very aware of the profile requirements.

Chairperson Fitzsimmons stated his concern regarding the size of the garage and inquired if the structure would house anything besides cars.

Mr. Anderson stated that they were hoping to be able to house the electric meter and other electronic components with the garage. He also stated that as the structure was not built as a residence, there was no basement or any other storage space; therefore, there was a need for storage to keep gardening tools and other necessities.

Vice Chairperson Lloyd stated that the staff report listed the acreage of the property as 0.33 acres.

Mr. Anderson stated that he thought the correct acreage was actually 0.31, due to succeeding some of the property to accommodate the driveway at 1205 East South Temple.

Commissioner Hart inquired how tall the carriage house currently was.

Mr. Anderson stated that he did not know the exact figure, however, page 46 of the staff report displayed the relationship in height between the house and proposed garage.

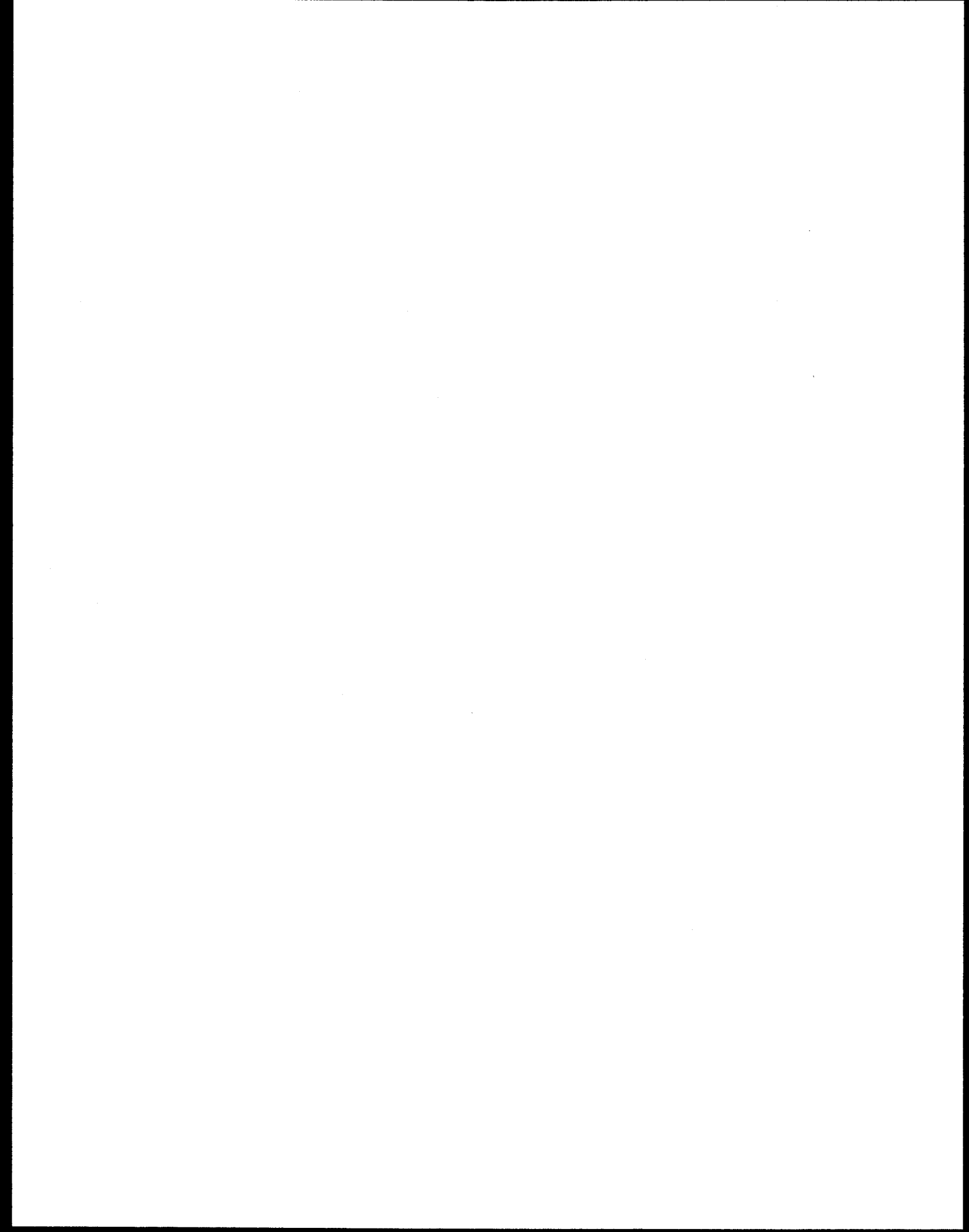
Commissioner Oliver noted that one of staff's recommendations was to change the proposed design for the west stable door and remove the sliding door, redesigning the door with glazing similar to the design of the historic stable door.

Mr. Anderson noted that he had spoken with staff in the past regarding the issue, and Ms. Zeigler's argument had been that sliding doors were not original to carriage houses, only swinging doors. He stated that there were two support posts on the walls which supported king trusses, however the door could be made to pass or slide if required.

Vice Chairperson Lloyd noted that the glass panels behind the original sliding door would be three operable doors with glass and wood paneling.

Mr. Anderson noted that the center unit would be operable, and the concept was provided to allow more light into the space when desired, but could be changed to four panels if required. Mr. Anderson noted that another reason for the single door in that space was due to a family member with health issues who could not easily operate multi-point doors.

Chairperson Fitzsimmons opened the floor to public comments at 7:39 p.m.



Benjamin Cohen, 1122 East First Avenue, stated that he shared border on the west side with the new owners of 30 North 'S' Street, and while he was delighted that the applicant was renovating the home, he was also concerned with the plan for the lengthy driveway and large garage. He noted that anything allowed beyond a moderately sized structure would wall off a large portion between their property's back yard and the applicant's property, reducing their enjoyment of the surrounding area. Mr. Cohen noted that the proposed garage would create a substantial presence for the neighbors and disrupt the neighborhood. Mr. Cohen stated that he would ask that the Historic Landmark Commission approve the alterations to the carriage house but carefully consider the proposal for the garage.

Peter Goss, while not a city resident, supported the project and wished the Commission would look at the unique character of the neighborhood when determining whether to allow the proposed garage. He stated his belief that the plans by the architect did an admirable job of addressing the historic qualities of the property while allowing for a more livable space.

Larry Montgomery, 1114 First Avenue, stated his concerned regarding the proposed garage size and placement, and noted that the neighbors would like to retain some open space in the back area of the lot. Mr. Montgomery stated that it would be his preference, from a historic context, to have no garage at all.

Chairperson Fitzsimmons closed the public portion of the hearing and brought the Commission to Executive Session at 7:49 p.m.

#### EXECUTIVE SESSION

Commissioner Haymond stated that he was concerned regarding the placement of the garage, and inquired if the placement might be moved to the middle of the back yard area.

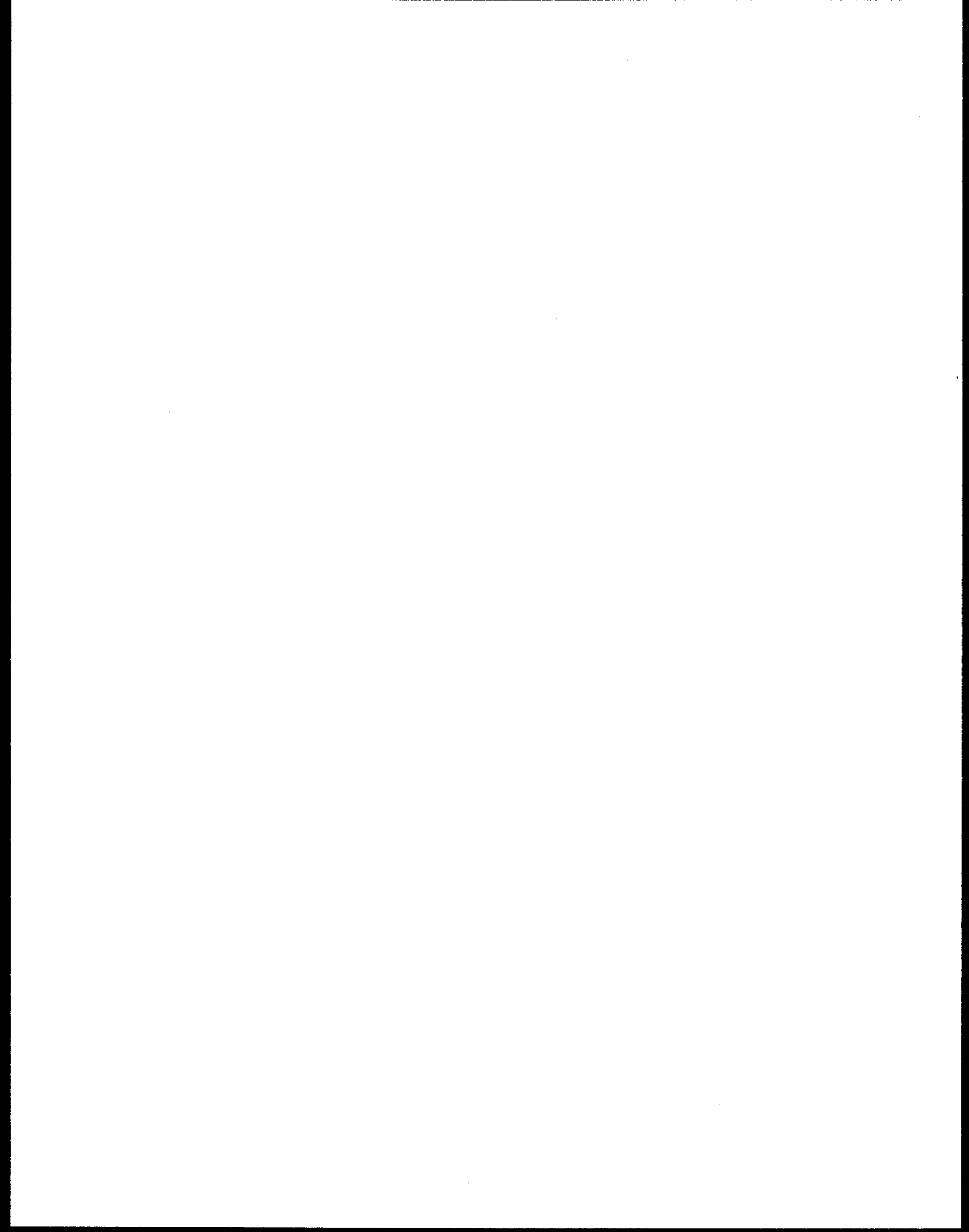
Mr. Paterson noted that the SR-1A (Special Residential Development Pattern) zoning district infill standards required that accessory structures in a rear yard be located a maximum of 5' from the rear property line unless it could be proven that more than fifty percent of the homes on that block face had garages set farther forward than that. Mr. Paterson noted that there was a Special Exception process which could be pursued where based upon topography, or mature vegetation, the Board of Adjustment could grant a greater setback, but the Historic Landmark Commission did not have the authority to modify the setback requirement for the garage.

Vice Chairperson Lloyd stated that he would refer the Commission back to the nomination documentation from the staff report which indicated that the carriage house was one of the best examples of shingle style architecture in Utah, and was therefore a significant piece of architecture. He noted that while the Commission had not discussed it, the proposed rear porch addition was consistent with the development of shingle style architecture.

Vice Chairperson Lloyd stated that as part of the Commission's recommendation, they should note that the applicant pay close attention to the type of window profiles to be used on both the house and accessory structure.

Commissioner Oliver stated that the carriage house was only used as such for approximately seven years from 1904-1911 when it became an auto house. She noted that the changes made to the front façade in the 1940's have also acquired historical significance in their own right, transforming to meet the needs of the time, reflecting the social history of Utah and the nation in general.

Chairperson Fitzsimmons noted that the structure had been an apartment in the past, and he personally was pleased that it would become a residence and not remain a garage any longer. He stated that the front entrance appeared to be new, but did not have an issue with the treatment;



however, the proposed garage size was an issue. Chairperson Fitzsimmons stated that he felt it was fair for the Commission to discuss the height increase, but found it difficult for the Commission to discuss minimum square footage when they had approved structures of such size in the past.

Commissioner Hart noted that she felt the height to be too much. She stated that she would understand the proposed height of twenty feet (20') if there was a second story or requested work space. Commissioner Hart stated that she did take issue with the large footprint of the garage, for two cars and storage.

Chairperson Fitzsimmons stated that the garage was essentially presented as a 480 square foot garage and 120 square foot accessory structure under one roof.

Commissioner Hart stated that this was still a very large structure and she understood the concerns of the neighbors. She noted that it was a fairly sensitive subject and felt the Commission should carefully weigh the options.

Commissioner Bevins inquired if the pitch of the roof on the garage should be the same as the pitch of the roof on the home.

Chairperson Fitzsimmons stated that this had been criteria for assessment in the past on other projects.

Commissioner Hart noted that the roof pitch of the proposed garage closely matched the pitch of the home's roof.

Vice Chairperson Lloyd stated that the size of the lot was significantly larger than most other properties in the Avenues. He noted that while the proposal seemed to match the roof pitch of the home, there may be a way to lower the pitch of the garage roof without impacting the consistency of the two buildings.

Commissioner Funk stated that there might be some middle ground on which the garage might be sized, adding that there was no basement to the primary structure as it was not built as a home and storage space would be needed. She noted that she was not advocating a 600 square foot structure, but to reduce it to 480 square feet arbitrarily seemed problematic.

Commissioner Hart noted that there was a fairly low three car garage just to the east of the subject property.

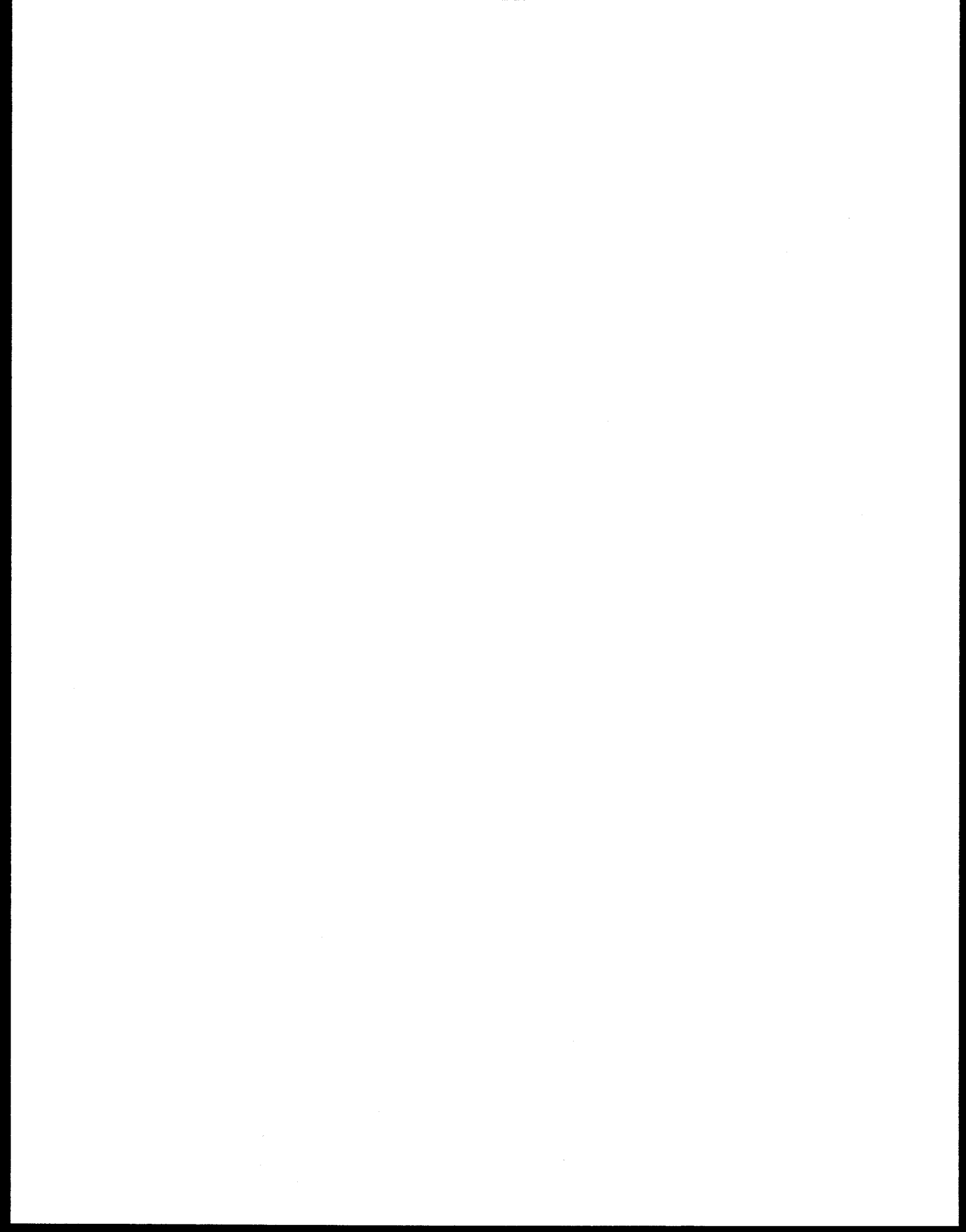
Commissioner Oliver noted that the Commission should consult the Residential Design Guidelines, referencing particularly guidelines 9.2:

Construct accessory buildings that are compatible with the primary structure.

And, *Accessory Structures in the Avenues*, pg. 150:

Garages in the Avenues District are simple wood or iron structures generally detached and located behind the house. Most are accessed from single-car width driveways from the street...

Commissioner Oliver noted that the proposed garage seemed quite compatible with these requirements. She stated that the guidelines also stated that the HLC should review garages which were over 600 square feet, and the proposed structure was not and was therefore essentially complying with the Ordinance. She noted however, that the guidelines also called for review when the proposed structure was more than one story in height and the proposed garage was over one-





story. She noted that she did not feel there to be any need for the structure to be more than 14' in height. Commissioner Oliver stated that the garage height could be denied and if limited to 480 square feet, an additional accessory structure could be built to address storage demands.

Commissioner Oliver noted her interest in the treatment of the original carriage door on the west façade and inquired of her fellow Commissioners their thoughts on the matter.

Vice Chairperson Lloyd noted that he understood staff's suggestion, however, applauded the applicant to reuse some existing materials in a different modern approach and felt it was appropriate to the design guidelines.

Chairperson Fitzsimmons noted his agreement with Vice Chairperson Lloyd's assessment.

**Vice Chairperson Lloyd made a motion regarding petition 470-08-10 to accept staff's recommendation to approve a Certificate of Appropriateness for the proposed alterations for the home, denying the exception on additional height for the garage and but place a condition of approval on the garage, finding the sliding door replacement acceptable as designed, and a date stone be added to the proposed garage, and staff approve profiles of the aluminum clad windows with particular detail to the sill and rail proportions.**

**Commissioner Funk seconded the motion.**

#### DISCUSSION OF THE MOTION

Commissioner Oliver noted that no mention was made on the reuse of the existing rear door and transom.

**Vice Chairperson Lloyd made an amendment to his motion to recommend the reuse of the existing rear door and transom.**

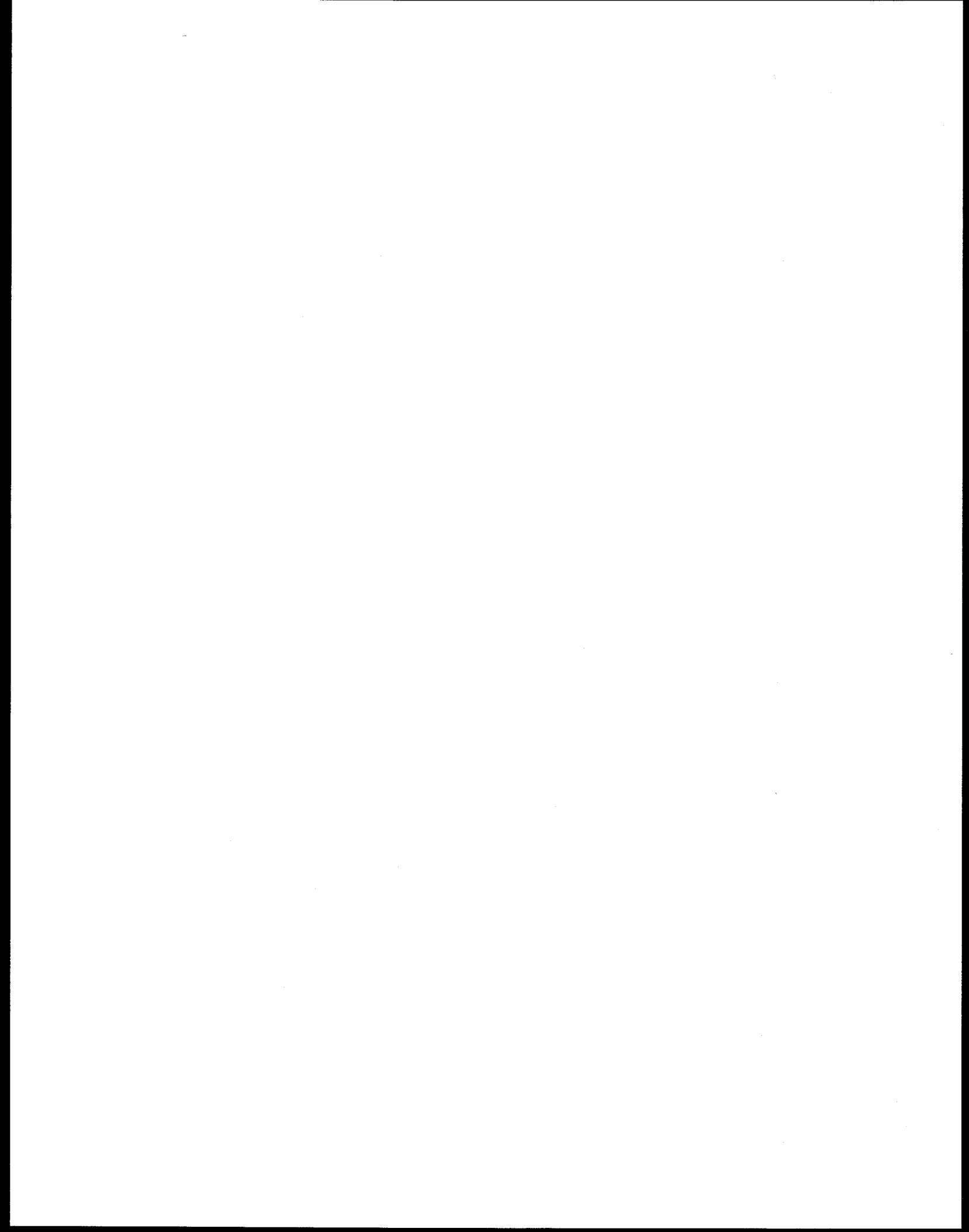
**Commissioner Funk seconded the amendment. All voted "Aye". The motion carried unanimously.**

Chairperson Fitzsimmons called for a short recess at this time.

**Petition 470-08-14 Carl Jones Legalization** - A request by Carl Jones, owner, to legalize the windows that were replaced prior to the issuance of a Certificate of Appropriateness at approximately 104 North 'F' Street in the Avenues Historic District. The property is zoned RMF-35, Moderate Density Multi-family Residential District. The property is located in City Council District 3, represented by Council Member Eric Jergensen. (Staff contact: Robin Zeigler, 535-7758, [robin.zeigler@slcgov.com](mailto:robin.zeigler@slcgov.com).)  
(This item was heard at 8:21 p.m.)

Ms. Lew reviewed the legalization request. She noted that the existing wood windows had been replaced with vinyl windows and the applicant had not received the proper permits before replacement. She noted that the replacement windows included interior muntins which were normally not allowed. Ms. Lew noted that based upon staff analysis, staff recommended approval of the rear and side elevation windows, but replace the main façade windows with historically appropriate units. Ms. Lew reviewed photos of the home's elevations and an old tax photo of the front façade to highlight the difference between the old and replacement windows.

Mr. Pace noted that the agenda referred to the item as a legalization case but the staff report indicated it was an appeal of administrative decision.



Ms. Lew noted that there was conflicting language; however the petition was also referred to as a legalization case in the staff report title.

Mr. Pace noted that the windows had therefore been installed and the applicant had requested approval of the replacement units from staff, however, had been denied and was therefore before the Commission for a legalization request.

Ms. Lew noted that this was correct.

Commissioner Hart stated that language in the staff report indicated that the contractor had been to staff and was told a Certificate of Appropriateness was required, but went ahead without one.

Ms. Lew noted that it appeared the contractor came in, was informed of the need to obtain a Certificate but did not return to obtain one, and then the issue was enforced upon based upon a complaint to the City through Zoning Enforcement.

Mr. Jones, 104 North 'F' Street, noted that on February 1<sup>st</sup>, 2008, the contractor went in to get a permit, but did not obtain one. Mr. Jones stated that he did not realize that the permit had not been obtained until February 14<sup>th</sup> once the work had been completed and the enforcement officer came to the property. Mr. Jones noted that there was a home across the street that had the same type of windows with internal muntins which had been approved prior to his window replacements.

Chairperson Fitzsimmons inquired if Mr. Jones still had the original windows.

Mr. Jones noted that they had been disposed of, and the center panes had been aluminum panels before replacement.

Chairperson Fitzsimmons inquired what the side panel windows had been.

Mr. Jones noted that they had been divided light wood windows.

Commissioner Oliver inquired if the applicant had a better tax photo than the Commission.

Mr. Jones noted that he had attempted to obtain the original but was unsuccessful. He noted that he had taken the tax photo from the staff report and attempted to enlarge it for the benefit of the Commission.

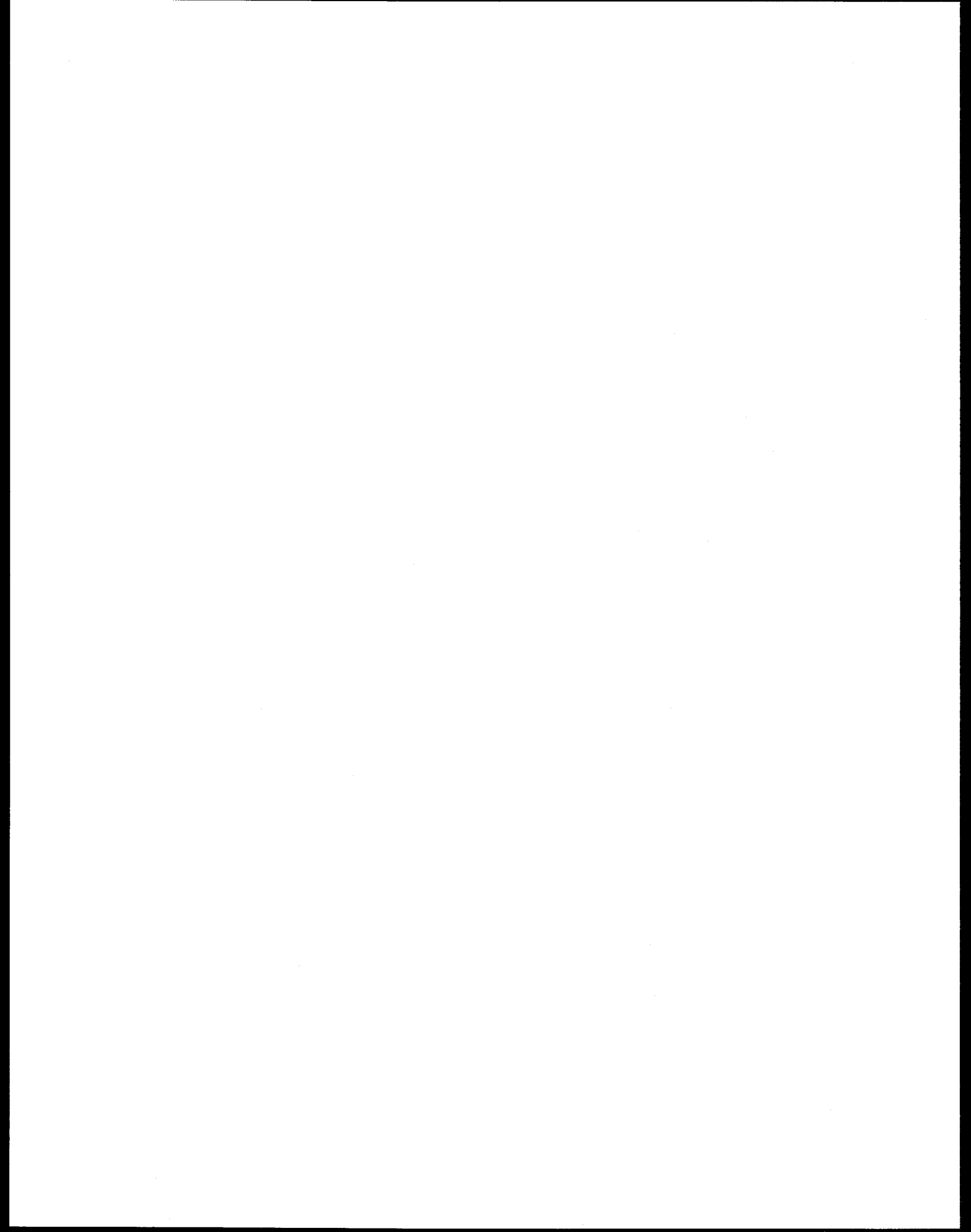
Vice Chairperson Lloyd inquired if the applicant had seen the attachment to the staff report, pg. 19 from *The Old House Journal* which demonstrated the efficacy of various replacement window options.

Mr. Jones noted that he had not seen it prior to seeing the staff report and wished he had seen it prior to replacing his windows, as it would have been much cheaper.

Vice Chairperson Lloyd noted that the message of the attachment was basically to say that vinyl replacement windows were not the energy saving option that they were purported to be.

Commissioner Oliver noted that she could not tell from the tax photo that there had ever been muntins in the center pane of the windows.

Commissioner Haymond noted that he thought he saw them there.



Commissioner Hart noted that in her study of architecture it seemed likely that the only way there would be muntins there is if the center panes had been replaced in the 1930's or 40's with metal muntins.

Chairperson Fitzsimmons opened the floor to public comment at 8:35 p.m.

Linda Lasater, 114 North 'F' Street, noted that she was very pleased to see the improvements Mr. Jones had made to the property. She stated that she felt, in aggregate, the improvements he had made to the home had improved the historic charm and the windows were not a particularly noticeable detractor.

Ms. Cromer, 816 East 100 South, noted that the windows had been removed from the home and destroyed. Ms. Cromer stated that the title carried notice regarding the home's position in a historic district and the owner should always be aware of such issues. She noted that the contractor had been absolutely defiant and it had taken a great deal of coordination from City staff to address the issue.

Mr. Jones apologized to Ms. Cromer for the contractor's rudeness. He stated that he honestly was not aware of the home's location in a local historic district and that he would like to see some sort of educational program within his community regarding the restrictions and benefits of these districts.

Chairperson Fitzsimmons brought the Commissioner to executive session at 8:41 p.m.

#### EXECUTIVE SESSION

Commissioner Funk noted that for the sake of consistency, the Commission would have to require the applicant to replace all of the windows on the home. She noted that unfortunately, they were simply the wrong type of windows and were highly visible on three façades of the home. She stated that there was money available through historic preservation to possibly help the applicant replace the windows.

Commissioner Funk stated that it would be her suggestion that staff create a brochure regarding what it means to live in a local historic districts and distribute it to title companies in the area. She noted that the fact the information is located on the deed does not necessarily mean anything to the people in receipt. She noted that in her conversations with members of City Council, they would support some type of action along that vein as it is great public education.

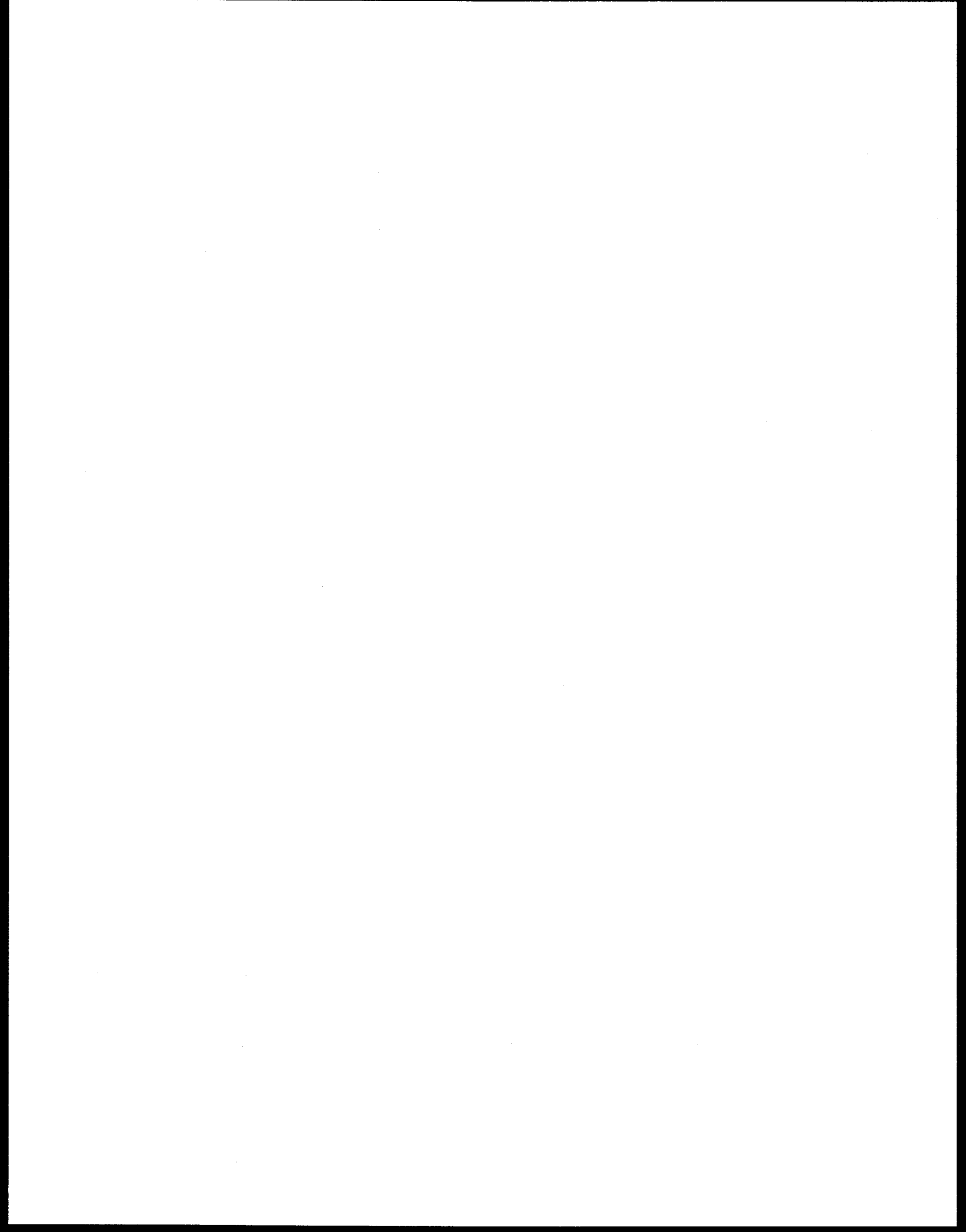
Commissioner Oliver stated that this issue was something that could be discussed at the upcoming Commission retreat and the brochure could include tax credit information and emphasize the benefits of living in a local historic district.

Commissioner Hart noted that in both of the legalization cases before the Commission that evening, the applicant had failed to obtain a building permit. She stated that people should know that if they plan to change something, they should obtain a building permit, and when in the process, these individuals would have known they lived in a historic district.

Commissioner Bevins inquired how long the applicant would have to replace the windows.

Mr. Paterson stated that staff would work with the property owner and enforcement staff to define a timeline. He stated that the Division did have a brochure regarding property ownership in local historic districts and had discussed increasing community outreach in the future.

Vice Chairperson Lloyd noted that if the Commission decided to vote against the staff recommendation, they needed to clearly demonstrate the reasons for doing so. He stated that he



would like some clarification regarding the standards for approval of vinyl windows on secondary façades in the future.

**Regarding petition 470-08-14, Vice Chairperson Lloyd made a motion to uphold the administrative decision to deny the removal of historic wood windows, and deny the request to keep any of the replacement windows, and request that the applicant work with staff to find an appropriate replacement window for all façades.**

**Commissioner Hart seconded the motion.**

There was no discussion of the motion.

**All voted "Aye". The motion carries unanimously.**

**Petition 470-08-17 City Creek Reserve, Inc. Major Alteration** - A request by City Creek Reserve, Inc., owner, for a major alteration to the historic ZCMI façade to be relocated at approximately 15 South Main Street. The proposed project includes the reconstruction of the façade and its attachment to a new building. The property is zoned D-1 Central Business District. The Landmark Site is located in City Council District 4, represented by Council Member Luke Garrott. (Staff contact: Robin Zeigler, 535-7758, [robin.zeigler@slcgov.com](mailto:robin.zeigler@slcgov.com).)

*(This item was heard at 8:49 p.m.)*

Chairperson Fitzsimmons recognized Joel Paterson as staff representative for Ms. Zeigler.

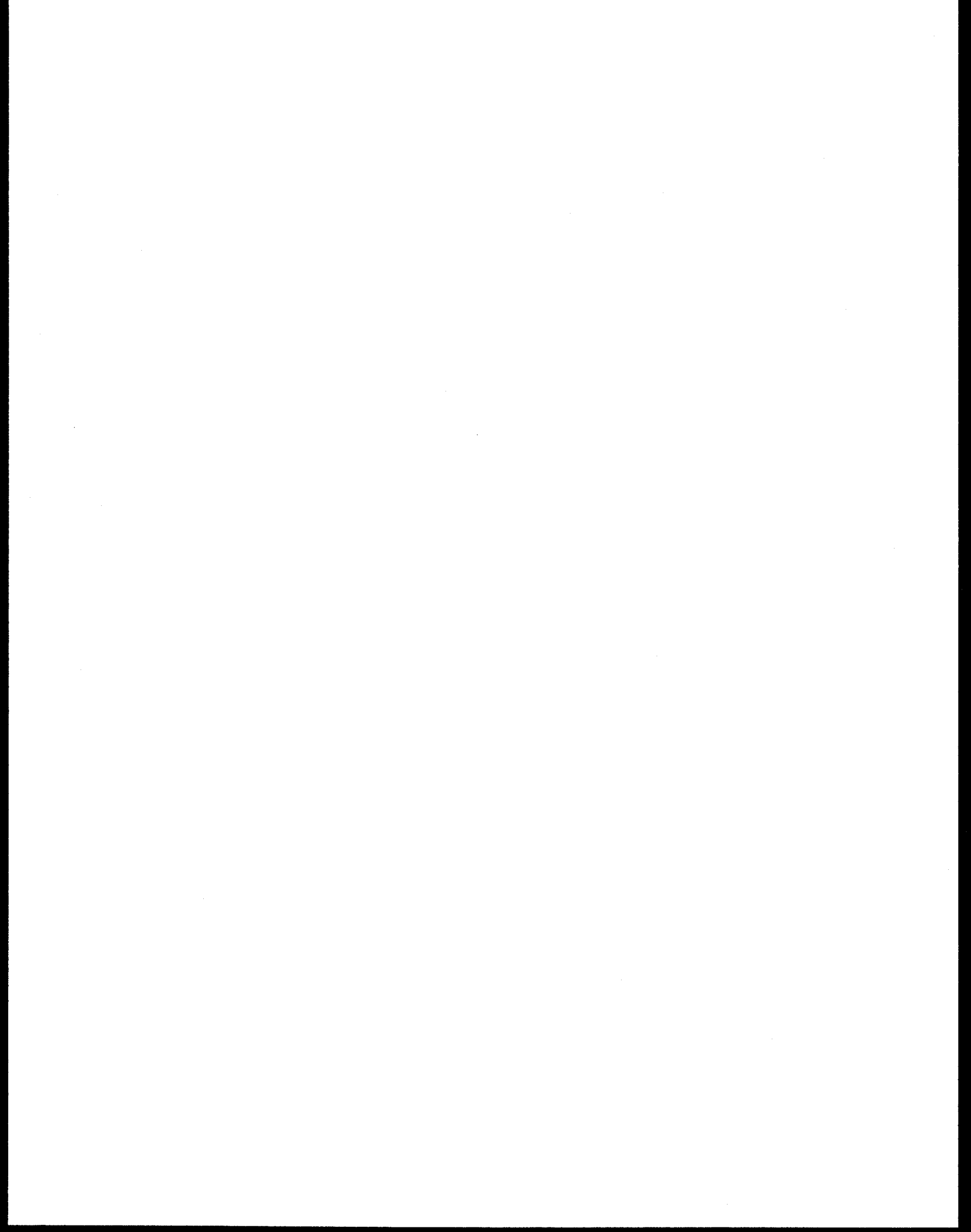
Mr. Paterson noted that the ZCMI façade was advertised on the agenda with the intent that the Commission would make a decision that evening. Mr. Paterson stated that in review with staff and the applicant it had been decided that the item might be used as an Issues Only Hearing and be continued to the next Commission meeting on July 2, 2008.

Mr. Paterson noted that proposal was to reconstruct the historic ZCMI façade as a focal point for the new Macy's in City Creek Center. He noted that the new Macy's front façade would be located on the east side of Main Street. He stated that the Landmark Commission had considered a portion of the original proposal in June of 2007.

Mr. Paterson noted that the new structure would not extend above the façade as the previous building behind the façade had and no changes would be made to the cast iron façade itself. He noted that the front entrance of the new Macy's would be recessed 12' behind the ZCMI façade and 2'10" below the grade of the sidewalk. He noted that the applicants had gone through a significant amount of effort to address all existing grade challenges.

Mr. Paterson stated that all of the glass on the first floor of the Macy's building would be clear glass providing a clear view into the store, and windows on the above floors would be a combination of storefront show windows and opaque spandrel glass. Mr. Paterson noted that the display windows above the ground level would have a solid backdrop and not present views into the store as they would not match internal floor levels. He noted that staff had voiced concern regarding the blank nature of the spandrel glass, and therefore, the applicants had proposed a solution of LED lighting behind the façade to allow lighting in the evening and variations of that lighting throughout the seasons.

Mr. Paterson noted that with the lack of design guidelines for such commercial projects in the past regarding downtown historic structures, staff had used some of the Residential Historic Design Guidelines to assess the project's appropriateness. He noted that when looking at standards 21A.34.020.G, numbers 1, 2,4,5,6,7,9,10,11 and 12 all applied. He noted that staff had concerns regarding standards 2,3 and 8.





Mr. Paterson noted that historically, window glass was clear, with the exception of transom windows with lights, and awnings and shades helped to provide protection from the elements for pedestrians. He noted that the cast iron façade openings were still an intact defining historic feature.

Mr. Paterson stated that recessing the entrance both horizontally and vertically was an issue with staff and according to standards, falsifying architectural elements should not be allowed. He noted that in the case of windows and doors that no longer existed, trying to duplicate them would not be an authentic interpretation. Mr. Paterson noted that proposed external muntins for the spandrel glass did not match the division of the original windows, but provided a possibly more appropriate modern interpretation of the historic window design.

Chairperson Fitzsimmons invited the applicant forward at 9:07 p.m.

Alan Sullivan, legal representative for CCRI (City Creek Reserve, Inc.), gave a brief history of the project to the Commission, noting that the process for City Creek Center began before the City Council in October of 2006.

Ron Locke, Senior Vice President of design for Taubman Incorporated and supervisor to the project architects gave a visual overview of the City Creek project to the Commission, noting that the objective was to create a walkable development downtown. Mr. Locke then presented a fly-through video, three-dimensional rendering of the entire City Creek project.

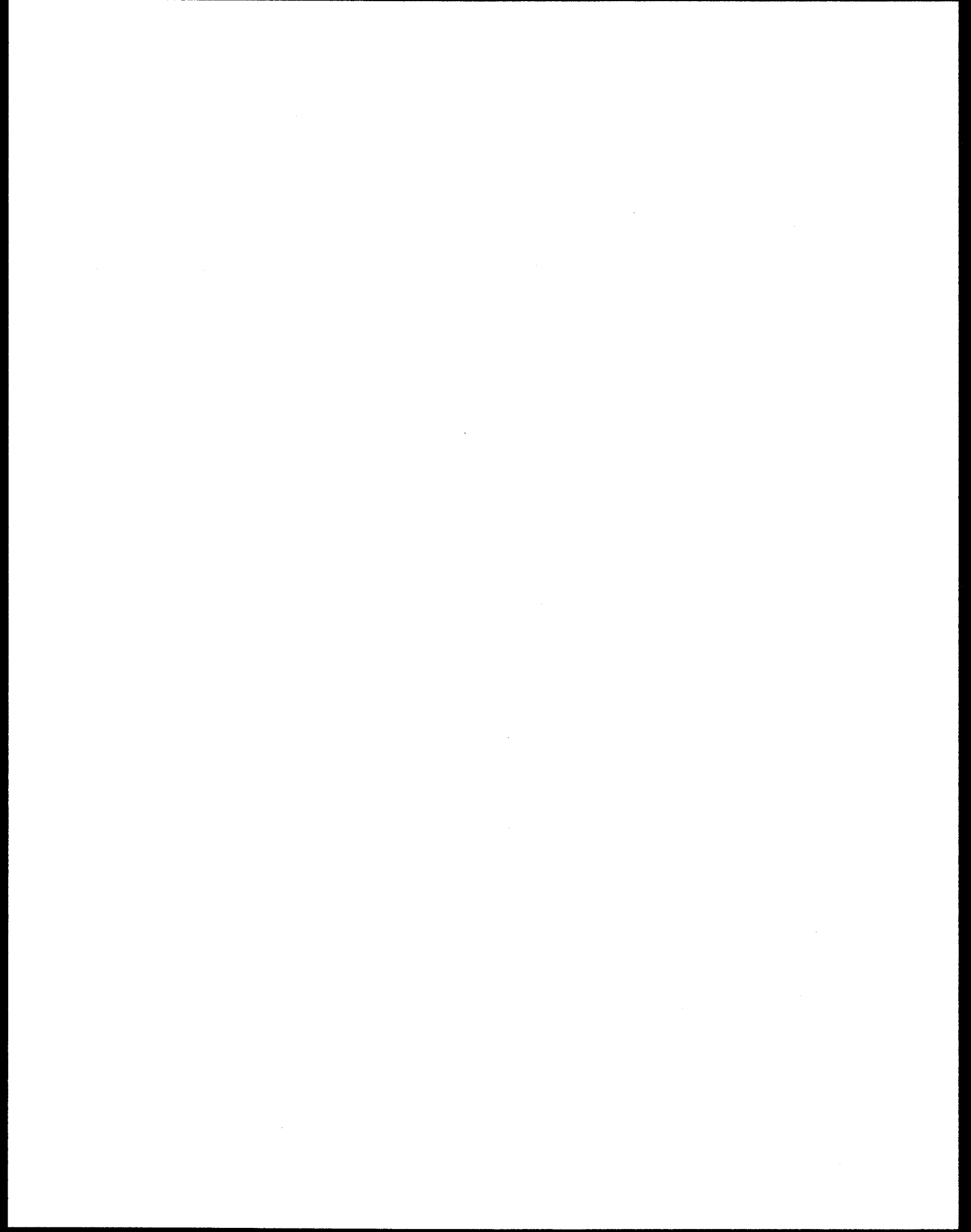
Bill Williams, Director of Architecture for CCRI, reviewed a brief history of the ZCMI façade for the Commission. He noted that in its first incarnation, only the center section of the current ZCMI façade existed. In 1875, he noted that the central element was replicated on the north side of the façade. He noted that a new piece was added later which did not match the other two sections, and in the 1940's, a very large awning was added to deal with the west sun. He noted that the historic façade was reconstructed in 1975 to combine the façade with a modern building and at that time, they had set the building back to create a loggia to allow for a separate entrance.

Mr. Williams noted that the main face of the building was set back from the historic façade as the façade needed to be very stiff, and in the case of a seismic event, the cast iron would just crack and fall off the face of the building if not supported. He noted that the rest of the building would be set back so that in case of a seismic event, the elements could move separately. Mr. Williams noted that the first story loggia in the new structure had been created to increase the project's permeability, or site lines into the store. Mr. Williams noted that City Council had asked CCRI to reduce the distance in elevation between the sidewalk and lower landing to the entrance, and CCRI had reduced the height of the staircase to 2'10". Mr. Williams clarified that the historic façade would be recessed 12' from the entrance through the loggia but 4-6" from the rest of the façade of the new Macy's.

Mr. Williams noted that the glass could be brought out to the front plane of the building, but would make it problematic in terms of the requested visual permeability and retail placement. He stated that valuable storage space would also be lost. He noted that they were trying to create the best compromise between the best backdrop for the historic façade, the modern vision of the retailer and something better than the 1975 interpretation of the façade.

Laurie Etella, Vice President for Macy's Corporate Services, Store Planning, Design and Construction, noted that a typical department store had the objective of selling merchandise. He stated that the floor pattern for the ZCMI Macy's would vary greatly from the typical department store to address the requirement for increased visibility and permeability.

Commissioner Lloyd inquired if Macy's had dealt with a historic façade in the past.



Mr. Etella noted that they had dealt with store installations and renovations in historic structures in the past but not applying a historic façade to a new building. He noted that they had used show windows in the past, but had also done pseudo show windows as well in other projects. He noted that the busiest entrances would be the mall entrances.

Mr. Etella noted that there would be four levels of parking below the store, and elevators or escalators could be taken without accessing any of the main entrances.

Mr. Williams noted that there were also elevators and stairs on Main Street, so that when the customer came from the parking area, there were also easily accessible connections to Main Street.

Vice Chairperson Lloyd inquired about the façade column bases, and noted that the adjustment to grade appeared to be taken care of by an extension of some sort below the cast iron façade base.

Mr. Williams noted that it was apparent from the 1975 façade base that they had set a datum point and then placed the cast iron base elements in relationship to that point supported by a type of reinforcement system which Mr. Williams did not specify.

Vice Chairperson Lloyd noted that the cast iron base of the façade was actually 1975 construction although the whole façade was considered a landmark.

Vice Chairperson Lloyd inquired what the applicant would anticipate at the base of the columns in the proposed design.

Mr. Williams stated that they had anticipated using the same motif to make up the difference, trying to adjust the grade slightly.

Commissioner Funk stated that she felt it was very appropriate for the Commission to see the reasoning behind the proposal.

Commissioner Oliver inquired if customers would be more willing to come into the store if no grade change existed.

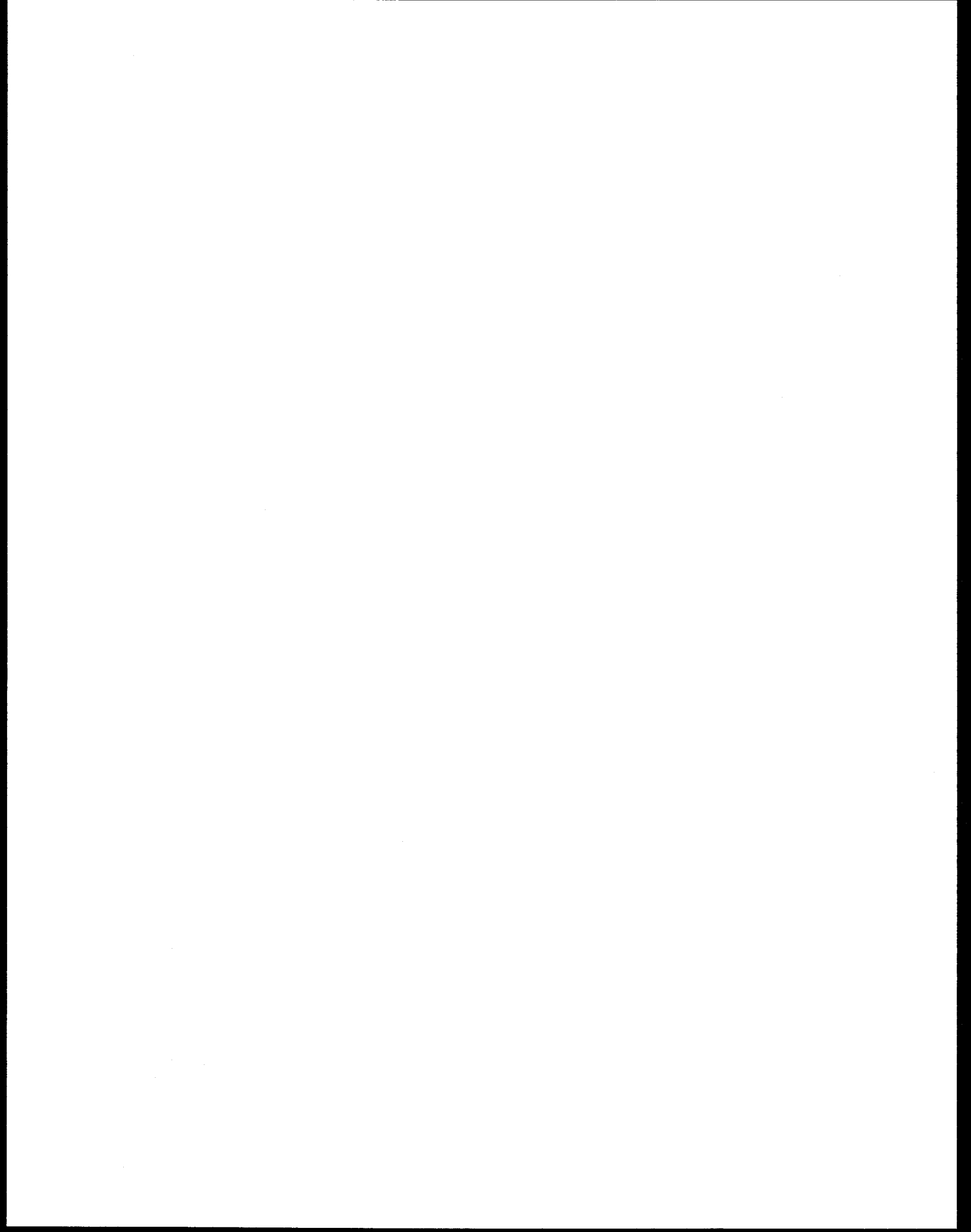
Mr. Etella noted that it would be ideal, but they could not do it with the 4' grade differential across the front face of the store.

Bob Corcoran, architect for Macy's, noted that there was a Nordstrom's in Washington D.C. where the customer had to go down five steps into the main entrance. He also noted that there were 17 buildings on South Temple with entrance stairs, either up or down. He noted that even show windows on the façade of the building ranged 4-7' above the existing floor and would only be accessible by ladders. Mr. Corcoran noted that there had been a lot of complications, but they had been addressed to try and help the façade not read like the 1970 concrete wall.

Commissioner Hart noted that she took issue with the opaque glass as it still seemed akin to dead space, and while she sympathized with how the applicant needed to use the space, she still found it quite sparse and uninviting.

Commissioner Oliver inquired if there were any type of treatment which could lessen the effect.

Mr. Williams noted that the spandrel glass was the best way to deal with modern mechanical systems which would be exposed with clear windows. He noted that a variety of options for spandrel treatments could be presented to the Commission.



Commissioner Hart noted that there were two strips, horizontal and vertical of aluminum in the interpretation, and wondered if the applicant would be open to changing the treatment to a more traditional look similar to the 1949 double-hung windows.

Mr. Williams noted that the false window treatment had been discussed a great deal with staff and their concern had been that they did not want it to look like the applicant was trying to replicate the original pattern.

Commissioner Oliver inquired if the applicant had reduced the height between the sidewalk and the lower landing on the front elevation since the last City Council meeting.

Mr. Locke noted that the grade had been reduced by 1' or twenty-five percent since the April 8<sup>th</sup> City Council meeting.

Mr. Williams noted that they had tried to maintain the height of the top of the stores.

Chairperson Fitzsimmons opened the floor to public comment at 10:16. p.m.

Cindy Cromer, 816 East 100 South, noted that the project kept improving, however, she still had concerns. She noted that she felt the proposed fenestration patter with the aluminum strips to be distracting and would look strange from angles with the high horizontal lines. She noted that the project had greatly improved from its initial conception, and this was the most important elevation from a historical standpoint.

Seeing no further comments, Chairperson Fitzsimmons closed the public comment portion of the hearing at 10:19 p.m.

**Commissioner Hart made a motion to recess case 470-08-17, until July 2, 2008, and convene an Architectural Committee meeting regarding the petition beforehand.**

#### DISCUSSION OF THE MOTION

Commissioners Hart, Funk, Oliver and Vice Chairperson Lloyd volunteered to attend the Architectural Committee meeting.

**Vice Chairperson Lloyd seconded the motion. All voted "Aye". The motion carried unanimously.**

#### OTHER BUSINESS

There was no further business.

The meeting adjourned at 10:21 p.m.

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Cecily Zuck, Historic Landmark Commission Secretary

