

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

Drayton Condominiums  
Major Alterations  
PLNHLC2011-00112  
1121 E. First Avenue  
April 6, 2011

**Applicant:** Alex Hertz Locke  
Investments, represented by  
LloydArchitects

**Staff:** Janice Lew, 535-7625  
janice.lew@sclgov.com

**Tax ID:** 09-32-481-081

**Current Zone:** SR-1A, Special  
Development Pattern Residential

**Master Plan Designation:**  
Low density residential

**Council District:**  
District 3 – Stan Penfold

**Lot Size:** .84 acres

**Current Use:**  
Multi-family residential

**Applicable Land Use  
Regulations:**

- 21A.34.020

**Notification:**

- Notice mailed on March 24, 2011
- Agenda posted on the Planning Division and Utah Public Meeting notice websites March 24, 2011

**Attachments:**

- A. Application
- B. Documentation

## ***Request***

This is a request by Warren Lloyd of Lloyd Architects, representing property owner Alex Hertz, to replace existing windows on the front and sides of the property located at 1121 E. First Avenue which is a multi-family building.

## ***Staff Recommendation***

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project, in whole, fails to substantially comply with all of the standards that pertain to the application and therefore, recommends the following:

1. That the Landmark Commission denies the request to replace sound original windows as identified in this staff report. The proposals do not meet Standards 2, 5, 6, 8, and 9 of Section 21A.34.020G of the Ordinance, and Section 3.0 of the Design Guidelines for Residential Historic Districts in Salt Lake City.
2. That the Landmark Commission approves the request to replace existing metal windows as they fail to match the original wood windows in appearance.
3. That the Historic Landmark Commission approves the request to replace window 01-Level 1 as more than 50 percent of the window components appear deteriorated beyond repair.

## VICINITY MAP



### **Background**

This six-unit apartment building constructed in 1908 and the adjacent apartment buildings to the west and east help document the trend toward multi-family residences in the Avenues. A variation of the basic walk-up apartment type, the building is three-stories in height, one apartment deep and two units in width across the front façade. It has a single central entrance on the main level which was originally located on the second floor. Wood framed stairs once provided access to the upper level entrance. The design of the building combines brick masonry construction with a sandstone base. The projecting front porches are characterized by a pediment on the gable end above the upper level balcony that is supported by columns. The building has a narrow open court yard that runs part way down the center of the length of the building and forms a reverse “U”-shaped building.

It is important to note that this series of buildings was constructed in the early 1900s as apartments and has been used as such since that time. Due to the age of the buildings and the current zoning, the subject property is recognized as legal nonconforming regarding building and use. The subject property was converted to condominium type ownership and includes a total of twenty-five (25) units.

On December 3, 2008, the Commission approved two-story flat roofed rear additions that would be attached to each wing. These would replace the frame service porches and back stairways located at the rear of the building as well as the single-story brick structure that was used as a laundry facility. The narrow central court will remain open. The new window pattern or fenestration of the interior walls of the court will be reviewed as a part of the overall improvements to the rear of the building since the new window openings were previously

approved by the Commission. Additionally, the applicant intends to retain the chimney located toward the back of this building. The rear appendages have been removed, but work on the additions is not yet underway.

## **Project Description**

The subject property, located at 1121 E. First Avenue, is considered contributing in the 2007-2008 Survey of the Avenues Historic District. The applicant proposes to repair a series of original windows on the front façade, as well as replace non-historic and original windows throughout the building. The proposal includes a metal clad replacement window. The application is attached to this staff report as Attachment A. Because a majority of the windows do not meet the criteria for replacement—they are original and appear to be repairable—staff referred the application to the Commission for consideration.

The proposal would replace a total of twenty six (26) of the existing double-hung windows on the front and sides of the building. This would include twelve (12) windows on each side and two (2) windows on the front façade. A total of fourteen (14) windows would be repaired on the front of the building.

## **Comments**

### **Public Comments**

No public comment regarding this application has been received.

### **City Department Comments**

This type of project is not required to be routed for departmental review.

## **Project Review**

### **Avenues Community Master Plan-1987**

The historic preservation goal in the Avenues Community Master Plan is to:

“Encourage preservation of historically and architecturally significant sites and the established character of the Avenues and South Temple Historic Districts.”

The urban design goal is to:

“Design public facilities to enhance the established character of the Avenues, and encourage private property improvements that are visually compatible with the surrounding neighborhood.”

### **Zoning Considerations**

The purpose of the SR-1A Special Development Pattern Residential zoning district is to maintain the unique character of older predominately low density neighborhoods that display a variety of yards, lot sizes, and bulk characteristics.

**Finding:** The subject property is recognized as legal nonconforming regarding building and use.

## **Analysis and Findings**

### **Options**

The Historic Landmark Commission has the following options:

1. Approve all replacement windows as proposed. This would require the Commission to make a finding that the loss of the windows and the proposed replacements are appropriate.

2. Deny replacement of windows readily visible from the street. This would require the Commission to make a finding that the loss of the windows and the proposed replacement are appropriate.
3. Approve replacement of significantly deteriorated windows.
4. Deny the request in whole or in part with a modification to the number of windows to be replaced.

## Findings

2A.34.020(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 and Finding for Standard 1:** No changes are proposed in the use of the building for residential purposes. The proposed project is consistent with this standard.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

## Design Guidelines for Residential Historic Districts in Salt Lake City

### *Preservation Principles*

- *Protect and maintain significant features and stylistic elements. Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.*
- *Preserve any existing original site features or original building materials and features. Preserve original site features such as grading, rock walls, etc. Avoid removing or altering original materials and features. Preserve original doors, windows, porches, and other architectural features. Repair deteriorated historic features, and replace only those elements that cannot be repaired. Upgrade existing material, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replacing original configuration.*

**3.1 Preserve the functional and decorative features of a historic window.** *Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and grouping of windows. Repair frames and sashes rather than replacing them whenever conditions permit.*

**Analysis for Standards 2 and 5:** The National Register of Historic Places Multiple Property nomination form for urban apartment buildings in Salt Lake City contains the following description:

“Over 180 urban apartments were constructed in downtown neighborhoods during the first three decades of the 20th century. Apartments are remarkably consistent with one another in terms of their plans, height, roof type, materials, and stylistic features. These and other characteristics mark them as a new and distinct type of early 20th century residential building.”

Wood windows are one of the most important architectural features of historic building façades. The character and configuration of a window are essential in defining the style of a historic building. Much of the historic character of a window derives from its materials. Early muntin profiles and sash designs changed with evolving architectural styles, demonstrating deliberate design choices and skilled craftsmanship. Traditionally, counterweights held in boxes on either side of the window were used in double-hung windows, the principal window type used on this building. These were and are attached to the sashes using pulleys. Window glass manufactured before the mid-1920s exhibits wavy patterns and defects, also important elements of older buildings. Careful consideration should be taken when considering replacement windows since the historic and architectural integrity of a building would be affected.

**Finding for Standards 2 and 5:** Distinctive historic features that are examples of skilled craftsmanship and construction techniques will be removed, and consequently not preserved. The proposed alterations will compromise the historical character and architectural integrity of the building. The proposal to replace historically significant original windows fails to meet these 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;

**Analysis and Finding for Standard 3:** This standard does not relate to this proposal.

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

**Analysis for Standard 4:** Although the proposed project includes the removal of several metal windows, these are later additions that have not acquired historic significance in their own right.

**Finding for Standard 4:** This standard is not an issue for the proposed 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;

## **Design Guidelines for Residential Historic Districts in Salt Lake City**

### ***3.0 Repair of Historic Windows***

*Whenever possible, repair a historic window, rather than replace it. 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 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 window should match the original in appearance.*

### **Replacement Windows**

*While replacing an entire window assembly is discouraged, it may be necessary in some cases. When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible. To do so, the size and proportion of window elements, including glass and sash components, should match the original. In most cases, the original profile, or outline of the sash components, should match the original in dimension and profile and the original depth of the window opening should be maintained.*

*A frequent concern is the material of the replacement window. While wood was most often used historically, metal and vinyl clad windows are common on the market today and sometimes are suggested as replacement options by window suppliers. In general, using the same material as the original is preferred. If the historic window was wood, then using a wood replacement is the best approach.*

*However, it is possible to consider alternative materials in some special cases, if the resulting appearance will match that of the original in terms of the finish of the material, its proportions and profile of sash members. For example, if a metal window is to be used as a substitute for a wood one, the sash components should be similar in size and design to those of the original. The substitute material also should have a demonstrated durability in similar applications in this climate.*

*Finally, when replacing a historic window, it is important to preserve the original casing when feasible. This trim element conveys distinctive stylistic features associated with the historic building style and may be costly to reproduce. Many good window manufacturers today provide replacement windows that will fit exactly within historic window casings.*

**Analysis for Standard 6:**

**East Façade**



<b>Number-Level</b>	<b>Condition</b>	<b>Proposed Treatment</b>	<b>Staff Recommendation</b>
01-Level 1	original/deteriorated	replace	replace
02-Level 1	original/sound	replace	repair
03-Level 1	original/sound	replace	repair
04-Level 1	original/sound	replace	repair
01-Level 2	original/sound	replace	repair
02-Level 2	original/sound	replace	repair
03-Level 2	original/sound	replace	repair
04-Level 2	original/sound	replace	repair
01-Level 3	Non-historic/sound	replace	replace
02-Level 3	original/sound	replace	repair
03-Level 3	original/sound	replace	repair
04-Level 3	original/sound	replace	repair

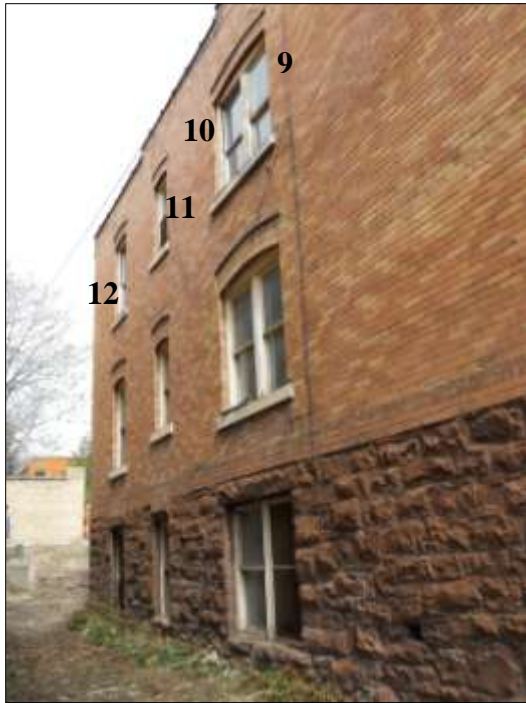


## Front and South Façade



Number-Level	Condition	Proposed Treatment	Staff Recommendation
05-Level 1	original/sound	repair	repair
06-Level 1	original/sound	repair	repair
07-Level 1	original/sound	repair	repair
08-Level 1	original/sound	repair	repair
05-Level 2	original/sound	repair	repair
06-Level 2	original/sound	repair	repair
07-Level 2	original/sound	repair	repair
08-Level 2	original/sound	repair	repair
05-Level 3	original/sound	repair	repair
06-Level 3	original/sound	repair	repair
07-Level 3	non-historic/sound	replace	replace
08-Level 3	non-historic/sound	replace	replace

## West Façade



Number-Level	Condition	Proposed Treatment	Staff Recommendation
09-Level 1	original/sound	replace	repair
10-Level 1	original/sound	replace	repair
11-Level 1	original/sound	replace	repair
12-Level 1	original/sound	replace	repair
09-Level 2	original/sound	replace	repair
10-Level 2	original/sound	replace	repair
11-Level 2	original/sound	replace	repair
12-Level 2	original/sound	replace	repair
09-Level 3	original/sound	replace	repair
10-Level 3	original/sound	replace	repair
11-Level 3	original/sound	replace	repair
12-Level 3	original/sound	replace	repair

All wooden frames appear to be sound, with some repair needed in areas where deterioration results from a failure to provide adequate protection of materials. Sash joints have opened up in a number of cases, but few meeting rails appear twisted or warped. Several windows have broken glass. Earlier screen hardware is apparent on a few windows. The applicant indicates that most of the windows are painted or fixed shut, do not operate properly (weights, rope and pulley combination), and have some deteriorated sections of glazing putty and wood. For greater detail see Attachments A.

From the attached photographs and a site inspection, the original wood window 01-Level 1 on the east façade appears deteriorated. If the Commission were to consider a replacement window in this area, Planning Staff asserts that using a sash replacement would be the best approach. The metal windows are not original or consistent in design with the historic character of the building. In this instance, replacement would be an appropriate window treatment. Remaining original windows of this historic building could be rehabilitated, repaired, and upgraded with storm windows to make them energy-efficient while maintaining historic authenticity.

**Finding for Standard 6:** The proposal to replace sound original windows fails to meet Standard 6. The proposal to replace existing metal windows would be appropriate as these windows are not original and compromise the historical and architectural integrity of the building. The proposal to replace window 01-Level 1 should be allowed as more than 50 percent of the window components appear deteriorated beyond repair.

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 for Standard 7:** No chemical or physical treatments are proposed as part of this request.

**Finding for Standard 7:** This standard is not an issue for the proposed project.

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

## **Design Guidelines for Residential Historic Districts in Salt Lake City**

### ***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 to 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. Typical windows for many late nineteenth century cottages were of a “one-over-one” type, in which one large pane of glass was hung above another single pane. The design of surrounding window casings, the depth and profile of window sash elements and the materials of which they were constructed are also important features. Most early windows were made of wood although some historic metal casement windows are found. In either case, the elements themselves had distinct dimensions, profiles and finishes.*

**Analysis for Standard 8 and 9:** The removal of 23 original wood windows destroys significant character-defining features that would be lost to the building and compromise its historical and architectural integrity.

**Finding for Standard 8 and 9:** Based on this evaluation, the request does not meet the intent of the standards.

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 and Finding for Standard 10:** The standard does not apply to this project.

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

**Analysis and Finding for Standard 11:** Signage is not a component of the proposed project. This standard does not apply to this proposal.

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

**Analysis for Standard 12:** The City’s *Design Guidelines for Residential Historic Districts in Salt Lake City* includes an extensive discussion on the treatment of window. Specific guidelines that are applicable in this case are noted in the discussion of each standard. Overall, the proposal is inconsistent with Standards 2, 5, 6, 8, and 9 of the Ordinance as noted above and not supported by the Design Guidelines (3.0 Windows) mentioned in this staff report. Standards 3, 7, 10 and 11 do not pertain to the proposed project.

**Attachment A**  
Application

# THE DRAYTON CONDOMINIUM PROJECT

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WINDOW  
CONDITION  
SUMMARY

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INCLUDED: SIERRA PACIFIC REPLACEMENT SPECIFICATIONS & DETAILS

PROJECT: THE DRAYTON  
DATE: 02/28/11

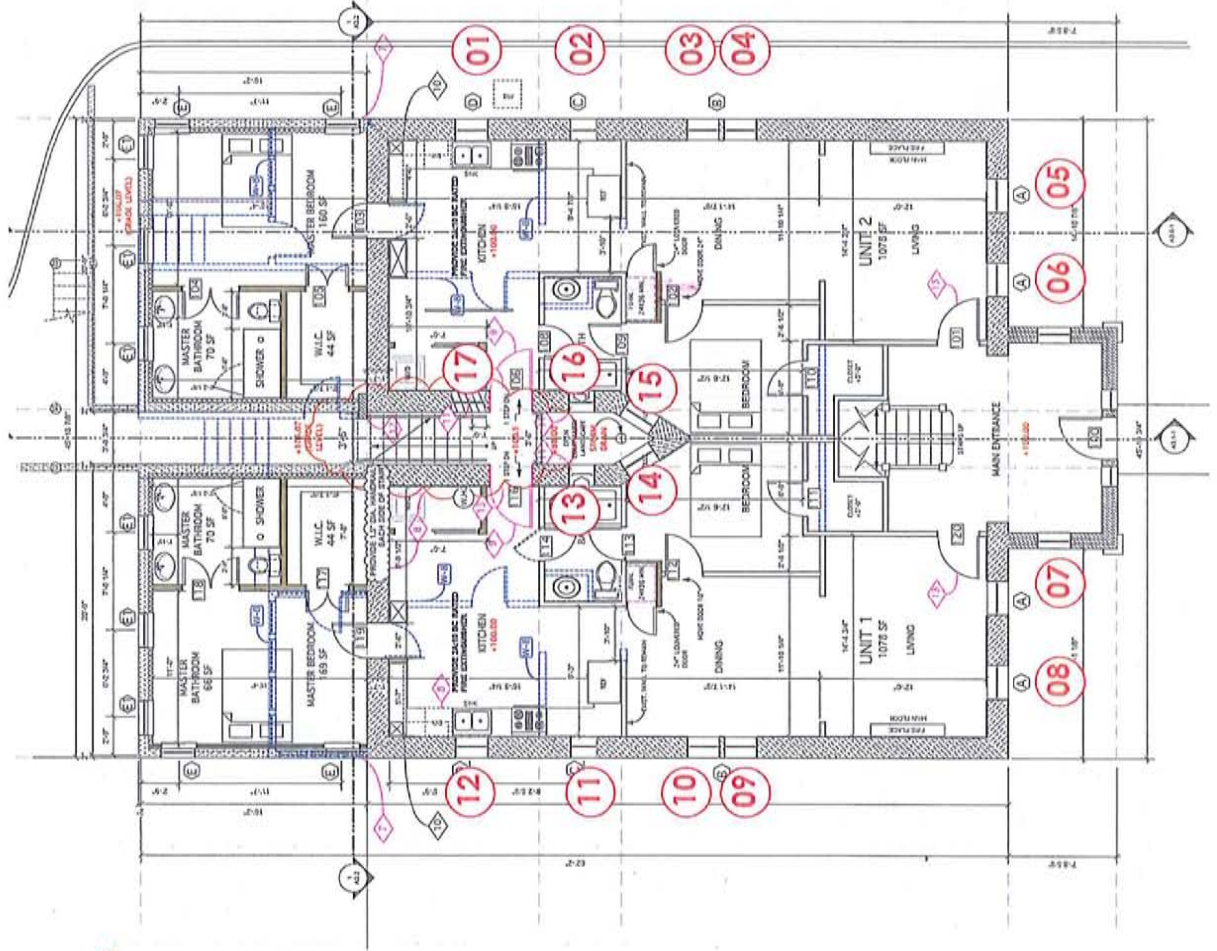
**LloydArchitects**  
Salt Lake City + Seattle

LEVEL 01	NUMBER/LEVEL/ELEVATION	CONSTRUCTION INTENT	CONDITION COMMENTS	IMAGE APPENDIX-NUMBER
	01 LEVEL 01-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, BROKEN MEETING RAIL	1
	02 LEVEL 01-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT	2,3
	03 LEVEL 01-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, WOOD DETERIORATION	4
	04 LEVEL 01-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	NO COUNTER WEIGHT, BROKEN GLASS	5
	05 LEVEL 01-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	6
	06 LEVEL 01-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	7
	07 LEVEL 01-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	10
	08 LEVEL 01-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	11
	09 LEVEL 01-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, WOOD DETERIORATION	12
	10 LEVEL 01-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT, WOOD DETERIORATION	13,14
	11 LEVEL 01-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	WOOD DECAY, PAINTED SHUT	15,16
	12 LEVEL 01-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	WOOD DECAY, PAINTED SHUT	17
	13 LEVEL 01-COURTYARD EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	BROKEN FRAME, WOOD DETERIORATION	18,19
	14 LEVEL 01-COURTYARD EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT, WOOD DETERIORATION	20
	15 LEVEL 01-COURTYARD WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT, WOOD DETERIORATION	21
	16 LEVEL 01-COURTYARD WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT	
	17 LEVEL 01-COURTYARD WEST	REMOVE AND INFILL WALL OPENING	PAINTED SHUT, NO COUNTER WEIGHT	22,23
LEVEL 02	NUMBER/LEVEL/ELEVATION	CONSTRUCTION INTENT	CONDITION	IMAGE APPENDIX-NUMBER
	01 LEVEL 02-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT	24, 71
	02 LEVEL 02-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT	25, 72
	03 LEVEL 02-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT	26, 73
	04 LEVEL 02-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT, WOOD DETERIORATION	27, 74
	05 LEVEL 02-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	28, 75
	06 LEVEL 02-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	29
	07 LEVEL 02-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	30
	08 LEVEL 02-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	31, 76
	09 LEVEL 02-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	32, 77
	10 LEVEL 02-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	33, 78
	11 LEVEL 02-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	NO COUNTER WEIGHT	34
	12 LEVEL 02-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT	35
	13 LEVEL 02-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	NO COUNTER WEIGHT, WOOD DETERIORATION	36, 79
	14 LEVEL 02-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	FRAME DETERIORATION	37, 80
	15 LEVEL 02-COURTYARD EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	FIXED SHUT, BROKEN FRAME & GLAZING	40, 81
	16 LEVEL 02-COURTYARD EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	WOOD DETERIORATION	41, 82
	17 LEVEL 02-COURTYARD WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	VINYL WINDOW-NOT ORIGINAL	42, 83
	18 LEVEL 02-COURTYARD WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	NO COUNTER WEIGHT	43, 84
LEVEL 03	NUMBER/LEVEL/ELEVATION	CONSTRUCTION INTENT	CONDITION	IMAGE APPENDIX-NUMBER
	01 LEVEL 03-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	ALUMINUM-NOT ORIGINAL	44
	02 LEVEL 03-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT	45, 61
	03 LEVEL 03-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	NO COUNTER WEIGHT	46, 63
	04 LEVEL 03-EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	NO COUNTER WEIGHT	46, 62, 63
	05 LEVEL 03-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	47, 64
	06 LEVEL 03-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	47, 65
	07 LEVEL 03-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	47, 66
	08 LEVEL 03-SOUTH	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	ALUMINUM-NOT ORIGINAL	48
	09 LEVEL 03-SOUTH	RETAIN AND REPAIR	COUNTER WEIGHT, PAINT & GLAZING PUTTY TO BE REPAIRED	48, 67
	10 LEVEL 03-SOUTH	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	ALUMINUM-NOT ORIGINAL	48
	11 LEVEL 03-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT, NO COUNTER WEIGHT	49, 68
	12 LEVEL 03-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	ALUMINUM-NOT ORIGINAL	49
	13 LEVEL 03-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	PAINTED SHUT	50, 69

# WINDOW SCHEDULE

14 LEVEL 03-WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	ALUMINUM-NOT ORIGINAL	51, 70
15 LEVEL 03-COURTYARD EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	VINYL-NOT ORIGINAL	56
16 LEVEL 03-COURTYARD EAST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	NO COUNTER WEIGHT	57
17 LEVEL 03-COURTYARD WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	NO COUNTER WEIGHT, WOOD DECAY	58
18 LEVEL 03-COURTYARD WEST	REPLACE UNIT W/ SIERRA PACIFIC CLAD DOUBLE HUNG	ALUMINUM-NOT ORIGINAL	59, 60

\* Window numbering begins at the northeast corner of the Drayton Building and continues clockwise around the building into the courtyard. The same for each level. Example:



# WINDOW SCHEDULE





01



02



03

WINDOW IMAGE APPENDIX



04



05

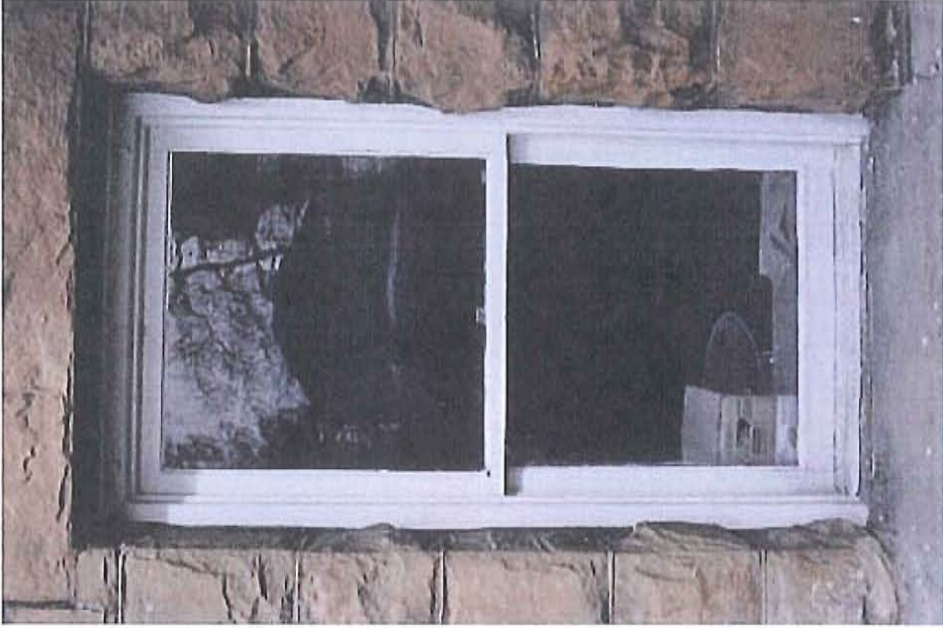


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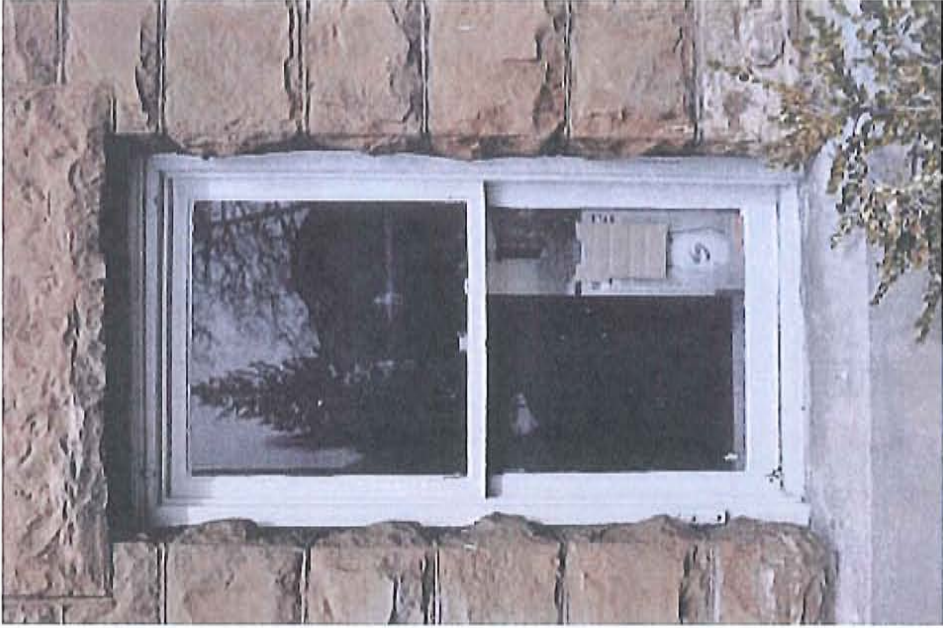
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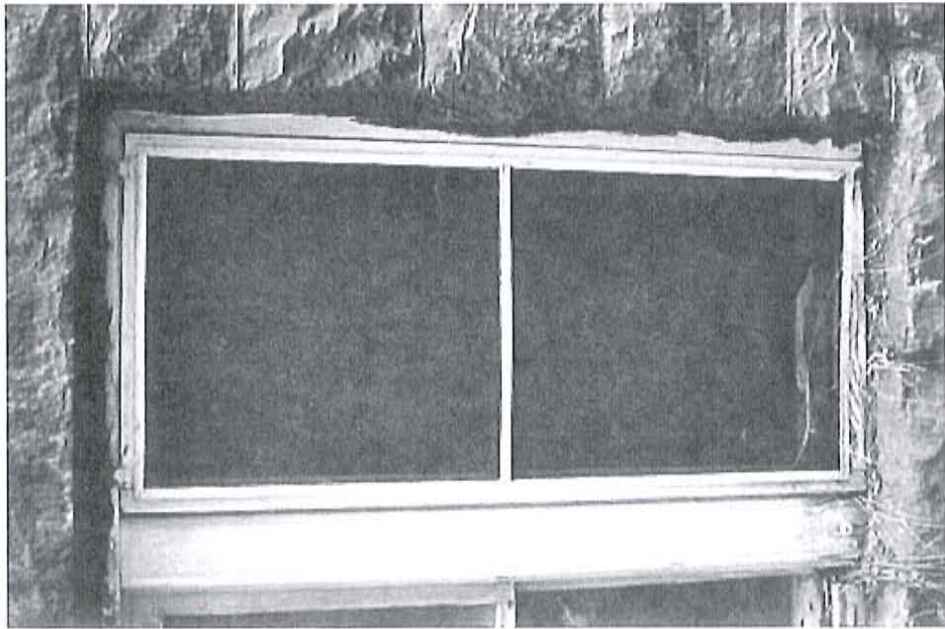


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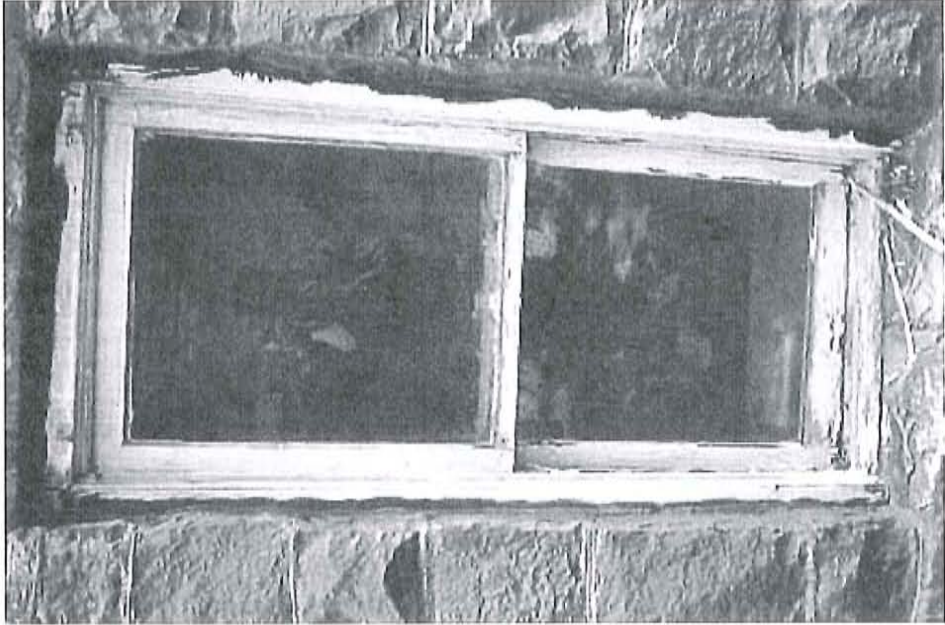


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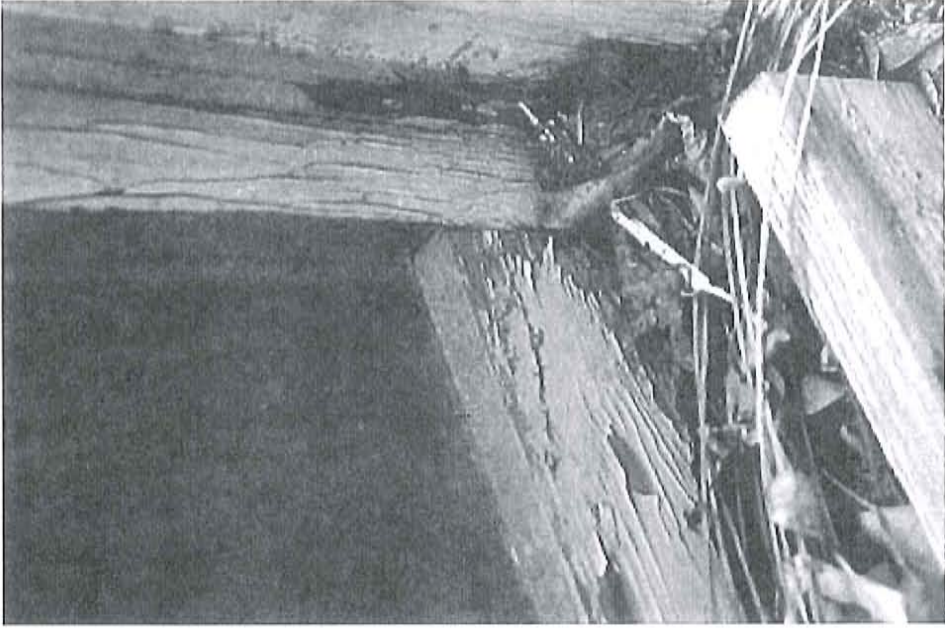
WINDOW IMAGE APPENDIX



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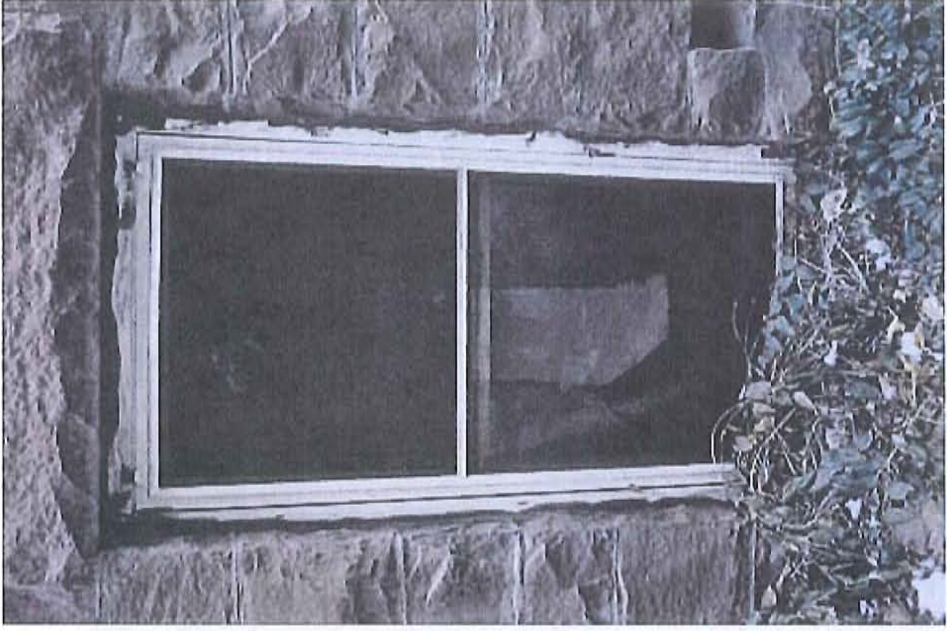
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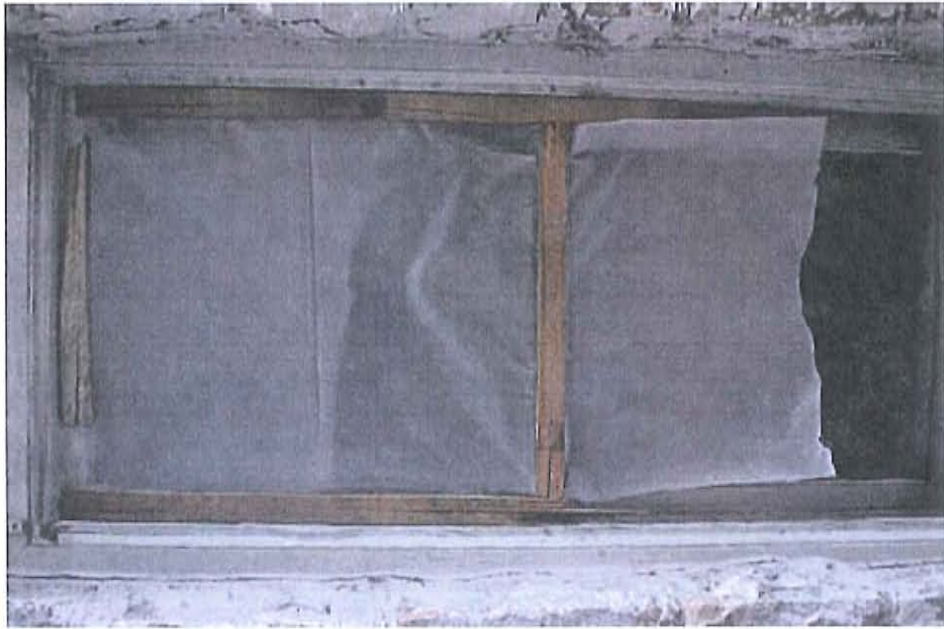
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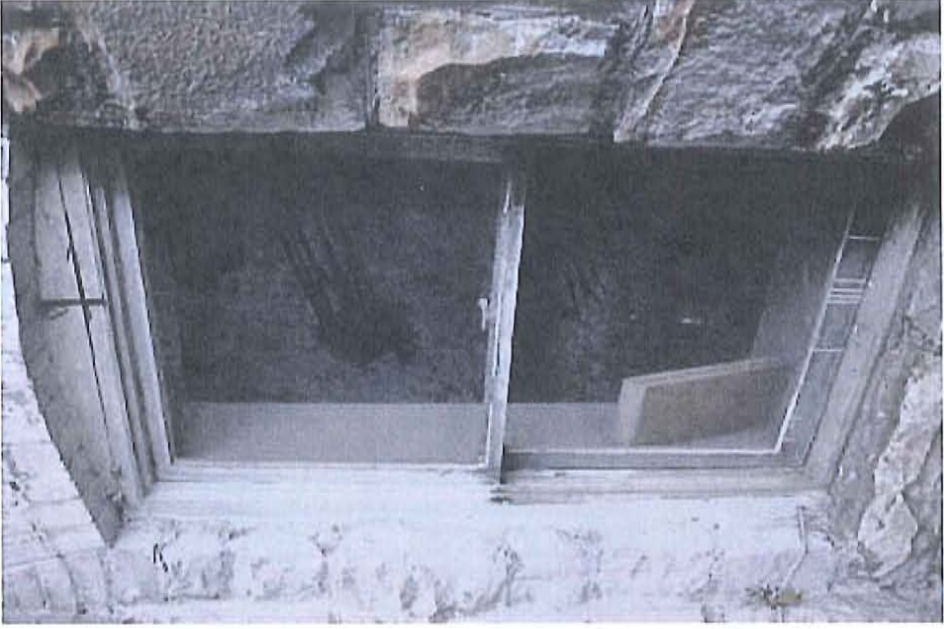
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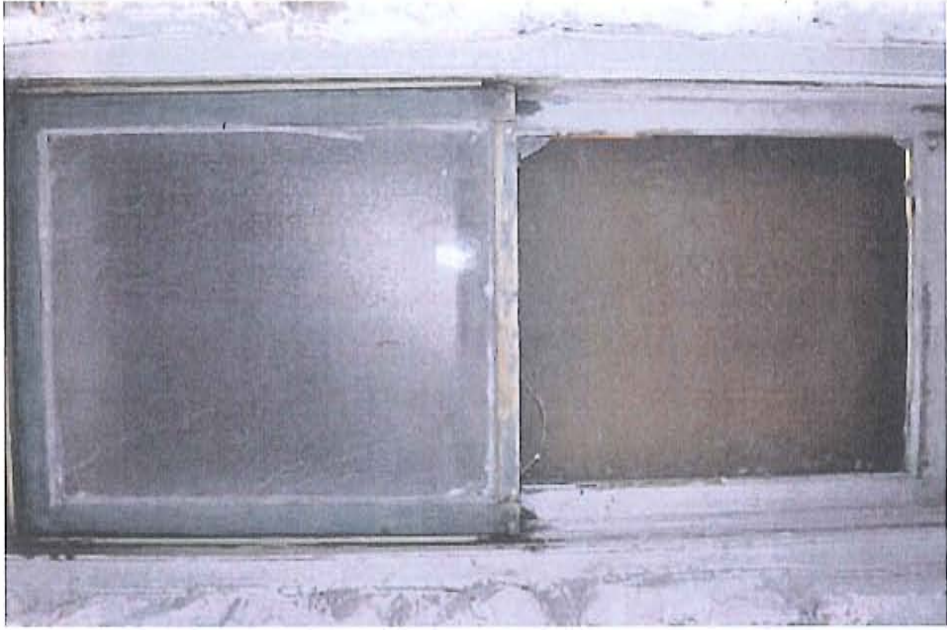
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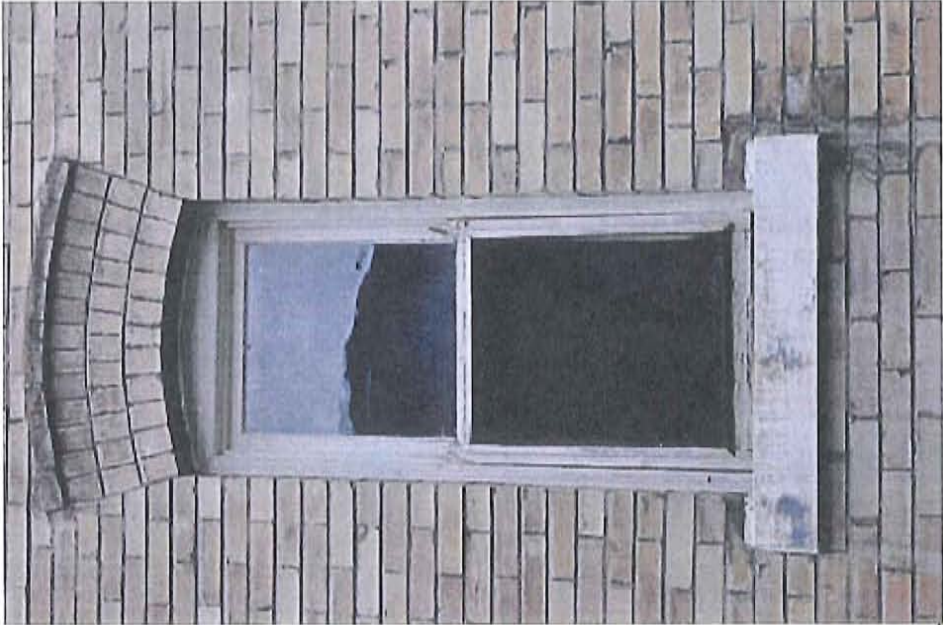
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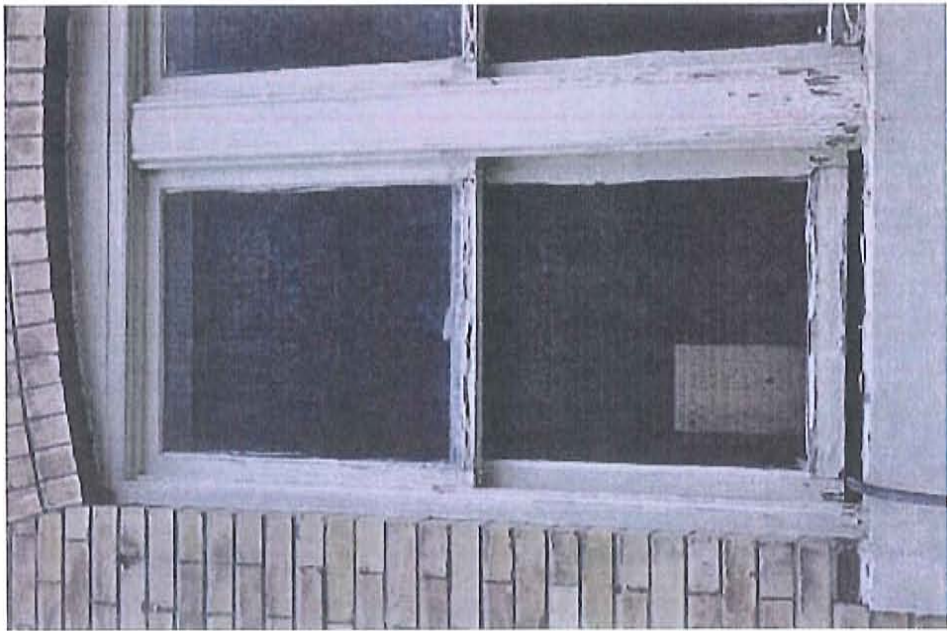


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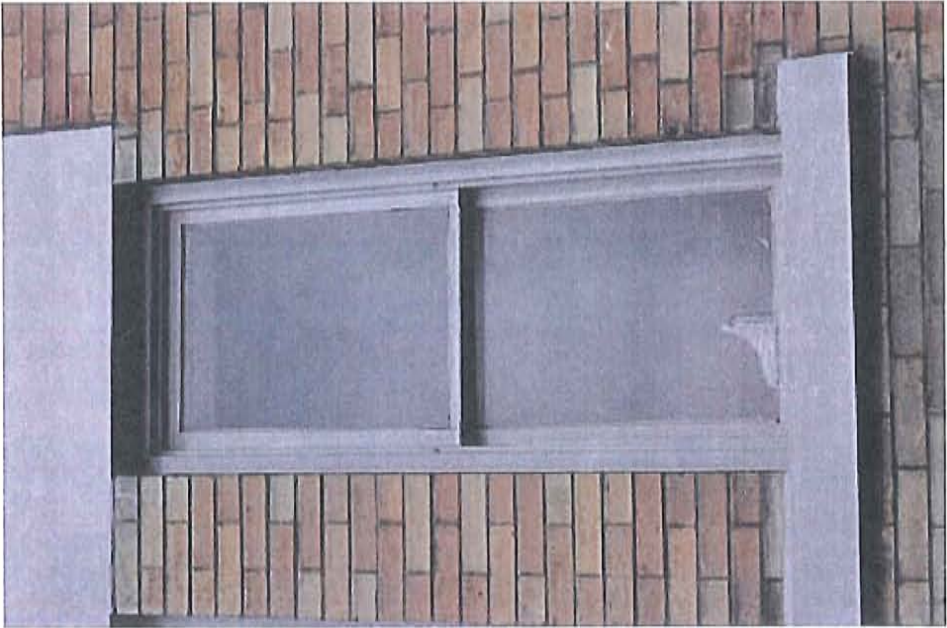


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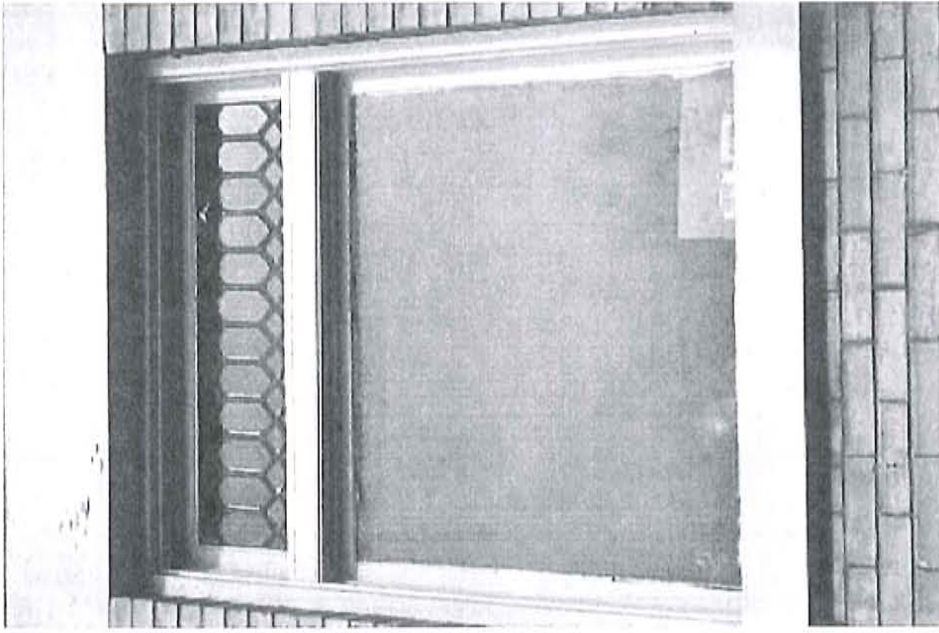
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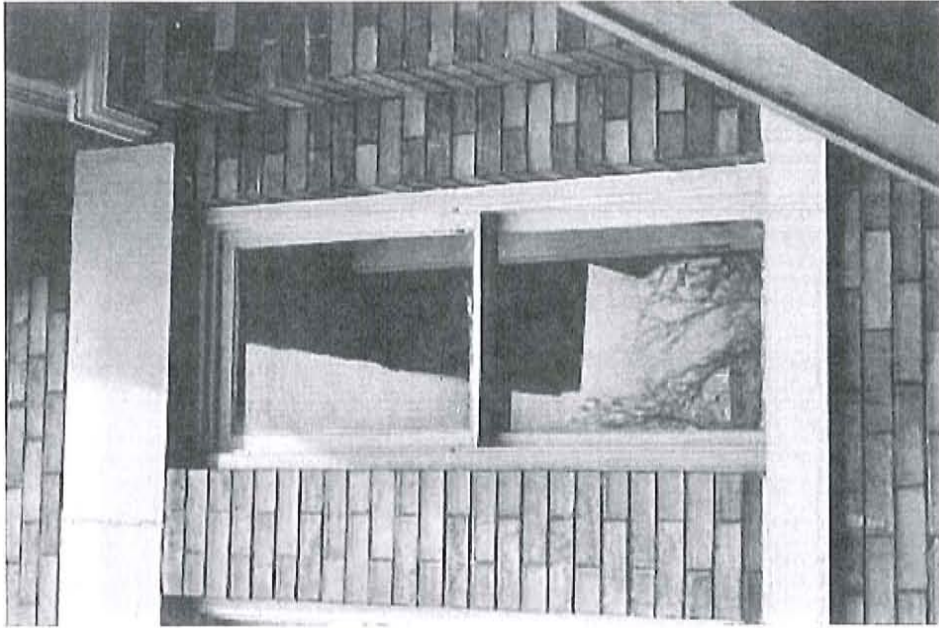
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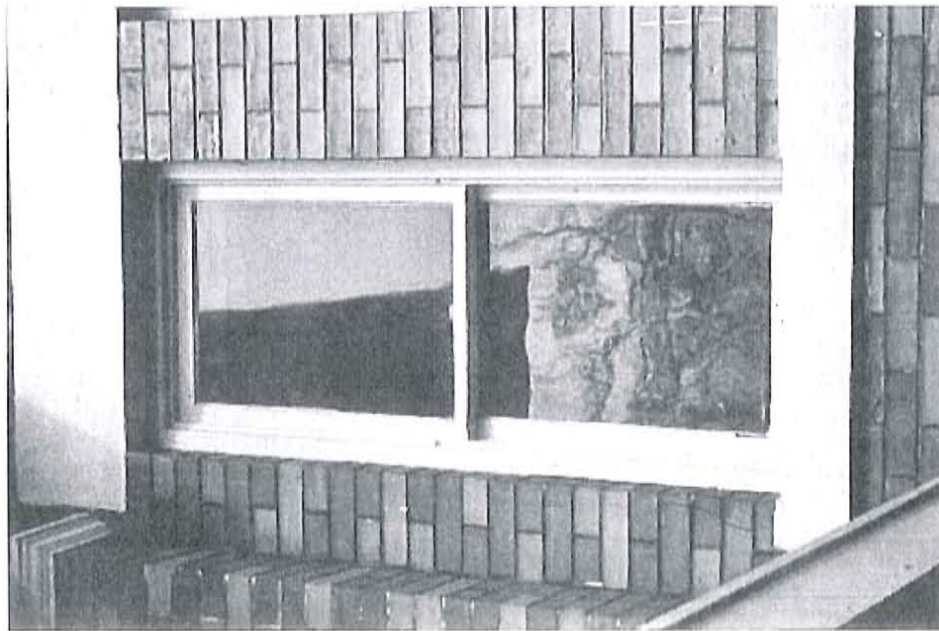
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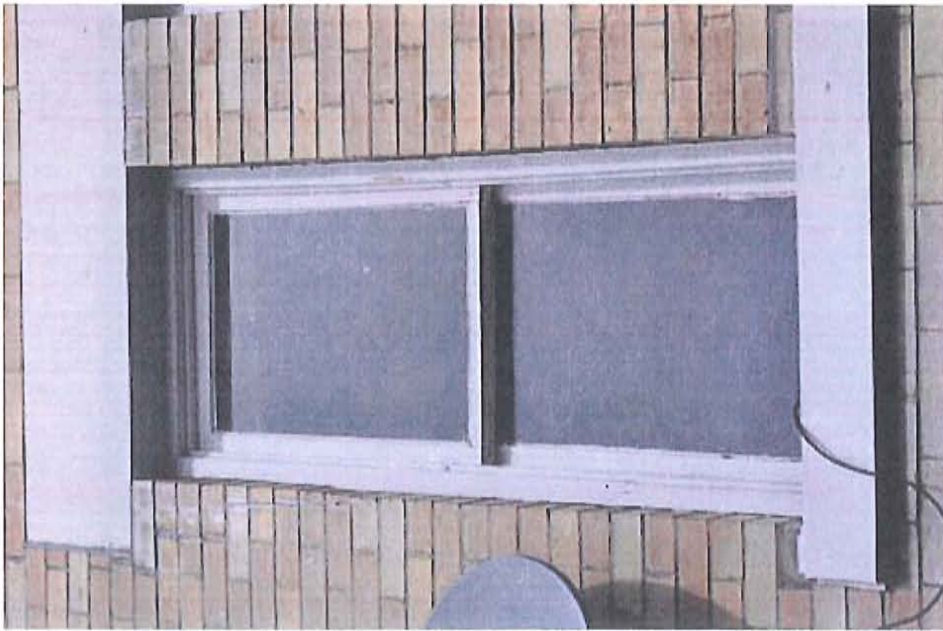
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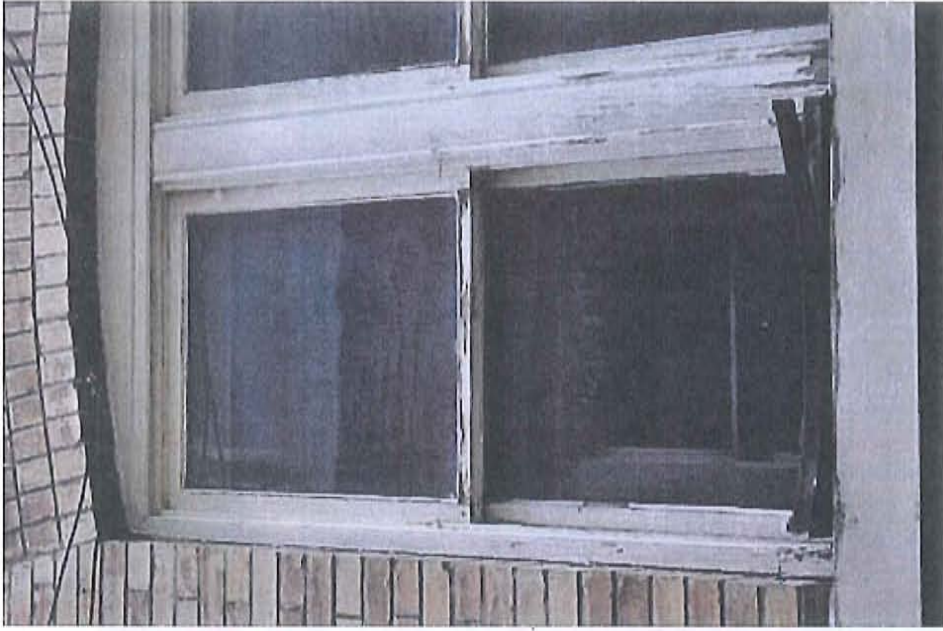
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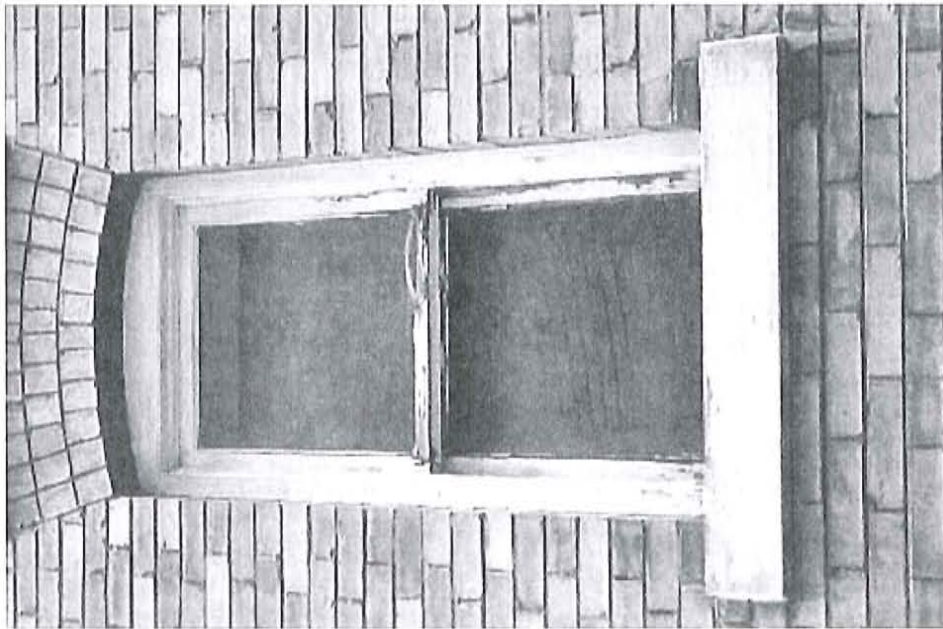


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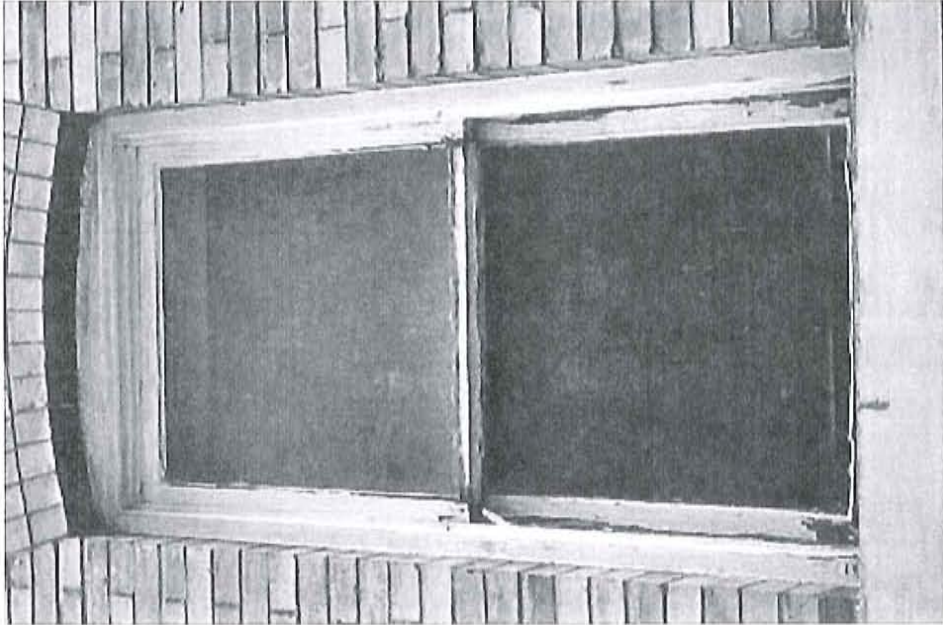


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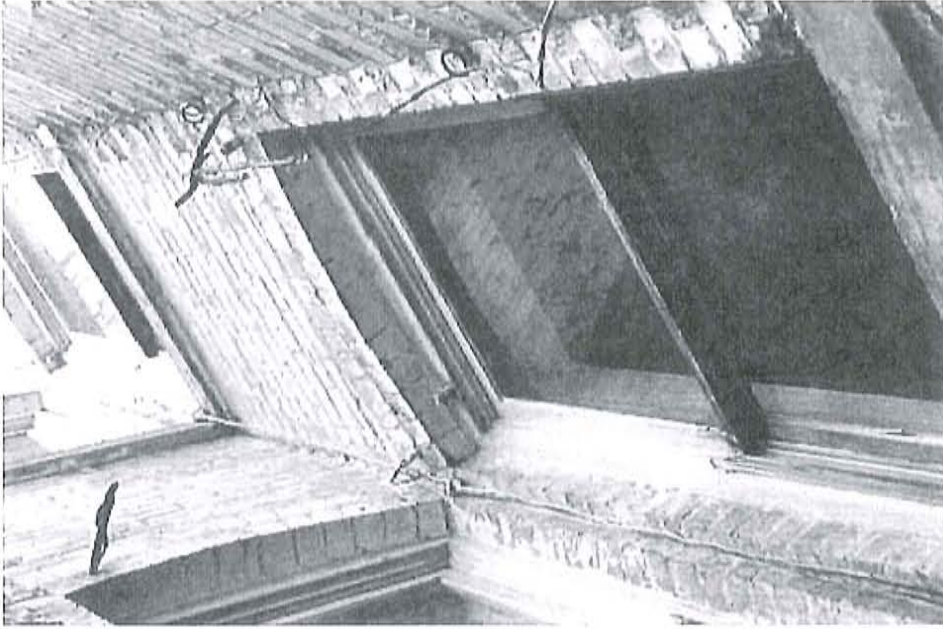
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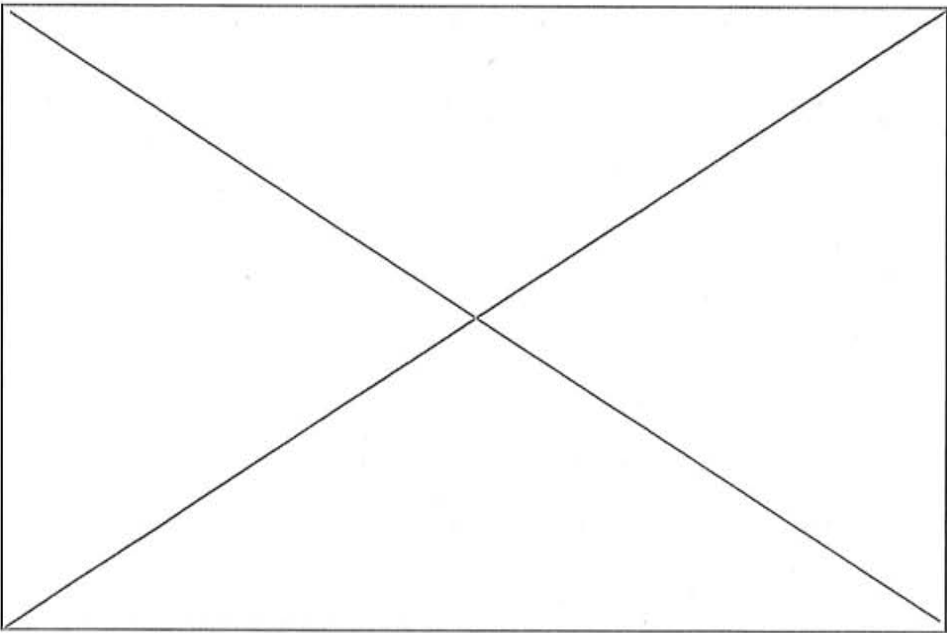
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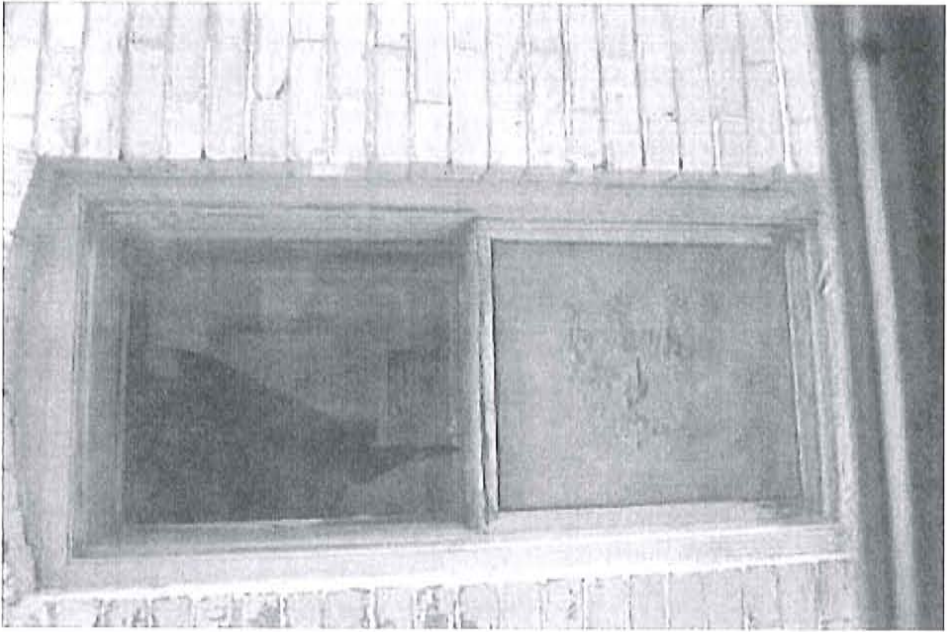
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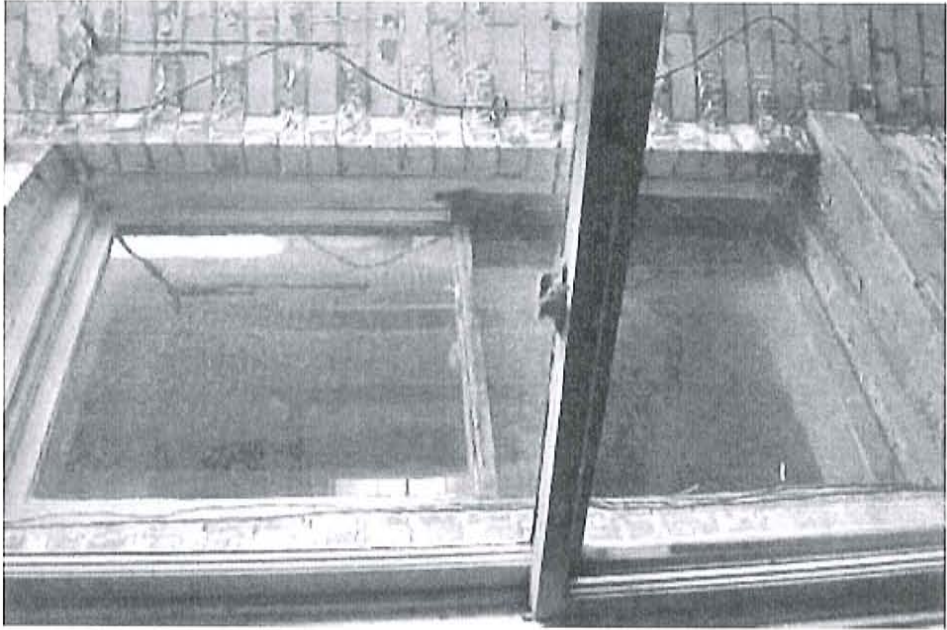
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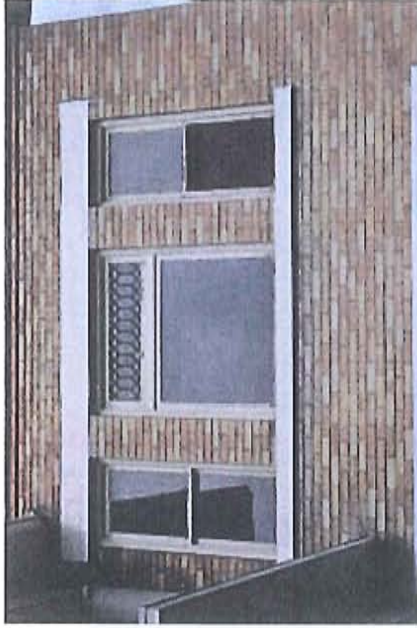
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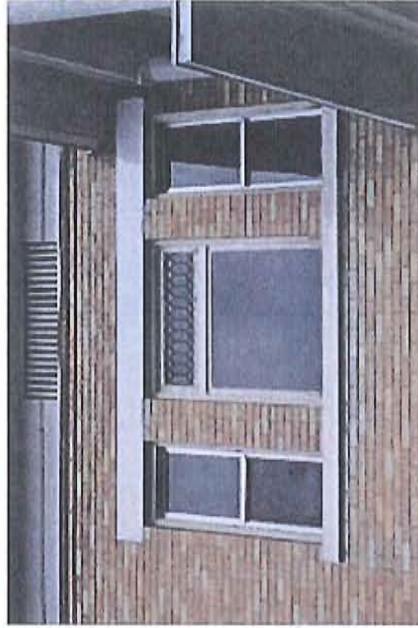
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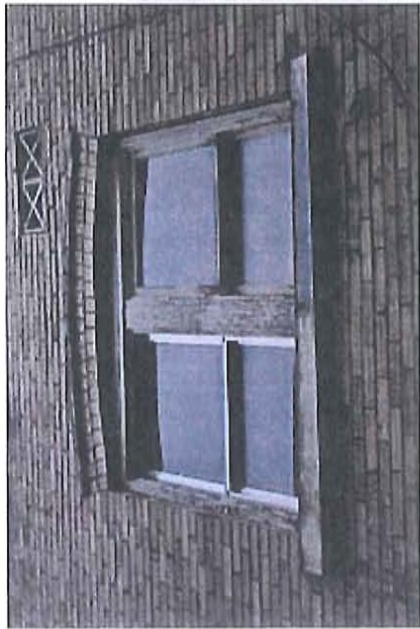
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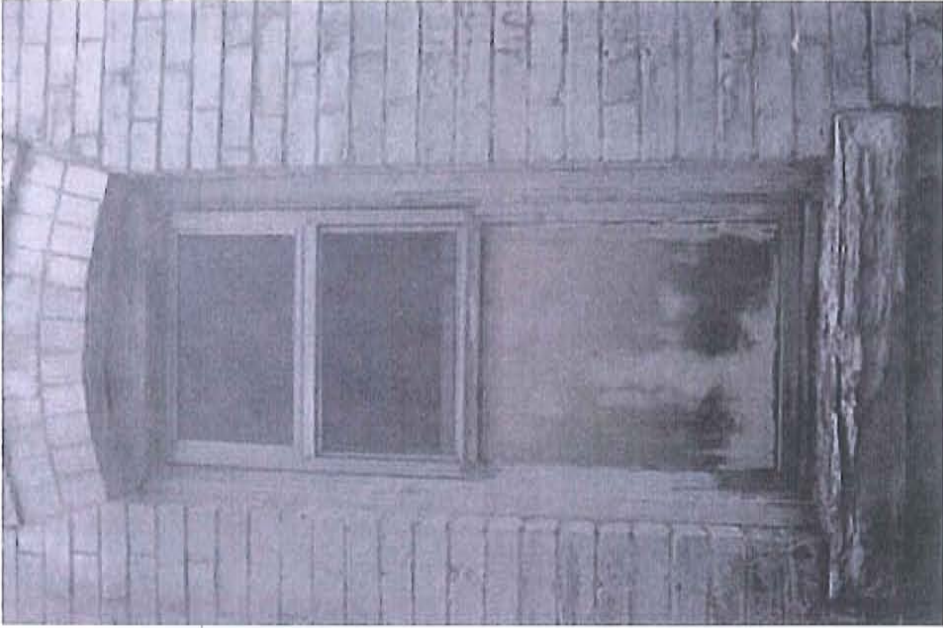




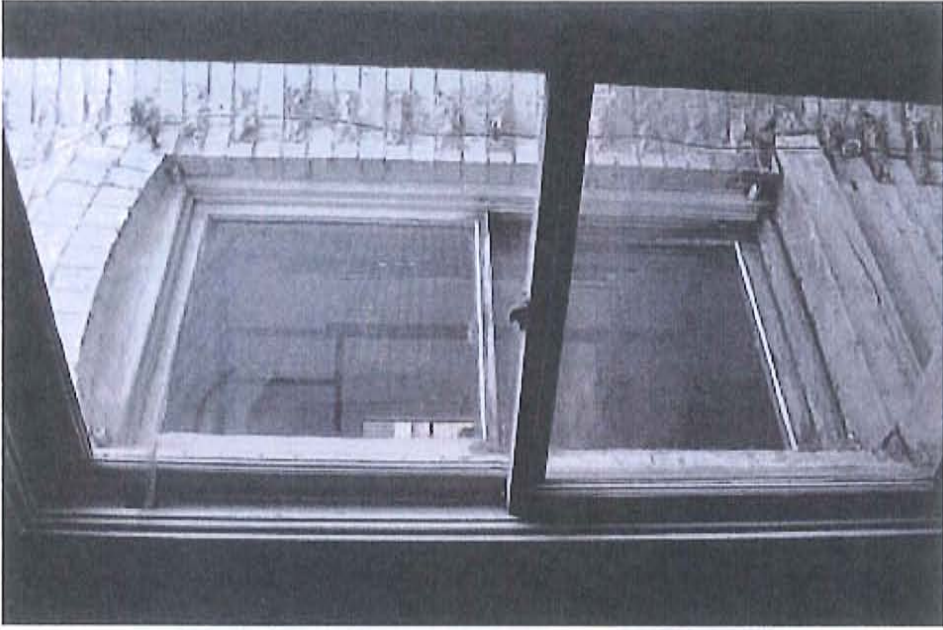
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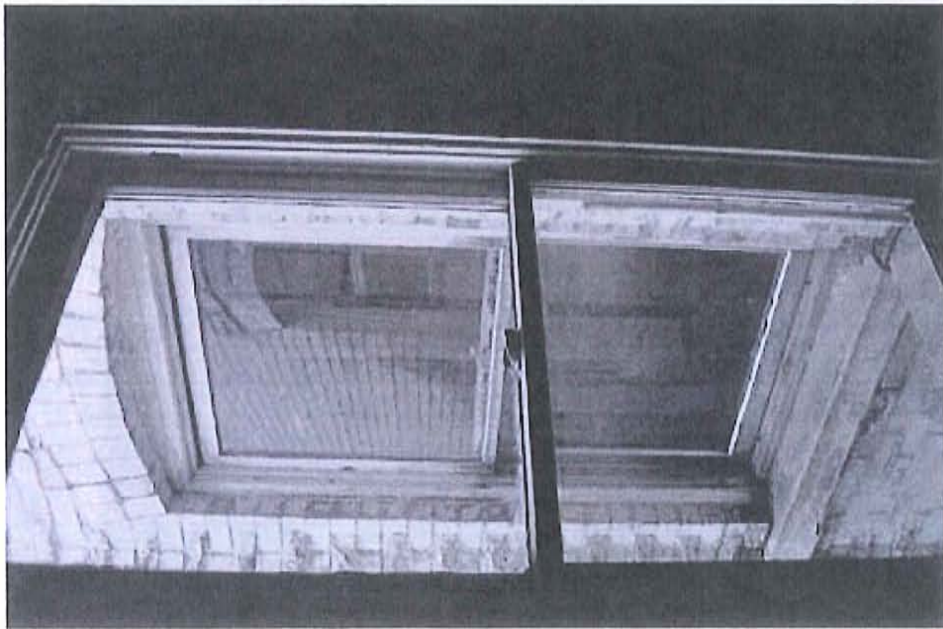
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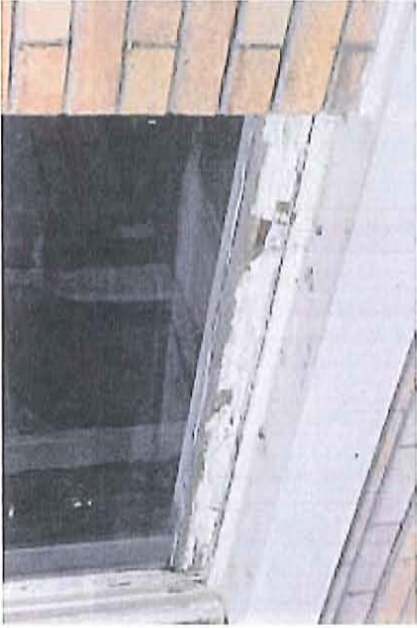
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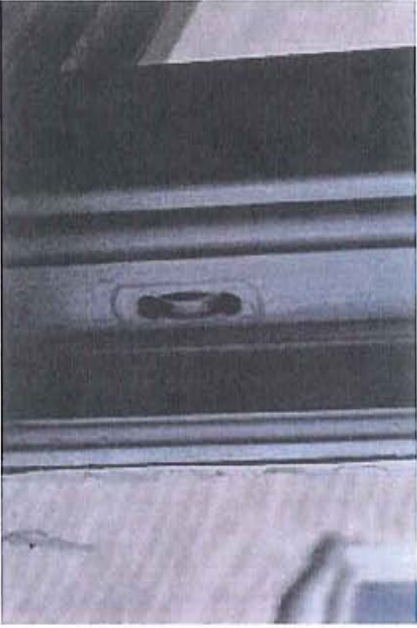
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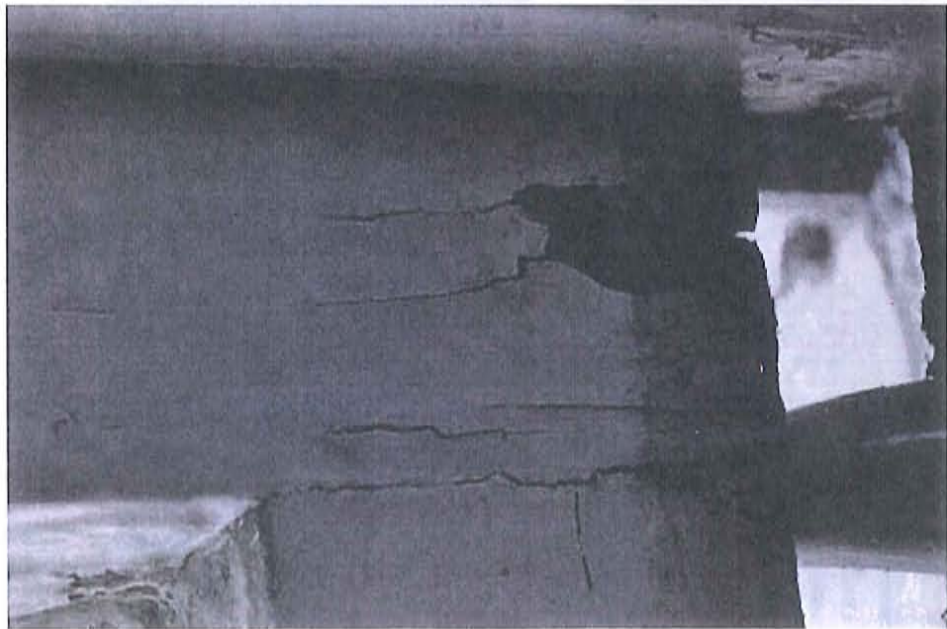


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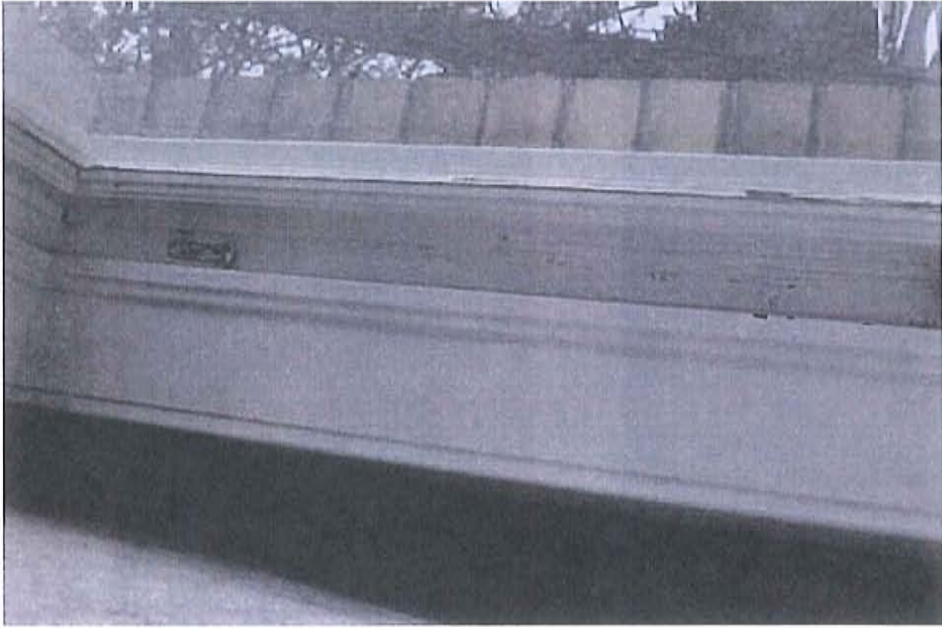


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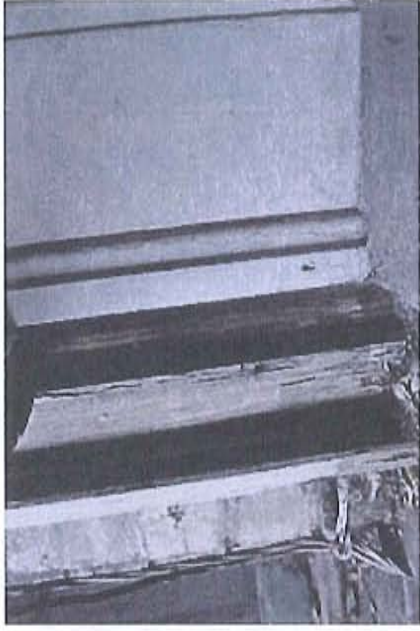
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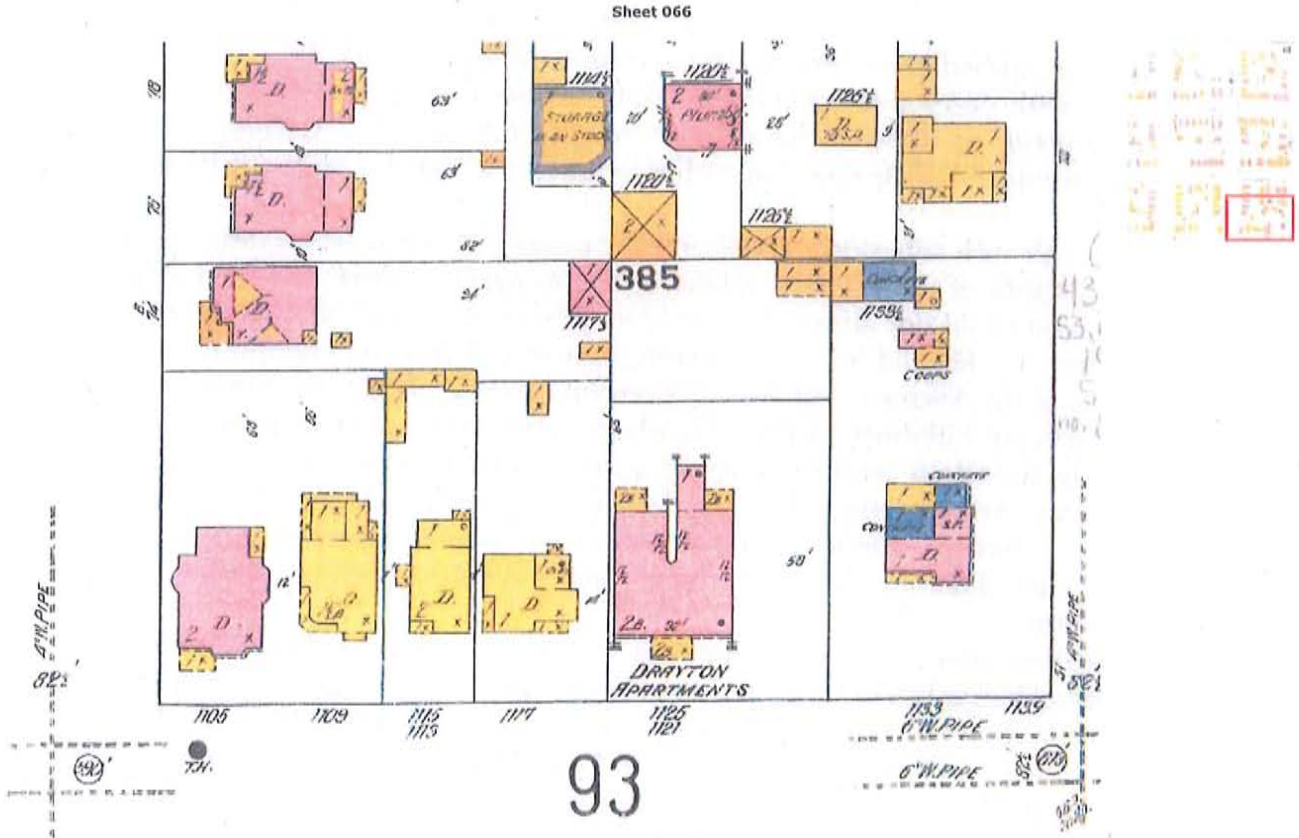
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**Attachment B**  
**Documentation**

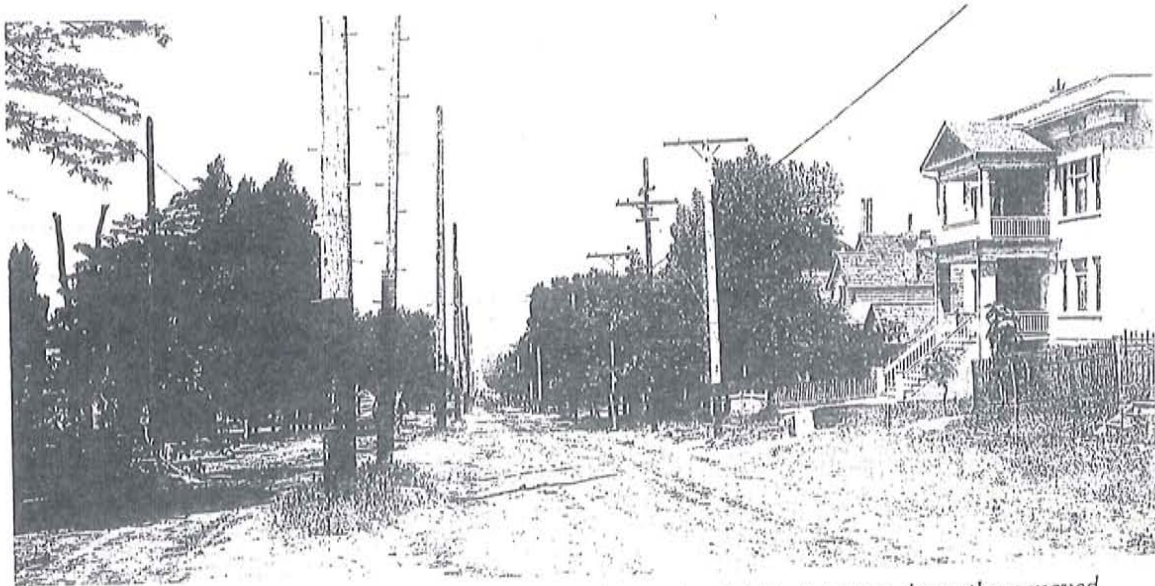


<b>City</b>	Salt Lake City, Utah
<b>Date.Original</b>	1911
<b>Map Sheet Number</b>	Sheet 066
<b>Street Names</b>	4th Avenue; 3rd Avenue; 2nd Avenue; 1st Avenue; R St.; S St.; T St.
<b>Business/building names</b>	Drayton Apartments
<b>Creator</b>	Sanborn D A
<b>Subject</b>	Sanborn Fire Insurance Maps; maps; urban development; city planning
<b>Publisher</b>	J. Willard Marriott Library, University of Utah
<b>Type</b>	Image
<b>Format.Use</b>	Image/jp2
<b>Source.Physical</b>	54 cm x 64 cm
<b>Identifier</b>	G4344_S3_6475_1911_S35_V1_066.tif
<b>Format.Creation</b>	Leica S1 Pro scanning camera; Hasselblad CFI 50mm F/4 lens; f/11, Kaiser Softlite ProVision 6x55W fluorescent 5400K daylight, tif: 4000 x 4800 pixels, 36-bit color
<b>Language</b>	en
<b>Rights Management</b>	Digital image copyright 2001, University of Utah. All rights reserved.
<b>Website</b>	<a href="http://www.lib.utah.edu/digital/sanborn/">http://www.lib.utah.edu/digital/sanborn/</a>
<b>Owning Institution</b>	Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah, 295 S. 1500 East, Salt Lake City, UT 84112
<b>Scanning Technician</b>	Kelly Taylor
<b>Metadata Cataloger</b>	Clifton Brooks/Kelly Taylor

down of contemporary architectural ideas to local contractors, carpenters, and developers. At least one local real estate firm, Frank McGurkin's Salt Lake Security and Trust Company, published its own small "pattern book" in 1908. Two-thirds of the homes pictured in their booklet, *Owning Your Own Home*, were on the Avenues. Besides photographs and house plans of recently constructed dwellings, endorsements were included from satisfied home buyers. The owners were pleased with the "substantially built homes with every modern improvement," whose materials and workmanship were "far superior to those of the average cottage built for sale." Owning a home offered contentment, satisfaction, "an anchor in times of adversity" and a "mainstay in old age."

Even though such enterprising publications boasted that "America is distinguished among the nations of the world as a land of home owners," there remained a large population who could not afford the "easy monthly installments" offered by promoters.<sup>8</sup> To meet the demand for rental housing, apartment projects multiplied. At the western edge of the Avenues near the city's central business district, the concentration of large apartment buildings increased markedly after 1900. Built with elements of various early twentieth-century styles (Prairie, Mediterranean, Spanish Colonial Revival, Tudor, Art Moderne), these apartments comprise almost all of the buildings taller than 2½ stories. Together with the single-family dwellings converted into small apartments, they illustrate the trend toward higher density rental properties in the twentieth century.

Most of these apartments are of ordinary design, but a few are fine examples of architectural styles applied to larger-scale buildings. The Gateway Apartments building at 28-38 North State Street is an important Prairie style landmark in Utah. Probably influenced by several published projects of Purcell and Elmslie, the midwestern architectural firm, the design of the Gateway is distinguished by the large, fanshell cast panels above the entries. Across the street, the bow-front, classically ornamented Canyon



*The Drayton Apartments at 1119 First Avenue are visible on the right in this view down the unpaved avenue.*

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# Digital Collections

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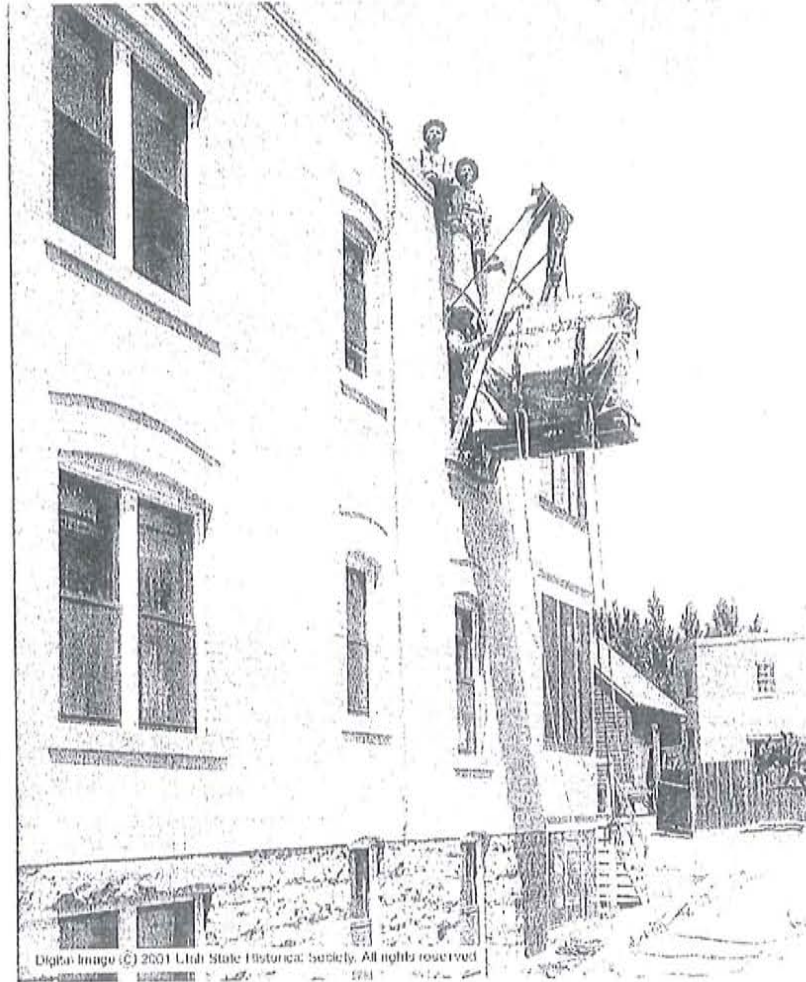
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Clayton-Daynes, Taking Piano in Through Window (Willey Transfer Company)



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<b>Title</b>	Clayton-Daynes, Taking Piano in Through Window (Willey Transfer Company)
<b>Collection</b>	Mss C 275; Shipler Commercial Photographers Collection
<b>Photo Number</b>	Shipler #11393
<b>Photographer</b>	Shipler Commercial Photographers; Shipler, Harry
<b>Publisher</b>	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
<b>Date of photograph</b>	May 1910
<b>Subject</b>	Business and industry - (working)
<b>Corporate name</b>	Clayton-Daynes Transfer Co. Clayton-Daynes Transfer Company
<b>Geopolitical place</b>	Utah; Salt Lake County; Salt Lake City
<b>Historic address</b>	1121 1st (First) Avenue
<b>Description</b>	Image shows several men hoisting a piano through a second floor window. Digital Image (c) 2002 Utah State Historical Society. All Rights Reserved.
<b>Rights Management</b>	Utah State Historical Society
<b>Holding Institution</b>	Shipler Commercial Photographers, Series 1
<b>Relation</b>	39222000630249
<b>Identifier</b>	Glass Plate Negative
<b>Source format</b>	8 inches x 10 inches
<b>Source size</b>	Good condition.
<b>Source physical description</b>	
<b>Source donors</b>	Shipler, William H.
<b>Source donation date</b>	1988
<b>Type</b>	Image