

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

121 B Street Avenues Historic District Window Replacement PLNHLC2011-00059 March 2, 2011

Applicant: Ed Teeple, Teeple
Custom Homes

Staff: Carl Leith, 535-7758
Carl.Leith@slcgov.com

Tax ID: 09-31-381-009

Current Zone: SR-1A Special
Development Pattern Residential

Master Plan Designation:
Avenues Community Master
Plan - Low Density Residential
4-8 Units/Acre

Council District:
District 3 – Stan Penfold

**Avenues Neighborhood
Community Council Chair:**
Dave Van Langeveld

Lot Size: 0.16 acres

Current Use:
Single Family Residential

**Applicable Land Use
Regulations:**

- Section 21A.34.020
- Historic Residential Design
Guidelines

Notification:

- Notice mailed on 2/17/11
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 2/17/11

Attachments:

- A. Application
- B. Photographs

Request

This is a request by Ed Teeple, Teeple Custom Homes, representing property owners David Porter and Vedrana Subotic, to replace 13 windows to the sides and the rear of the property, located at approximately 121 B Street. The house is a single family residence and is located in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the proposals are not consistent, in whole or in part, with the design objectives of Standards 2, 4, 5, 6 & 9 of Section 21A.34.020.G of the Ordinance, and Guidelines 3.1 & 3.6 of the adopted Design Guidelines for Residential Historic Districts in Salt Lake City. If the Commission concurs with the staff findings in this report then staff recommends that the petition for these alterations be denied.

VICINITY MAP



Background

Context

The property is situated on the west side of B Street and is the center house on the block between 2nd and 3rd Avenues. The house is one and a half stories in height, adjacent to a residence of similar height to the south and a two and a half story property to the north. The north side of the residence is readily visible from B Street, while the south side is partially visible.

The Property

The house is described in the 2007-08 Survey as “Victorian Eclectic” and dated to 1887. The house is identified as a contributing building, categorized as “A eligible/architecturally significant”, and noted primarily for its association with the important initial owner. The 1977 Survey (see Attachment B) identifies the property as the Dr. Ellen B. Ferguson House and contains the following architectural description:

“This is a one-story Victorian cottage with a main hip roof, a south gable, and a hip-roofed, three sided front bay window. The original front porch appears to have been enclosed, and an arched bracketed canopy added over the new front door. This arrangement, along with the nine over nine pane front window sash and the house’s stucco finish may be original but most likely date from an early 20th century remodeling.”

The Statement of Architectural Significance identifies the following:

“This home derives its significance because it was built by Dr. Ellen B. Ferguson (1844-1920) one of Utah’s early physicians and suffragettes. Ellen Brookes Ferguson was born in England in 1844 and came to America with her husband Dr. William Ferguson, settling in Ohio where they published a newspaper. In 1876, they

joined the Mormon Church and came to Utah. They settled in St. George. While there, Dr. Ellen Ferguson established the Utah Conservatory of Music and taught French Classes.

When her husband died she went East to study medicine. She returned to Salt Lake and became the house physician at the old Deseret Hospital that was run by the LDS Relief Society. Dr. Ferguson was also involved in political activities. She organized the Women's Democratic Club in Salt Lake. In 1896 she was the only woman delegate to the Democratic National Convention. She was a deputy sheriff in Salt Lake County in 1896, becoming the first woman deputy sheriff in the United States. In 1900 she became interested in theosophy and moved to New York. She died in 1922 in New York.

The year she moved to New York she sold the home to her neighbor Jane Adeline Robbins who moved in with her family (see 119 B Street for the history of J. A. Robbins). The Robbins brothers, Joseph B. and Seymour B. helped organize the Keeley Ice Cream Company which later became Keeley's, a chain of restaurants throughout the state.

Within a couple of years, Joseph B. Robbins moved his family to Ogden; Seymour B. and his mother moved back into 121 B Street, and maintained this home as rental property. The home was eventually inherited by Dr. D Burgess Robbins, son of Joseph B. His sister Thelma and brother-in-law Aldredge N. Evans owned and lived in the home in the 1940's."

Project Description

The fenestration of the current property is characterized by a consistent use of wood sliding sash and casement frames, each window subdivided into a series of lights, with nine over nine in the front and south side bays, and six over six or four over four in the smaller windows on the side and rear facades. The combination of sash and casement frames, with the coherence of framing pattern, profiles, and detail, contribute to the architectural composition and add considerable interest against the plainer stuccoed walls.

All wooden frames appear to be relatively sound, with some repair requirement evident in several cases where previous deferred maintenance has taken its toll. Earlier storm window hardware is apparent in some windows although only the continuous window on the south side ground floor still appears to use a secondary 'storm' window arrangement. The applicant and owner state that most of these windows are painted or nailed/screwed shut, unserviceable as opening windows, and not energy efficient.

The proposals would replace a total of 13 of the existing windows to the rear and to the sides of the building. This would include five windows to the rear at first and second floor levels, four windows on the second floor on the north façade and four windows on the south façade, including the pair of sliding sashes at second floor level. See Attachments A & B.

The applicant states that the proposed replacement frames have been chosen to match as closely as possible the existing frames. The replacement is a wood frame supporting a double pane glass window with simulated divided lights using applied muntins and spacers, manufactured in this instance by Pella. See Attachment A.

Pre-Application Support & Advice

Pre-application discussions with the 'applicant' and the owner explored the importance of the building, the objectives in replacing the windows, the condition and architectural/structural qualities of the existing frames, alternative options to repair the frames and enhance insulation through weatherization and the use of a variety of storm window / secondary glazing options. Staff confirmed that the impact of the proposals

appeared to conflict with the objectives of maintaining the special architectural and historic interest of the building and consequently could not be approved administratively. The initial proposals form the basis of this application.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Options

The Historic Landmark Commission has the following options:

1. Approve the request as proposed. This option requires that the Commission make a finding that the loss of the windows and the proposed replacements are appropriate.
2. Deny the request, based on a finding that the loss of the existing windows and the proposed replacements are not appropriate.
3. Approve the request in whole or in part with a modification to the number of windows to be replaced and/or the use of an alternative design or detail.

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 predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

There are no zoning implications in this instance.

Analysis and Findings

Standards of Review

21A.34.020 G Historic Preservation Overlay District: **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 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.

Standard 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: No use change is proposed.

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;

Analysis: The existing window pattern or fenestration is a key character-defining feature of this building. If the windows are original to the building, the loss of a proportion of these would adversely affect the historic integrity of the structure. If they are a subsequent, but early, alteration to the building it is appropriate to conclude that they have acquired historical significance. The house, with possible alterations, plays a definable role in the history of the Avenues, the city and the state, in association with those who built or who subsequently owned the building. The early, if not the original, integrity of the building is relatively intact, enhancing its current importance within its architectural, neighborhood and historical contexts. The proposal to replace this series of windows would adversely affect this architectural and historic integrity. Consequently the historic character would not be retained and preserved.

The historic window materials, both wood frame and early glass, would be lost to the building with the proposed replacement. Although less visually apparent, this would adversely affect the historic and architectural integrity of the structure.

The replacement of windows on the rear façade will not be readily apparent from the street. At the same time this replacement would adversely affect the historic integrity of the building. The replacement window proposed would approximate the appearance of the existing as perceived from a distance. On further and closer scrutiny, however, the dimensions and visual weight of the profiles and muntins will be apparent when compared with the finer profiles of the existing. In these respects the historic character of the building would not be retained or preserved.

Finding: On the basis of this evaluation, the proposals would conflict with the objectives of this design standard.

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 Finding: This standard does not relate to this proposal.

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

Analysis: On the basis of current information, it is possible that the current fenestration of the building may be later than its construction. If so, it is also likely that this is an early alteration of the

residence, and one which has acquired historic significance. The proposal would remove a range of these windows.

Finding: On the basis of this evaluation, the proposals would conflict with the objectives of this design standard.

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

Analysis: The current windows are a distinctive feature and an example of craftsmanship that characterize the building. A variety of these examples, and the coherence of the existing pattern would be removed with this proposal, and consequently not preserved.

Finding: On the basis of this evaluation, the proposals would conflict with the objectives of this design standard.

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;

Analysis: The current window frames vary in condition, with some appearing to need maintenance and in certain cases perhaps repair. Overall the condition appears to be relatively sound, although some rehabilitation or repair would be required to restore integrity or to achieve operability and improved energy efficiency. These windows could be rehabilitated and repaired as an alternative to replacement. The condition is not such as to require replacement.

Replacement, in this proposal, would approximate the appearance of the existing frames but would not match the existing profiles and details. Early glass would be lost in these proposed replacements.

Finding: On the basis of this evaluation, the proposals would conflict with the objectives of this design standard.

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 Finding: The standard does not relate to this proposal.

Standard 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;

Analysis and Finding: The standard does not relate to this proposal.

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.

Analysis: The proposal would remove a total of 13 existing windows which are either original, or early alterations, to the building. Their loss would be permanent and would not be reversible. The historical form and integrity of the structure would be impaired.

Finding: On the basis of this evaluation, the proposals would conflict with the objectives of this design standard.

Standard 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: The standard does not relate to this proposal.

Standard 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 Finding: The standard does not relate to this proposal.

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

Analysis and Finding: The Residential Design Guidelines are the additional design guidelines adopted for historic residential districts in the city. The proposals are evaluated in relation to relevant design guidelines below, in particular the essential principles of preservation and the design guidelines for windows (Ch.3).

Design Guidelines for Residential Historic Districts in Salt Lake City

Chapter 3: Windows

The Residential Design Guidelines section for Windows includes the following policy statement:

“The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.”

The Background policy intent and character discussion on the role and importance of windows identifies the following.

“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 styles. Windows often are inset into relatively deep openings or they have surrounding casings and sash components which have a substantial dimension that cast shadows that contribute to the character of the historic style. Because

windows so significantly affect the character of a historic structure, the treatment of a historic window and the design of a new one are therefore very important considerations.”

“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.”

Deterioration of Historic Windows

“Properly maintained, original windows will provide excellent service for centuries. Most problems that occur result from a lack of maintenance. The accumulation of layers of paint on wood sash may make operation difficult. Using proper painting techniques, such as removing upper paint layers and preparing a proper substrate, can solve this problem.”

“Water damage and the ultra violet degradation caused by sunlight also are major concerns. If surfaces fail to drain properly, water may be introduced. Condensation during winter months also can cause problems. Damage occurs when the painted layer is cracked or peeling. Decay results that may make operation of the window difficult and if left untreated can result in significant deterioration of window components. In most cases, windows are not susceptible to damage if a good coat of paint is maintained.”

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 of-ten 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.”

Energy Conservation

“In some cases, owners may be concerned that an older window is less efficient in terms of energy conservation. In winter, for example, heat loss associated with an older window may make a room uncomfortable and increase heating costs. In fact, most heat loss is associated with air *leakage* through gaps in an older window that are the result of a lack of maintenance, rather than loss of energy through the single pane of glass found in historic windows. Glazing compound may be cracked or missing, allowing air to move around the glass. Sash members also may have shifted, leaving a gap for heat loss.

The most cost-effective energy conservation measures for most historic windows are to replace glazing compound, repair wood members and install weather stripping. These steps will dramatically reduce heat loss while preserving historic features. If additional energy savings are a concern, consider installing a storm window. This may be applied to the interior or the exterior of the window. It should be designed to match the historic window divisions such that the exterior appearance of the original window is not obscured.”

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 be the same as the original. At a minimum, the replacement 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 often 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.”

Design Guidelines

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 groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

Analysis: The existing windows would benefit from maintenance, and in some cases rehabilitation and repair, although repair work is unlikely to be extensive. The proposal would replace a variety of these windows where their contribution to the character and interest of the building could be retained.

Finding: On the basis of this evaluation, the proposals would conflict with the objectives of this design guideline.

3.5 Match a replacement window to the original in its design.

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

Analysis: In this instance replacement is proposed where the zoning ordinance standards and the design guidelines would suggest retention and rehabilitation. Beyond this consideration the application proposes a window which would approximate the general, although not the detailed, appearance of the existing.

Finding: The objectives of this design guideline address a scenario for replacement and the important considerations in doing so. Replacement would not be appropriate preservation practice in this case. The choice of replacement frame does, however, otherwise meet this advice on replacement considerations.

3.6 Match the profile of the sash and its components, as closely as possible to that of the original window.

A historic wood window has a complex profile -- within its casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall. The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure. In general, it is best to replace wood windows with wood on contributing structures, especially on the primary façade.

Analysis: In this instance replacement is proposed where the zoning ordinance standards and the design guidelines would suggest retention and rehabilitation. Beyond this consideration the application proposes a window which would approximate the general appearance of the existing. The design of the replacement frames proposed would differ in profile and detail. In particular the slim profile of the existing muntins would be replaced by the more substantial profile of the applied replacements. The contrast between the two is likely to be apparent.

Finding: The objectives of this design guideline address a scenario for replacement and the important considerations in doing so. Replacement would not be best preservation practice in this case. The loss

of the finer profiles of the existing frames would be lost, and as such would conflict with aspects of this design guideline.

Attachment A

Application

David Porter and Vedrana Subotic, Owners

121 N B St SLC Utah

We are requesting the changeout of 13 windows to wood Pella windows matching, as closely as possible, the original looks and intents of the home.

These existing windows are old, non-functioning (in some cases nailed shut).

The intent of the change is for new windows to improve the durability, functionality, and heat/AC savings in energy and costs of the home.

Thank You

General Contractor, REMCO-USA, Inc.

Ed Teeple, representing

David Porter and Vedrana Subotic

Ed Teeple (801) 836-6111



WINDOW & DOOR SCHEDULE

Permit #: _____

Date: _____

PROPERTY OWNER'S NAME: David Porter / Vedrana SuboticPROPERTY ADDRESS: 121 N. B Street SLC Utah

(USE ONE LINE PER WINDOW. IF MORE SPACE IS NEEDED, USE AN ADDITIONAL FORM)

ANY WALL CONTAINING WINDOWS BEING REPLACED LOCATED LESS THAN THREE FEET FROM PROPERTY LINE?

☒ Yes ☐ No

TYPE	ROOM NAME (USE)	ROOM SIZE	WINDOW SIZE (WIDTH/HEIGHT)	**NET CLEAR EGRESS AREA	*TEMPERED GLASS (Y/N)
H SLIDER	BEDROOM	10 x 10	4'-0" x 4'-0"	5.85 S/F.	NO
	Den	12' x 12'	(1) 3' x 5'-6" (1) 2' x 6'-4"		N
	Family	12' x 15'	(3) 2'-8" x 3'-10"		N
	Bedroom	13' x 11'	(2) 2'-6" x 4'-0"		N
	Bedroom	13' x 19'	(2) 1'-9" x 4'-0"		N
	Bath	5' x 9'	(1) 1'-1" x 3'-8"		N
	Bath	5' x 9'	(1) 2'-6" x 3'-11"		N
	Porch/Mud	4' x 8'	(1) 2'-7" x 2'-1/2"		N
	" "	4' x 8'	(1) 2'-9" x 3'-4"		Y

*TEMPERED GLASS IS REQUIRED IN A WINDOW THAT IS:

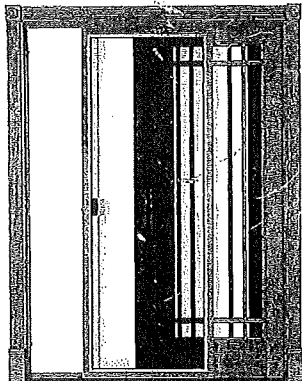
- WITHIN TWO FEET OF A DOOR SWING
- WITHIN 60" ABOVE A SHOWER OR TUB FLOOR
- A GLASS PANEL IN A DOOR OR PART OF TUB/SHOWER ENCLOSURE
- WITHIN THREE FEET HORIZONTALLY & FIVE FEET OF A STAIRWAY OR LANDING
- SILL HEIGHT IS LESS THAN 18" OF THE FINISHED FLOOR
- IF LARGER THAN NINE SQUARE FEET, TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR AND IS WITHIN THREE FEET OF A WALKING SURFACE

**NET CLEAR EGRESS AREA IS THE OPEN AREA CREATED WHEN THE WINDOW IS FULLY OPENED. EGRESS WINDOWS BELOW GRADE SHALL HAVE A WINDOW WELL THAT ALSO MEETS EGRESS REQUIREMENTS.

REFER TO THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC), SECTION R311 FOR MORE INFORMATION.

INNOVATIONS THAT ENHANCE YOUR LIFESTYLE.

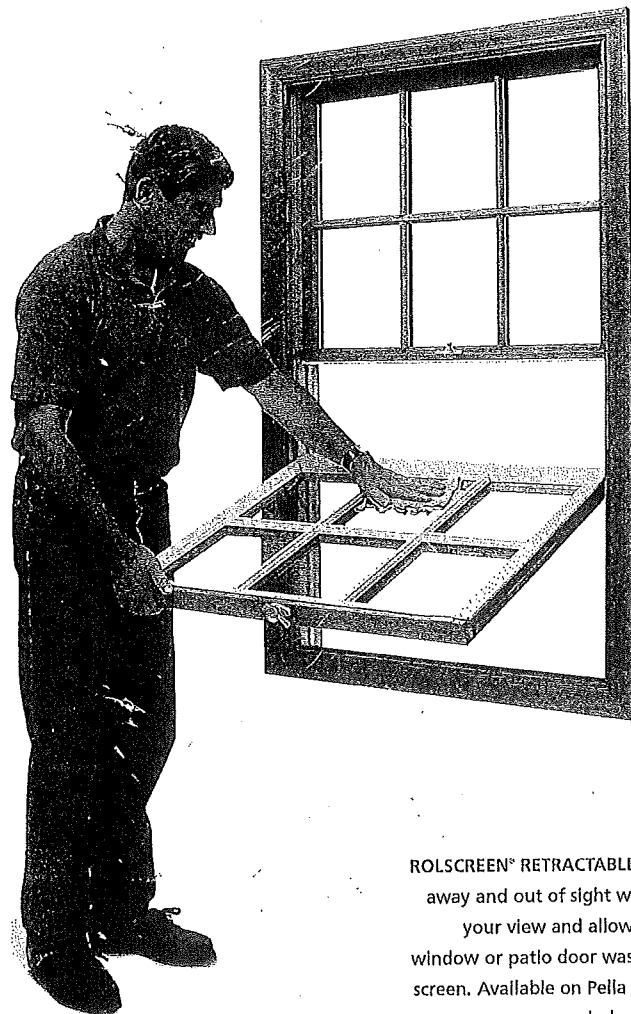
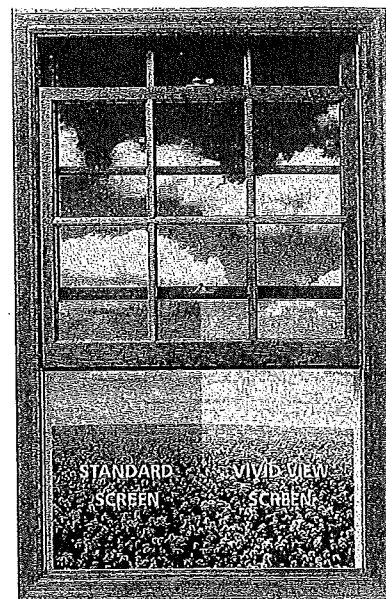
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SELF-CLOSING SCREEN DOOR. The screen door that never forgets to close itself every time someone enters or exits.

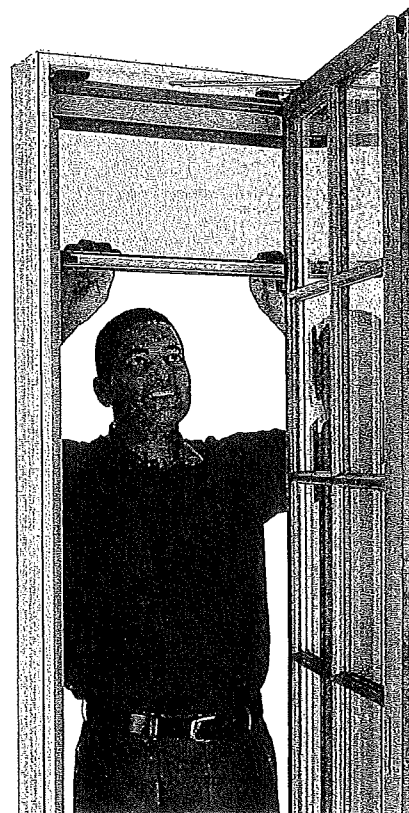
EXCLUSIVE PELLA® VIVID VIEW® SCREEN.¹ Clearly revolutionary screen material¹ is practically invisible. Brings the outdoors in by providing a sharper view plus dramatically increased light and ventilation.¹ Screens are less noticeable from the outside, too, and they stay looking like new year after year.

GORE TRANSPARENT SCREEN FABRIC.



EASY-CLEAN WASH FEATURES. Both sash of your double-hung window tilt for easy cleaning. Casement windows also have easy-clean wash features, making it a breeze to clean exterior glass from inside your home.

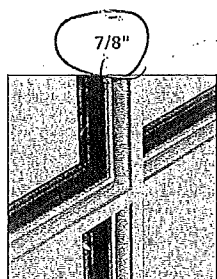
ROLSCREEN® RETRACTABLE SCREEN.¹ The screen rolls away and out of sight when not in use. Maximizes your view and allows in more light than if the window or patio door was covered with an ordinary screen. Available on Pella Architect Series® casement windows and sliding patio doors.



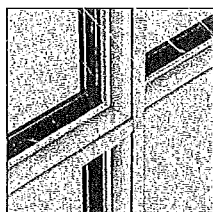
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GRILLE OPTIONS TO ENHANCE ANY HOME'S DESIGN. Choose from many standard grille patterns. Or let us create a custom grille pattern for you. You can even design one all your own. Permanently bonded Integral Light Technology® grilles come in 7/8", 1-1/4" and 2" grille widths. Removable 3/4", 1-1/4" and 2" grilles are also available.*

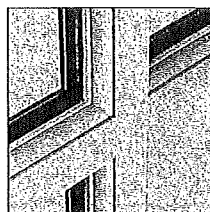
Mounting Styles (Use the one closest to existing)



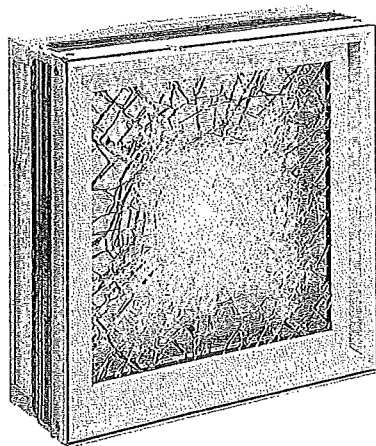
1-1/4"



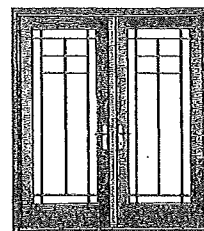
2"



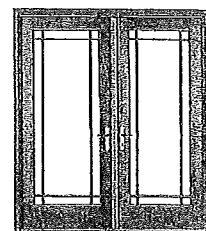
Pella's patented INTEGRAL LIGHT TECHNOLOGY GRILLES create the authentic look of true divided light while providing superior energy efficiency. High-definition profile grilles are permanently bonded to energy-efficient insulating glass. A nonglare foam spacer between the panes of glass gives the illusion of individual panes of glass better than a metal spacer. Grilles are solid wood on the interior and wood or low-maintenance EnduraClad® on the exterior.



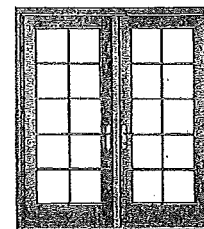
Pella® Architect Series® products with HURRICANESHIELD® IMPACT-RESISTANT GLASS offer added protection to meet your area's performance requirements and budget.



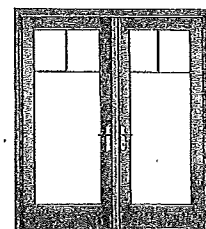
14-Lite Prairie



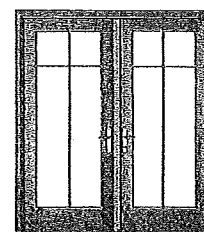
9-Lite Prairie



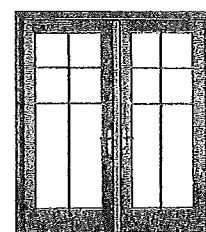
Traditional



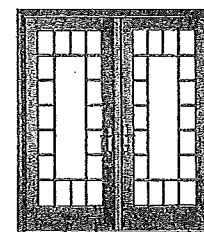
Top Row



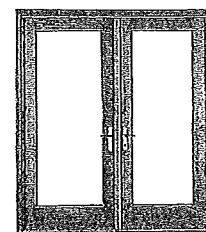
Cross



New England



Victorian



Without Grilles

ENERGY-SAVING GLASS OPTIONS. Low-E insulating glass with argon is standard. Most Architect Series products featuring Low-E insulating glass with argon meet ENERGY STAR® guidelines in all 50 states.⁵ You'll enjoy reduced heating and cooling bills and a more comfortable home year round. Other options include Gray, Bronze or Green tinted glass; obscure privacy glass; and impact-resistant glass. Custom glass is also available.



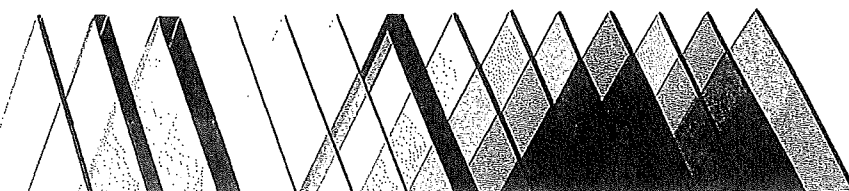
¹ Pine and Mahogany products only.

² Mahogany products only.

³ Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

⁴ Removable grilles available on Pine products only.

⁵ Some Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.



Attachment B

Photographs







North Façade: 2nd Floor Windows to be Replaced



North Façade: Windows to be Replaced – 2nd Floor



South Façade: Windows to be replaced – 1st & 2nd Floors



Rear Façade: All Windows to be Replaced



Rear Façade: Dormer Windows to be Replaced