

HISTORIC LANDMARK COMMISSION STAFF
REPORT



Planning and Zoning Division
Department of Community
and Economic Development

**Love Addition and
Window and Fence Replacement
Case No. PLNHLC2011-00716
1533 Westmoreland Drive
March 1, 2012**

Applicant: Perrin and Jill Love

Staff: Elizabeth R. Buehler
(801)535-6313
elizabeth.reining@slc.gov

Tax ID: 16-09-380-032

Current Zone: R-1/7,000

Master Plan Designation:
Residential, Low Density

Council District:
Council District 5
Jill Remington Love

Lot Size:
.34 acres

Current Use:
Single Family Home

Applicable Regulations:
21A.24.060 – R-1/7,000
21A.34.020.G

Notice
Mailed: February 16, 2012
Posted: February 17, 2012
State Web Page: February 16, 2012

Attachments:
A. Photographs
B. Submission

Request

The applicants, Perrin and Jill Love, would like to build a home addition above an existing garage, build an attached side shed to the existing garage, replace all of the existing, non-original windows, and replace the existing fence at 1533 Westmoreland Drive. The addition will add a second story to an existing garage and will be used as a master suite. The shed will be built for storage and designed to match the house. The existing aluminum windows will be replaced to match the proposed wooden windows in the proposed addition. A portion of the existing fence will be torn down for construction of the proposed addition and shed so it is proposed to build a new fence in its place. The applicant is requesting Historic Landmark Commission approval of the design of the proposed addition, side shed, and window and fence replacement.

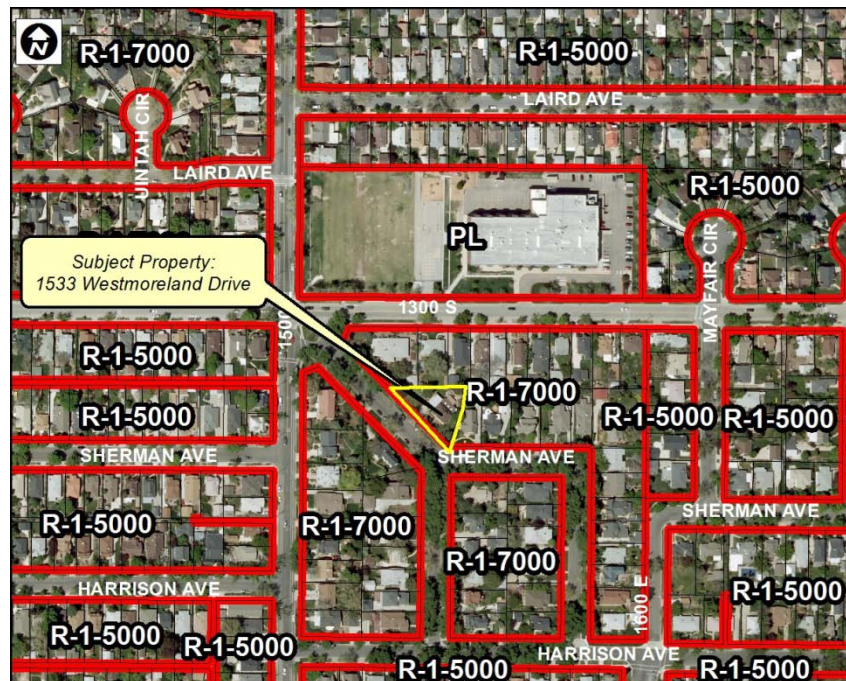
Recommendation

Staff recommends that the Historic Landmark Commission review the application, conduct a public hearing, and approve the addition and shed design, and the window and fence replacement pursuant to the findings, analysis and conditions of approval in this staff report.

Conditions of Approval

1. All exterior colors and materials for the addition areas shall be designed and constructed to match the existing colors and materials of the original home.
2. The replacement windows and fencing material shall match the details included in this staff report.
3. The addition must meet all other applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage. Any request for an exception to these rules shall require additional review and approvals as dictated by the Zoning Ordinance.

Vicinity Map



Project Information

Request

The applicant seeks approval of an above-garage addition, side shed, replacement windows and fence replacement at 1533 Westmoreland Place. The addition will be above an existing garage on the second floor, with a shed to the side. The addition would have the same footprint of the existing garage and will not expand the existing footprint of the house. The addition will be used for a new master suite. It will be constructed of brick, closely matching the existing brick. The addition's roof will extend the secondary roofline of the existing structure and be constructed of similar materials. The addition will be visually separated from the existing garage with a concrete cap between the two, located at the existing roofline of the existing garage.

The shed will be attached to the west wall of the existing garage. It will be constructed of similar stone, brick and roofing materials as the existing house and proposed addition.

All of the home's existing windows will be replaced to match the windows in the proposed addition. The existing windows, of double pane aluminum construction, are not original to the house, placed at the house in the 1970's. The proposed windows are wooden double pane with rails and stiles that will measure 2 5/16" thick to give a more historical look to them. The applicant plans to paint all the windows a shade of grey. (Attachment A)

A portion of the front fence must be taken down for construction of the proposed addition and side shed. Due to this, the applicant plans to tear down the remaining fence and construct a six foot (6') weathered cedar woven lattice fence in its place.

Project Details

Ordinance Requirement	Proposed	Comply
Minimum Lot Area And Lot Width: 7,000 square feet, 50 feet	14,810 square feet & approximately 185 feet. No change proposed.	LEGAL NON-CONFORMING
Maximum Building Height: 27'6" measured to the midpoint of the roof.	Approximately 27 feet at peak	COMPLIES
Minimum Front Yard Requirements: No greater than the established setback line of the existing building.	No change.	COMPLIES
Interior Side Yard: Four feet (4')(8')	28' (West) 12' (East)	COMPLIES
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').	28'	COMPLIES
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.	Lot size = 14,810 square feet. Coverage = approximately 2,204 square feet for home and 120 square feet for shed, 16% coverage	COMPLIES

Background

The home at 1533 Westmoreland Place is a two-story minimal traditional house sided with striated brick sandstone, built circa 1940. The home is featured in the Westmoreland Place reconnaissance survey and is designated as "contributory" due to its age.

Public Participation

Public Comments

No public comments have been received at the time of this writing.

Analysis

Standards of Review

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:

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: The use of the structure will not change. It was constructed as a single-family dwelling and will continue to be a single-family dwelling.

Finding: The building was constructed as a single family home, and has remained continuously in use as a single family home ever since. No change of use 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;

Applicable Design Guidelines

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss of alteration of architectural details, cornices and eave lines should be avoided.

Analysis: The proposed addition will be located above an existing garage and attached to the west side of the home. The new section is lower in height than the existing primary roofline, and setback from the residence's primary front façade. The applicant is proposing to use similar brick found on the existing residence and garage. The addition will be distinguished from the existing garage with a concrete cap separating the two facades. As a result, the architectural integrity of the home will be maintained.

The proposed addition will eliminate an existing door and window on the existing western façade but neither are historically significant features.

The side shed will use brick and stone to match the existing house. To build the addition and side shed the existing wooden fence will be taken down and replaced with a new woven lattice fence six feet (6') tall and made of one by two weathered cedar with a two inch (2") spacing.

The windows to be replaced are not original to the house and are constructed of double pane aluminum. They will be replaced with Windsor Pinnacle Select wooden framed windows with rails and stiles 2 5/16" painted grey to return the house to a more historical look.

Finding: Staff finds that the proposed addition and window replacement are consistent with this standard as they will not destroy or obscure historically important features of the significant home.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not historical basis and which seek to create a false sense of history or architecture are not allowed.

Applicable Design Guidelines

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle

change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

Analysis: The design of the addition contemplates an extension of the existing secondary roof line, built in the same style with the same roofing materials. Nevertheless, the structure is distinguishable from the contributory section of the home, as the ridge line of the roof is three feet (3') lower than that of the original structure's primary roof line, twenty-four feet (24') and twenty seven feet (27') respectively. Further, the front façade of the addition is located approximately eight feet (8') behind the front façade of the home. The addition will be visually separated from the existing garage beneath it with a concrete cap, or band. Thus, the addition is visually and structurally subordinate to the original section of the home, while maintaining compatibility with the structure in style, materials and construction technique.

Finding: Staff finds that building the addition back from the front façade, and building it lower than the original roof line defines the addition as visually compatible and a product of its own time.

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

Analysis: The existing garage was constructed in 1956. The proposed addition will be placed on top of the existing garage but the garage structure will not be altered. A concrete cap will visually separate the existing garage and proposed addition. The windows to be replaced are not original, placed on the home in the 1970's, and are not historically significant. The replacement windows will improve the historical look of the home.

Finding: The existing garage's structure will not be physically altered. The proposed addition will not diminish any character-defining elements of the historic building as seen from the street. The replacement windows will add to the historical character of the home.

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

Applicable Design Guidelines

6.1 Protect and maintain significant stylistic elements. Distinctive stylistic features and 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 maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

Analysis: The roof form of the new addition will match the form of the primary building. The proposed addition and side shed will not alter distinctive sections of the home that characterize skilled craftsmanship, or style. The addition will be visible from the street, but will be set back from the front façade and lower than the primary roof line. The applicant proposes to use similar

brick and stone work as to the existing structure in the proposed addition and side shed. This will make the new addition compatible with the primary building.

The windows to be replaced do not offer distinctive stylistic features nor are examples of skilled craftsmanship. They are of aluminum construction and placed on the home in the 1970's.

Finding: The addition and window replacement will not compromise any distinctive features on the existing home. The size, scale, massing, height and location of the addition and proposed windows are compatible with the existing house.

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

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 proposal includes the replacement of all existing windows. The windows to be replaced are not original, placed on the home in the 1970s, and are made of aluminum material. The windows being proposed are wooden and more architecturally significant.

Finding: The application meets this standard, as the applicant is not proposing to remove historic materials that characterize the property or alter historic features. The windows proposed to be replaced are not original to the house and do not contribute architecturally to the structure.

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.

Applicable Design Guidelines

8.9 Minimize negative technical effects to original features when designing a new addition. Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

Analysis: The proposed work does not include any treatments of historic materials.

Finding: This standard is not applicable for the project.

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

Applicable Design Guidelines

7.4 Minimize the visual impact of skylights and other rooftop devices. The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.6 Do not construct a new addition or alteration that will hinder one’s ability to interpret the historic character of the building or structure. A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip, and shed roofs are appropriate. Flat roofs are generally inappropriate.

Analysis: The design of the addition will match the style and shape of the existing home, but will be subordinate to the main structure. Its roofline will be three feet (3’) lower than the primary roof line and setback approximately eight feet (8’) from the front façade. This design

makes the addition subordinate to the primary design allowing the historic portion of the home to be featured exclusively from the street. There is a clear line delineating the new from the old, and the historic mass, footprint and scale are protected. The design of the addition is compatible with the existing structure and will be located away from the primary architectural features of the historic front façade.

Finding: The addition to the home is subordinate to the original historic design of the building. The addition does not interfere with the existing primary roofline and mimics the existing design.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate 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 design of the addition is such that were it removed at some future date, the existing historic portions of the building would remain. The structure will be attached above the existing garage and to the side of the main residence. It will not require the removal of primary significant historic features such as eaves, cornices or decorative architectural features. Some materials on the existing second floor exterior wall side and garage roof will be removed; nonetheless, they will be replaced with compatible material.

Finding: The proposed design will retain the integrity of the historic contributory home.

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;

Applicable Design Guidelines

13.9 Use primary materials on a building that are similar to those used historically. Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

Analysis: The materials proposed in the addition will match the original materials. No inappropriate materials are proposed at this time.

Finding: No inappropriate materials are proposed at this time. The project complies with this standard.

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 part IV, Chapter 21A.46 of this title;

Analysis: No signs are proposed.

Finding: This standard is not applicable.

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

Analysis: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case.

Finding: The request is consistent with all design guidelines, as noted above.

**Exhibit A:
Photographs**



Subject Property



Existing Garage



View of Existing Garage from West



View of Existing Garage from Rear



View of Existing Home from East

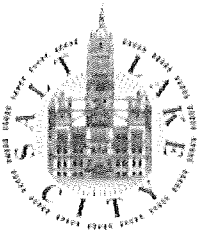


Existing Fence



Existing Windows

**Exhibit B:
Submissions**



HLC: Major Alterations, New Construction, Relocation & Appeal of Admin. Decision

Use for: substantial alteration or addition to a landmark site or contributing site; new construction of principal building; relocation; appeal of administrative decisions; and referral by planning director.

OFFICE USE ONLY
Petition No. PINHLC2011-00716
Date Received: Dec. 2, 2011
Reviewed By: U80

SALT LAKE CITY PLANNING

Address of Subject Property: ^{E.} 1533 Westmoreland Drive

Project Name: Perrin and Jill Love Remodel & Addition

Name of Applicant: Perrin and Jill Love

Phone:

Address of Applicant: 1533 Westmoreland Drive

E-mail Address of Applicant: jillperrin@comcast.net

Cell/Fax: Perrin - 801-440-9007
Jill - 801-864-2726

Applicant's Interest in Subject Property:

Name of Property Owner: same as above

Phone:

E-mail Address of Property Owner: same as above

Cell/Fax:

County Tax ("Sidwell #"): 16-09-380-032-0000

Zoning:

Legal Description (if different than tax parcel number): see attached sheet

Please Check Type of Application and submit associated fee

	Type	Application Fee	Additional Fee
<input checked="" type="checkbox"/>	Major Alteration	\$27.69	Plus cost of first class postage
<input type="checkbox"/>	New Construction	\$221.48	Plus cost of first class postage
<input type="checkbox"/>	Relocation	\$221.48	Plus cost of first class postage
<input type="checkbox"/>	Appeal of Administrative Decision*	\$221.48	Plus cost of first class postage

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.

File the complete application at:

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

Signature of Property Owner
Or authorized agent

November 8, 2011

Jill and Perrin Love are submitting a proposal to the Historic Landmarks Committee for an addition on their home. The home is located at 1533 Westmoreland Drive and was built in the 1940's. They would be adding above their existing garage and on the west side of the garage. Their existing garage was an addition in the 1950's.

This addition would have the same footprint of the garage and will not exceed the existing height of the house. My hope is that this new addition will read somewhat like a screened-in porch that were so often added to older homes. The shed addition to the west side of the garage would give them storage and help break up the existing brick face of the west wall and also help with the overall massing of the entire house.

Both additions would have new 4" cedar horizontal wood siding that would be stained or painted to complement the brick color. The use of the new wood siding would help preserve the historic character of the existing structure.

New windows would be used in the addition and on the front, east and west side of the existing house. The original windows were replaced in the 1970's with smoke colored glass windows with no divisions. The new windows will have horizontal dividers and help restore the house to its original look.

In trying to preserve the historic alignments that exist on the street, the addition would not be built forward of the existing footprint or higher than the existing height of the house.

Neighbors within 150+ feet of the Love property: all addresses are 84105

Jill and Perrin Love- #16-090380-032-0000
1533 Westmoreland Dr.

Linda Bult- #16-09-379-001-0000
1347 Filmore St.

Jeff Kurrus- #16-09-378-008-0000
1540 E. Westmoreland Dr.

Jen and Eric Langvardt- #16-09-380-001-0000
1525 E. Westmoreland Dr.

David and Carolyn Lebaron- #16-09-380-030-0000
1526 E. 1300 S.

Janet Warburton- #16-09-380-003-0000
1544 E. Westmoreland Dr.

Westmoreland LLC, Ken and Shauna Rasmusson - #16-09-378-001-0000
1321 S.1500 E.

Corey and Ellie Roach- #16-09-380-004-0000
1548 E. 1300 S.

Wayne and Colette Moorehead- #16-09-380-014-0000
1543 E. Sherman Ave

John and Roni Thomas- #16-09-380-015-0000
1551 E. Sherman Ave

Charles and Stephanie Watts- #16-16-126-006-0000
1352 S. Filmore St.

Steven Horton- #16-09-378-006-0000
1344 S. Filmore St.

Wasatch Hollow Community Chair
John Bennion- 801-583-5180

[16-09-380-030-0000]
LEBARON, DAVID & CAROLYN; TRS ET AL
965 GARDEN DR
SAN JOSE, CA 95126

[16-16-127-008-0000]
JD DEVELOPMENT INC
1800 LUCKY JOHN DR
PARK CITY, UT 84060

[16-09-377-003-0000]
BOARD OF EDUCATION SALT LAKE CITY SCHOOL
DIST
440 E 100 S
SALT LAKE CITY, UT 84111-1898

[16-09-380-003-0000]
WARBURTON, JANET R
1544 E 1300 S
SALT LAKE CITY, UT 84105-1742

[16-09-380-004-0000]
ROACH, COREY W & ELLIE; JT
1548 E 1300 S
SALT LAKE CITY, UT 84105-1742

[16-09-380-005-0000]
DAVIS, ROGER D
1552 E 1300 S
SALT LAKE CITY, UT 84105-1742

[16-09-380-006-0000]
PETERSON, MARY E
1562 E 1300 S
SALT LAKE CITY, UT 84105-1742

[16-09-380-007-0000]
HARVARD HOMES LLC
1564 E 1300 S
SALT LAKE CITY, UT 84105-1742

[16-09-380-008-0000]
NIELSEN, ALICIA F
1568 E 1300 S
SALT LAKE CITY, UT 84105-1742

[16-09-380-009-0000]
PAYNE, ROBYN S
1572 E 1300 S
SALT LAKE CITY, UT 84105-1742

[16-09-380-010-0000]
LINSCHOTEN, CHRIS D & GLADYS (JT)
1576 E 1300 S
SALT LAKE CITY, UT 84105-1742

[16-09-357-036-0000]
VILLA, MARIA
1320 S 1500 E
SALT LAKE CITY, UT 84105-2725

[16-09-378-002-0000]
GRAY, AL W & SUSAN M; JT
1325 S 1500 E
SALT LAKE CITY, UT 84105-2724

[16-09-357-037-0000]
KNOOP, KARLA D
1326 S 1500 E
SALT LAKE CITY, UT 84105-2725

[16-09-378-003-0000]
MCLEESE, KAREN L
1337 S 1500 E
SALT LAKE CITY, UT 84105-2724

[16-09-378-004-0000]
RIFFO-JENSON, LORENA & JENSON, KEN; JT
1347 S 1500 E
SALT LAKE CITY, UT 84105-2724

[16-16-126-001-0000]
WALD, FRED O. & BETH H.
1353 S 1500 E
SALT LAKE CITY, UT 84105-2724

[16-16-126-002-0000]
STRASSER, JODI & JOHN C; JT
3655 S 2210 E
SALT LAKE CITY, UT 84109-4314

[16-09-378-006-0000]
HORTON, STEVEN C
1344 S FILMORE ST
SALT LAKE CITY, UT 84105-2706

[16-09-379-001-0000]
BULT, LINDA
1347 S FILMORE ST
SALT LAKE CITY, UT 84105-2705

[16-16-127-001-0000]
JONES, BRENDA LEE; TR
1351 S FILMORE ST
SALT LAKE CITY, UT 84105-2705

[16-16-126-006-0000]
WATTS, CHARLES W & STEPHANIE
1352 S FILMORE ST
SALT LAKE CITY, UT 84105-2706

[16-16-127-002-0000]
DRYSDALE, CHRIS W & KRISTIN A; JT
1344 S FILMORE ST
SALT LAKE CITY, UT 84105-2705

[16-16-126-007-0000]
GEORGESON, NIKE M; TR
1360 S FILMORE ST
SALT LAKE CITY, UT 84105-2706

[16-16-126-008-0000]
MACPHERSON, JANE E & DAVID M; JT
1370 S FILMORE ST
SALT LAKE CITY, UT 84105-2706

[16-09-379-002-0000]
BAIN, GWEN; TR
1344 S GLENMARE ST
SALT LAKE CITY, UT 84105-2708

[16-16-127-006-0000]
HAWKSWORTH, ANN
1350 S GLENMARE ST
SALT LAKE CITY, UT 84105-2708

[16-16-127-007-0000]
DURHAM, MATTHEW M & PINGREE, MARY M; JT
1358 S GLENMARE ST
SALT LAKE CITY, UT 84105-2708

[16-09-357-017-0000]
HARVARD PLUM LLC
1468 E HARVARD AVE
SALT LAKE CITY, UT 84105-1918

[16-09-380-014-0000]
MOOREHEAD, WAYNE & COLETTE; JT
1543 E SHERMAN AVE
SALT LAKE CITY, UT 84105-2719

[16-09-380-015-0000]
THOMAS, JOHN H JR & RONI; JT
1551 E SHERMAN AVE
SALT LAKE CITY, UT 84105-2719

[16-09-380-016-0000]
PODOLSKY, NANO B
1555 E SHERMAN AVE
SALT LAKE CITY, UT 84105-2719

[16-09-380-017-0000]
CHAMBERLAIN, WILL & LINDA; JT
1569 E SHERMAN AVE
SALT LAKE CITY, UT 84105-2719

[16-09-380-018-0000]
COVEY, JOHN M & TRACI O; JT
1577 E SHERMAN AVE
SALT LAKE CITY, UT 84105-2719

[16-09-380-019-0000]
FREDMAN, STUART
1579 E SHERMAN AVE
SALT LAKE CITY, UT 84105-2719

[16-09-380-001-0000]
LANGVARDT, CHRIS E & JENNIFER M; JT
1525 E WESTMORELAND DR
SALT LAKE CITY, UT 84105

[16-09-380-032-0000]
LOVE, PERRIN R & JILL R; JT
1533 E WESTMORELAND DR
SALT LAKE CITY, UT 84105

[16-09-378-005-0000]
KURRUS, JEFFREY A & LUNT, MARGARET S; JT
1540 E WESTMORELAND DR
SALT LAKE CITY, UT 84105

[16-09-378-001-0000]
WESTMORELAND LLC
1334 E WILSON AVE
SALT LAKE CITY, UT 84105-3739

[16-16-127-003-0000]
ENGEMAN, H KEN
1435 E YALE AVE
SALT LAKE CITY, UT 84105-1614

[16-09-357-017-0000]
Residents
1304 S 1500 E
Salt Lake City, UT 84105

[16-09-357-017-0000]
Residents
1496 E 1300 S
Salt Lake City, UT 84105-1945

[16-09-377-003-0000]
Residents
1567 E 1300 S
Salt Lake City, UT 84105

[16-09-377-003-0000]
Residents
1571 E 1300 S
Salt Lake City, UT 84105-1741

[16-09-378-001-0000]
Residents
1321 S 1500 E
Salt Lake City, UT 84105-2724

[16-09-378-001-0000]
Residents
1516 E WESTMORELAND DR
Salt Lake City, UT 84105-2723

[16-09-378-003-0000]
Residents
1341 S 1500 E
Salt Lake City, UT 84105-2724

[16-09-380-030-0000]
Residents
1526 E 1300 S
Salt Lake City, UT 84105-1742

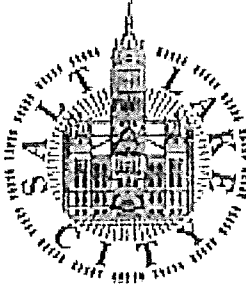
[16-09-380-030-0000]
Residents
1530 E 1300 S
Salt Lake City, UT 84105-1742

[16-16-126-001-0000]
Residents
1351 S 1500 E
Salt Lake City, UT 84105-2724

[16-16-126-002-0000]
Residents
1361 S 1500 E
Salt Lake City, UT 84105-2724

[16-16-127-003-0000]
Residents
1363 S FILMORE ST
Salt Lake City, UT 84105-2705

[16-16-127-008-0000]
Residents
1366 S GLENMARE ST
Salt Lake City, UT 84105-2708



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Dec 02, 2011

HISTORIC LANDMARK COMMISSION

1533 WESTMORELAND DRIVE
SALT LAKE CITY, UT

Project Name: PERRIN & JILL LOVE REMODEL & ADDITION

Project Address: 1533 WESTMORELAND

Detailed Description:

Table with columns: Description, Qty, Dept, C Ctr, Obj, Invoice, Amount (Paid, Due). Includes rows for Postage, Filing Fee, and Totals for invoice 912835 and PLNHLC2011-00716.

OFFICE USE ONLY
Intake By: OM1515
CAP ID #
PLNHLC2011-00716
Total Due: \$80.93

Salt Lake City Treasurer

Rcpt# 1248210
PL PLNHLC2011-00716 CK
\$80.69 12/5/2011

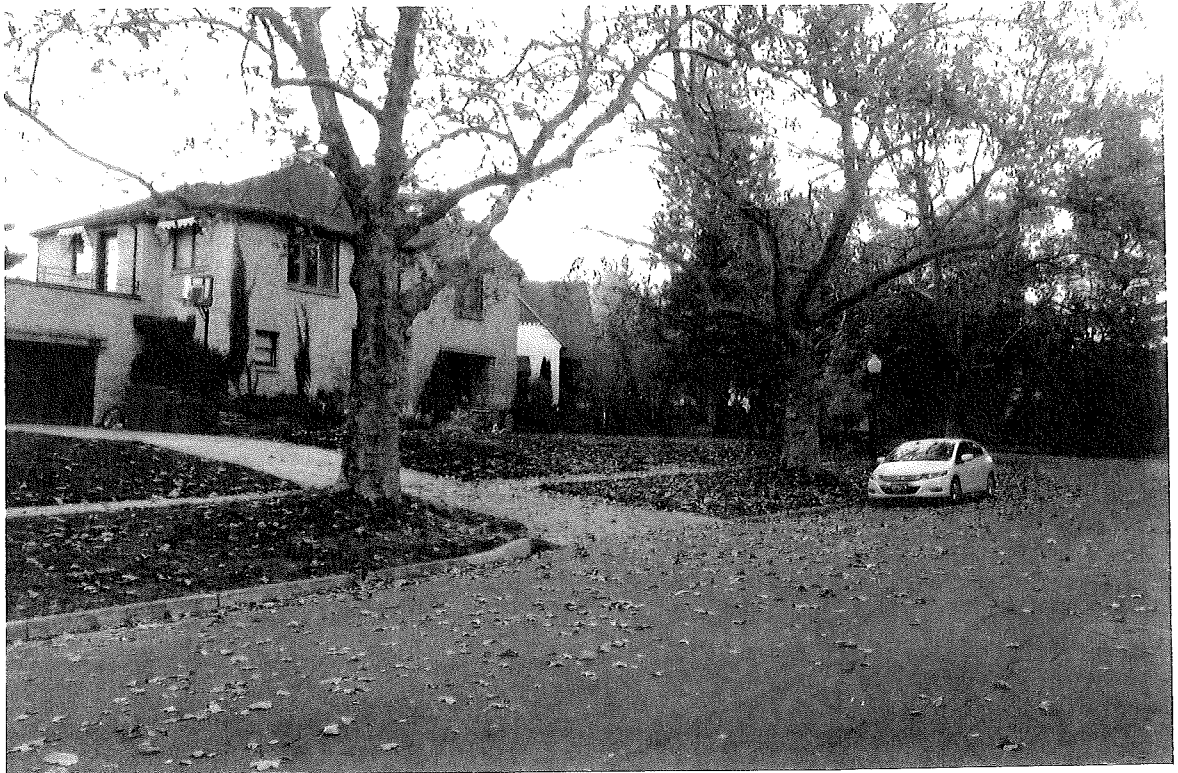


* PLNHLC2011-00716 *

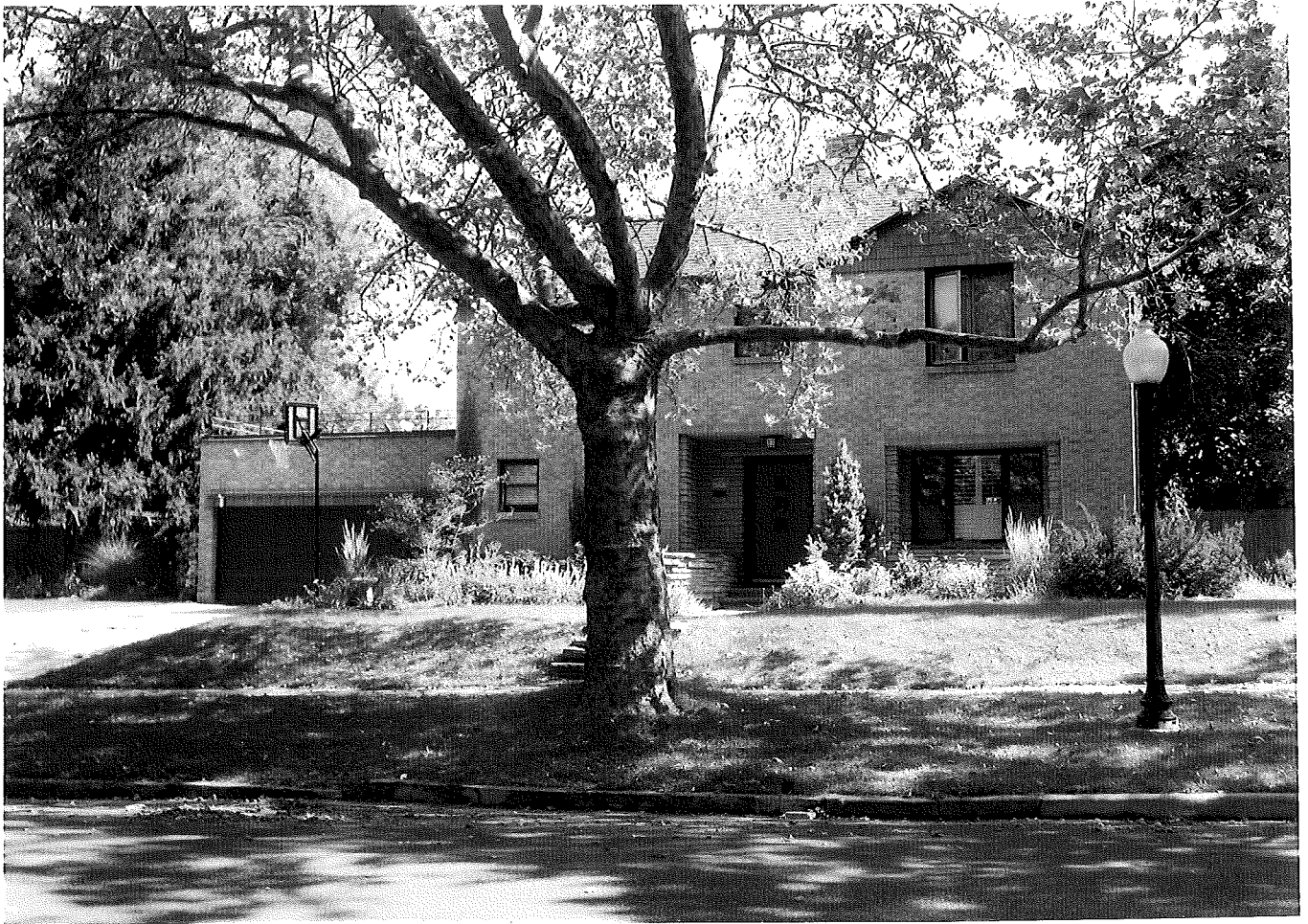
www.slcperrmits.com Salt Lake City Treasurer

Rcpt# 1248209
PL PLNHLC2011-00716 CSH
\$0.24 12/5/2011











PERRIN ROBERT LOVE AND JILL REMINGTON LOVE HUSBAND AND WIFE AS JOINT TENANTS

grantee

of **SALT LAKE**

County of **SALT LAKE**

State of Utah

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

DOLLARS

the following described tract of land in **Salt Lake**

County,

State of Utah, to-wit:

ALL OF LOT 16, BLOCK 1, WESTMORELAND PLACE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TOGETHER WITH:

A TRACT OF LAND SITUATE IN PORTIONS OF LOT 18 AND LOT 19, BLOCK 1, WESTMORELAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. THE BOUNDARIES OF SAID TRACT ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 1, WESTMORELAND PLACE SUBDIVISION; THENCE NORTH 37.0 FEET; THENCE EAST 67.0 FEET; THENCE SOUTH 37.0 FEET; THENCE 67.0 FEET AT THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 1998 AND THEREAFTER.

WITNESS the hand(s) of said grantor(s) this
Signed in the presence of

March 20, 1998

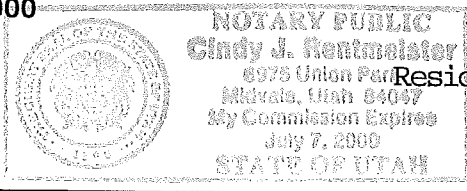
Anita Lorayne Beach
ANITA LORAYNE BEACH
Anita L. Beach
ANITA L. BEACH

STATE OF **UTAH**)
) SS.
COUNTY OF **SALT LAKE**)

On **March 20, 1998**, personally appeared
before me, **ANITA LORAYNE BEACH AKA ANITA L. BEACH**
the signer (s) of the foregoing instrument, who being by me duly sworn,
acknowledged to me that **SHE** executed the same.

My Commission Expires:
July 07, 2000

[Signature]
NOTARY PUBLIC

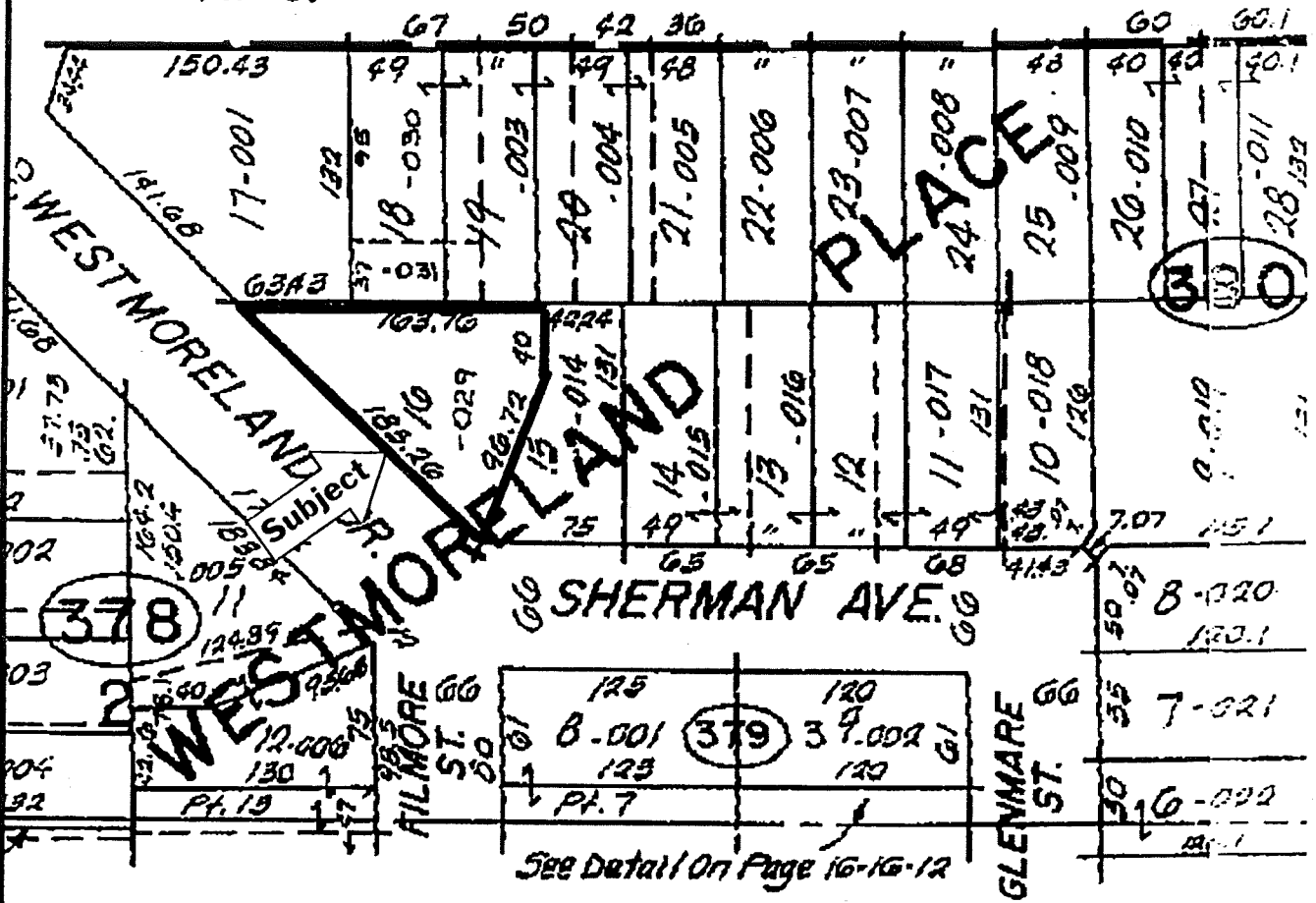


Residing at: **SLC UT**

6902

132 759

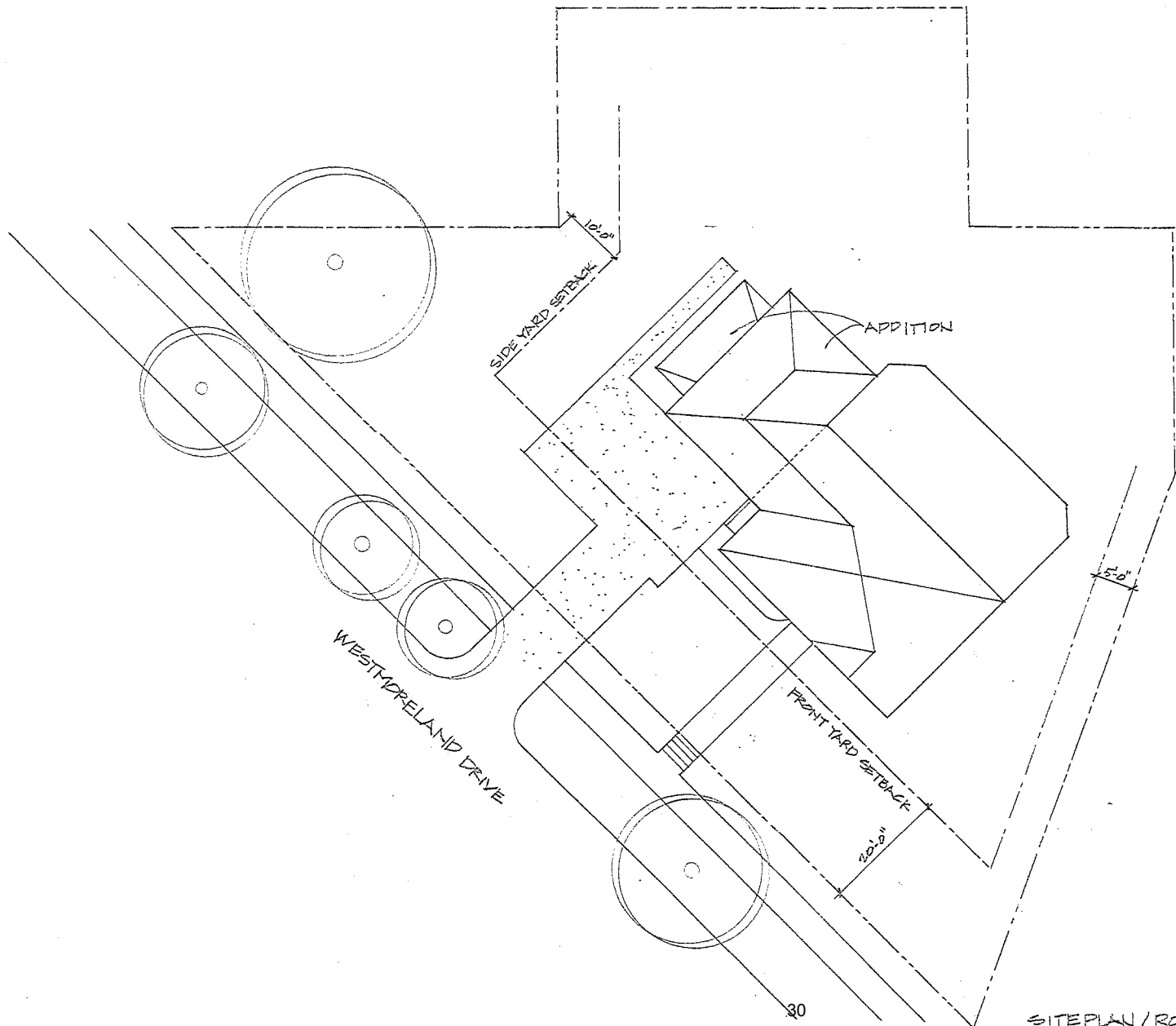
13th S.



See Detail On Page 16-16-12

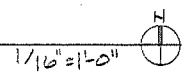
16-16-12

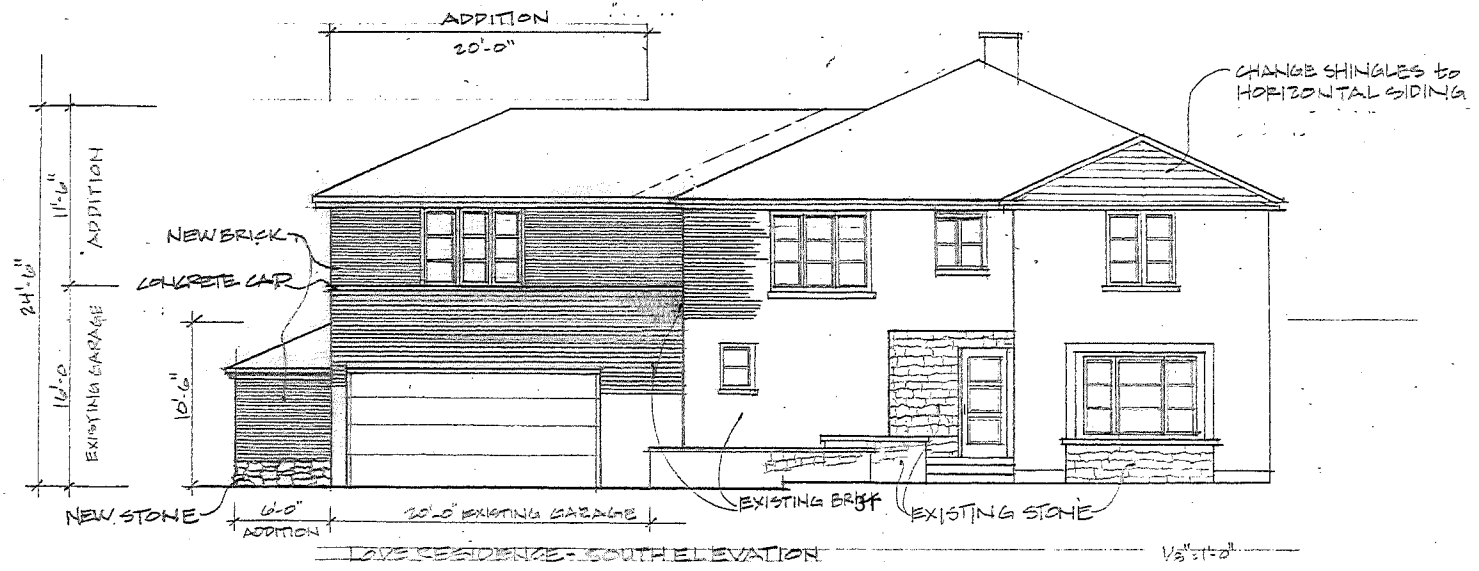
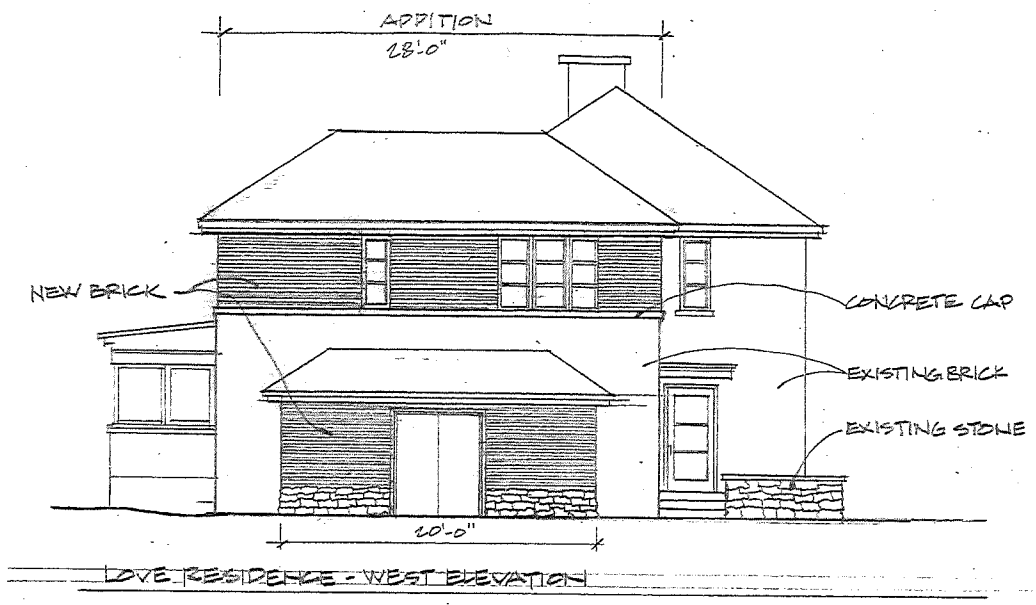
Plat Map

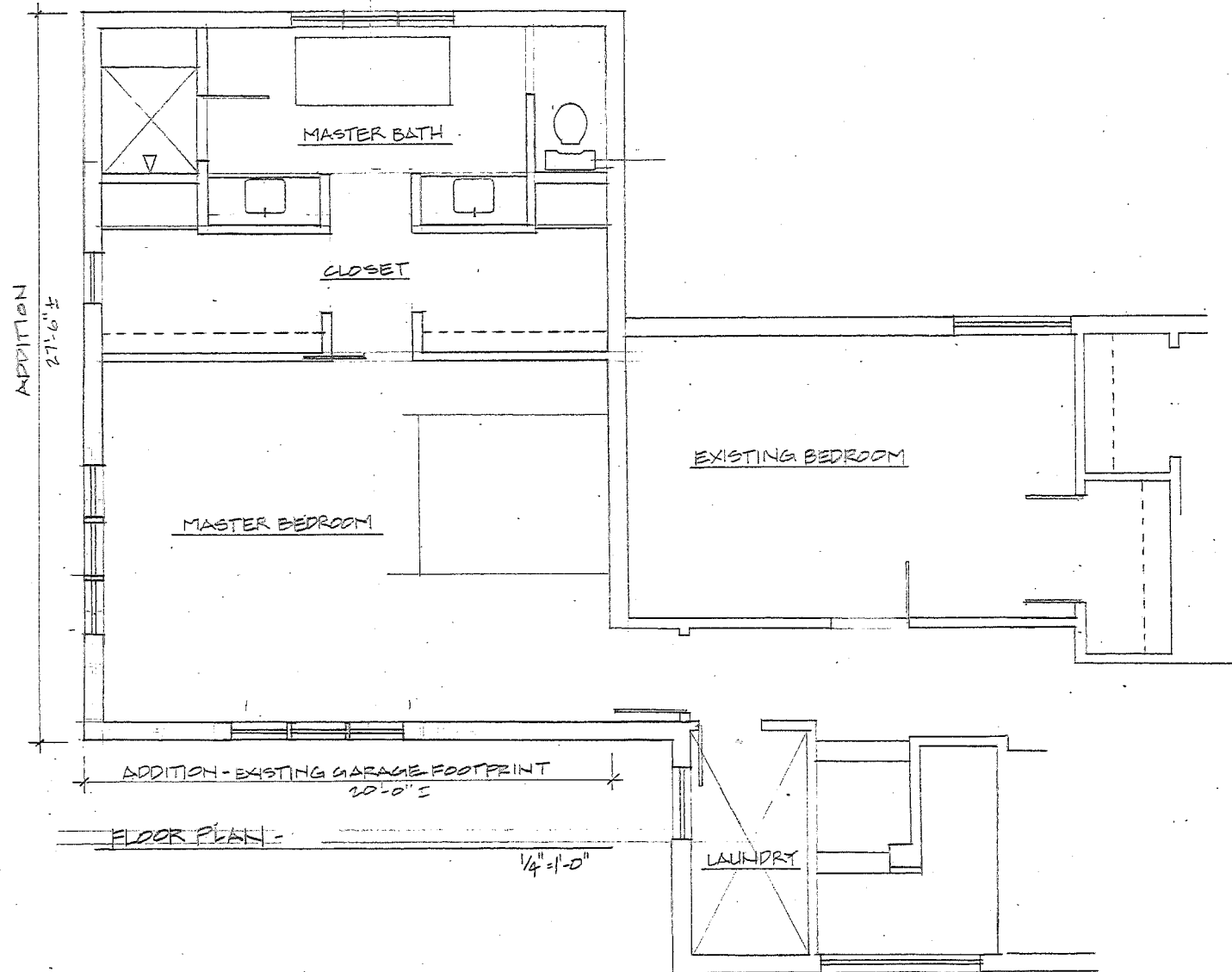


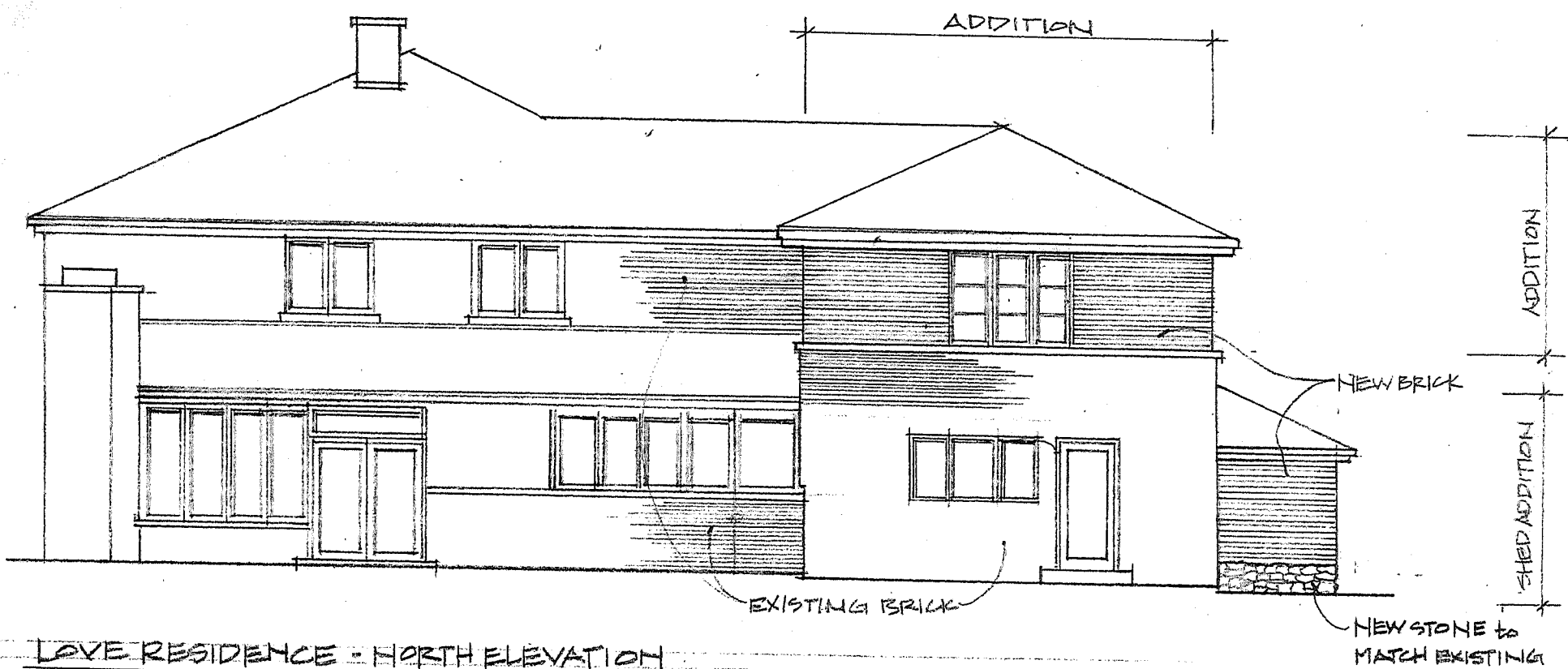
LOVE REMODEL and ADDITION
 EXISTING SITE - .34 ACRES
 EXISTING FOOTPRINT - 2,240 S.F.
 NEW FOOTPRINT - 120 S.F.
 % of LOT COVERAGE - 16%

SITEPLAN / ROOF PLAN









LOVE RESIDENCE - NORTH ELEVATION

From: [Louise Hill](#)
To: [Reining, Elizabeth](#)
Cc: [Love Jill](#)
Subject: Love Home Addition
Date: Wednesday, December 14, 2011 9:53:29 AM

Elizabeth,

I'm the architect that is assisting Jill and Perrin Love on their home addition. Jill forwarded the questions you had about the project to me and I will try to answer them. I would also like to drop off some material samples to you on thursday between 12:00 and 3:00 if possible. Please let me know what would work for your schedule.

1. The existing fence will be taken down and a new one will replace it. The fence would hit the side addition about 5' in. It will have a gate and we would like it to be a woven lattice made of 1x2 weathered cedar with a 2" spacing and about 6' tall. I would like the side addition to be seen from the street. I think it helps balance that side of the house and will help tie the top addition to the house.
2. I will be dropping off a sample of the existing brick, the color for the siding and information on the window type and color of the windows.
3. We would like to use a window from Windsor. It is from their Select series and the rail and stile on these windows is 2 5/16" and they also have an option for a push out casement. Both of these features help create a more historical look.
4. The additions roof material will match the existing roofing material.

When I drop off the material samples to you I would be happy to address any other questions you might have about the Love project.

Thank you,

Louise Hill



LOUISE HILL DESIGN

Residential Architecture

T 801.915.3432

F 801.583.7565

www.louisehilldesign.com



WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company



PINNACLE *Select*

THE NEWEST PRODUCT LINE FROM WINDSOR WINDOWS & DOORS

85



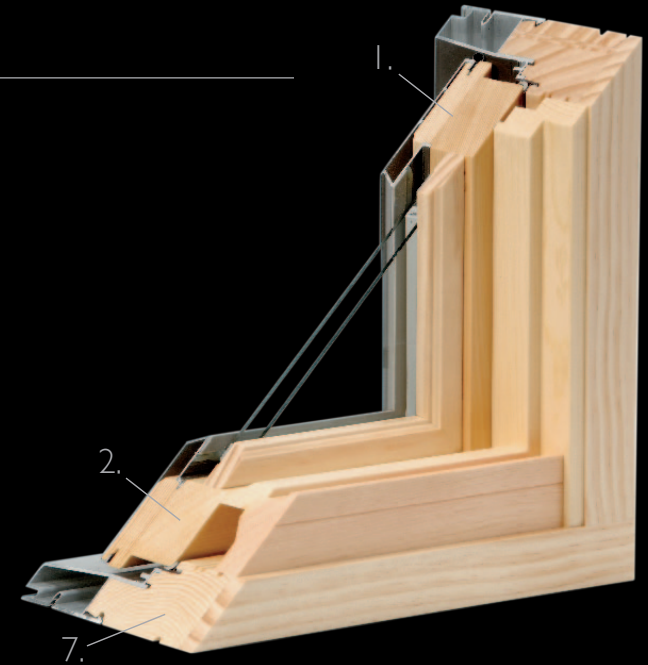
PINNACLE SELECT

IT'S THE WINDOW YOU'VE BEEN WAITING FOR. Pinnacle Select is an elite line of new casement and awning windows constructed from enhanced components for unsurpassed performance. Features include push-out functionality, wide stiles and rails, thick sash, impressive DP ratings and available in pine, alder or fir construction. We've built in so much performance, stability, style and efficiency, even the most particular homeowner will enjoy peace of mind. It's the perfect window for the perfect home.

FEATURES & BENEFITS

BENEFITS PROVIDED ON PINNACLE SELECT PRODUCTS

1. Select windows are constructed with 2-5/16" wide stiles and rails that add structural stability and provide a more massive architectural appearance
2. A robust 2-3/16" thick sash adds dimension and strength
3. Mortise and tenon sash joints are fastened with screws for strength and stability
4. Select casements and awnings are available in larger sizes
 - Venting casements are available up to 3078 and 3678 frame sizes
 - Venting awnings are available up to a 6060 frame size
5. Select casements and awnings are available in two styles
 - Operating (standard crank)
 - Push-out
6. Retractable screens are available on both Select operating and push-out products. The pull-bar, cartridge case and frame of the screen are produced from the same wood species as the window
7. Full-width extension jambs are standard on Select units



FEATURES OF PUSH-OUT UNITS

8. Push-out hardware consists of easy-to-operate lever with cam rollers and keepers. This mechanism provides a multipoint locking system that is standard
9. Push-outs are equipped with adjustable friction hinges and lock rollers in both casements and awnings
10. Friction device on larger push-out awnings to maintain sash opening
11. All sizes of push-out casements provide an impressive DP rating of 50
12. The DP rating of push-out awnings ranges from 40 up to 70

FEATURES OF OPERATING UNITS

13. Operating casements utilize adjustable hinges
14. Operating casements provide an amazing DP rating of 70 (except for the 3678 which has a DP rating of 50)
15. The DP rating of the operating awnings is 50 for all sizes



OPTIONS & ACCESSORIES

WOOD SPECIES



Clear Select Pine



Douglas Fir



Natural Alder

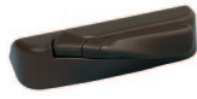
HARDWARE



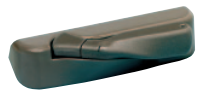
White



Satin Nickel



Faux Bronze



Oil Rubbed Bronze



Black



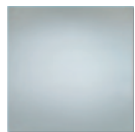
GLASS



LoE 366 (Std)



Dual Low-E



LoE 240



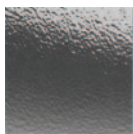
Clear



Gray Tint



Bronze Tint



Obscure



Glue Chip



Rain Glass



Reed



Satin Etch

GRILLES



3/4" Profiled Inner Grille



5/8" Putty Bar Windsor Divided Lite



7/8" Putty Bar Windsor Divided Lite



7/8" Interior Windsor Divided Lite



1-1/4" Interior Windsor Divided Lite

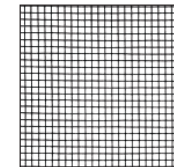
SCREENS

Windsor's standard BetterVue screen material provides improved visibility, airflow and insect resistance.

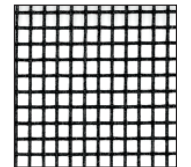
Operating units are available with a standard screen or a retractable screen option. Standard screens are pressure mounted to fit within the frame of the window and are easily installed and removed.

Push-out casements and awnings are available with a retractable screen.

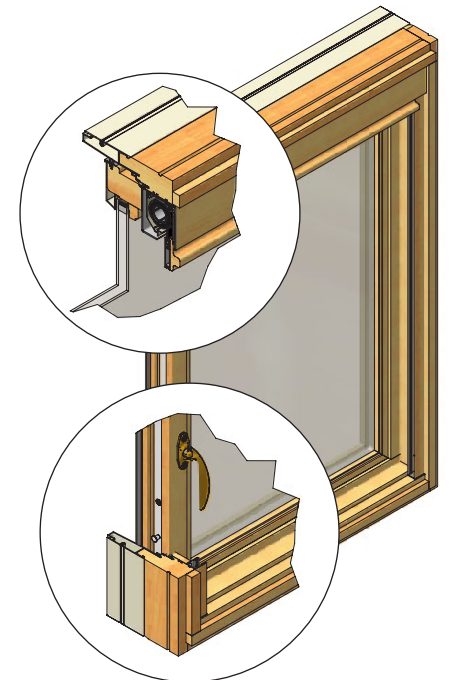
Retractable screens are available in pine, alder and fir wood species and have a solid wood pull at the bottom of the screen for easy operation. These spring-loaded units pull down from the top and lock into place at the sill. All interior tracks and covers come standard with species matched wood veneer:



BetterVue® (Standard)































































As compared to conventional screen material



CASEMENT ELEVATIONS

Rough Opening Frame Glass	1-6 3/4	1-8 3/4	2-0 3/4	2-4 3/4	2-6 3/4	3-0 3/4	Rough Opening Frame Glass	3-0 3/4	3-4 3/4	4-0 3/4	4-8 3/4	5-0 3/4	6-0 3/4
	1-6 12 3/4	1-8 14 3/4	2-0 18 3/4	2-4 22 3/4	2-6 24 3/4	3-0 30 3/4		3-0 12 3/4	3-4 14 3/4	4-0 18 3/4	4-8 22 3/4	5-0 24 3/4	6-0 30 3/4
2-0 1/2	1824	2024	2424	2824	3024	3624	2-0 1/2	1824-2	2024-2	2424-2	2824-2	3024-2	3624-2
2-6 1/2	1830	2030	2430	2830	3030	3630	2-6 1/2	1830-2	2030-2	2430-2	2830-2	3030-2	3630-2
3-0 1/2	1836	2036	2436	2836	3036	3636	3-0 1/2	1836-2	2036-2	2436-2	2836-2	3036-2	3636-2
3-6 1/2	1842	2042	2442	2842	3042	3642	3-6 1/2	1842-2	2042-2	2442-2	2842-2	3042-2	3642-2
4-0 1/2	1848	2048	2448	2848	3048	3648	4-0 1/2	1848-2	2048-2	2448-2	2848-2	3048-2	3648-2
4-6 1/2	1854	2054	2454	2854	3054	3654	4-6 1/2	1854-2	2054-2	2454-2	2854-2	3054-2	3654-2
5-0 1/2	1860	2060	2460	2860	3060	3660	5-0 1/2	1860-2	2060-2	2460-2	2860-2	3060-2	3660-2
5-6 1/2	1866	2066	2466	2866	3066	3666	5-6 1/2	1866-2	2066-2	2466-2	2866-2	3066-2	3666-2
6-0 1/2	1872	2072	2472	2872	3072	3672	6-0 1/2	1872-2	2072-2	2472-2	2872-2	3072-2	3672-2
6-6 1/2	1878	2078	2478	2878	3078	3678	6-6 1/2	1878-2	2078-2	2478-2	2878-2	3078-2	3678-2

CASEMENT ELEVATIONS

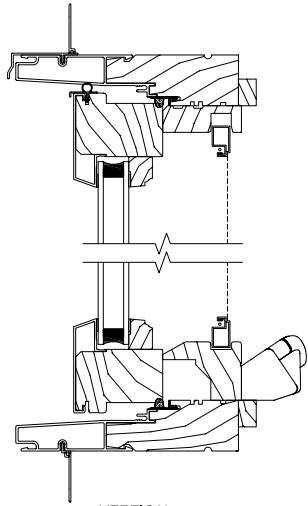
Rough Opening Frame Glass	4-6 3/4	5-0 3/4	6-0 3/4	7-0 3/4	7-6 3/4	9-0 3/4
	4-6 12 3/4	5-0 14 3/4	6-0 18 3/4	7-0 22 3/4	7-6 24 3/4	9-0 30 3/4
2-0 1/2 2-0 18 3/4	 1824-3	 2024-3	 2424-3	 2824-3	 3024-3	 3624-3
2-6 1/2 2-6 24 3/4	 1830-3	 2030-3	 2430-3	 2830-3	 3030-3	 3630-3
3-0 1/2 3-0 30 3/4	 1836-3	 2036-3	 2436-3	 2836-3	 3036-3	 3636-3
3-6 1/2 3-6 36 3/4	 1842-3	 2042-3	 2442-3	 2842-3	 3042-3	 3642-3
4-0 1/2 4-0 42 3/4	 1848-3	 2048-3	 2448-3	 2848-3	 3048-3	 3648-3
4-6 1/2 4-6 48 3/4	 1854-3	 2054-3	 2454-3	 2854-3	 3054-3	 3654-3
5-0 1/2 5-0 54 3/4	 1860-3	 2060-3	 2460-3	 2860-3	 3060-3	 3660-3
5-6 1/2 5-6 60 3/4	 1866-3	 2066-3	 2466-3	 2866-3	 3066-3	 3666-3
6-0 1/2 6-0 66 3/4	 1872-3	 2072-3	 2472-3	 2872-3	 3072-3	 3672-3
6-6 1/2 6-6 72 3/4	 1878-3	 2078-3	 2478-3	 2878-3	 3078-3	 3678-3

CASEMENT ELEVATIONS

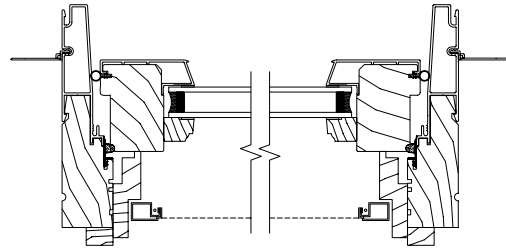
Rough Opening Frame Glass	6-0 3/4	6-8 3/4	8-0 3/4	9-4 3/4	10-0 3/4	12-0 3/4
	6-0 12 3/4	6-8 14 3/4	8-0 18 3/4	9-4 22 3/4	10-0 24 3/4	12-0 30 3/4
2-0 1/2 2-0 18 3/4	1824-4	2024-4	2424-4	2824-4	3024-4	3624-4
2-6 1/2 2-6 24 3/4	1830-4	2030-4	2430-4	2830-4	3030-4	3630-4
3-0 1/2 3-0 30 3/4	1836-4	2036-4	2436-4	2836-4	3036-4	3636-4
3-6 1/2 3-6 36 3/4	1842-4	2042-4	2442-4	2842-4	3042-4	3642-4
4-0 1/2 4-0 42 3/4	1848-4	2048-4	2448-4	2848-4	3048-4	3648-4
4-6 1/2 4-6 48 3/4	1854-4	2054-4	2454-4	2854-4	3054-4	3654-4
5-0 1/2 5-0 54 3/4	1860-4	2060-4	2460-4	2860-4	3060-4	3660-4
5-6 1/2 5-6 60 3/4	1866-4	2066-4	2466-4	2866-4	3066-4	3666-4
6-0 1/2 6-0 66 3/4	1872-4	2072-4	2472-4	2872-4	3072-4	3672-4
6-6 1/2 6-6 72 3/4	1878-4	2078-4	2478-4	2878-4	3078-4	3678-4

TECHNICAL DRAWINGS – CASEMENT

OPERATING WITH STANDARD SCREEN

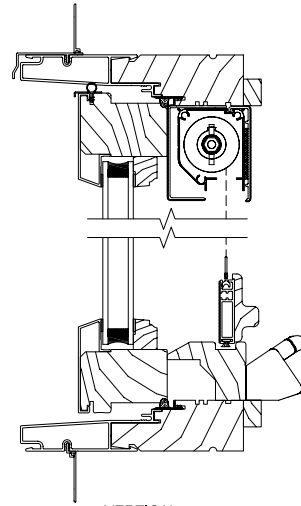


VERTICAL

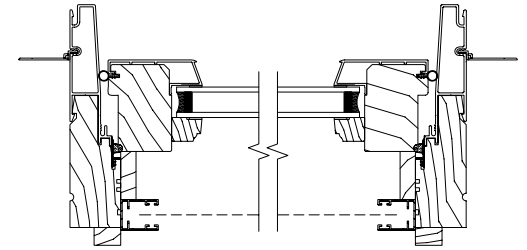


HORIZONTAL

OPERATING WITH RETRACTABLE SCREEN

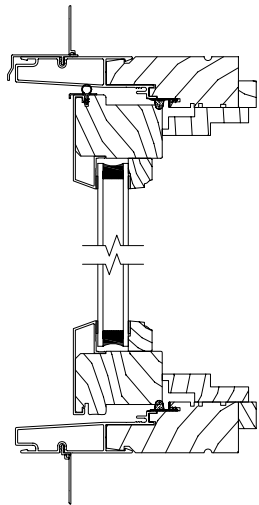


VERTICAL

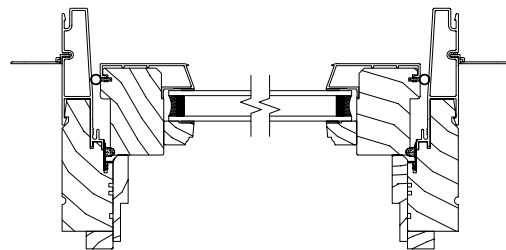


HORIZONTAL

PUSH-OUT WITH NO SCREEN

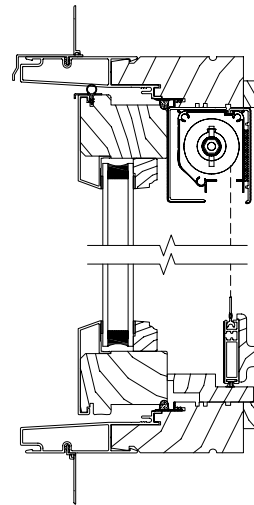


VERTICAL

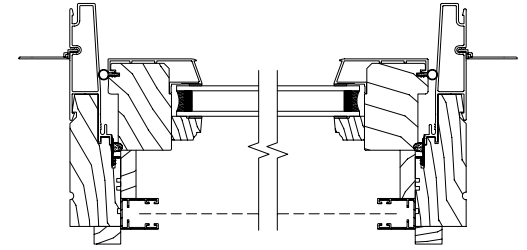


HORIZONTAL

PUSH-OUT WITH RETRACTABLE SCREEN



VERTICAL



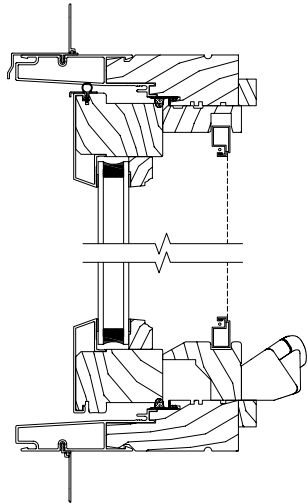
HORIZONTAL

AWNING ELEVATIONS

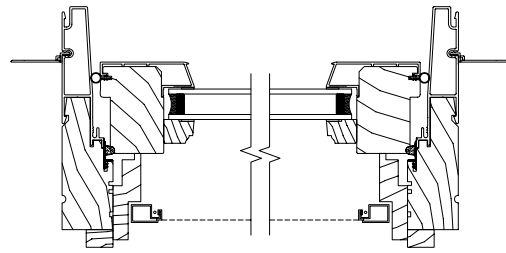
		Rough Opening								
		2-0 3/4	2-4 3/4	2-6 3/4	3-0 3/4	3-6 3/4	4-0 3/4	4-6 3/4	5-0 3/4	
		2-0	2-4	2-6	3-0	3-6	4-0	4-6	5-0	
		Frame								
		Glass								
1-6 1/2	1-6	12 3/4	2418	2818	3018	3618	4218	4818	5418	6018
1-8 1/2	1-8	14 3/4	2420	2820	3020	3620	4220	4820	5420	6020
2-0 1/2	2-0	18 3/4	2424	2824	3024	3624	4224	4824	5424	6024
2-4 1/2	2-4	22 3/4	2428	2828	3028	3628	4228	4828	5428	6028
2-6 1/2	2-6	24 3/4	2430	2830	3030	3630	4230	4830	5430	6030
3-0 1/2	3-0	30 3/4	2436	2836	3036	3636	4236	4836	5436	6036
3-6 1/2	3-6	36 3/4	2442	2842	3042	3642	4242	4842	5442	6042
4-0 1/2	4-0	42 3/4	2448	2848	3048	3648	4248	4848	5448	6048
4-6 1/2	4-6	48 3/4	2454	2854	3054	3654	4254	4854	5454	6054
5-0 1/2	5-0	54 3/4	2460	2860	3060	3660	4260	4860	5460	6060

TECHNICAL DRAWINGS – AWNING

OPERATING WITH STANDARD SCREEN

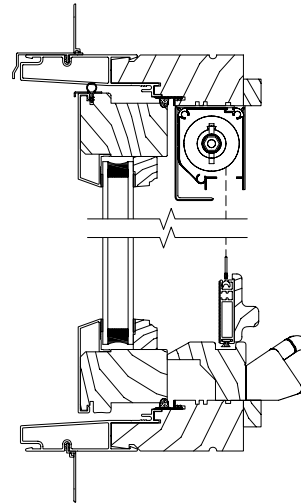


VERTICAL

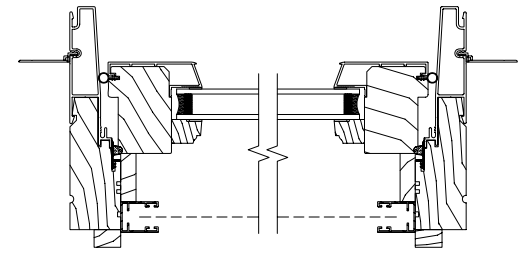


HORIZONTAL

OPERATING WITH RETRACTABLE SCREEN

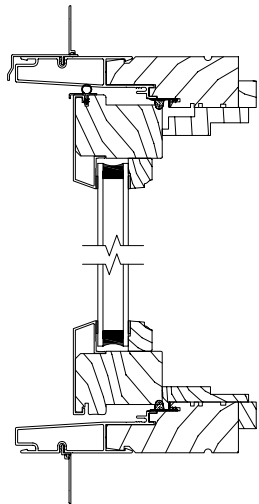


VERTICAL

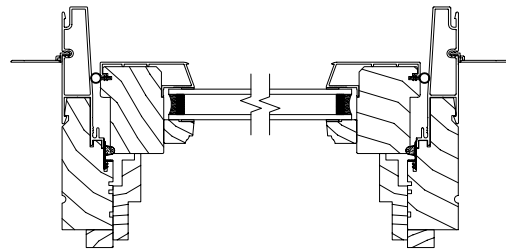


HORIZONTAL

PUSH-OUT WITH NO SCREEN

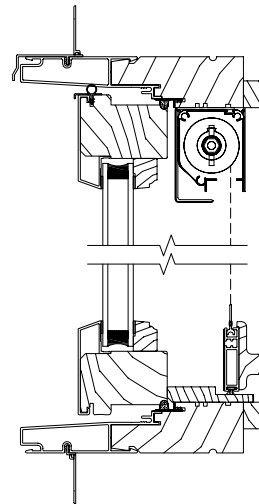


VERTICAL

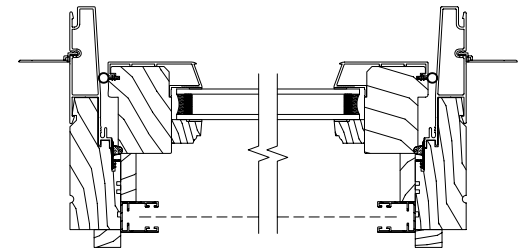


HORIZONTAL

PUSH-OUT WITH RETRACTABLE SCREEN



VERTICAL



HORIZONTAL

NFRC VALUES

NFRC Unit Values								
Glass Type	Grille Type	U-Value		SHGC		VLT		Fading Trans
		Air	Argon	Air	Argon	Air	Argon	
Select Casement (Operating & Push-Out)								
Clear	None	0.47	NA	0.51	NA	0.53	NA	74%
	3/4" Profilled Innergrille	0.47	NA	0.46	NA	0.48	NA	
	7/8" WDL	0.47	NA	0.46	NA	0.48	NA	
LoE 366	None	0.35	0.32	0.19	0.18	0.42	0.42	43%
	3/4" Profilled Innergrille	0.35	0.32	0.17	0.17	0.38	0.38	
	7/8" WDL	0.35	0.32	0.17	0.17	0.38	0.38	

NFRC Unit Values								
Glass Type	Grille Type	U-Value		SHGC		VLT		Fading Trans
		Air	Argon	Air	Argon	Air	Argon	
Select Awning (Operating & Push-Out)								
Clear	None	0.48	NA	0.51	NA	0.53	NA	74%
	3/4" Profilled Innergrille	0.48	NA	0.46	NA	0.48	NA	
	7/8" WDL	0.48	NA	0.46	NA	0.48	NA	
LoE 366	None	0.36	0.32	0.19	0.18	0.42	0.42	43%
	3/4" Profilled Innergrille	0.36	0.32	0.17	0.17	0.38	0.38	
	7/8" WDL	0.36	0.32	0.17	0.17	0.38	0.38	

NFRC Unit Values								
Glass Type	Grille Type	U-Value		SHGC		VLT		Fading Trans
		Air	Argon	Air	Argon	Air	Argon	
Select Casement Picture								
Clear	None	0.48	NA	0.60	NA	0.63	NA	74%
	3/4" Profilled Innergrille	0.48	NA	0.54	NA	0.56	NA	
	7/8" WDL	0.48	NA	0.54	NA	0.56	NA	
LoE 366	None	0.33	0.29	0.22	0.21	0.50	0.50	43%
	3/4" Profilled Innergrille	0.33	0.29	0.20	0.19	0.44	0.44	
	7/8" WDL	0.33	0.29	0.20	0.19	0.44	0.44	

The National Fenestration Rating Council has established ratings to certify the energy performance of windows and doors. Pinnacle Select products glazed with Windsor Standard LoE 366 glass provides impressive ratings in all four categories that are measured: U-value, Solar Heat Gain Coefficient (SHGC), Visible Light Transmission (VLT) and Fading Transmission.

1) The U-value is the rate of heat flow through a given structure. This value is expressed as Btu/hr/ft²/°F. This value indicates how well an insulated glass unit keeps heat in the building. The lower the U-value, the less heat is transmitted through the glazing material.

2) The Solar Heat Gain Coefficient is the fraction of incident solar radiation which enters a building as heat. It is based on the sum of the solar energy transmittance plus the inwardly flowing fraction of absorbed solar energy. The lower the number, the better the glazing is at blocking solar heat.

3) The Visible Light Transmittance measures the percentage of light transmitted through the glass. The visual spectrum ranges from 380-780 nanometers. This percentage will provide a comparison of how much visible light passes through a pane of glass. The more light transmitted, the higher the number, and the less light transmitted, the lower the number.

4) Fading Transmission is the measurement that determines how energy from the sun causes fading damage. Energy from the sun can be categorized into three types: ultraviolet (300-380 nm), visible (380-780 nm) and near infrared radiation (780-2,500 nm). Fading damage occurs from both UV and visible light in the spectral range from 300 to 700 nm. The lower the Fading Transmission number, the better the glass is at protecting against fading.

DP RATINGS

Design Pressure Values						
Operating Casement						
Frame Size	18	20	24	28	30	36
Height	Width					
	24	70	70	70	70	70
	30	70	70	70	70	70
	36	70	70	70	70	70
	42	70	70	70	70	70
	48	70	70	70	70	70
	54	70	70	70	70	70
	60	70	70	70	70	70
	78	70	70	70	70	70

Design Pressure Values						
Operating Awning						
Frame Size	24	28	30	36	42	48
Height	Width					
	18	50	50	50	50	50
	20	50	50	50	50	50
	24	50	50	50	50	50
	28	50	50	50	50	50
	30	50	50	50	50	50
	36	50	50	50	50	50
	42	50	50	50	50	50
	60	50	50	50	50	50

Design Pressure Values										
Casement Picture & Transom										
Frame Size	18	20	24	28	30	36	42	48	54	60
Height	Width									
	12	70	70	70	70	70	70	70	70	70
	14	70	70	70	70	70	70	70	70	70
	16	70	70	70	70	70	70	70	70	70
	18	70	70	70	70	70	70	70	70	70
	20	70	70	70	70	70	70	70	70	70
	24	70	70	70	70	70	70	70	70	70
	30	70	70	70	70	70	70	70	70	70
	36	70	70	70	70	70	70	70	70	70
	42	70	70	70	70	70	70	70	70	70
	48	70	70	70	70	70	70	70	70	70
54	70	70	70	70	70	70	70	70	50	
60	70	70	70	70	70	70	70	70	50	
66	70	70	70	70	70	70	70	70	45	
72	70	70	70	70	70	70	70	70	40	
78	70	70	70	70	70	70	50	50	40	

Design Pressure Values					
Push-Out Casement					
Frame Size	18	20	24	28	30
Height	Width				
	24	50	50	50	50
	30	50	50	50	50
	36	50	50	50	50
	42	50	50	50	50
	48	50	50	50	50
	54	50	50	50	50
	60	50	50	50	50
	78	50	50	50	50

Design Pressure Values					
Push-Out Awning					
Frame Size	24	28	30	36	42
Height	Width				
	18	70	70	70	70
	20	70	70	70	70
	24	70	70	70	70
	28	70	70	70	70
	30	70	70	70	70
	36	70	70	70	70
	42	40	40	40	40
	60	40	40	40	40

The Design Pressure of a window or door is referred to as the DP rating. This is a measurement of the structural performance of the unit. The industry standard specifies that the structural windload should be one-and-a-half times greater than what is necessary to withstand the structure's anticipated wind and weather conditions. Pinnacle Select products provide some of the most impressive DP ratings in the industry.



WINDSOR
WINDOWS & DOORS

A Woodgrain Millwork Company



MIX
Paper from
responsible sources
FSC® C007419

#5300035 7/2011

900 South 19th Street • West Des Moines, IA 50265 • 515.223.6660 • 800.218.6186

2210 Stafford Street Extension • Monroe, NC 28110 • 704.283.7459 • 800.205.5665

www.windsorwindows.com

© 2011 Woodgrain Millwork Inc., Fruitland, Idaho USA. Woodgrain Millwork, Next Dimension, *Excellent Choice* and No-Nail are registered trademarks of Woodgrain Millwork Inc. Windsor Windows & Doors, the Woodgrain Millwork logo, the Windsor Lion logo, Pinnacle, Legend and Win-Pac are trademarks of Woodgrain Millwork Inc.

Windsor Windows & Doors is an ENERGY STAR® Partner and an AAMA, NFRC and USGBC Member.



Linen
LT833



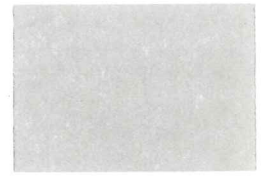
French Vanilla
LT831



Beige
LT803



Sandstone
LT807



Clay
LT834



Burnt Sun
LT812



Pueblo Tan
LT825



Sierra Tan
LT827



Putty
LT830



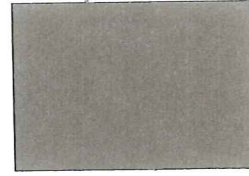
Antique Bronze
LT826



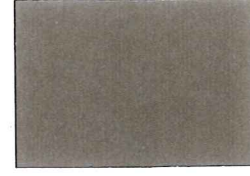
Dijon
LT813



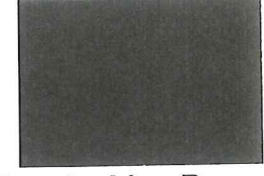
Coastal Tan
LT824



Walnut
LT832



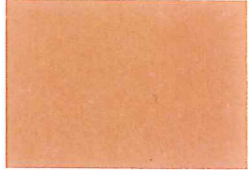
Sage Brown
LT820



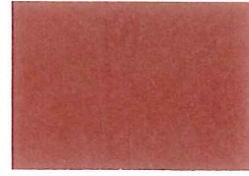
Appalachian Brown
LT822



Sunflower
LT828



Burnt Pumpkin
LT821



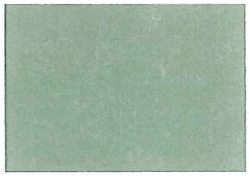
Brick Red
LT819



River Rouge Red
LT836



Boysenberry
LT808



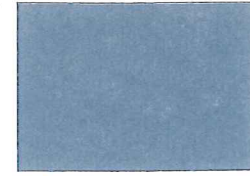
Patina Green
LT816



Sage Green
LT835



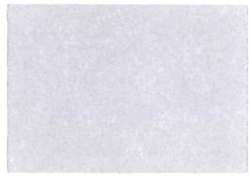
Camarillo Green
LT837



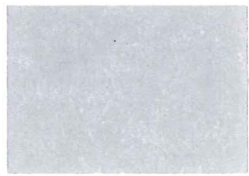
Military Blue
LT810



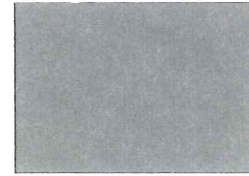
Midnight Blue
LT818



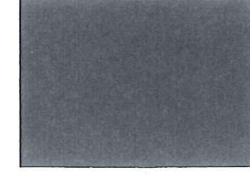
Stormy Monday
LT823



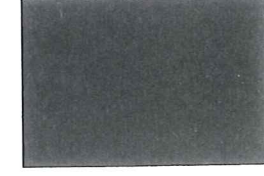
Dove Gray
LT815



Slate Gray
LT804



Charcoal Gray
LT805



Sable
LT829

1

2

Custom Colors also available

WINDSOR FEATURE CLAD COLOR PROGRAM

PAINT SPECIFICATION

SOUTH FLORIDA WEATHERING:

Color Retention	10 yrs - Fade = 5 Delta E
Gloss Retention	10 yrs - 50% retention
Erosion Resistance	10 yrs - 10% loss
Chalk Resistance	10 yrs - Chalk = 8

ACCELERATED TESTING:

Salt Spray	4,000 hours
Humidity	4,000 hours

COMPLIANT SYSTEM:

70% Kynar 500® /Hylar 5000®

This paint system offers long-life with good looks and superior chalk and fade resistance regardless of your project location. Factory applied and oven-cured, 70% PVDF resin-based paints contain full strength Kynar 500® or Hylar 5000® resin that blocks the damaging ultraviolet rays of the sun and repels general air pollution. It will not whiten or pit when exposed to dew, fog, rain or acid rain. 70% PVDF paint will protect your project against harmful elements that exist in many environments. 70% PVDF paint meets AAMA 2605 specifications. Our 7 standard colors are also available in a 2605 finish through this program.

CARE & CLEANING

PVDF factory applied heat-cured painted finishes are durable and very colorfast. The Kynar 500®/Hylar 5000® based products that meet AAMA 2605 specifications retain their color and gloss level for many years. However, to assure that they retain their original beauty, even these highly durable finishes should be cleaned occasionally. When selecting a cleaning solution, use mild soap solutions and avoid using strong acid or alkali cleaners as they may damage the finish.

APPLICATOR SPECIFICATION

The level of quality and appearance of organic spray finishes is dependent on the applicator. When specifying your finish, the introduction of one or more of the following statements from the CSI Specification Format, Division 8, Article 2.06 FINISHES will assist in achieving a higher level of quality.

Specify on projects where the organic coating covers a finished material area of greater than 1,000 sq. ft.

- Applicator will run (and keep on file) test panels that process with the project for the sole purpose of conducting and verifying tests that demonstrate AAMA 2605 compliance. Such panels shall be retained on file for at least one year from finish application and be available for submission prior to project completion with test results clearly defined.
- Applicator will maintain on file quality control records which substantiate mil readings, gloss and color match. Bake temperature tapes shall be included.

General items to consider for a project specification

- Applicator will achieve color match that is within 2-Delta-E of master chip on all runs/releases and match will be verified only by use of a Spectrophotometer. All material will be monitored as finishing is completed by the applicator to assure color match.
- Applicator will use Bake Strips/Temperature Tapes during the finish application process on each release/run of material to assure quality standards are met relative to proper bake temperature.
- Applicator will have In-House Color Match computers to assure releases, rework, or other phased requirements have proper color match and consistency.
- Applicator will only utilize a High-Pressure Spray Alodine Pre-Treat Process which places a minimum 45 mg of chrome phosphate on the aluminum substrate.
- Applicator will be fully EPA compliant with a full recovery system which extracts over 95% of VOC's from the atmosphere.
- Applicator will have their own fully certified Field Service crew to supply field service repair should such be required.

Windsor is proud to partner with Linetec for our feature and custom colors.



Example of Proposed Replacement Fence

