

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

PLNHLC2011-00296 Gutarra Residence Window Replacement 632 South 700 East October 20, 2011

Applicant: Carolina Gutarra

Staff: Elizabeth Reining
801-535-6313
elizabeth.reining@slcgov.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: October 20,
2011
Property Posted: October 24,
2011
Agenda Published: October
20, 2011

Attachments:

- A. Application
- B. July HLC Minutes
- C. Submitted Invoices
- D. Photographs

Request

Carolina Gutarra, property owner, is requesting the Historic Landmark Commission to reconsider its July 7, 2011 denial to replace five (5) existing windows on the south side of the 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, substantially complies with all of the standards that pertain to the application and therefore, recommends the following:

1. That the Landmark Commission approve the request to replace windows as identified in this staff report. The proposal generally meets the standards 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

At its July 7, 2011 regular meeting, the Historic Landmark Commission, based on staff's recommendation and evidence presented, denied a request to replace five (5) existing single-hung windows on the south side of the residence at 632 South 700 East (See Attachment B, July HLC Minutes). Since that time, the property owner, Carolina Gutarra has approached staff asking that the Historic Landmark Commission reconsider its position. Ms. Gutarra has submitted quotes (See Attachment C, Submitted Invoices) showing window replacement (\$1,826) is less costly than repair (\$3,990). Additionally, the Salt Lake Community Action Program (SLCAP)

will pay the costs of window replacement as part of its low income weatherization program. Ms. Gutarra would be solely responsible for the higher repair costs.

The current windows are wooden, single-paned, single-hung and original to the structure (See Attachment D, Photographs). The proposed windows are vinyl, double-paned and single-hung. None of the windows are viewable from the street. Regardless of the Commission's decision, all of the sills that are repairable will remain. One damaged sill may have to be replaced after further inspection.

As mentioned earlier, the window replacement is part of a larger weatherization project done by SLCAP. 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 gage 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.

As part of the larger weatherization project, SLCAP will be insulating the walls and floor, weather stripping doors and installing a new high efficiency furnace. SLCAP continues to believe that replacing the subject windows with vinyl double-pane windows will make the house more energy efficient and would still like to pursue that option.

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 on historic properties. The weatherization project at 632 South 700 East is funded with American Recovery and Reinvestment Act (ARRA) monies.

The application was initially forwarded to the Historic Landmark Commission for review because staff felt that other options should be evaluated before replacement of the subject windows was sought. Staff believes that the obtainment of quotes by the property owner for both repair and replacement show a thoughtful investigation of all alternatives for this issue. That is why staff is comfortable asking the Commission to reconsider its initial position.

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. Careful consideration should be taken when considering replacement windows since the historic and architectural integrity of a building would be affected.

The loss of the five (5) subject windows will be mitigated by two factors. One, the subject windows are not visible from the street. The subject windows face an abandoned residence to the south. Two, the window sills will be preserved where possible (one window sill may have to be replaced upon further investigation). The preservation of the window sills will help retain the historic character of the home.

The building's front façade will not be altered by the replacement of the subject windows and its historical character will not change. The proposal to replace the subject windows meets 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: Repair of the subject windows would cost over two thousand dollars (\$2,000) more than replacement (See Attachment C, Submitted Invoices). That cost is significant to the applicant, participating in SLCAP's low income weatherization program. Also, the majority of window sills will be retained to help preserve historic integrity. The proposal to replace the subject windows meets 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: Ms. Gutarra wants to replace the five (5) subject windows instead of repairing them because estimates she received (See Attachment C, Submitted Invoices) show replacement (\$1,826) is less costly than repair (\$3,990). Also, if window replacement is pursued, SLCAP will pay for the work as part of a larger weatherization project. This will save the homeowner additional money. Staff believes the applicant has shown replacement should be pursued by obtaining the estimates.

The existing window sills will remain in place with only the windows being replaced. Also, the subject windows are not viewable from the street making their replacement more palatable. Based on this evaluation, the request does 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 the five (5) subject windows does not destroy significant character-defining features that would be lost to the building and compromise its historical and architectural integrity. The historic window sills will be preserved where possible with only the windows themselves being replaced. Also, the windows are not visible from the street. Based on this evaluation, the request does 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

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

JUN 9 2011

BY: NL

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

June 8, 2011

To whom it may concern,

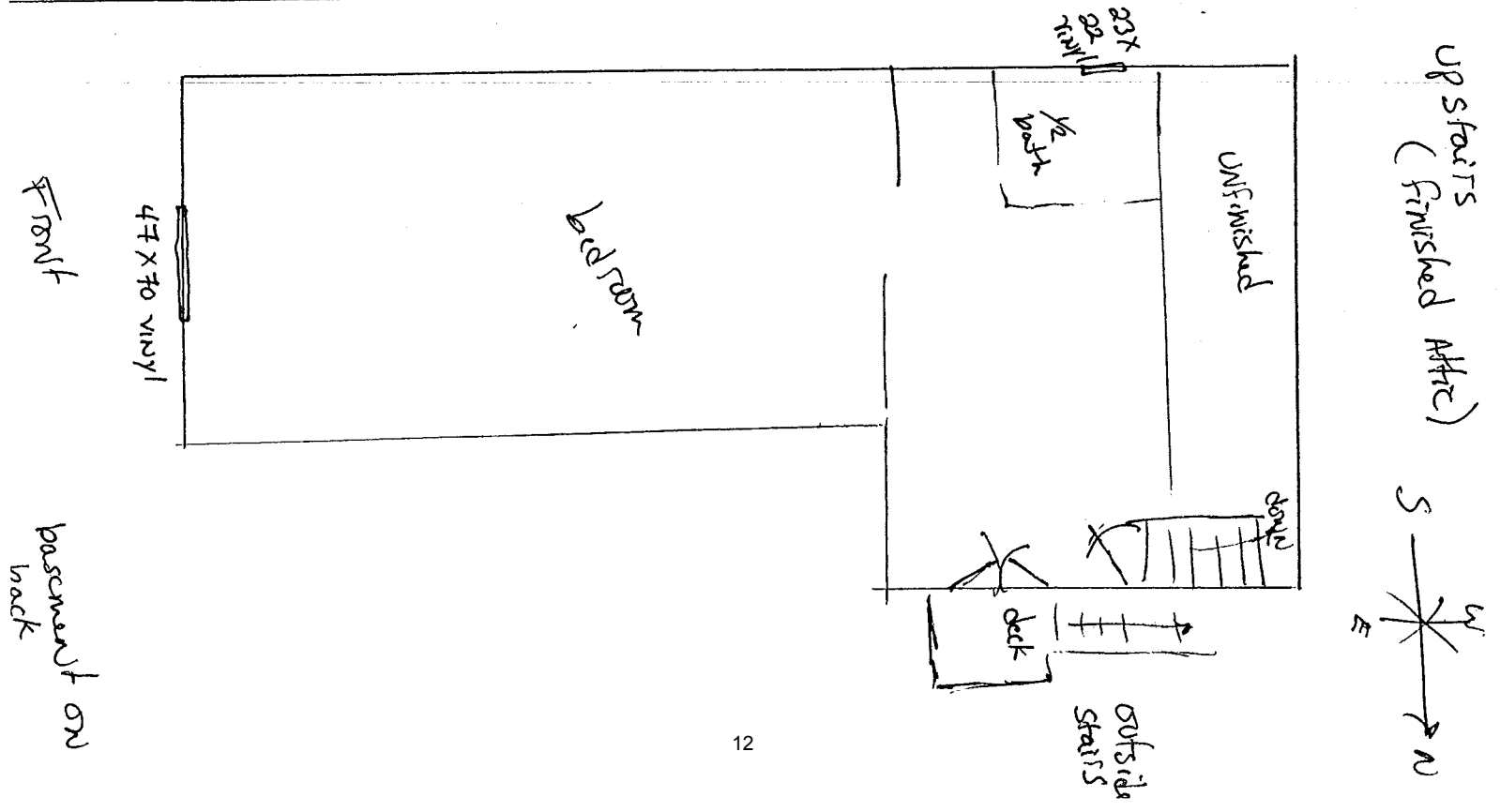
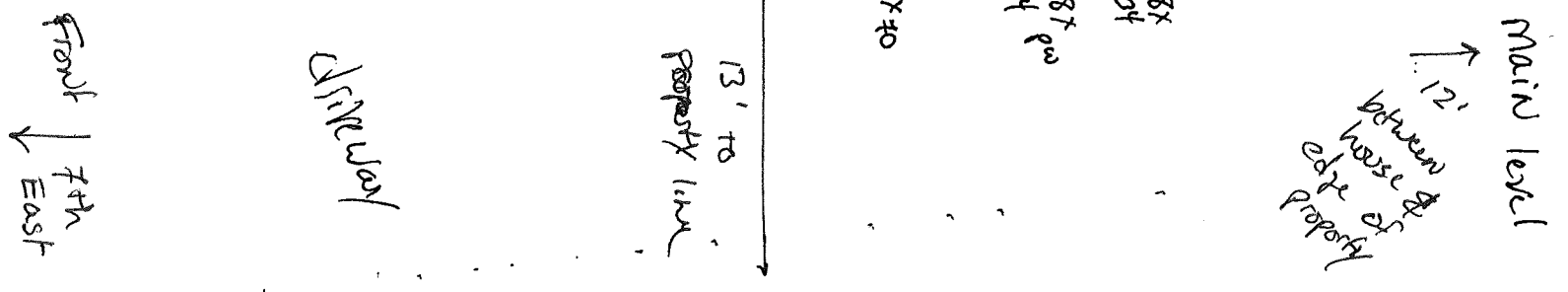
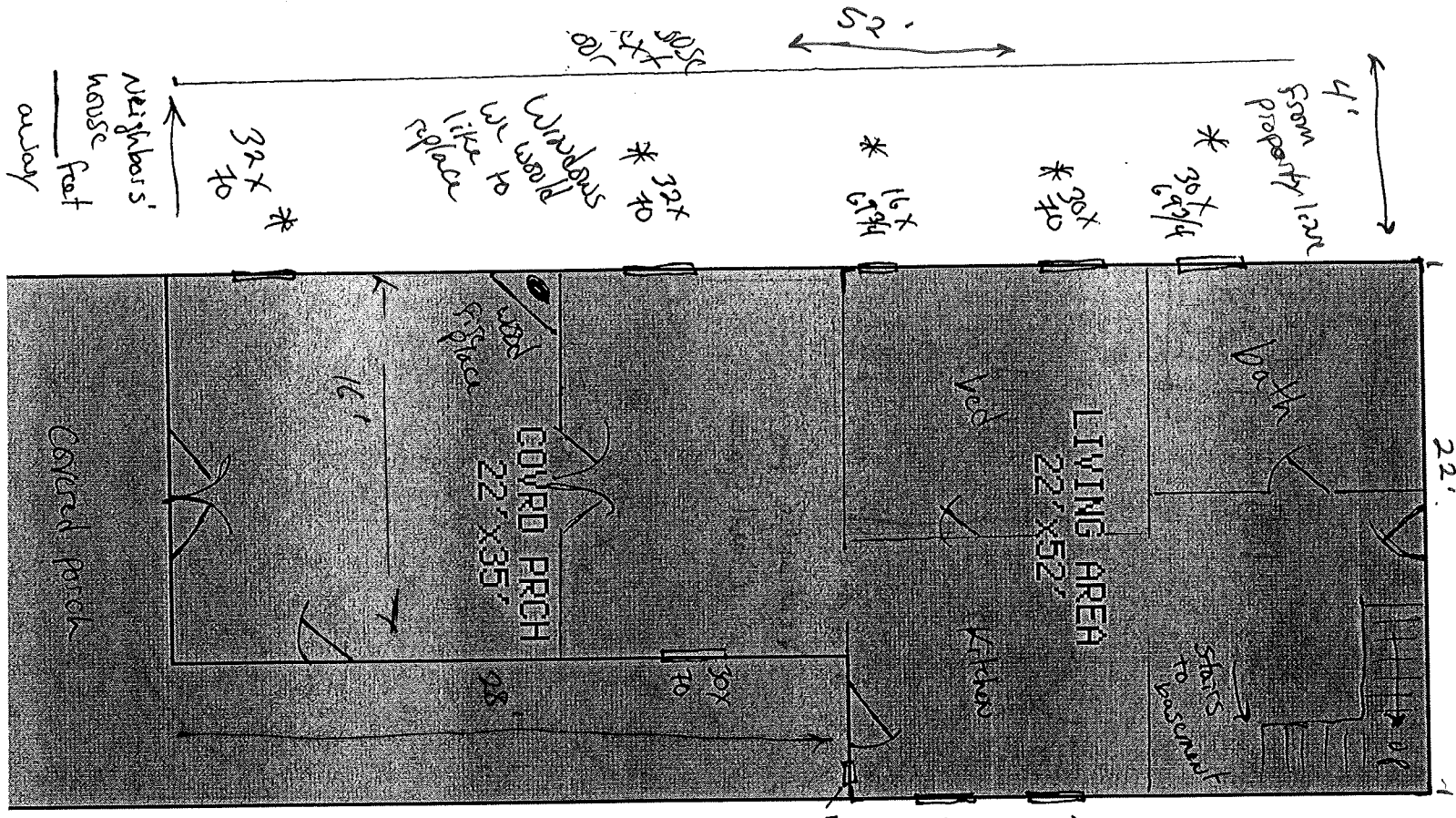
Salt Lake Community Action program proposes to replace the windows on the South side of this house as a part of the scope of work for weatherization. The windows we install in homes are vinyl amsco double pane energy efficient windows. We are a non-profit agency weatherizing homes for low income people, 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.

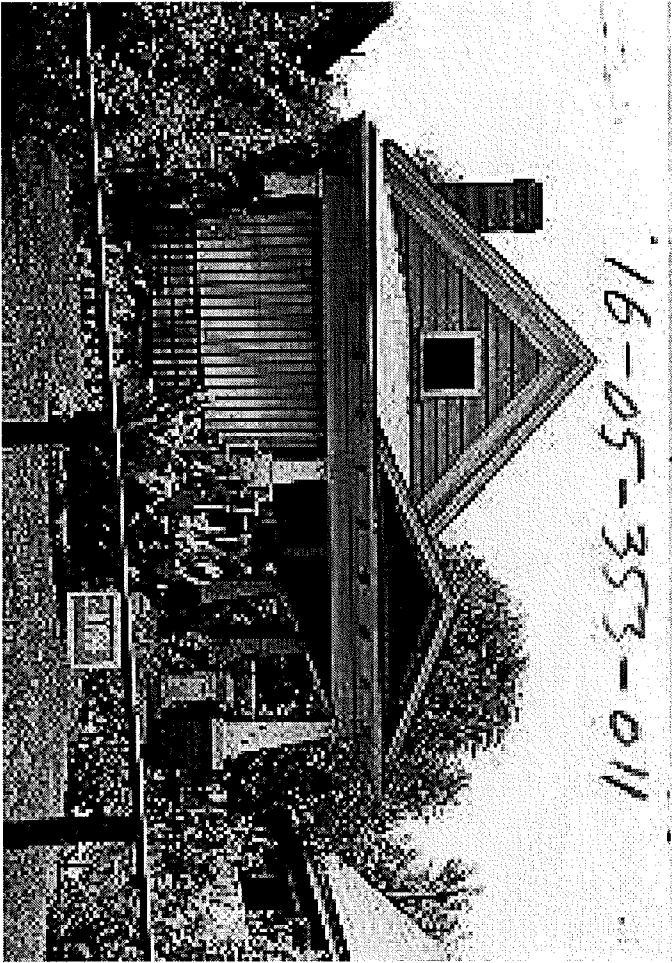
Thank you for your consideration,



Thomas Camoin
Residential Energy Auditor
Salt Lake Community Action Program

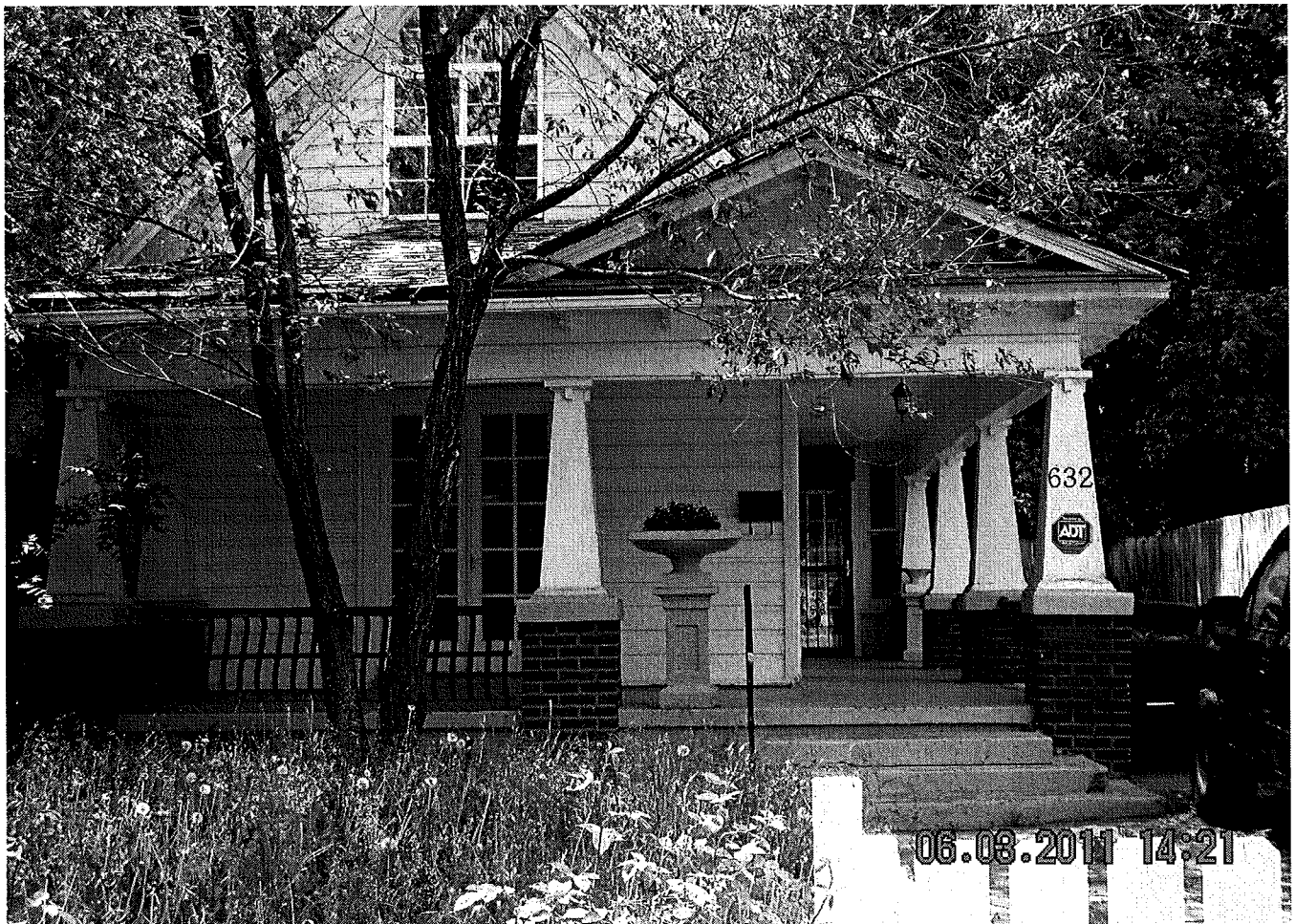


historic
photo



16-05-353-011

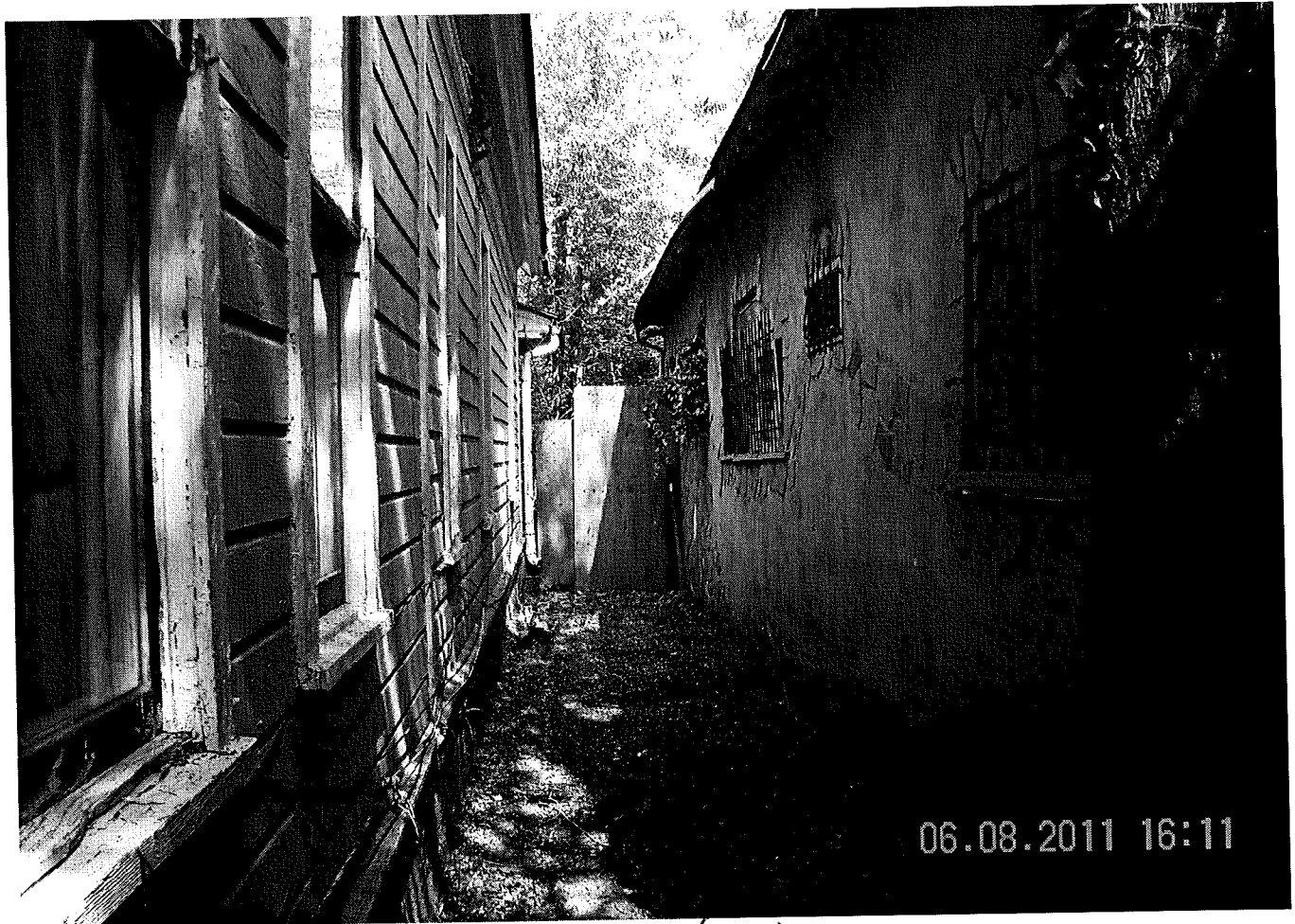
Front



view from the north side

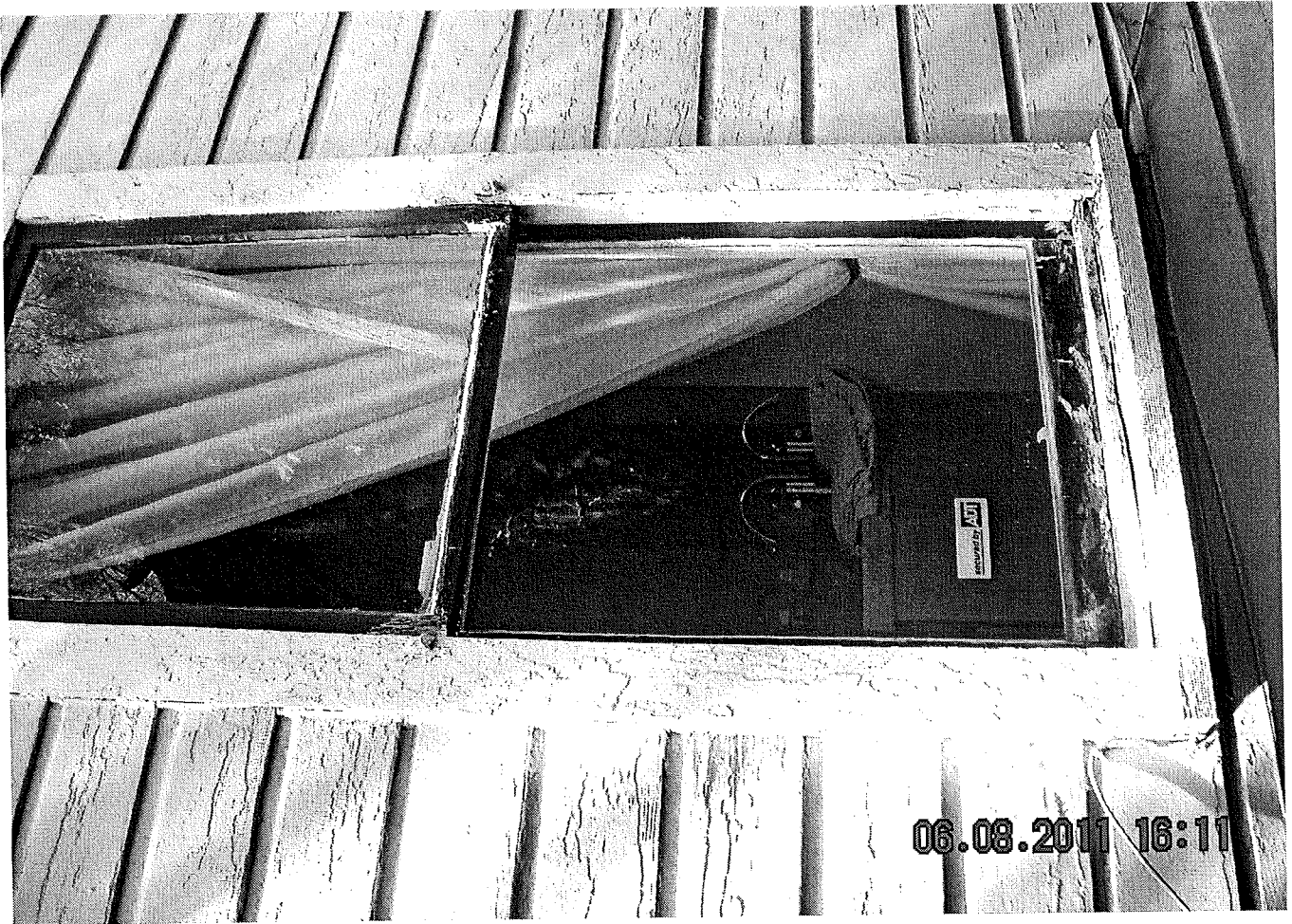


view for the south side where windows will be replaced



1 Windows to be replaced











06.08.2011 16:12



06.08.2011 16:12




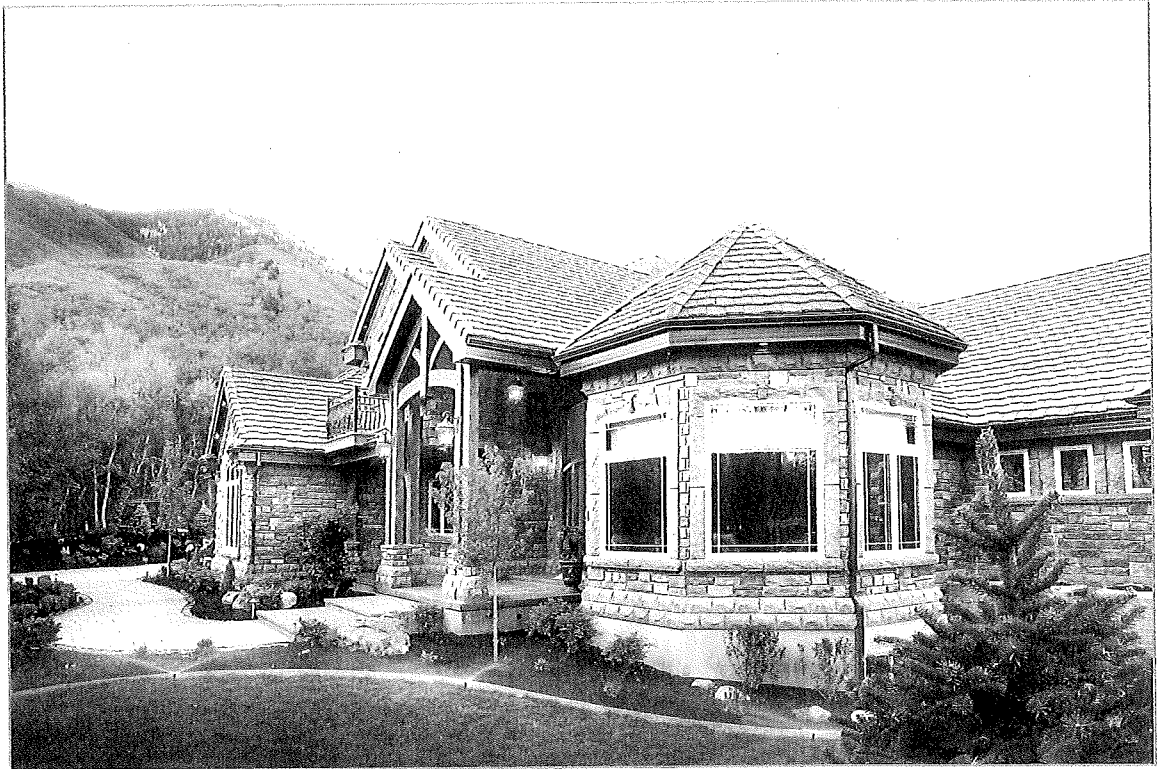
Dear Elizabeth Reining,

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

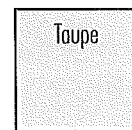
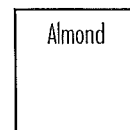
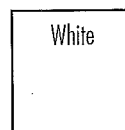


With the Studio Series, AMSCO combines energy efficiency, sturdy design and good looks into a budget-friendly vinyl window. With clean lines, large 3 inch frames, and energy-saving CōzET™ glass standard, these windows are ideal for homeowners who are looking for the perfect mix of performance, appearance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

Studio Series Colors

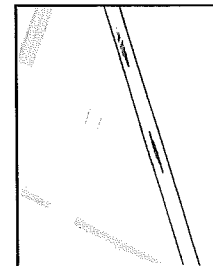
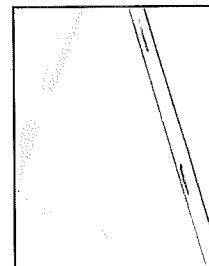
The Studio Series offers three of the most popular colors in vinyl windows today to compliment any interior.

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

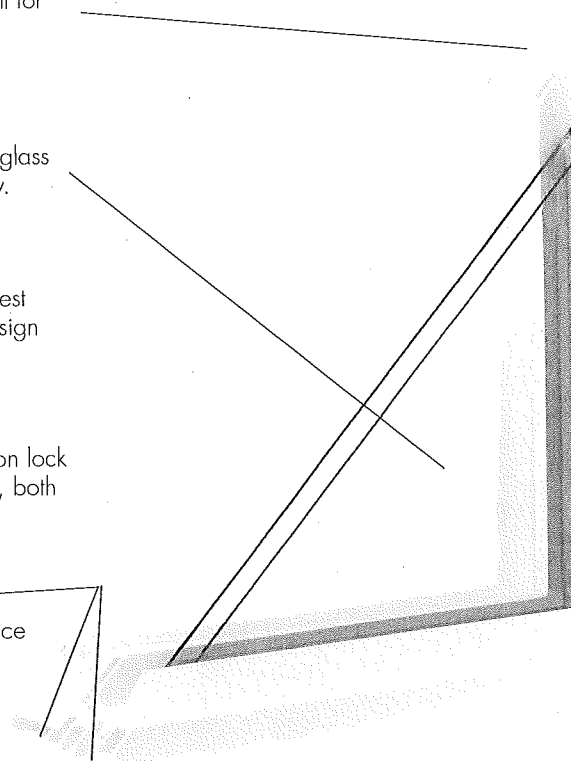
Add a distinctive touch with 5/8 inch flat and 3/4 inch sculptured grids sealed between the glass for easy cleaning.

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

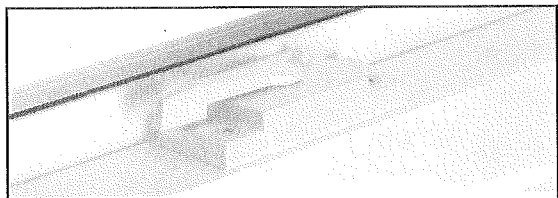
Brite

Naturally Clean Glass

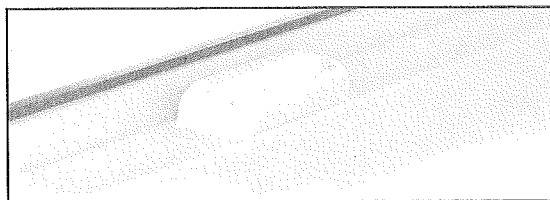
Keeping ordinary glass windows clean is a constant challenge. AMSCO's new Brite™ glass uses an exterior coating that disperses water evenly over the surface for faster drying which reduces water spots by up to 99 percent. The Brite glass coating then harnesses the power of the sun to break down dirt 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

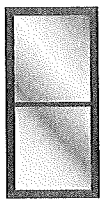
Studio Series combines surprising value for the contractor, features that allow for quality installation every time and the options homeowners desire, making it the right window for any application.



- 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

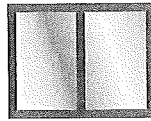
Choose the Studio Series and see just how much this value-packed window has to offer. From quality engineering and design to contractor-friendly installation features, the Studio Series is the choice for your new construction or retrofit projects. Combine that with a lifetime warranty and now you have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

The Studio Series offers choices to fit your style.



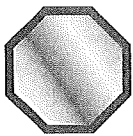
Single Hung

- 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



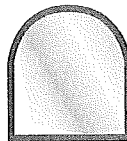
Horizontal Slider

- 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

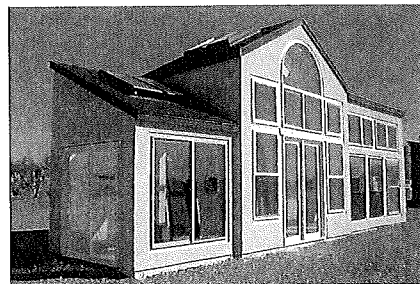
The AMSCO Vinyl Advantage

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

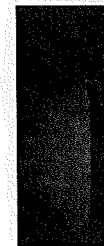


Independent Desert Test Facility

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

	Glass Type	U-Value*	SHGC**	VT***	Structural Rating
Single Hung	C6zE	0.34	0.31	0.57	LC-35
	C6zE Tint	0.34	0.21	0.33	
	C6zE HV	0.33	0.23	0.53	
Equal-Lite Slider	C6zE	0.34	0.31	0.57	R-20/LC-25/LC-35
	C6zE Tint	0.35	0.21	0.33	
	C6zE HV	0.33	0.23	0.53	
Picture Window (Fixed Sash)	C6zE	0.31	0.33	0.63	C-40
	C6zE Tint	0.32	0.23	0.36	
	C6zE HV	0.31	0.25	0.58	
Equal-Lite Single Hung	C6zE	0.34	0.29	0.55	LC-35
	C6zE Tint	0.35	0.21	0.31	
	C6zE HV	0.33	0.22	0.51	
Equal-Lite Equal-Control Slider	C6zE	0.35	0.29	0.55	R-20/LC-25
	C6zE Tint	0.35	0.20	0.31	
	C6zE HV	0.33	0.22	0.51	
Equal-Lite Picture Window (Slider/Hung Frame)	C6zE	0.32	0.31	0.57	LC-25
	C6zE Tint	0.33	0.21	0.33	
	C6zE 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 units and not glass only. Data presented is based on DS annealed 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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AWW0160

**Attachment B
July HLC Minutes**

Motion [6:47:32 PM](#)

In the case of PLNHLC2011-00167; Commissioner Funk moved to approve a shed roof dormer and require no type of delineation to differentiate between the historic roofline and the new addition, leaving architectural detailing to staff to approve.

Commissioner Richards seconded the motion.

There was no discussion of the motion.

Commissioners Funk, Harding, Hart and Richards voted, “Aye”. Commissioner Bevins voted in opposition. The motion passed, 4-1.

Acting Chairperson Oliver moved to the next item on the evening’s agenda.

PLNHLC2011-00296; 632 South 700 East, Certificate of Appropriateness for Replacement Windows - a request by Thomas Camoin of Salt Lake Community Action Program, representing property owner Caroline Gutarra, to replace existing windows on the sides of the property, which is a single-family building. The property is located in the Central City Historic District and the RMF-30 (Low Density Multi-Family Residential) zoning district and within City Council District Four, represented by Council Member Luke Garrott. (Staff contact: Elizabeth Reining, 801-535-6313 or elizabeth.reining@slcgov.com.)

Staff Presentation [6:49:42 PM](#)

Acting Chairperson Oliver recognized Elizabeth Reining as staff representative.

Ms. Reining noted that the subject property was part of a cluster of single family residences on the block directly south of Trolley Square. She noted the applicant was the Salt Lake Community Action Program (CAP) on behalf of the property owner and the applicant wished to replace five windows as part of weatherization of the home. She stated the windows in question were along the south side of the building and not visible from the street. Ms. Reining noted it was staff’s opinion that the request be denied as the windows were original, of sound condition and the house, built in 1915, was considered a contributing structure in the district. Ms. Reining stated staff had discussed alternatives to replacement such as installing storm windows, weather stripping and caulking, but CAP would prefer to pursue replacement of the windows. She noted that the State Historic Preservation Office had approved the application under Section 106, which did not have the same standards the City used to issue Certificates of Appropriateness. Ms. Reining reviewed elevation photos detailing the windows to be replaced.

Ms. Reining stated the proposed replacement windows would be vinyl, double-paned, single hung units. Staff felt that the proposed replacement did not meet five of the twelve standards listed under section 21A.34.020G. Staff also felt there were viable options other than replacement of the original windows which should be pursued beforehand.

Questions from the Commission [6:54:38 PM](#)

Commissioner Harding inquired why CAP wasn't interested in weatherization alternatives such as caulking or installing storm windows.

Ms. Reining noted the CAP representative could answer those questions.

Commissioner Richards noted that current code did not generally allow openings within three feet of the property line and if replacing entire windows, they may not be allowed by code.

Commissioner Hart inquired if the Commission ever allowed vinyl window replacements.

Ms. Coffey noted that the Commission did; the profile and detailing should match existing, however, vinyl windows were usually allowed on less visible facades of a building.

Commissioner Bevins inquired after the difference between Section 106 and City standards.

Ms. Reining noted Section 106 standards pertained to inter-agency agreements on projects receiving federal funds. She noted that this particular project was receiving American Recovery and Reinvestment Act monies. She stated Section 106 standards were not as rigorous as either SHPO's other standards or the City's standards for COAs.

Applicant Presentation [6:57:37 PM](#)

Thomas Camoin, with the Salt Lake CAP, noted he was a fan of historic homes and had worked on windows all his life but would argue some of these windows were not repairable. Mr. Camoin noted that all window casings would remain intact. He stated the property had homes to the side and the rear were both abandoned and boarded. Mr. Camoin stated that CAP could not afford to purchase better replacement windows than these. He noted the windows to be replaced also had lead paint on them and friction over time had released this paint into the air.

Commissioner Richards inquired if the sills would remain.

Mr. Camoin noted one of the sills would have to be replaced, however, they would try to maintain as much as was possible.

Commissioner Harding inquired if they had considered storm windows.

Mr. Camoin noted that storms had not proven to be effective enough through the National Energy Audit Tool (NEAT) which his agency used to assess such projects.

Commissioner Bevins inquired if the glazing had been replaced.

Mr. Camoin noted that it could have been replaced in the past.

Commissioner Hart and Acting Chairperson Oliver noted there seemed to be a mix of new and old glass in the windows.

Commissioner Funk noted the Commission had seen data that gave very different results and indicated storms would pay back.

Mr. Camoin noted he could not use storms.

Seeing no further questions from the Commission and no one from the public to speak to the item, Acting Chairperson Oliver moved to executive session.

Executive Session [7:07:45 PM](#)

Commissioner Bevins noted the windows were not very visible, which could be considered a mitigating factor. He stated the replacement window in the front gable was much more troubling to him.

Commissioner Hart noted the front gable window was installed illegally as there was no Certificate of Appropriateness or permit on file.

Acting Chairperson Oliver noted the presentation on June 2, 2011 had persuaded many members of the Commission through a growing body of research that most energy loss occurred through the roof and the floor and energy loss through the windows could usually be mitigated through minor improvements such as weather stripping and installing storm windows.

Commissioner Funk concurred and noted that this research also indicated it took quite a bit of time to recoup the cost of replacing existing windows with new.

Commissioner Richards noted he felt it was difficult to obtain exact cost data in any case; that costs varied greatly as durability relied not only upon the material but also exterior weather conditions and the level of exposure to these elements.

Commissioner Harding noted they also needed to consider the architectural significance of the windows.

Acting Chairperson Oliver noted that though staff indicated this was an Arts and Crafts Vernacular Style home built in 1915, the home was, in her opinion, much older and the windows scheduled for replacement were one of the few remaining indications of this. She noted the detail on the bottom edge of the upper sash was indicative of a building from the 1880s or 1890s; the windows were therefore a key to understanding the structure and its history.

Commissioner Hart noted the drop detail on either side of the top sash was something which began to disappear by the early 1890s and reiterated it was one of the few details which revealed the true age of the home.

Acting Chairperson Oliver noted this detail was not present on the two windows at the back of the house which indicated it was either a later addition or at the least had been altered. She noted the front of the home may also have been a later addition. Acting Chairperson Oliver stated the existing home adjacent to the subject property might also be demolished in the future as it was a severely dilapidated and boarded structure; this would only serve to increase the visibility of the windows.

Commissioner Bevins referred to the preservation goals for Central City, particularly the overall goals for the district which noted the primary goal was to preserve the street character, allowing for more flexibility in other areas. He questioned how the Commission should weigh this factor.

Acting Chairperson Oliver noted this was a good point.

Motion [7:16:27 PM](#)

In the case of PLNHLC2011-00296, Commissioner Funk moved to support the staff recommendation that the project failed to substantially comply with the standards which pertained to the application and therefore is denied on the basis of the findings in the staff report.

Commissioner Hart seconded the motion.

Discussion [7:17:03 PM](#)

Commissioner Richards noted the only thing that seemed to be lost would be the scrollwork on the upper sash. He stated he felt it to be a reasonable case to approve. He noted the Commission should work to develop a clearer standard as to how they wanted to handle future window replacement cases.

Acting Chairperson Oliver noted Commissioner Bevins' point raised earlier that standards were not the same in every district and stated the Commission should consider reviewing this policy.

Seeing no further comments, Acting Chairperson Oliver called for a vote.

Commissioners Funk, Harding and Hart voted, "Aye". Commissioners Bevins and Richards voted, "Nay". The motion carried, 3-2.

Acting Chairperson Oliver noted the applicant had ten days to appeal the decision of the Commission if they wished to do so.

OTHER BUSINESS [7:18:42 PM](#)

The Commission had no further business to discuss.

Commissioner Funk moved to adjourn. There was no objection. The meeting stood adjourned at [7:18:59 PM](#).

Cecily Zuck, Historic Landmark Commission Secretary

**Attachment C
Submitted Invoices**



RESIDENTIAL GLASSWORKS INC.
 PO BOX 540007
 NORTH SALT LAKE CITY, UT 84054
 Phone # 801-298-8819
 Fax #

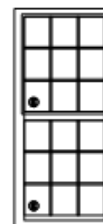


QUOTE #	QUOTE DATE	QUOTED BY	Project Name	SHIP VIA
TBD	9/14/2011	craigkeller	Carolina Gutarra	Will Call
ORDER DATE	ORDERED BY	Quote Name	Expiration Date	
Quote Not Ordered	craigkeller	vinyl window bid	Quote Not Certified	

LINE #	DESCRIPTION	QUANTITY	PRICE	ExtPrice
100 - 1	Artisan Single Hung	3	\$334.04	\$1,002.12

Rough 32.5" X 70.5" Overall Unit 32" X 70" Room Location: None Assigned
 UValue: 0.31 Solar Heat Gain 0.26 Visible Light Transmittance 0.48
 STC: 24 EWR: 25 OITC: 20

Artisan Single Hung, 32 X 70, White Exterior, CozE (LowE), 3/4" Insulated SS over SS, Argon Gas, White 5/8" Flat 3W6H Rectangular Grids, White Screen, SentryLock Hardware, Egress = Yes, Protective Wrap



LINE #	DESCRIPTION	QUANTITY	PRICE	ExtPrice
200 - 1	Artisan Sashed Picture Window	1	\$213.02	\$213.02

Rough 16.5" X 70.5" Overall Unit 16" X 70" Room Location: None Assigned
 UValue: 0.29 Solar Heat Gain 0.27 Visible Light Transmittance 0.51
 STC: 24 EWR: 25 OITC: 20

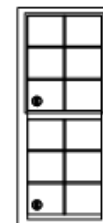
Artisan Sashed Picture Window, 16 X 70, White Exterior, CozE (LowE), 3/4" Insulated SS over SS, Argon Gas, White 5/8" Flat 2W6H Rectangular Grids, Protective Wrap



LINE #	DESCRIPTION	QUANTITY	PRICE	ExtPrice
300 - 1	Artisan Single Hung	2	\$305.64	\$611.28

Rough 30.5" X 70.5" Overall Unit 30" X 70" Room Location: None Assigned
 UValue: 0.31 Solar Heat Gain 0.26 Visible Light Transmittance 0.48
 STC: 24 EWR: 25 OITC: 20

Artisan Single Hung, 30 X 70, White Exterior, CozE (LowE), 3/4" Insulated SS over SS, Argon Gas, White 5/8" Flat 2W6H Rectangular Grids, White Screen, SentryLock Hardware, Egress = Yes, Protective Wrap



PROJECT	QUOTE
Carolina Gutarra	vinyl window bid
Comments:	

Customer Sub	\$1,826.42
Labor:	\$0.00
Freight :	\$0.00
Tax:	\$0.00
TOTAL:	\$1,826.42

U-Values, Visual Light Transmittance and Solar Heat Gain values listed are NFRC certified.

We Appreciate Your Business!

American Heritage Restore 5 Windows

1 Page

Estimate

Date	Estimate #
9/22/2011	382ss

Name / Address

Carolina Gutarra
632 S. 700 E
SLC UT 84102

Item	Description	Qty	Rate	Total
Restoration	5 windows, salvage glass and hardware, includes new ropes, single pane glass not included but highly recommended, \$250 each available for \$90, not included	5	780.00	3,900.00
Storm Window				
Sill Cap		1	90.00	90.00

25% Deposit required to begin production.

Total

\$3,990.00

Estimates will be honored for 60 days

Signature _____

Signature on estimate constitutes acceptance of contract. Balance is due on completion. Customer agrees to pay 1 1/2 % per month service charge on balance after 30 days, and all costs and fees associated with debt collection, if any.

American Heritage Windows 46 E Herbert Ave. S.L.C., UT. 84111 801-359-6639 801-323-9055 fax
e-mail philip@vintagewindows.com Visit our web site www.vintagewindows.com

Attachment D Photographs



Front View of Subject Property



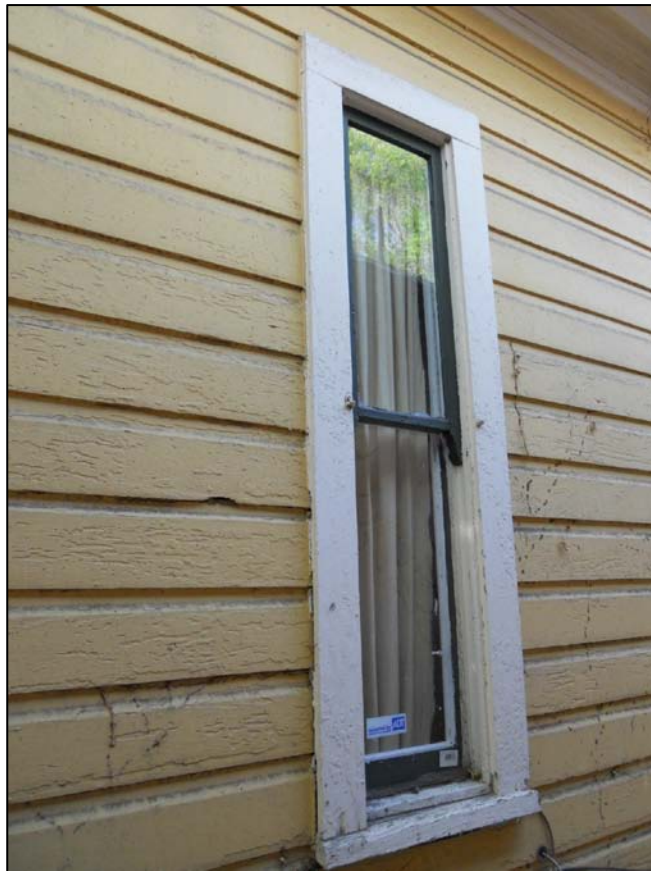
View of Subject Windows from Rear



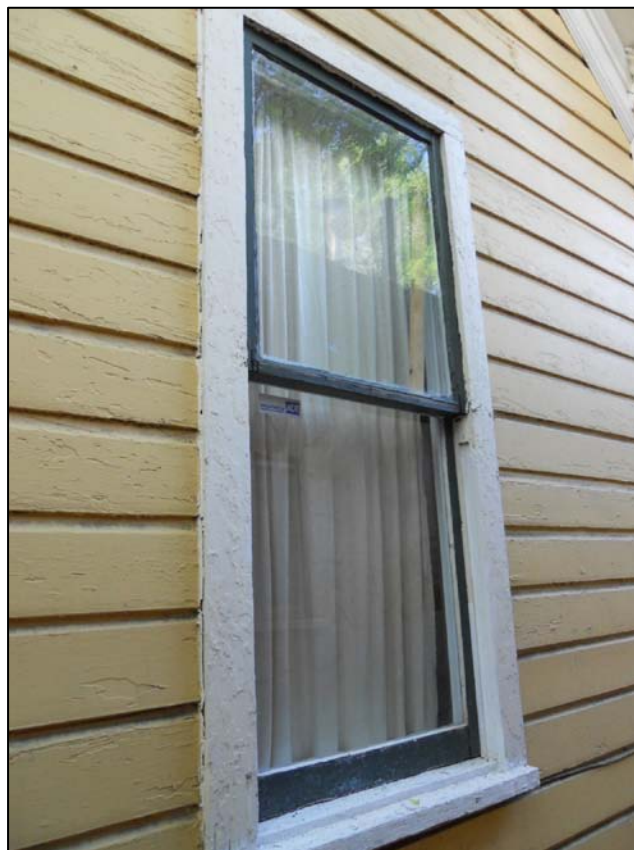
Subject Window #1 (Easternmost Window)



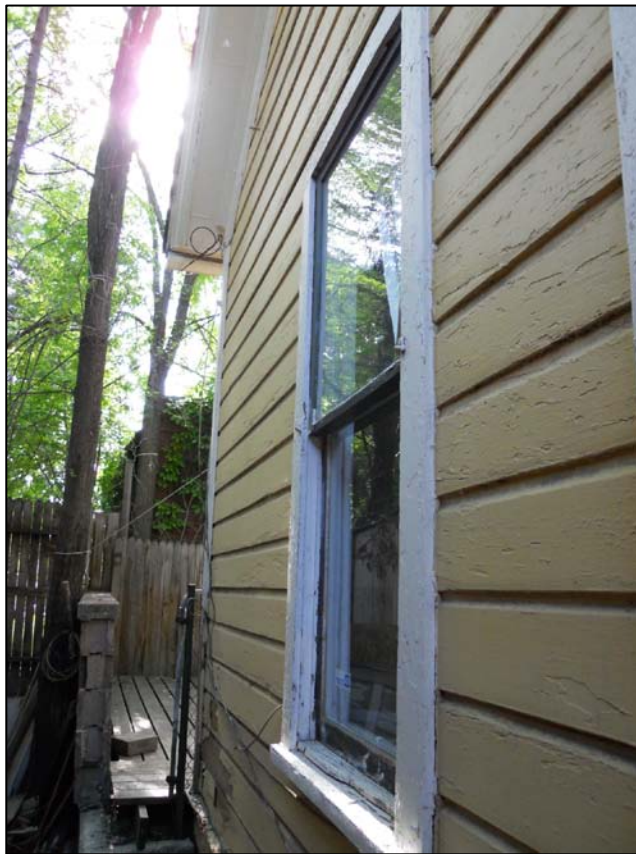
Subject Window #2



Subject Window #3



Subject Window #4



Subject Window #5 (Westernmost Window)