



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission

From: Anthony Riederer, Principal Planner  
[anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com) – or – 801-535-7625

Date: September 7, 2017

Re: PLNHLC2017-00540 – Replacement of Front-Facing Windows

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## Minor Alteration

**PROPERTY ADDRESS:** 134 G Street  
**PARCEL ID:** 09-31-478-002  
**MASTER PLAN:** Avenues  
**ZONING DISTRICT:** SR-1A (Special Development Pattern Single-Family Residential)

**REQUEST:** Rusty Carson, on behalf of the property owner, is requesting approval from the city to replace three front-facing historic windows with new replacement windows of contemporary manufacture.

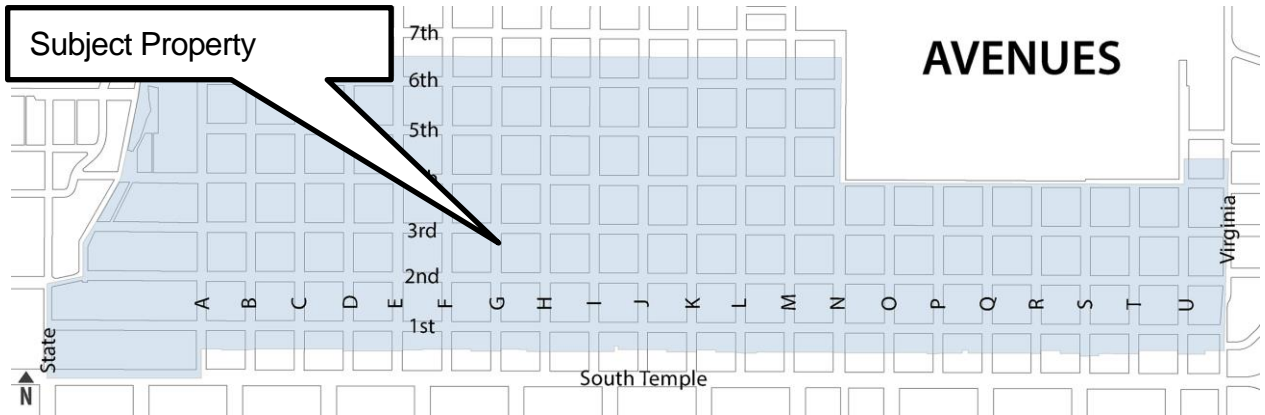
**RECOMMENDATION:** Based on the analysis and findings of the staff report, it is planning staff's opinion that the proposal generally does not meet the applicable standards and therefor recommends that the Historic Landmark Commission deny the request.

### ATTACHMENTS:

- A. [City Historic Survey Records](#)
- B. [Analysis of Standards and Applicable Design Guidelines](#)
- C. [Notice and Public Comment](#)
- D. [Applicant Submitted Materials](#)

**BACKGROUND AND PROJECT DESCRIPTION:**

The subject property, located at 134 G Street, is a contributing property in the Avenues Local Historic District, a status indicated by the city's 1980 intensive level survey of the district, and confirmed via the city's 2007-08 reconnaissance level survey of the same area. The house on the property is a bungalow and is one and a half stories with a side-gable roof and front facing dormer. This front dormer is the location of the windows subject to this petition. Copies of the city's historic survey documents related to this property are included as Attachment A.



*Map of Avenues LHD, Locating Subject Property*

The applicant is requesting a Certificate of Appropriateness to replace the historic windows in this front-facing dormer.

The existing windows are historic double-hung units with subdivided panes in the upper sash, over one large pane in the lower. This style of window is common in houses of this style and age and is a character defining feature both of this property, and of the style of house more generally. Given their location in the front-facing gable, the windows in question are highly visible from the public way.



*View of 134 G Street, from G Street*

The proposed new replacement windows are a product offered by Marvin Windows. This product works to simulate the look of the historic window, and is designed to sit inside the existing window frame ostensibly without doing damage to any of the interior or exterior detailing surrounding the window opening. For more information on the proposed replacement product please see Attachment D.

## **KEY ISSUES:**

The key issues listed below have been identified through the applicant's submitted narrative.

1. Deterioration of Existing Windows
2. Emergency Egress and Energy Efficiency

### **Issue 1 – Deterioration of Existing Windows**

In their submitted narrative, the applicant indicates that the windows are deteriorating. The narrative specifically refers to a rotting wood sash and a cracked window pane as evidence to support replacement of the window units.

On two separate inspections of the windows staff found that, though there were normal signs of wear associated with their age, the windows were in excellent condition and could be restored and were not deteriorated beyond repair. No additional evidence of deterioration or damage were submitted by the applicant.

Notes on staff's assessment, by window, are available for review in the discussion section of the staff report.

### **Issue 2 – Emergency Egress and Energy Efficiency**

A second rationale presented by the applicant for replacement of these windows is the potential for improvement in energy performance and for safety in emergency egress. Each of these are, of course, understandable and worthy goals in and of themselves. However, despite their worth, replacement of the existing windows is not necessary to achieve them.

With proper restoration and minor repair, the existing historic windows can be returned to full functionality. This will allow for successful egress in an emergency situation.

From an energy efficiency standpoint, the vast majority of heat loss associated with historic windows is associated with air leakage through gaps around the frame section of an older unit. In some cases, glazing compound may be cracked or missing.

The most cost-effective energy conservation strategy for windows is to replace the glazing compound, repair wood members (if necessary) and to install or replace weather stripping. Additional efficiency gains can be realized with the installation of interior or exterior storm windows.

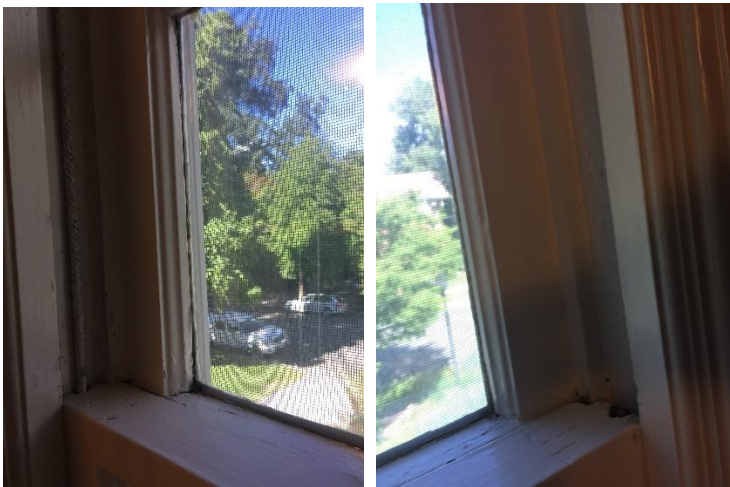
Further, recent research indicates that a properly restored historic window, when complimented by an internal or external storm window, will match or exceed the energy efficiency of a replacement window.

## **DISCUSSION:**

A member of the planning staff has inspected these windows twice. First, in relation to a previous application replacement of the same windows (that petition was withdrawn by the applicant) and again with the current petition. In both instances, staff found that though the windows showed some normal signs of wear associated with their age, they were in very good condition.

In the opinion of staff, what modest deficiencies that were apparent could be easily remedied by a professional trained in window restoration. What follows is a brief evaluation of staff-identified issues, by window.

## WINDOW 1 (NORTHERN UNIT)



- The wood elements (sash, rails, muntins, etc.) of Window One are in excellent condition, showing little to no signs of deterioration.
- All panes of glass were intact and had been augmented with after-market solar film, ostensibly to improve energy performance.
- The window remained operable, but the track was fairly sticky and one of the two sash cords, which link the lower pane to the ballast weights inside the wall had been cut.

In the opinion of staff, this window remains in excellent physical condition and could be restored to like-new operability with relatively minor intervention and continued maintenance. Energy performance could be further enhanced, quite possibly beyond the performance of a contemporary replacement window, with the use of either an internal or external storm window. Additionally, after-market screen inserts are available that allow for bug-free use in warm weather months. Replacement is not necessary.

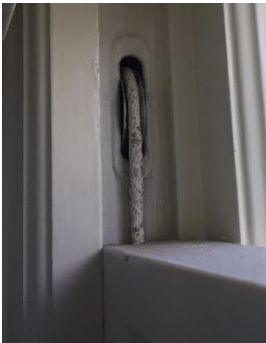
## WINDOW 2 (CENTER UNIT)



- The wood elements (sash, rails, muntins, etc.) of Window Two are in excellent condition, showing little to no signs of deterioration.
- The pane in the lower sash has a crack across the upper right corner. This pane could easily be replaced by a professional restorer. All panes had been augmented with after-market solar film, ostensibly to improve energy performance.
- The window remained operable, but the track was fairly sticky and both of the sash cords, which link the lower pane to the ballast weights inside the wall had been cut.

In the opinion of staff, this window remains in good physical condition and could be restored to like-new operability with minor intervention and continued maintenance.. Energy performance could be further enhanced, quite possibly beyond the performance of a contemporary replacement window, with the use of either an internal or external storm window. Additionally, after-market screen inserts are available that allow for bug-free use in warm weather months. Replacement is not necessary.

### WINDOW 3 (SOUTHERN UNIT)



- The wood elements (sash, rails, muntins, etc.) of Window Three are in excellent condition, showing little to no signs of deterioration.
- All panes of glass were intact and had been augmented with after-market solar film, ostensibly to improve energy performance. The tape visible in the upper left corner of the lower sash is to supplement a scrape in the solar film, not so seal a crack. All panes had been augmented with after-market solar film, ostensibly to improve energy performance.
- Operability of this window could not be assessed because of the placement of a window-mounted air conditioner. Both of the sash cords remained intact.

In the opinion of staff, this window remains in good physical condition and could be restored to like-new operability with relatively minor intervention and continued maintenance. Energy performance could be further enhanced, quite possibly beyond the performance of a contemporary replacement window, with the use of either an internal or external storm window. Additionally, after-market screen inserts are available that allow for bug-free use in warm weather months. Replacement is not necessary.

## **CONCLUSION**

There are 11 standards for certificate of appropriateness for alteration of a landmark site or contributing structure in the Salt Lake City Zoning Code [21A.34.020(G)].

Of the 11 standards provided in 21A.34.020(G), 6 of them are applicable to this proposal.

Based on the information submitted by the applicant and the information gathered during on-site evaluation of the subject windows, the proposed alteration does not comply with 5 of the 6 applicable standards.

Therefore, staff recommends that the Historic Landmarks Commission deny the request for a Certificate of Appropriateness.

For a more detailed information on each of these standards please see Attachment B.

## **NEXT STEPS:**

If the commission determines that the proposed project complies with the standards for certificate of appropriateness for alteration of a contributing structure, a Certificate of Appropriateness will be issued to allow the project to proceed.

If the commission determines that the proposed project does not comply with the standards for certificate of appropriateness for alteration of a contributing structure, the petition will be denied and no certificate of appropriateness will be issued.

Any affected party has the right to appeal this decision to Salt Lake City's appeals hearing officer.

The applicant has the right to appeal this decision to either Salt Lake City's appeals hearing officer or the mayor, who serves as Salt Lake City's historic preservation appeal authority.

# **ATTACHMENT A: CITY HISTORIC SURVEY RECORDS**



Researcher: Kathryn MacKay

Site No. \_\_\_\_\_

Date:

# Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

1  
IDENTIFICATION

Street Address: 134 G Street Plat D Bl35 Lot 3  
 Name of Structure: T. R. S.  
 Present Owner: Andersen, Wayne and Judy L UTM:  
 Owner Address: Tax #:

2  
AGE/CONDITION/USE

Original Owner: Lillias Hilton Stains Construction Date: 1912 Demolition Date:  
 Original Use: single family rental  
 Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
 Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

3  
STATUS

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

4  
DOCUMENTATION

Photography:  
 Date of Slides: 5/77 Date of Photographs:  
 Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other

Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Polk, Salt Lake City Directory, 1902-.  
 Salt Lake County Recorder office, Abstract Book.  
 Salt Lake City building permit, USHS, #4293, May 20, 1912.

Architect/Builder: D. Chytraus

Building Materials: stuccoed brick Building Type/Style: Bungalow

Description of physical appearance &amp; significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one and one-half story gable roofed Bungalow with a large gabled front dormer.

---Thomas W. Hanchett



## Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military        | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Mining          | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political       | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation      |   |

'Bungalow style residence, this home is contributory to the Avenues and represents the trend toward rental property.

Lillias H. Staines, who built a number of houses on the Avenues built this one and rented it. It replaced an older adobe structure. For a while A. Ross Beason, who donated Meditation Chapel in Memory Grove in honor of the World War II soldiers who died in defense of their country, lived here.

In 1940 Fred C. Staines, Lillias's son, fell heir to this property. He sold it to Walter E. and Gwen P. Weston. The Westons lived here until they sold it to Myrtis Thompson who lived in one of the five apartments into which it was converted.

Utah State Historical Society

Property Type: 111

Historic Preservation Research Office

Site No. \_\_\_\_\_

BATCH KEY  
1804044711

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 00134 G ST

UTM: 13347 13348

Name of Structure:

T. 01.0 N R. 01.0 E S. 31

Present Owner: ANDERSEN\*WAYNE\* & JUDY L  
134 G ST

Owner Address: SLC, UTAH

84103

Year Built (Tax Record): 1904

Effective Age: 1940

Tax #: 04 0475

Legal Description

01 Kind of Building: RESIDENCE

BEG 41 1/4 FT S FR NW COR LOT 3, BLK 35, PLAT D, SLC SUR; S 41 1/4 FT; E 118 FT; N 41 1/4 FT; W 118 FT TO BEG. 4516-130

2 STATUS/USE

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

3 DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views:  Front  Side  Rear  Other

Views:  Front  Side  Rear  Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher:

Date:

## Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

### “G” Street — Avenues Historic District (SLC Landmark District)

RLS 2007-2008, PAGE 3

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
120 N G STREET	D	2/0	1969	REGULAR BRICK SHINGLE SIDING	MANSARD NEO-SPANISH/MEDITER.	OTHER APT./HOTEL MULTIPLE DWELLING	07	N04
123 N G STREET	B	0/1	1888	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	07	N04
124 N G STREET	B	0/1	1897	REGULAR BRICK	20TH C.: OTHER VICTORIAN: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07	N04
128 N G STREET	B	0/1	1897	REGULAR BRICK	VICTORIAN: OTHER 20TH C.: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07	N04
129 N G STREET	A	0/0	1894	REGULAR BRICK SHINGLE SIDING	QUEEN ANNE	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	N04
134 N G STREET	B	0/0	1912	REGULAR BRICK ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	07	N04
168 N G STREET	B	1/0	1902	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	N04
169 N G STREET	B	2/0	1901	REGULAR BRICK ROCK-FACED BRICK	VICTORIAN ECLECTIC	FOURSQUARE (BOX) SINGLE DWELLING	07	WIDE FOURSQUARE N04
175 N G STREET	B	0/0	1903	REGULAR BRICK ROCK-FACED BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	EXTRA WIDE FOURSQUARE N04
176 N G STREET	B	0/1	1890	CLAPBOARD SIDING PLANK SIDING	VICTORIAN: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07	LATER PORCH N04
182 N G STREET	A	0/1	1889	STUCCO/PLASTER ADOBE BRICK	VICTORIAN: OTHER PERIOD REVIVAL: OTHER	CROSSWING SINGLE DWELLING	07	178-184 N04
188 N G STREET	B	0/0	1941	STRIATED BRICK	MINIMAL TRADITIONAL	DOUBLE HOUSE / MULTIPLE DWELLING	07	N04

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished



120 N “G” Street  
D



123 N “G” Street  
B



124 N “G” Street  
B



128 N “G” Street  
B



129 N “G” Street  
A



134 N “G” Street  
B



168 N “G” Street  
B



169 N “G” Street  
B



175 N “G” Street  
B



176 N “G” Street  
B



178-184 N “G” Street  
A (182)



188 N “G” Street  
B

# ATTACHMENT B: ANALYSIS OF STANDARDS AND APPLICABLE DESIGN GUIDELINES

## STANDARDS FOR CERTIFICATE OF APPROPRIATENESS FOR ALTERATION OF A LANDMARK SITE OR CONTRIBUTING STRUCTURE INCLUDING NEW CONSTRUCTION OF AN ACCESSORY STRUCTURE

**21A.34.020(G):** 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	Finding	Rationale
<b>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;</b>	The proposed project <b>complies</b> with this standard.	The proposed replacement of the front windows does not change the use of the property. It will remain a single-family residence.
<b>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;</b>	The proposed project <b>does not comply</b> with this standard.	<p>The front windows of any home are a character defining feature; this is all the more so the case on an historic structure.</p> <p>The size, shape, proportions, and profile of an original window are among its essential features, and these features vary from those found in a contemporary replacement window in fundamental ways.</p> <p>Removal and modification of this important architectural feature can alter the historic character of a building and adversely impact its historic integrity.</p>
<b>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;</b>	The proposed project <b>does not comply</b> with this standard.	Planning staff asserts that, though it was not the intent of the applicant to create a false sense of history with the proposed window replacement, the installation of a contemporary replacement window amidst the historic elements of a front-facing façade would have this effect.
<b>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</b>	This standard <b>does not apply to</b> the proposed project.	The windows appear to be original to the house, hence they are not an alteration or addition.

<p><b>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</b></p>	<p>The proposed project <b>does not comply</b> with this standard.</p>	<p>This method of window construction and mechanical operation are key examples of craftsmanship that characterize properties of this age.</p> <p>The removal of these windows and subsequent replacement with a product of contemporary manufacture would be antithetical to their preservation.</p>
<p><b>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;</b></p>	<p>The proposed project <b>does not comply</b> with this standard.</p>	<p>The applicant hasn't shown evidence that the windows are deteriorated beyond repair.</p> <p>Repair of the subject windows is clearly feasible and can achieve the stated objectives of the applicant. Replacement is not necessary.</p>
<p><b>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;</b></p>	<p>This standard <b>does not apply</b> to the proposed project.</p>	<p>The proposed project does not involve a chemical or physical treatment.</p>
<p><b>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</b></p>	<p>The proposed project <b>does not comply</b> with this standard.</p>	<p>The proposal is to remove several original and historic character defining features (architectural material) and replace them with units of contemporary manufacture.</p> <p>The design of the proposed contemporary window mimics, though does not fully recreate, the pattern of the window currently in place.</p> <p>The removal of these front-facing windows would constitute the loss of a significant and character defining feature of the house and be readily visible from the public way.</p>

<p><b>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;</b></p>	<p>This standard <b>does not apply</b> to the proposed project.</p>	<p>No additions are proposed as part of this petition.</p>
<p><b>10. Certain building materials are prohibited including the following:</b></p> <p><b>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</b></p>	<p>This standard <b>does not apply</b> to the proposed project.</p>	<p>None of the listed materials are proposed as a part of this project.</p>
<p><b>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</b></p>	<p>This standard <b>does not apply</b> to the proposed project.</p>	<p>No signage is proposed as part of this project.</p>



## APPLICABLE DESIGN GUIDELINES

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 2 – Building Materials and Finishes and Chapter 3 - Windows, are the relevant historic design guidelines for this review.

The relevant design guidelines from these chapters are identified here as they relate to the corresponding Historic Design Standards for alteration to a contributing structure in the Avenues Historic District (21A.34.020.G).

Guideline	Staff Comments	Related Standards
<b>Design Guideline 2.1</b> – Primary historic building materials should be retained in place wherever feasible.	The proposal is to remove historic windows from the front-facing façade of a contributing historic property. By its very nature, the proposal is contrary to this guideline.	2, 3, 5, 6, 8
<b>Design Guideline 3.1</b> – The functional and decorative features of a historic window should be preserved.	The proposal is to remove historic windows from the front-facing façade of a contributing historic property. By its very nature, the proposal is contrary to this guideline.	2, 3, 5, 6, 8
<b>Design Guideline 3.2</b> – The position, number, and arrangement of historic windows in a building wall should be preserved.	The proposed contemporary product proposed to replace the historic windows is designed to emulate the design of the original. However, they will not be identical in that they will narrow the opening by approximately one inch around each sash.  This changes the solid-to-void ratio of the façade, which is expressly identified as a character defining feature per the city’s Preservation Handbook for Residential Properties.	2, 3, 5, 6, 8
<b>Design Guideline 3.3</b> – To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.	The subject windows could be restored to like-new functionality and augmented with an interior or exterior storm window for improved efficiency. The proposal to replace these windows is contrary to this guideline.	2, 3, 5, 6, 8

# **ATTACHMENT C: NOTICE AND PUBLIC COMMENT**

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## **Public Notice, Meetings and Comments**

The following is summary of the public notice that has occurred, as well as public input received related to the petition.

### **Project Posted to City Websites:**

- Citizen Access Portal/Accela – July 10, 2017

### **Notice of the public hearing for the proposal include:**

- **Web Posting:** The agenda was posted on the Planning Division and Utah Public Meeting Notice websites on August 24, 2017.
- **Mailed Notice:** Mailed notice was sent to owners and tenants within 300 feet of the subject site, as per 21A.10(A)(1) on August 24, 2017.
- **Notice to Recognized Community Organizations:** The Avenues Community Council was sent electronic notification of the proposal as per 21A.10(B) on August 24, 2017.
- **Site Posting:** A sign was posted at the subject site with information about the proposal and advertising the public hearing on August 24, 2017.

### **Public Comments:**

- As of when this Staff Report was finalized, no public comment had been received related to this petition. Should any subsequent comment be received, it will be provided to HLC commissioners and the public as an addendum.

**ATTACHMENT D: APPLICANT SUBMITTED MATERIALS**



# HP: Minor Alterations

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

Project #: P/NHLC 2017-00540	Received By: A Anglin	Date Received: 7/10/17	Zoning: RMF-35
Project Name: Windows			

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Replace 3 windows w/ Inserts

Address of Subject Property: 134 G Street

Name of Applicant: Rusty Carson Phone: 801-867-8807

Address of Applicant: rcarson@usinc.com

E-mail of Applicant: 2625 S. 600 W. Cell/Fax: Same Cell only

Applicant's Interest in Subject Property:

Owner  Contractor  Architect  Other:

Name of Property Owner (if different from applicant): Wayne Andersen

E-mail of Property Owner: \_\_\_\_\_ Phone: 801-355-4443

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

### WHERE TO FILE THE COMPLETE APPLICATION

<b>Mailing Address:</b> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<b>In Person:</b> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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### SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 9/10/17
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**SUBMITTAL REQUIREMENTS**

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Staff Review

- |                                |                                     |   |
|--------------------------------|-------------------------------------|---|
| <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <b>1. Project Description</b> (please attach additional sheet)<br>Written description of your proposal  |
| <b>2. Drawings to Scale</b>    |                                     |   |
| <input type="checkbox"/>       | <input type="checkbox"/>            | One paper copy (24" x 36")  |
| <input type="checkbox"/>       | <input type="checkbox"/>            | A digital (PDF) copy  |
| <input type="checkbox"/>       | <input checked="" type="checkbox"/> | One 11 x 17 inch reduced copy of each of the following  |
| <b>a. Site Plan</b> <i>n/a</i> |                                     |   |
| <input type="checkbox"/>       | <input type="checkbox"/>            | Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see <i>Site Plan Requirements</i> flyer for further details) |
| <b>b. Elevation Drawing</b>    |                                     |   |
| <input type="checkbox"/>       | <input type="checkbox"/>            | Detailed elevation, sections and profile drawings with dimensions drawn to scale of the area of change  |
| <input type="checkbox"/>       | <input type="checkbox"/>            | Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.  |
| <b>3. Photographs</b>          |                                     |   |
| <input type="checkbox"/>       | <input type="checkbox"/>            | Historic photographs of existing building/s (if available)  |
| <input type="checkbox"/>       | <input checked="" type="checkbox"/> | Current photographs of each side of the building  |
| <input type="checkbox"/>       | <input type="checkbox"/>            | Close up images of details that are proposed to be altered  |
| <b>4. Materials</b>            |                                     |   |
| <input type="checkbox"/>       | <input checked="" type="checkbox"/> | List of proposed materials  |
| <input type="checkbox"/>       | <input type="checkbox"/>            | Provide samples and/or manufactures brochures were applicable   |

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

---

Wayne Andersen

134 G Street

Salt Lake City, Ut 84103

Scope of work .

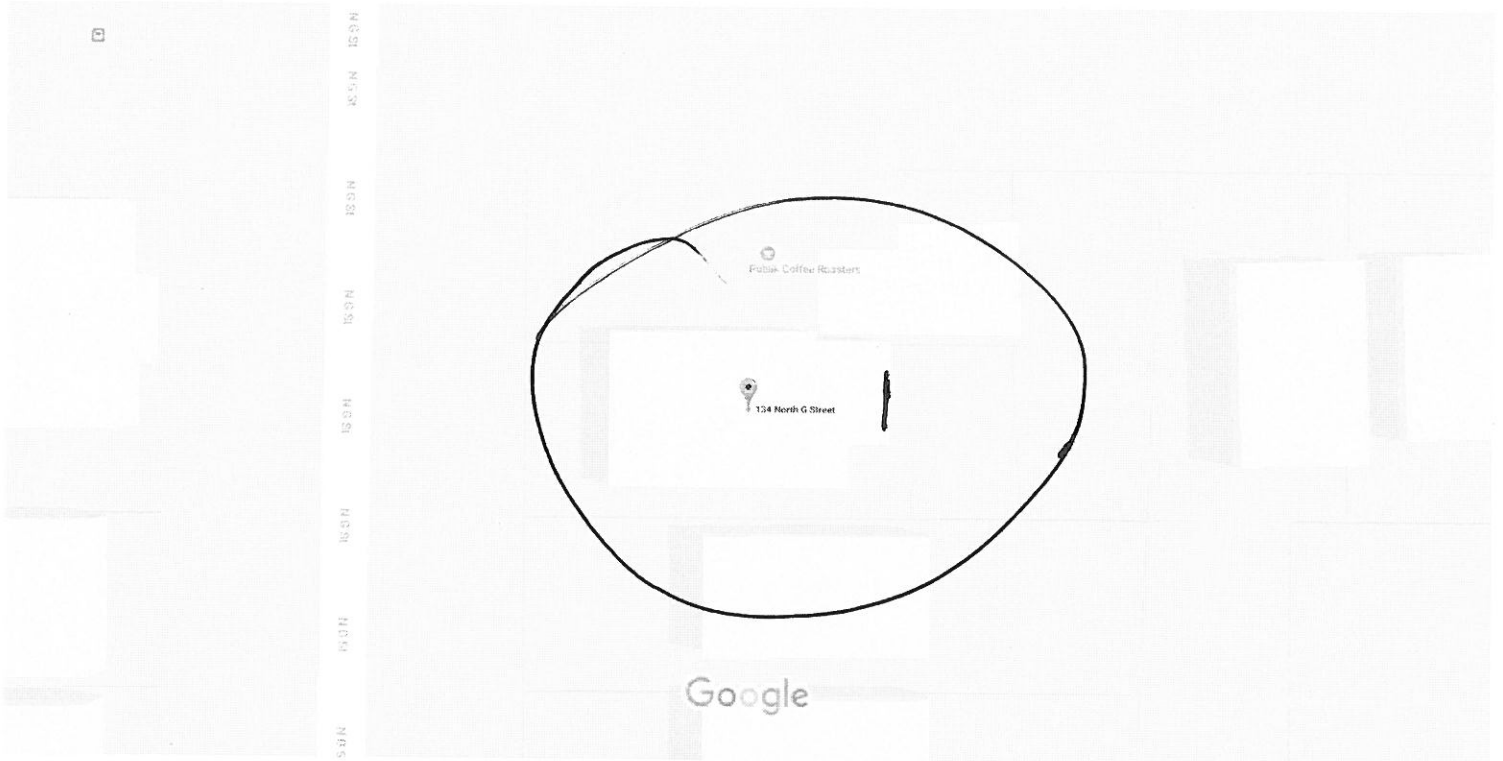
Replacing the existing rotting wood sash , (cracked single) pane double hungs with Marvin wood insert frames . The brickmould detail on the exterior remains of the original window . Simulated divided lite grids that match the existing sash exactly would be ordered. Exterior color of window to match exterior of the old wood sash . Interior casing is not disturbed by this installation either as shown on page 16 of product catalog.

The goal of the customer and USI is to add new insert windows to increase the energy performance and comfort of the current windows and for safety in egress situation while keeping the integrity of the Salt Lake avenues home.

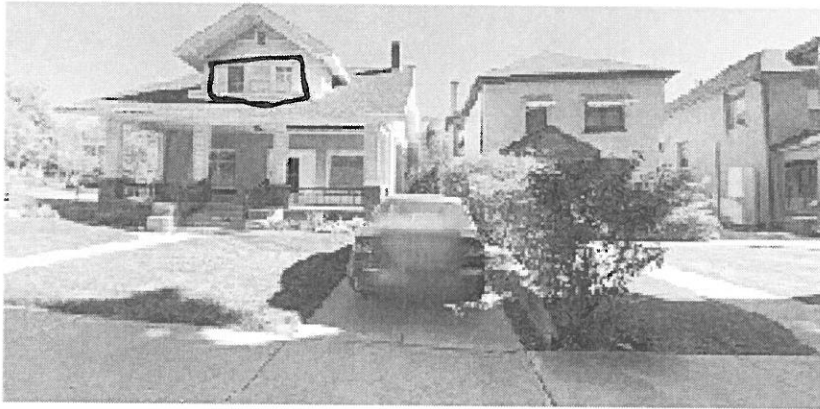
Thank for reading,



# Google Maps 134 N G St



Map data ©2017 Google 20 ft 



134 N G St  
Salt Lake City, UT 84103







ULTIMATE INSERT DOUBLE HUNG, WITH CLEAR STAIN AND SATIN TAUPE HARDWARE



THE TILT-IN SASH ALLOWS FOR CONVENIENT EXTERIOR ACCESS, AND MAKES CLEANING THE WINDOW EASIER THAN EVER.

DESIGN TIP: *This double hung window easily installs into existing frames for a crisp and clean replacement. Featured product detail: Ultimate Insert Double Hung with White hardware.*



# ULTIMATE INSERT DOUBLE HUNG

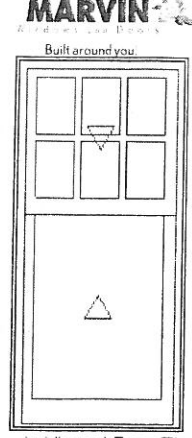
*The frame-in-frame design is built to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house. Marvin® Windows and Doors' Ultimate Insert Double Hung Windows fit beautifully into your existing space, and appear completely integrated into your home. Thanks to Marvin's attention to detail and quality, it will never look like a replacement window.*

FULL-FRAME REPLACEMENT VS. INSERT?  
SEE WHAT'S BEST FOR YOUR PROJECT WITH TIPS FROM HOME IMPROVEMENT EXPERT LOU MANFREDINI AT [MARVINWINDOWS.COM/REPLACEMENT](http://MARVINWINDOWS.COM/REPLACEMENT).

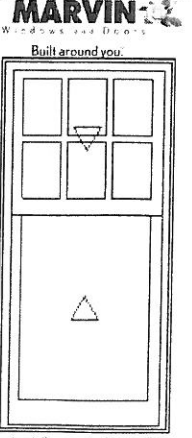


## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: Bedroom W			
 <p>Built around you.</p> <p>As Viewed From The Exterior</p>	Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Insert Double Hung Inside Opening 25 1/8" X 53 3/4" 0 Degree Frame Bevel Cottage 2.0:5.0 Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior G.S. 19 7/16" X 18 19/64" IG Low E3 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 3W2H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior G.S. 19 7/16" X 27 29/64" IG - 1 Lite Low E3 w/Argon Stainless Perimeter Bar Ovolo Interior Glazing Profile Satin Taupe Sash Lock White Jamb Hardware Aluminum Screen Charcoal Fiberglass Mesh Stone White Surround 3 1/4" Jambs			

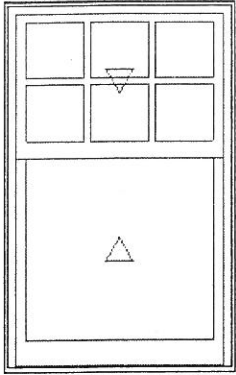
**Egress Information**  
 No Egress Information available.

Line #2 Qty: 1	Mark Unit: Bedroom W			
 <p>Built around you.</p> <p>As Viewed From The Exterior</p>	Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Insert Double Hung Inside Opening 25 1/8" X 53 3/4" 0 Degree Frame Bevel Cottage 2.0:5.0 Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior G.S. 19 7/16" X 18 19/64" IG Low E3 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 3W2H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior G.S. 19 7/16" X 27 29/64" IG - 1 Lite Low E3 w/Argon Stainless Perimeter Bar Ovolo Interior Glazing Profile Satin Taupe Sash Lock			

**Egress Information**  
 No Egress Information available.

White Jamb Hardware  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Stone White Surround  
 3 1/4" Jamb

Line #3	Mark Unit: Bedroom W			
Qty: 1				



As Viewed From The Exterior

**Egress Information**

No Egress Information available.

Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior  
 Clad Ultimate Insert Double Hung  
 Inside Opening 34 1/8" X 53 3/4"  
 0 Degree Frame Bevel  
 Cottage 2.0:5.0  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 G.S. 28 7/16" X 18 19/64"  
 IG  
 Low E3 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 G.S. 28 7/16" X 27 29/64"  
 IG - 1 Lite  
 Low E3 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Stone White Surround  
 3 1/4" Jamb

Line #4	Mark Unit:			
Qty: 6				

No Image Available

**Marvin Parts**

18601099 A110 2" FRAME EXPANDER-150"-STONE WHITE