

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning Division  
Department of Community and  
Economic Development

**Cook Residence,  
Window Replacement & PLNHLC2009-00609  
233 North State Street  
July 1, 2009**

**Applicant:** Brian Gurr,  
Norton's Siding Company

**Staff:** Robin Zeigler, 801-535-  
7758, robin.zeigler@sclgov.com

**Tax ID:** 09-31-308-010

**Current Zone:** RMF-35

**Master Plan Designation:**  
Capitol Hill Master Plan, Low  
Density Residential 15-30 units  
per acre

**Council District:** 3, Eric  
Jergensen

**Lot Size:**  
9147.6 square feet

**Current Use:** Duplex

**Applicable Land Use  
Regulations:**

- 21A.34.020 G

**Notification**

- Notice mailed on June 16
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites June 26

**Attachments:**

- A. Site Plan & Elevation  
Drawings.
- B. Photographs

## ***Request***

The applicant proposes a remove existing historic windows on the main level of the home with wood composite Anderson windows.

## ***Potential Motions***

### **Approval**

I move to approve the application as submitted based on ... The project meets the standards of section 21A.34.020(G) of the zoning ordinance.

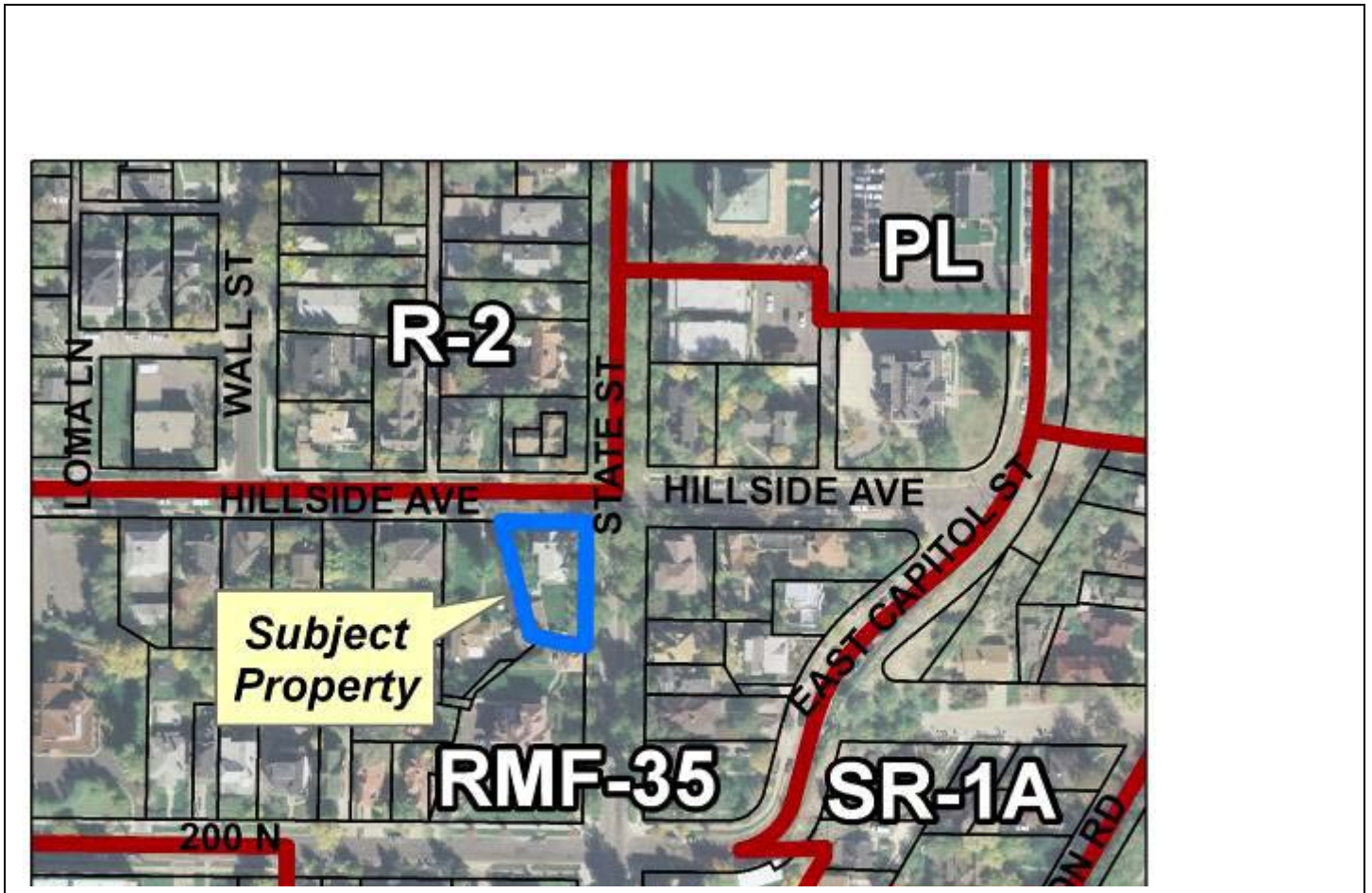
### **Denial**

I move to deny the application based on the findings and facts of the staff report. The project does not meet standards 2, 3, 5, 6, 8 and 9 of section 21A.34.020 (G) of the zoning ordinance standards and standards 7, 10, 11, and 12 are not applicable to this case.

### **Table**

I move to table the issue and request additional information and/or research including...

## VICINITY MAP



### **Background**

#### **Project Description**

The subject property, located at 233 North State Street, is a 1931 English Cottage considered contributing in the 2006 Survey of the Capitol Hill Historic District. The applicant wishes to remove the original windows and replace with Fibrex (composite wood) Anderson Windows of the same dimension and design as the existing windows. Because the existing windows do not meet the criteria for replacement—they are original and repairable—staff could not administratively approve the application.

### **Comments**

#### **Public Comments**

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

## Division 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*

### Options

**Approval.** If the HLC finds that the proposed project meets the standards of the ordinance the application should be approved.

**Denial.** If the HLC finds that the proposed project does not meet the standards of the ordinance the application should be denied. The applicant may repair the existing windows and apply for storm windows that meet the guidelines.

**Postpone.** If the HLC finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

### Findings

## 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.

**Discussion for Standards 2, 5, and 6:** From the photographs submitted and a site inspection, the existing windows appear to be repairable and are character defining features of the building.

**Finding for Standards 2, 5 and 6:** Replacing the existing original windows does not meet standards 2, 5, and 6 nor the design guidelines.

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 proposed alteration does not create a false sense of history since the replacement windows will match the original in design and dimension; however the replacement windows do not match the original in materials and will require the destruction of original materials.

**Finding for Standard 3:** The replacement windows meet this standard.

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:** Replacing the existing windows destroys a significant character defining element of the building.

**Finding for Standard 8:** The project does not meet this standard.

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 require the destruction of the original windows.

**Finding for Standard 9:** This criterion is not met.

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**  
**Photographs**

