

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**



Planning Division
Department of Community and
Economic Development

**PLNHLC2011-00296
Gutarra Residence Window Replacement
632 South 700 East
July 7, 2011**

Applicant: Salt Lake
Community Action Program

Staff: Elizabeth Reining
801-535-6313
elizabeth.reining@slc.gov.com

Tax ID: 16-05-353-011

Current Zone: RMF 30

Master Plan Designation:
*Central Community Master
Plan*
Low Medium Density
Residential (10-20 du/acre)

Council District:
Council District 4,
Luke Garrott

Community Council:
Central City

Lot Size: .08 acres

Current Use: Single-Family

**Applicable Land Use
Regulations:**

- 21A.34.020

Notice:
Mailing Notice: Jun. 23, 2011
Property Posted: Jun. 24,
2011
Agenda Published: Jun. 23,
2011

Attachments:
A. Application
B. Photographs

Request

Salt Lake Community Action Program, on behalf of property owner Carolina Gutarra, is requesting to replace five (5) existing windows on the south side of property located at 632 South 700 East, a single-family residence.

Staff Recommendation

Based on the findings listed in the 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 proposal does not meet Standards 2, 5, 6, 8 and 9 of Section 21A.34.020G of the Zoning Ordinance and Section 3.0 of the Design Guidelines for Residential Historic Districts in Salt Lake City.

VICINITY MAP



Background

The Gutarra residence, built circa 1915, is a contributing one story shingle and ship-lap siding building with a high center gable in the Arts & Craft Vernacular style. The structure is contributing due to its age and retention of original features.

Project Description

The application for a Certificate of Appropriateness is to replace five (5) of the existing single-hung windows on the south side of the building. None of the windows are viewable from the street. The current windows are wooden, single-paned, single-hung and original to the structure (See Attachment B, Photographs). The proposed windows are vinyl, double-paned and single-hung.

The proposed window replacement is part of a larger weatherization project by the Salt Lake Community Action Program (SLCAP) for the home owner, Carolina Gutarra. SLCAP performed an energy audit of the subject property on May 26, 2011. The audit included an inspection of several components of the house, including the furnace, water heater, roof, attic and wall insulation, doors and windows. SLCAP specifically inspected the windows to gauge their efficiency based on visual inspection, thermal imaging and a Minneapolis blower door test.

According to the energy audit, the bathroom window was caulked shut and the rest of the windows were “very loose and leaky” (See Attachment A, Application). The blower door test showed the house loses 5990 cubic feet per minute at 50 pascals of pressure, compared to a normal result of 1800 cubic feet per minute or less. The SLCAP auditor believes most of this loss comes from the windows. Furthermore, the auditor believes two of the windows proposed to be replaced have wood that has deteriorated in areas to make fixing them difficult.

As part of the weatherization project, SLCAP will be insulating the walls and floor, weather stripping doors and installing a new high efficiency furnace. SLCAP believes that replacing the current wooden single-pane windows on the south side of the building with vinyl double-pane windows will make the house more energy efficient.

The State Historic Preservation Office (SHPO) approved the weatherization project, including window replacement, under Section 106. Section 106 of the National Historic Preservation Act of 1966 requires projects funded with federal money to take into account affects onto historic properties. The weatherization project at 632 South 700 East is funded with American Recovery and Reinvestment Act (ARRA) monies. SHPO reviews Section 106 projects under different standards than Salt Lake City does for Certificates of Appropriateness.

During staff’s external inspection of the subject project she found the windows proposed to be replaced are original and in sound condition. Staff asked SLCAP if it would consider alternatives to window replacement, including re-caulking, weather stripping, glazing or internal/external storm windows. SLCAP would prefer to pursue window replacement over the alternatives. Due to this staff referred the application to the Commission for consideration.

Public Comment

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

Central City Historic District

The historic preservation goal of the Central City Historic District, as found in the Design Guidelines for Residential Historic Districts in Salt Lake City is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed. This goal for preservation also must be considered in context of related neighborhood goals to attract investment and promote affordability.

RMF-30 Low Density Multi-Family Residential Zoning District

The purpose of the RMF-30 Low Density Multi-Family Residential zoning district is to provide an environment suitable for a variety of housing types of a low density nature, including multi-family dwellings.

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. Approve replacement of significantly deteriorated windows.
3. Deny the request in whole or part with a modification to the number of windows to be replaced.

Findings

21A.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;

Applicable Design Guidelines for Standard 2:

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 and Findings for Standard 2: 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. 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. 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 this standard.

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 Findings 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 and Findings for Standard 4: The proposed window replacement will not be in the home's addition. This standard does not relate to the proposal.

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

Applicable Design Guidelines for Standard 5:

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 and Findings for Standard 5: 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. 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. 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 this standard.

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:

3.0 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 building 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 dimension and profile and the original depth of the window opening should be maintained.

A fragment 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 ability 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 and Findings for Standard 6: SLCAP would prefer to replace the five (5) subject windows instead of repairing them. SLCAP believes the windows are “very loose and leaky” and that two (2) of the windows have wood “deteriorated in areas to make fixing them very difficult.” Staff found that while there was peeling paint and chipped wood on most of the frames, the wooden frames are sound. Staff believes other alternatives (re-caulking, weather stripping, thermal glazing or installing external/internal storm windows) should be explored before replacement is pursued.

The windows are not visible from the street. Replacement to vinyl double-paned windows would not affect passerby’s view of the house. But the windows are original to the house as do most of its architectural elements, excluding the addition in the rear. Staff recognizes that SLCAP wants to replace the subject windows as part of a larger weatherization project. Staff feels other alternatives (re-caulking, weather stripping, thermal glazing or installing external/internal storm windows) could help weatherize the home while retaining original features of the contributing structure. Based on this evaluation, the request does not meet the intent of the standard.

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 and Findings for Standard 7: No chemical or physical treatments are proposed as part of this request. This standard does not relate to the proposal.

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 archeological 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;

Applicable Design Guidelines for Standards 8 and 9:

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. Typical windows for many late nineteenth century cottages were of a “one-over-one” type, 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 and Findings for Standards 8 and 9: The removal of five (5) original wood windows destroys significant character-defining features that would be lost to the building and compromise its historical and architectural integrity. 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 Findings for Standard 10: This standard does not apply to the 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 Chapter 21A.46 of this title;

Analysis and Findings 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 and Findings for Standard 12: No other design standards apply. This standard does not apply to the proposal.

Attachment A Application



HLC: Minor Alterations

OFFICE USE ONLY
 Petition No. PLWHL 2011-00296
 Date Received: 6-9-11
 Reviewed By: [Signature]

Use for: Minor alteration of or addition to a contributing site, substantial alteration of or addition to a non-contributing site, partial demolition of either a landmark site or a contributing structure; demolition of an accessory structure; and signage.

SALT LAKE CITY PLANNING

Address of Subject Property: 632 SO. 700 E

Project Name: Carolina Gutarra

Name of Applicant: S.L.C.A.P. Phone: 801-214-3151

Address of Applicant: 764 SO. 200 W. SLC UT. 84101

E-mail Address of Applicant: tcamoins@slcap.org Cell/Fax: 801-688-8614 cd1

Applicant's Interest in Subject Property: weatherizing house

Name of Property Owner: Carolina Gutarra Phone: 801-828-7050

E-mail Address of Property Owner: carolina-gutarra@yahoo.com Cell/Fax:

County Tax ("Sidwell #"): Parcel # 16-05-353-011-0000 Zoning:

Legal Description (if different than tax parcel number):

Please include with the application: *Attach additional sheets, if necessary*

- Recent and historic photographs of the subject property. Current photographs should include one of each elevation of the structure and close up images of details that are proposed to be altered.
- Written explanation of the reason for the request
- Description of the project that includes information such as:
 - Site plan with square footage of existing and proposed buildings and lot, percentage of lot coverage, all setback, landscaping, all elevations with dimensions called out on the drawings, all floor plans with major dimensions called out on the drawings, proposed materials for the exterior of the building, windows and door section drawings with information about materials and dimensions, as applicable.
- Other information as requested by Zoning Administrator.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

RECEIVED
 JUN 9 2011
 BY: NL

File the complete application at:
 SLC Planning Division
 451 S State, Room 215
 PO Box 145471
 Salt Lake City, UT 84114-5480
 Telephone: (801) 535-7700

Signature of Property Owner [Signature] SLCAP
 Or authorized agent Energy Auditor

June 8, 2011

To whom it may concern,

Salt Lake Community Action program proposes to replace the windows on the South side of this house as a part of the scope of work for weatherization. The windows we install in homes are vinyl amsc double pane energy efficient windows. We are a non-profit agency weatherizing homes for low income people, and our budget doesn't allow us to purchase expensive wood windows. Currently the windows are in very bad shape and are losing a lot of heat in the winter. They are single hung and will be replaced with single hung windows.

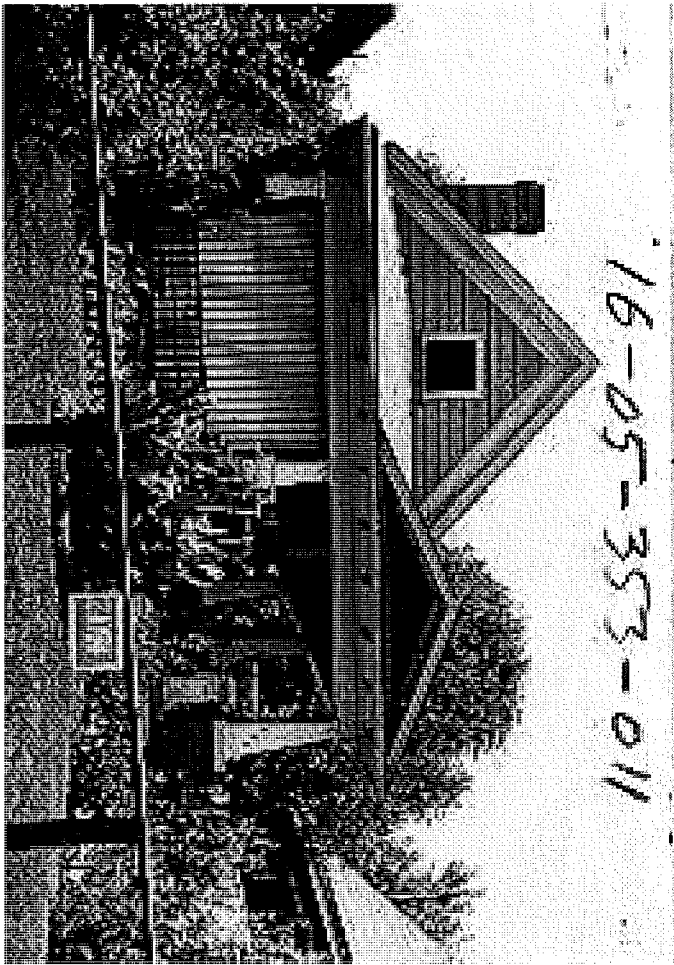
These windows are not visible from anywhere other than the neighbors house, (which is vacant and boarded up), therefore the adverse effect on the historic neighborhood will be minimum to none.

Thank you for your consideration,



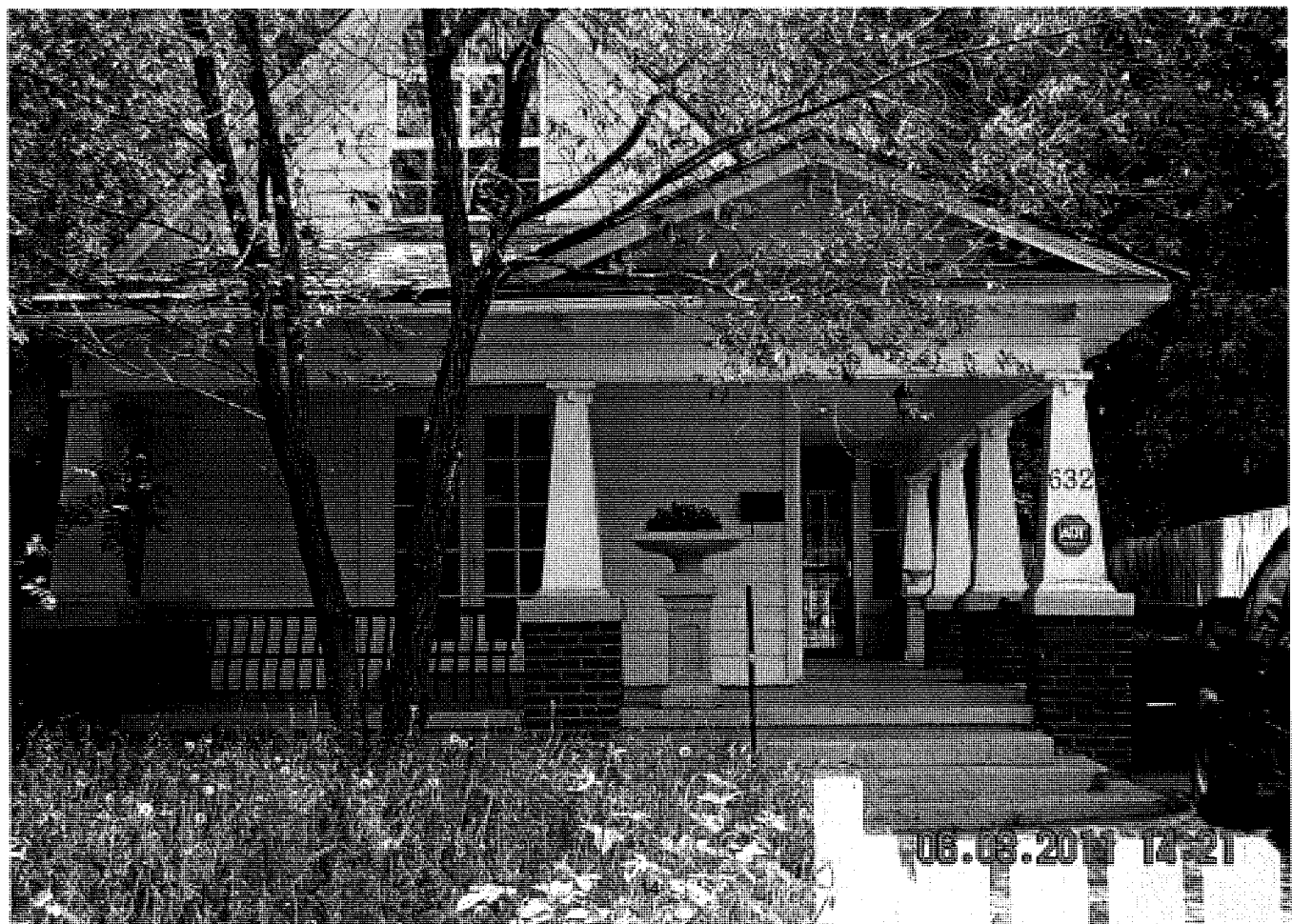
Thomas Camoin
Residential Energy Auditor
Salt Lake Community Action Program

historic
photo

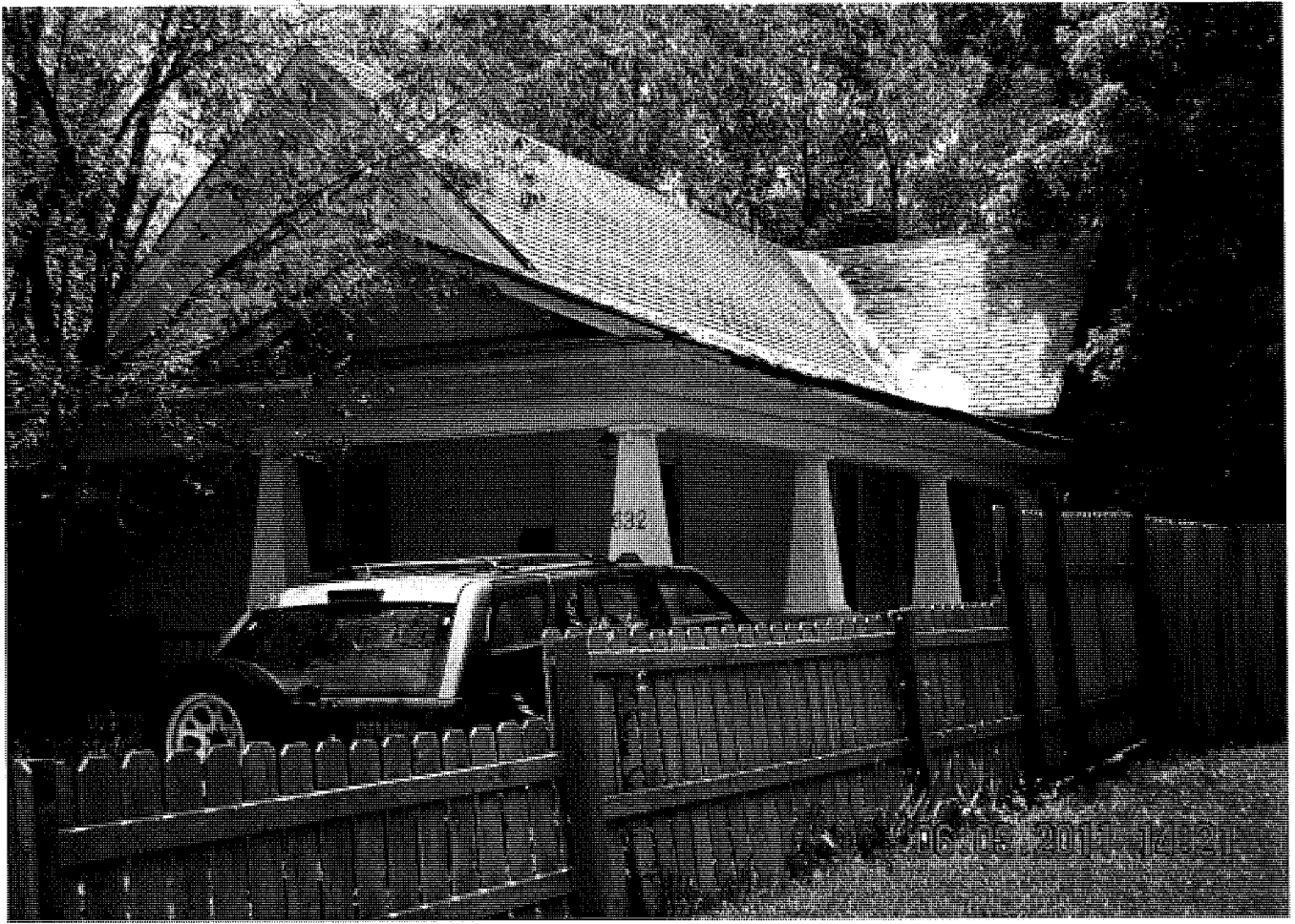


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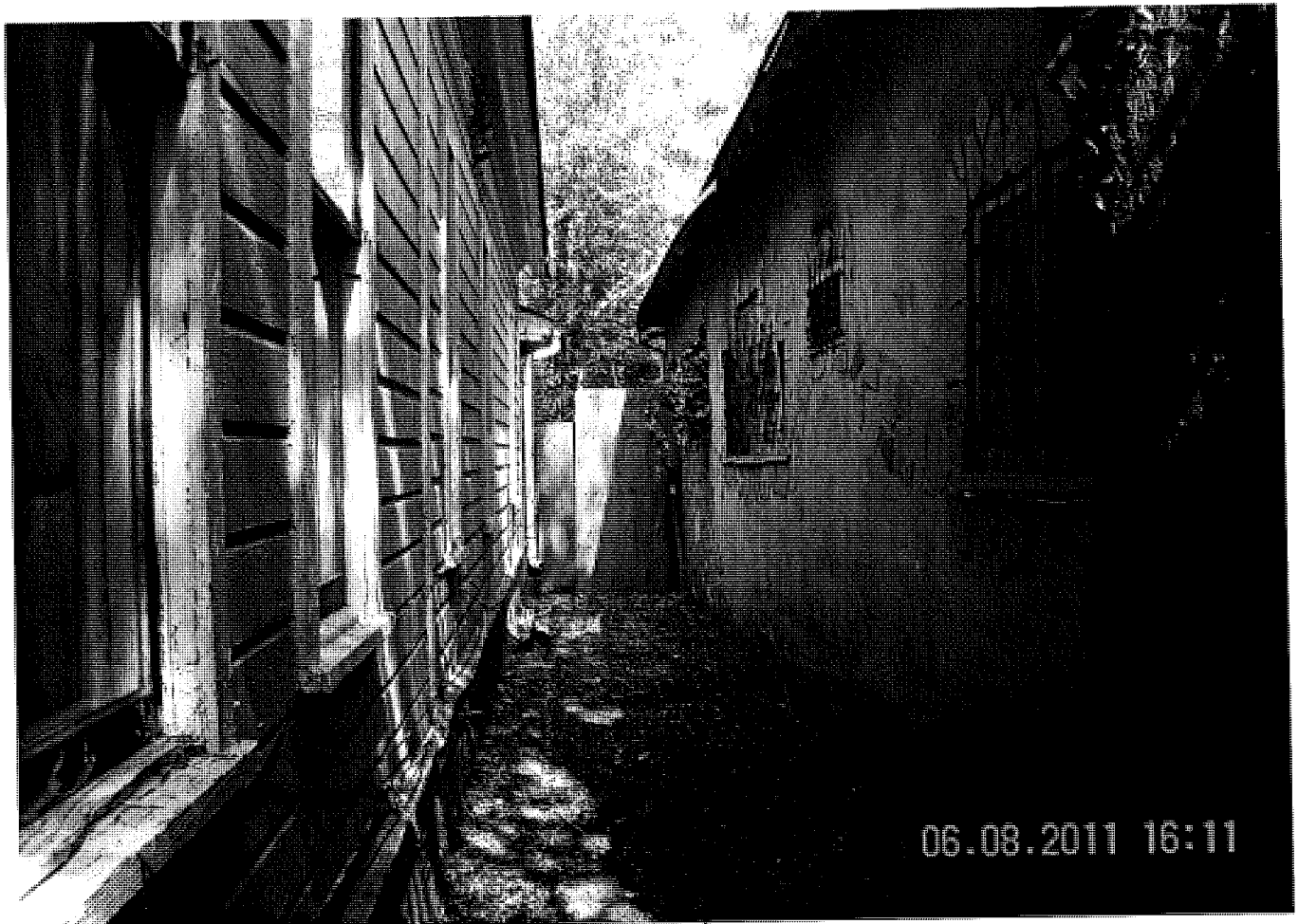
Front



view from the north side

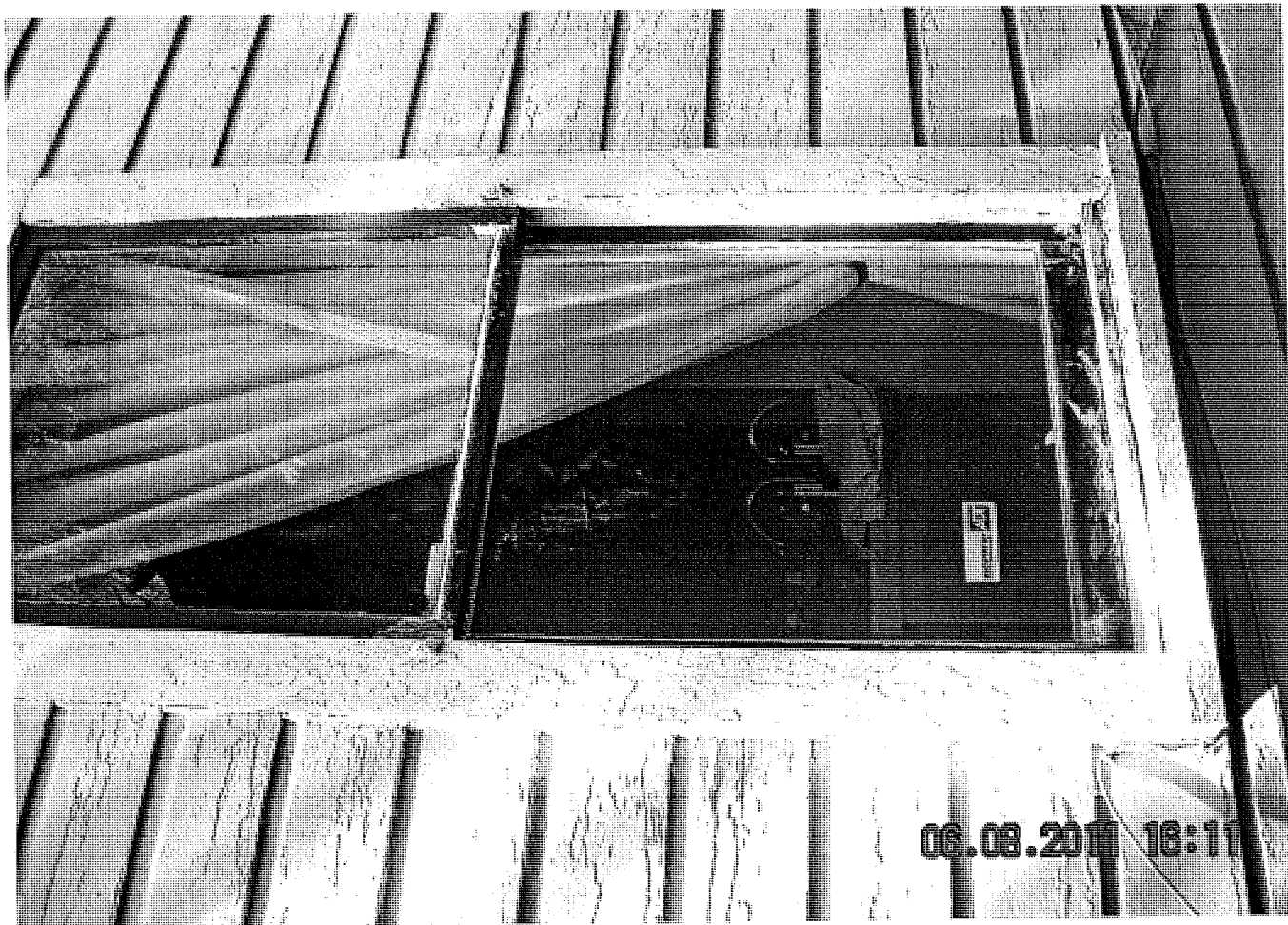


view from the south side windows will be replaced



1 windows to be replaced













Dear Elizabeth Reining,

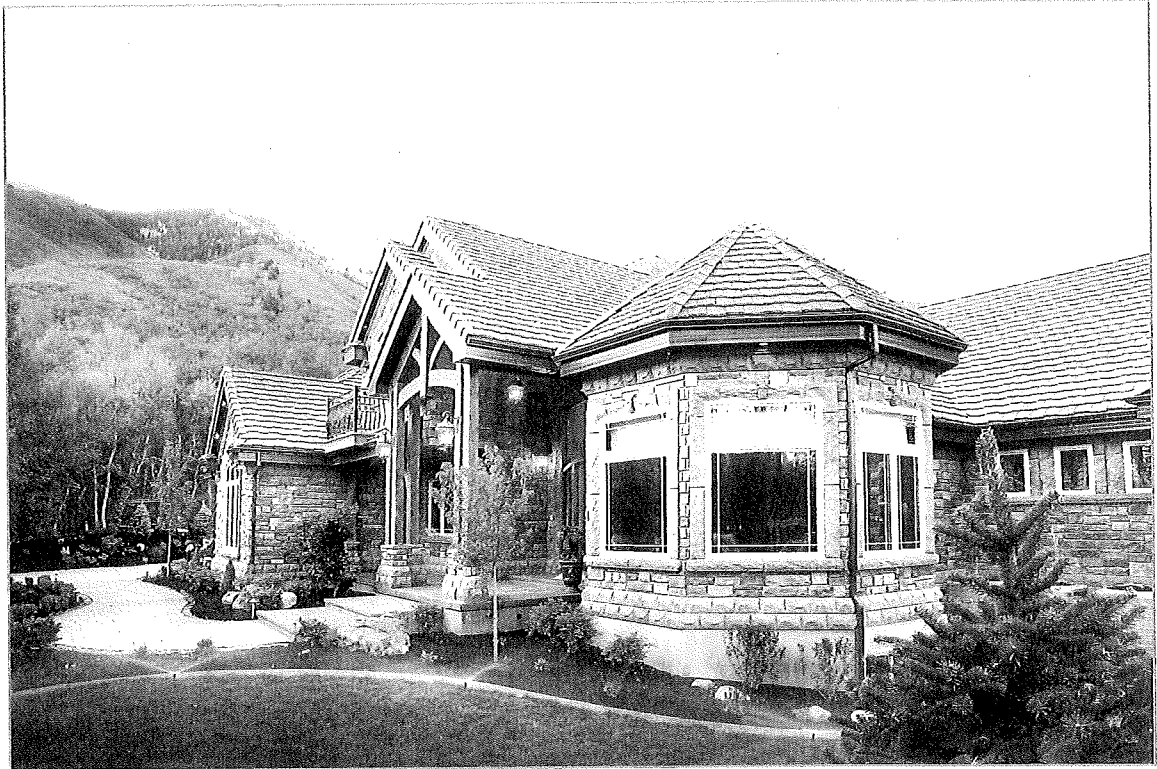
Regarding the house at 632 S. 700 E. I performed an energy audit for my client Carolina Gutarra on the 26th of May. The Audits we perform at Salt Lake Community Action Program involve an inspection of every component of the house, from the furnace and water heater, to the roof, attic and wall insulation, doors, etc... During the audit we inspect the windows and gage their efficiency based on visual inspection, thermal imaging, and a Minneapolis blower door test.

The bathroom window was caulked shut and the rest of the windows were very loose and leaky. The blower door test showed that this house loses 5990 cubic feet per minute, at 50 pascals of pressure, (most houses are around 1800 or less), and a lot of this was coming from the windows. I found the wood on two of the windows to be deteriorated in areas to make fixing them very difficult. As part of our scope of work we will be insulating the walls and the floor, putting new weather strip on the doors and installing a new high efficiency furnace. Replacing these windows would be a big help in making this house more energy efficient.

Thank you for your consideration,



Thomas Camoin
Energy Auditor
S.L.C.A.P.
801-214-3151

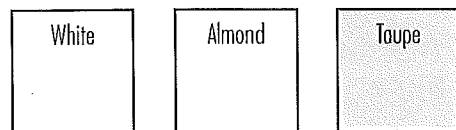


With the Studio Series, AMSCO combines energy efficiency, sturdy design and good looks into a budget-friendly vinyl window. With clean lines, large 3 inch frames, and energy-saving CözET™ glass standard, these windows are ideal for homeowners who are looking for the perfect mix of performance, appearance and value. Choose from a number of options, styles and colors to create the perfect fit.

Studio Series Colors

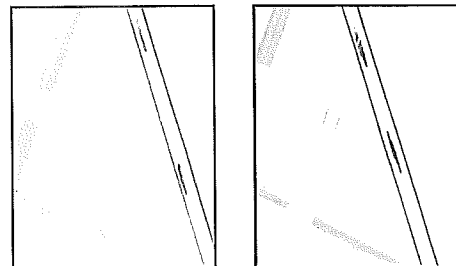
The Studio Series offers three of the most popular colors in vinyl windows today to compliment any interior.

Studio Series colors:



Grid Options

The Studio Series gives you grid options to add architectural interest and design elements both inside and out. Grids are available in 5/8 inch flat and 3/4 inch sculptured sealed between the glass for easy cleaning. Custom grid patterns are available.



5/8 inch flat grids

3/4 inch sculptured grids

* Due to printing and screen limitations, colors shown are approximate and may not reflect actual colors. Request a product sample or color chip from your authorized AMSCO dealer prior to making any color decision.

A window that shows its value.

Frame Size

Large 3 inch frame width works well for both new construction and retrofit.

Performance Glass

Energy-efficient CōzE performance glass comes standard with every window.

Custom Sizing

Can be custom-ordered to the nearest 1/8 inch to fit any architectural design or custom window.

Hardware

Choose from a standard cam-action lock or an optional positive-action lock, both color-matched to the frame.

Hollow Chambers

Multiple hollow chambers enhance insulation and strength.

Equal Sight Line Option

Choose the equal sight line option for an aesthetically pleasing appearance.

Optional Stucco Key

Ideal for stucco applications.

Grids

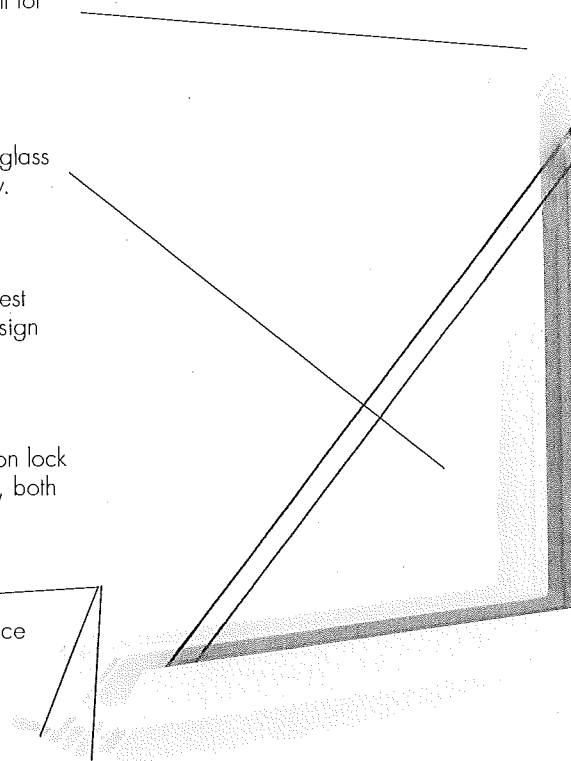
Add a distinctive touch with 5/8 inch flat and 3/4 inch sculptured grids sealed between the glass for easy cleaning.

Warm-Edge Technology

3/4 inch warm-edge spacer technology reduces thermal transfer and condensation.

Smooth Look

No unsightly exterior or interior grooves on the window to interfere with the clean appearance.



Energy-efficient, high-performance glass

CōzE performance glass comes standard on every Studio Series window. But no single glass solution can work for every location. That's why wherever your home, whatever the climate, AMSCO offers a range of glass options to keep you comfortable while keeping energy costs down.



Our standard low-e performance glass for year-round solar control



The best choice for glare control combined with energy performance



The ultimate combination in energy performance, high visibility and significant UV protection

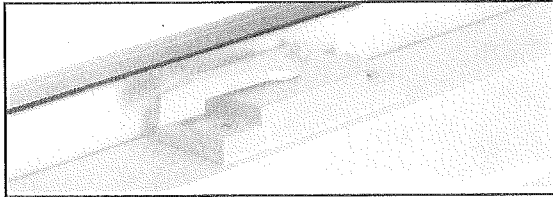
Brite

Naturally Clean Glass

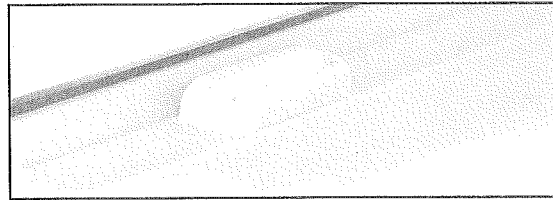
Keeping ordinary glass windows clean is a constant challenge. AMSCO's new Brite™ glass uses an exterior coating that disperses water evenly over the surface for faster drying which reduces water spots by up to 99 percent. The Brite glass coating then harnesses the power of the sun to break down dirt and grime allowing them to be rinsed away with the next rain. Your windows stay clean and Brite longer.

Your choice for secure locking

The Studio Series features the most popular window hardware options with two choices in locks. The classic, time-tested cam-action lock comes standard on the Studio Series. Or, for a more contemporary look, choose the sleek, easy-to-use positive action lock, available on all operating windows. Both offer secure locking and peace of mind for homeowners.



Cam-Action Lock



Positive Action Lock

Contractor's Corner

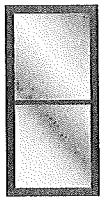
Studio Series combines surprising value for the contractor, features that allow for quality installation every time and the options homeowners desire, making it the right window for any application.



- Lifetime warranty on all products
- Energy efficient CōzE glass standard to save your customers money on utility bills
- Multiple lock options to please any discerning customer
- Stucco key option makes finishing stucco a breeze
- Equal sight line option provides a more architecturally appealing look
- Large window combinations in a continuous frame for better structural performance
- A clean appearance is void of accessory grooves for easy finish work around the windows
- J-channel for installation applications using siding
- 1 inch and 1 3/8 inch nail fin setbacks for any exterior envelope application
- Wide choice of high-performance and specialty glass to meet all customer needs.
- Dual-wall flush fin frame for retrofit installation

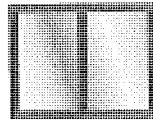
Choose the Studio Series and see just how much this value-packed window has to offer. From quality engineering and design to contractor-friendly installation features, the Studio Series is the choice for your new construction or retrofit projects. Combine that with a lifetime warranty and now you have a window you can confidently stake your reputation on—the Studio Series from AMSCO Windows.

The Studio Series offers choices to fit your style.



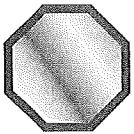
Single Hung

- Block and tackle balances
- Sturdy cam-action lock or optional positive action lock
- Pocket sill
- Integral finger pulls in top and bottom of sash
- Equal lite option for even sight lines



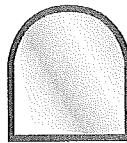
Horizontal Slider

- Integral finger pulls in sash
- Sturdy cam-action lock or optional positive action lock
- Heavy duty, adjustable nylon rollers with steel axle
- Equal lite option for even sight lines



Picture/Fixed Window

- Direct Set
 - Lower cost than equal sight line option
 - Allows for maximum glass viewing area
- Optional Equal Sight Line
 - Superior aesthetics to direct set look
 - Matching sight lines align with vent units



Specialty Shapes

- Round top, Arch top, Octagon, Full circle, Half circle, Quarter circle, Quarter angle, Trapezoid, Quarter rectangular, Eyebrow rectangular

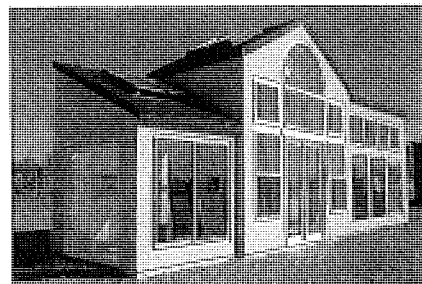
The AMSCO Vinyl Advantage

Not all vinyl is created equal. Lesser quality vinyl can discolor and warp with exposure to sun and harsh UV light. But AMSCO's unique, western-climate specific PVC formula is scientifically formulated to withstand even the harshest conditions season after season – all while maintaining its stability and function. And without ever cracking, chipping, flaking or chalking.

- Will not absorb moisture
- Color-stabilized vinyl to prevent discoloration
- Formulated specifically for mountain and southwest climate to maintain stability
- Protects against damaging effects of UV rays

We subject our vinyl to independent desert condition tests beyond what the industry requires so you can be assured of enjoying your AMSCO windows worry-free for years to come:

- Heat Resistance
- Weatherability
- Air Infiltration
- Water Resistance
- Dimensional Stability
- Impact Resistance
- Weight Tolerance
- Tensile Strength
- Corner-weld Strength

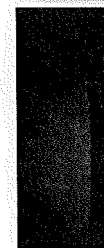


Independent Desert Test Facility

When exposed to identical conditions of light intensity, lesser quality vinyl allows more light to pass through. More light means ultraviolet rays can attack the polymer, leading to deformation and a "dingy" appearance. We add Calcium Carbonate and Titanium Dioxide to boost our patented vinyl formula and deliver superior color retention and stability. So AMSCO windows stay looking like new.



Light Penetration of Competitor's Vinyl Material



Light Penetration of AMSCO's Vinyl Material

	Class Type	U-Value*	SHGC**	VT**	Structural Rating
Single Pane	Clear	0.34	0.31	0.57	LC-35
	Clear Tint	0.34	0.21	0.33	
	Clear HV	0.33	0.23	0.53	
Insulated Slider	Clear	0.34	0.31	0.57	R-20/LC-25/LC-35
	Clear Tint	0.35	0.21	0.33	
	Clear HV	0.33	0.23	0.53	
Insulated Window (Casement)	Clear	0.31	0.33	0.63	C-40
	Clear Tint	0.32	0.23	0.36	
	Clear HV	0.31	0.25	0.58	
Insulated Fixed (Fixed Frame)	Clear	0.34	0.29	0.55	LC-35
	Clear Tint	0.35	0.21	0.31	
	Clear HV	0.33	0.22	0.51	
Insulated Insulated Slider	Clear	0.35	0.29	0.55	R-20/LC-25
	Clear Tint	0.35	0.20	0.31	
	Clear HV	0.33	0.22	0.51	
Insulated Insulated Window (Casement)	Clear	0.32	0.31	0.57	LC-25
	Clear Tint	0.33	0.21	0.33	
	Clear HV	0.31	0.23	0.53	

Note: Data published is for comparison purposes only and is accurate as of December 1, 2008. Performance data is for overall window unit and not glass only. Data presented is based on DS attached glass without grids. Other options may affect performance values. Please contact your authorized AMSCO dealer for actual values of units.

*U-value represents the amount of heat transfer as measured in accordance with NFRC 100.

**Solar heat gain coefficient (SHGC) measures the amount of solar radiation entering the building as measured per NFRC 200.

***Visible Transmittance (VT) measures the amount of visible light through the overall unit.

Certified Quality

In addition to our own stringent quality control standards, AMSCO is a proud member of the National Fenestration Rating Council, the American Architectural Manufacturers Association and has earned the right to carry the ENERGY STAR label, a program sponsored by the Department of Energy. These organizations set the standards for the entire window and door industry. And every AMSCO product meets or exceeds their standards for a host of critical quality standards, assuring you life-long, satisfying performance.



Make Your Home a Masterpiece.®



1880 South 1045 West
Salt Lake City, Utah 84104

Lifetime Warranty

Simply put, we back our windows with a warranty that gives you peace of mind. Our Lifetime Warranty covers any defects in materials or workmanship in our vinyl windows and doors for as long as you own your home. See your authorized AMSCO dealer or visit us online at www.amscowindows.com for complete warranty details.

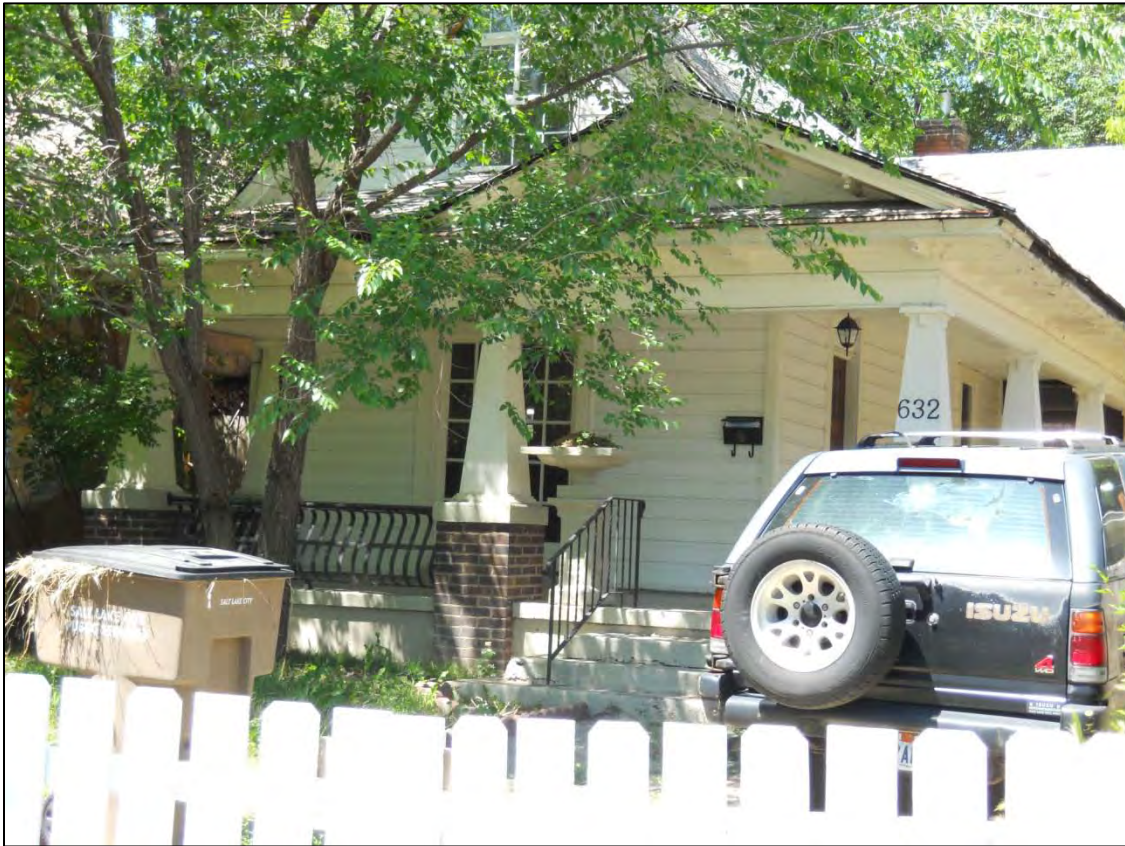
Your Authorized AMSCO Windows Dealer:

Call 1(888)82-AMSCO
or visit www.amscowindows.com

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AW-01-09

Attachment B Photographs



Front View of Subject Property



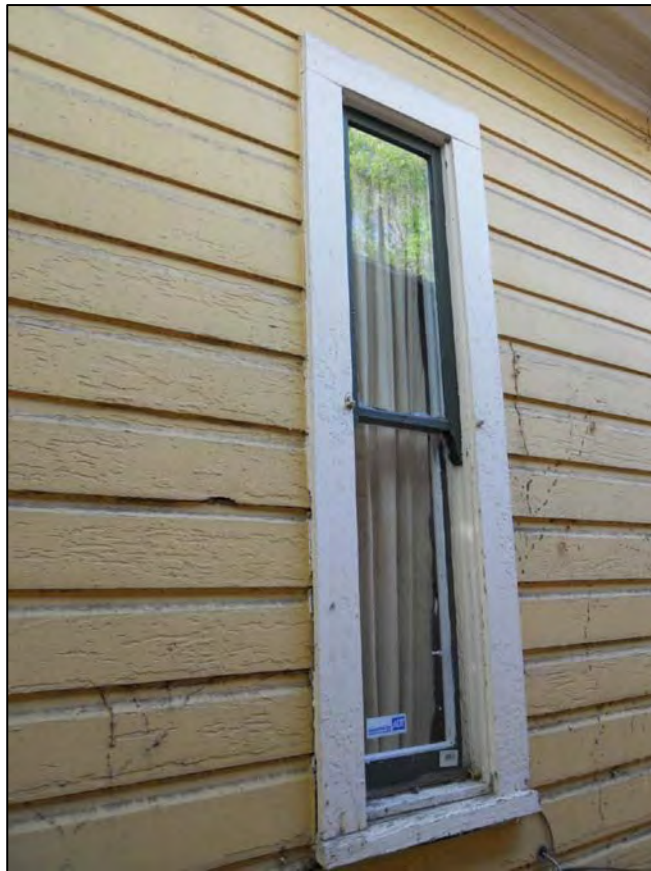
View of Subject Windows from Rear



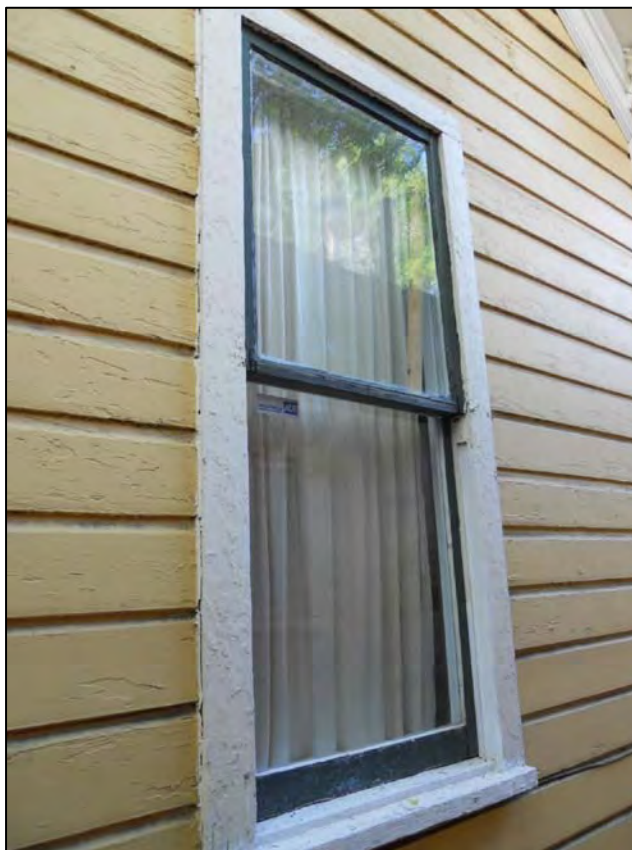
Subject Window #1 (Easternmost Window)



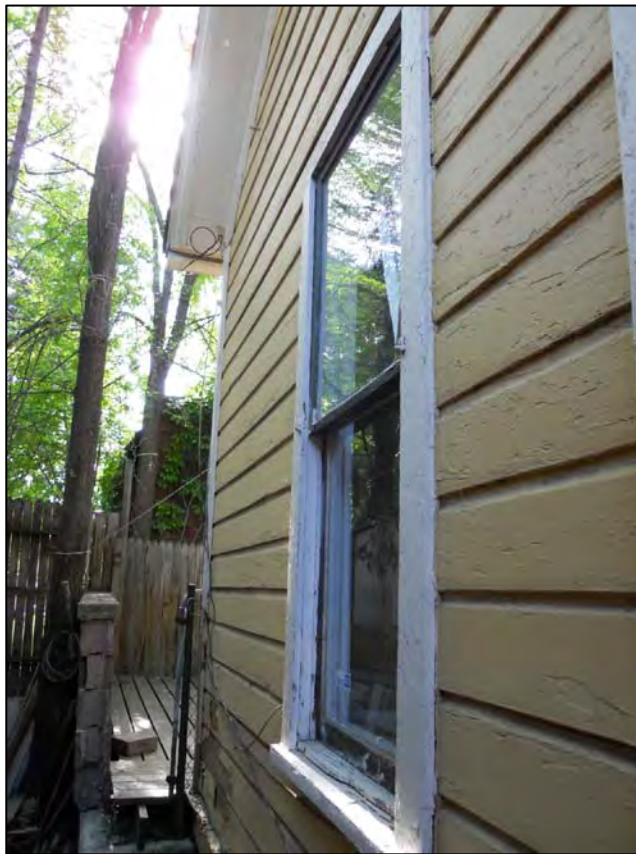
Subject Window #2



Subject Window #3



Subject Window #4



Subject Window #5 (Westernmost Window)