



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Aaron Barlow, Principal Planner, 801-535-6182
Date: January 6, 2021
Re: PLNHLC2021-00924

Minor Alteration

PROPERTY ADDRESS: 224 West Ardmore Place
PARCEL ID: 08-36-255-035-0000
MASTER PLAN: Capitol Hill
ZONING DISTRICT: SR-1A Special Development Pattern Residential District
HISTORIC DISTRICT: Capitol Hill
COUNCIL DISTRICT: District 3, Chris Wharton

REQUEST:

Israel (Izzy) Erickson, the property owner, is requesting a certificate of appropriateness to replace six windows that are visible from the public right of way. This matter is being referred to the Historic Landmark Commission for a decision because staff concluded that the design and materials of the visible windows do not comply with adopted design guidelines. The house is listed as a contributing structure in the Capitol Hill Local Historic District.

RECOMMENDATION:

Based on the analysis and findings, Planning Staff has found that the proposal does not comply with all applicable standards and therefore recommends that the Historic Landmark Commission deny the request. (Please refer to the [Discussion section](#) of this report for staff's recommendation rationale)

ATTACHMENTS:

- A. [Vicinity & District Maps](#)
- B. [Application Materials](#)
- C. [Surveys and Documents](#)
- D. [Site Photographs](#)
- E. [Analysis of Standards](#)
- F. [Design Guidelines](#)
- G. [Public Process](#)

BACKGROUND AND PROJECT DESCRIPTION:

The subject property, located at 224 West Ardmore Place, is a contributing property in the Capitol Hill Local Historic District; however, only since the City's 2006 reconnaissance level survey (RLS) of the district. In previous surveys, the property was listed as non-contributing (or as an intrusion in earlier surveys). The most recent RLS expanded the district's period of significance to include buildings constructed before 1961. Built in 1959, the house is a single-story ranch Rambler with a basement and attached garage. The subject property is specifically called out as a "standard [example] of the suburban ranch house" in the 2006 RLS (p. 20). Other than new basement windows in 2018 and solar panels on the east roof, there have not been any significant modifications to the street-facing exterior of the structure since its construction.

The applicant submitted a minor alteration application to replace all 12 existing aluminum-framed windows on the main floor with fiberglass-framed windows. The proposed windows would be sliders, like the originals but with a muntin grid and a wider, black trim. Staff was able to issue a certificate of appropriateness for the six windows on the north and west façades because they are not visible from the public right of way. However, because the windows on the south and east are clearly visible from the street, Planning Staff concluded that they do not meet the [Residential Design Standards for Windows](#) and would need Historic Landmark Commission Review. Based on City permit records (see [Attachment C](#)), the existing windows appear to be the original set installed during the construction of the house. The property owner claims that the windows are beyond repair and need to be replaced. Photographs of the windows can be found in [Attachment D](#).

KEY CONSIDERATIONS:

Staff identified the following key considerations through analysis of the proposed project:

1. Subject Property's Eligibility Status
2. Primary, Secondary, and Tertiary Façades
3. Features of Mid-century Windows

Consideration 1 – Subject Property's Eligibility Status

Before the City published the 2006 reconnaissance-level survey (RLS) of the Capitol Hill Local Historic District, the subject property had been considered outside of the district's period of significance. The 1980 nomination form for the Capitol Hill National Register District listed the property as an intrusion (an outdated term for buildings constructed outside of a historic district's period of significance). It has only been since the 2006 RLS expanded the district's period of significance that the house has been considered an eligible contributing structure in the district.

The applicant claims they have not been able to find a preservation consultant willing or able to perform an intensive level survey (ILS) on the property to determine its historic significance and dispute the contributing status. However, Staff is aware that windows on houses constructed in the mid-Twentieth Century need to be approached differently than windows on older houses built with different techniques. On the one hand, the house (especially the front façade) is an excellent example of a mid-century brick ranch Rambler with an early example of an attached garage. Many of the features, including the aluminum windows, exemplify the construction practices of the time, and replacing them would diminish the house's character. However, Staff is also aware that a feature of construction during this time was manufactured materials that were meant to be replaced once they reached their expected lifetime. The commission will need to consider whether replacing the existing windows fulfills their designed purpose or diminishes the house's historic character.

Consideration 2 – Primary, Secondary, and Tertiary Façades

While the applicant is requesting approval to replace all the windows on the main story of the house, only the windows visible from the street need approval from the Historic Landmark Commission. Windows on secondary or tertiary façades that are neither character-defining nor readily visible from a public way can be modified with administrative staff approval because they will not negatively impact the historic district's character. In this case, windows on the sides of the house that aren't visible from the street and the windows proposed for the back of the house can be administratively approved. The Commission is only reviewing the replacement of the six windows visible from the public right of way.

Consideration 3 – Features of Mid-century Windows

The City's [Residential Design Guidelines for Windows](#) do not touch on contemporary aluminum windows like what is found on the subject property. There is no mention of manufactured slider windows or aluminum as a material. These

windows became a common feature of ranch ramblers similar to the subject property as approaches to construction began to change between the 1940s and 60s. Their construction made them easy to replace if they were damaged or deteriorated. Because windows were designed to be replaced during this period, the commission will need to consider the nature of windows as an architectural feature in mid-century construction. Is it necessary to acknowledge the new technology that made windows easily interchangeable, or is the aluminum trim the element that should be preserved?

It is important to point out that repairing the window is the ideal approach if you are trying to reduce waste. However, review of this request should rely on the applicable standards, and staff's review of those standards has found that the proposed replacement windows do not match the style or color of what is currently in place. If the ease of replacement is the feature to be preserved, should the owner maintain the style of the damaged or deteriorated windows? Because of the change in materials and construction techniques, the commission will need to approach houses constructed during the middle of the 20th Century differently than houses built earlier.

DISCUSSION:

The subject property's historic status was changed in 2006 when the two years were added to the tail end of the Capitol Hill Local Historic District's period of significance. The applicant attempted to appeal that designation but was unable to find a preservationist able or willing to perform the intensive level survey required for the Administrative Interpretation. The applicant has instead requested to forward this minor alteration request to the Historic Landmark Commission.

Staff acknowledges that reviewing the subject property's windows can be tricky since they were constructed differently than wood windows that the commission typically reviews. Near the middle of the 20th Century, windows began to be mass-produced with the expectation that they could be replaced if damaged or deteriorated. Staff also acknowledges that the eligible contributing status of the subject property is relatively recent compared to other properties in the district. However, staff does not recommend approval to replace the six windows visible from the public right-of-way for the following reasons:

1. The proposed fiberglass windows do not meet the standards for a certificate of appropriateness because they are a different color, have a wider trim, and include a muntin grid not present on the original windows. The change in window character would negatively impact the historic character of the property and the district.
2. There is insufficient evidence to dispute the subject property's eligible contributing status in the Capitol Hill Local Historic District.

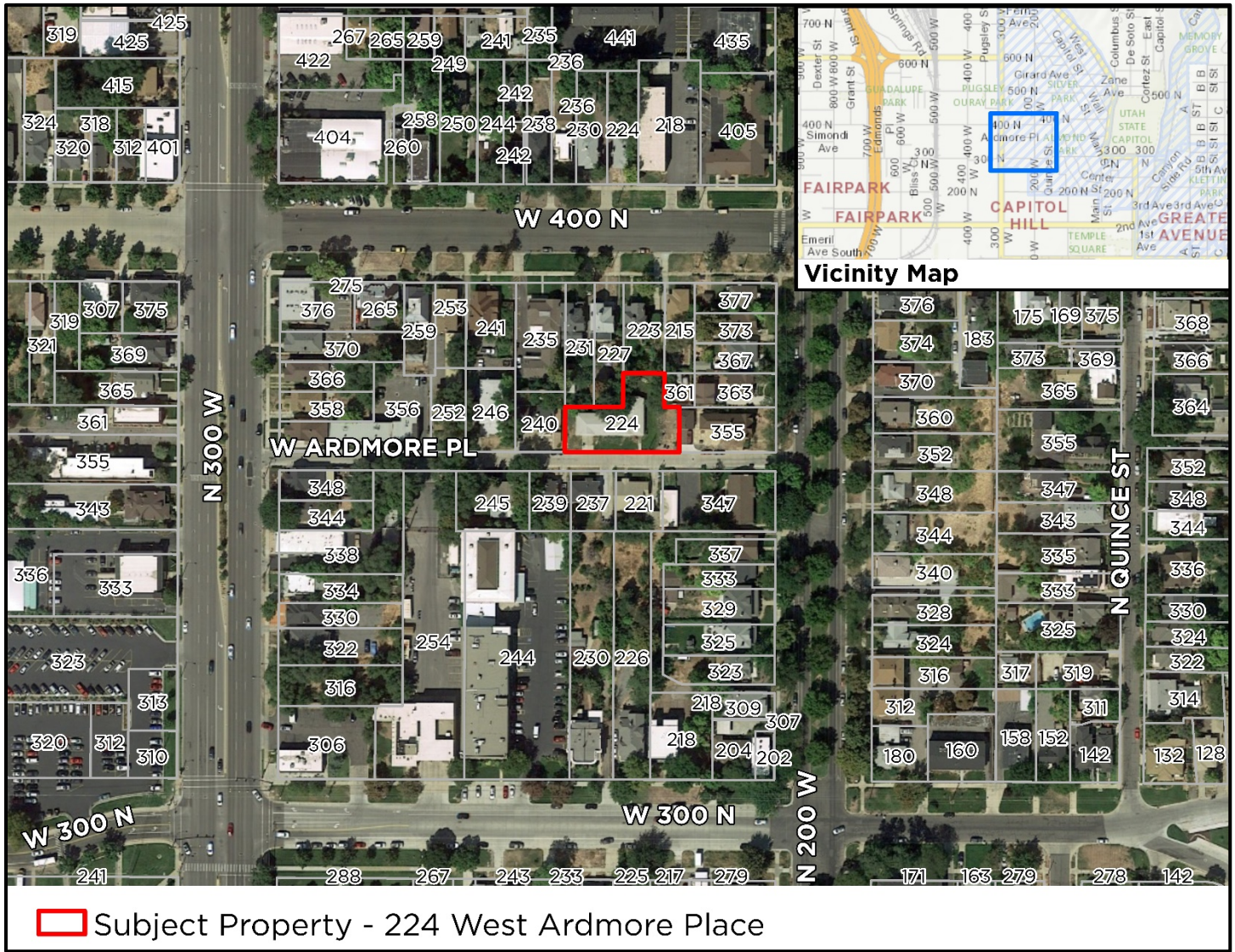
If the proposed replacement windows were similar in color, dimensions, and details to the originals, then staff would be more likely to recommend approval to the commission, even if the existing windows were in relatively good condition. However, the proposed windows are different enough from the original to impact the character of the subject property and the district.

NEXT STEPS:

If denied, the applicant would either need to repair the existing windows on the primary façade or replace them with new windows with identical dimensions and a similar appearance.

If the certificate of appropriateness is approved, the applicants may proceed with the project and will be required to obtain all necessary permits.

ATTACHMENT A: VICINITY & DISTRICT MAPS





ATTACHMENT B: APPLICATION MATERIALS

Barlow, Aaron

From: Izzy [REDACTED]
Sent: Monday, December 20, 2021 4:40 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Administrative Interpretation / Appeal
Attachments: PXL_20211220_223821539.jpg; PXL_20211220_223754885.jpg; PXL_20211220_223812281.jpg; PXL_20211220_223800275.jpg

Hey Aaron,

I apologize for the delay in getting these details over. Please let me know if I have missed anything or if you feel additional details would be helpful.

My reasons for the appeal are simple:

1. I would like the window make/model/material to be consistent throughout my home.
 - I finished my basement approximately two years ago, which required a certificate of appropriateness. When I pulled permits for the basement, I originally requested a different brand of window for replacements, but the city planner denied them and informed me that they would be willing to approve windows made of Fibrex (something I had never heard of). I opted for the Fibrex windows, but it was never communicated to me that the same material would not be permitted on the main floor.
2. My home is a mid-century build. The existing windows were not meant to stand the tests of time.
 - I reviewed the historic preservation guidelines (see [here](#)) at length and none of the examples appear to show characteristics resembling a mid-century rambler like my home.

Thanks,
Izzy



SOLD BY:

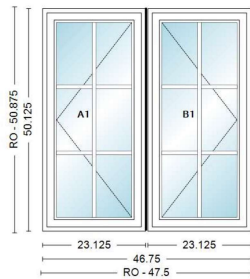
Epic Windows and Doors Salt Lake City
 3511 S 300 W
 Salt Lake City, UT 84115-4355

SOLD TO:

QUOTE DATE
8/20/2021

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Total Windows-IZZY	Izzy Windows	1186664		
ORDER NOTES:				
DELIVERY NOTES:				



Item	Qty	Operation	Location
100	1	Left-Right	#1 bedroom

RO Size = 47 1/2" x 50 7/8"

Unit Size = 46 3/4" x 50 1/8"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Ribbon Mull, 1/2" Fiberglass Non Reinforced Material
 100CS 1' 11 1/8"X4' 2 1/8"-100CS 1' 11 1/8"X4' 2 1/8", Unit, 100 Series Single Casement-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Dual Pane Low-E Standard Air Fill w/Breather Tubes, Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Folding, 1 Sash Locks Black, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Single Casement-CW, 100CS 23.125 x 50.125 Full Screen Fiberglass Black

Insect Screen 1: 100 Series Single Casement-CW, 100CS 23.125 x 50.125 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.32	0.26	A1	11.0220	44.4310	3.40080	
B1	0.32	0.26	B1	11.0220	44.4310	3.40080	

Quote #: 1186664

Print Date: 8/23/2021 9:09:35 PM UTC

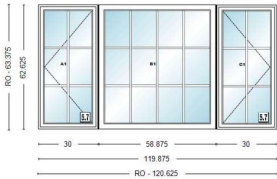
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All Images Viewed from Exterior

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Total Windows-IZZY	Izzy Windows	1186664		
ORDER NOTES:				
DELIVERY NOTES:				

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
400	1		#4



RO Size = 120 5/8" x 63 3/8"

Unit Size = 119 7/8" x 62 5/8"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Ribbon Mull, 1/2" Fiberglass Non Reinforced Material
 Unit, Unit 1, 3: 100 Series Single Casement-CW, Unit 2: 100 Series Picture/Transom-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Unit 1: Left, Unit 2: Fixed, Unit 3: Right, Dual Pane Low-E Standard Air Fill w/Breather Tubes, Full Divided Light (FDL) Unit 1 Glass, 3: 2 Wide, Unit 2: 4 Wide, 3 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Folding, 1 Sash Locks Black, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Single Casement-CW, 100CS 30 x 62.625 Full Screen Fiberglass Black

Insect Screen 1: 100 Series Single Casement-CW, 100CS 30 x 62.625 Full Screen Fiberglass Black

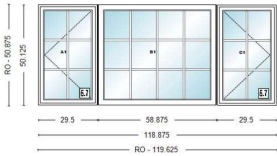
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A1	0.32	0.26	A1	22.2100	56.9310	8.78080	
B1	0.32	0.29	C1	22.2100	56.9310	8.78080	
C1	0.32	0.26					

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Total Windows-IZZY	Izzy Windows	1186664		
ORDER NOTES:				
DELIVERY NOTES:				

Item **Qty** **Operation** **Location**

500 1 #5 Living Room



RO Size = 119 5/8" x 50 7/8"

Unit Size = 118 7/8" x 50 1/8"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Ribbon Mull, 1/2" Fiberglass Non Reinforced Material
 Unit, Unit 1, 3: 100 Series Single Casement-CW, Unit 2: 100 Series Picture/Transom-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Unit 1: Left, Unit 2: Fixed, Unit 3: Right, Dual Pane Low-E Standard Air Fill w/Breather Tubes, Full Divided Light (FDL) Unit 1 Glass, 3: 2 Wide, Unit 2: 4 Wide, 3 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Folding, 1 Sash Locks Black, Black, Full Screen, Fiberglass

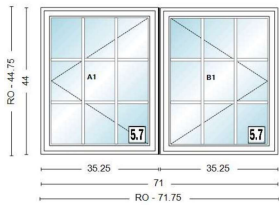
Insect Screen 1: 100 Series Single Casement-CW, 100CS 29.5 x 50.125 Full Screen Fiberglass Black

Insect Screen 1: 100 Series Single Casement-CW, 100CS 29.5 x 50.125 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
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B1	0.33	0.29	C1	21.7100	44.4310	6.69860	
C1	0.32	0.26					

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Total Windows-IZZY	Izzy Windows	1186664		
ORDER NOTES:				
DELIVERY NOTES:				



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
1000	1	Left-Right	#10 BR

RO Size = 71 3/4" x 44 3/4"

Unit Size = 71" x 44"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Ribbon Mull, 1/2" Fiberglass Non Reinforced Material
 100CS 2' 11 1/4"X3' 8"-100CS 2' 11 1/4"X3' 8", Unit, 100 Series Single Casement-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Dual Pane Low-E Standard Air Fill w/Breather Tubes, Full Divided Light (FDL) 3 Wide, 3 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Folding, 1 Sash Locks Black, Black, Full Screen, Fiberglass

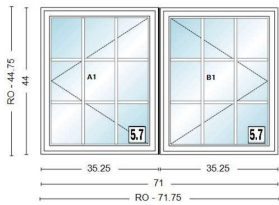
Insect Screen 1: 100 Series Single Casement-CW, 100CS 35.25 x 44 Full Screen Fiberglass Black

Insect Screen 1: 100 Series Single Casement-CW, 100CS 35.25 x 44 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.32	0.26	A1	23.1470	38.3060	6.15740	
B1	0.32	0.26	B1	23.1470	38.3060	6.15740	

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Total Windows-IZZY	Izzy Windows	1186664		
ORDER NOTES:				
DELIVERY NOTES:				



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
1100	1	Left-Right	#11 BR

RO Size = 71 3/4" x 44 3/4"

Unit Size = 71" x 44"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Ribbon Mull, 1/2" Fiberglass Non Reinforced Material
 100CS 2' 11 1/4"X3' 8"-100CS 2' 11 1/4"X3' 8", Unit, 100 Series Single Casement-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Dual Pane Low-E Standard Air Fill w/Breather Tubes, Full Divided Light (FDL) 3 Wide, 3 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Folding, 1 Sash Locks Black, Black, Full Screen, Fiberglass

Insect Screen 1: 100 Series Single Casement-CW, 100CS 35.25 x 44 Full Screen Fiberglass Black

Insect Screen 1: 100 Series Single Casement-CW, 100CS 35.25 x 44 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.32	0.26	A1	23.1470	38.3060	6.15740	
B1	0.32	0.26	B1	23.1470	38.3060	6.15740	

Quote #: 1186664

Print Date: 8/23/2021 9:09:36 PM UTC

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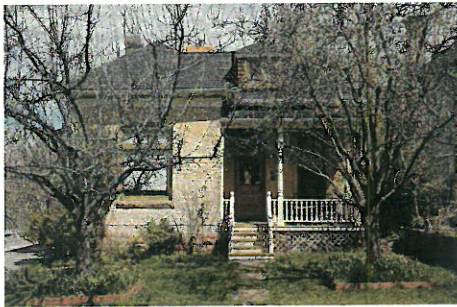
All Images Viewed from Exterior

ATTACHMENT C: SURVEYS AND DOCUMENTS

Click here to view the 2006 Capitol Hill Historic District Reconnaissance Level Survey.

Architectural Survey Data for SALT LAKE CITY**Utah State Historic Preservation Office**

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
144 W APRICOT AVENUE BATLEY, LOUIE PLATTS, HOUSE	B	0/0 1	c. 1892	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	06 05	N05
515 N ARCTIC COURT POULTON, ARNOLD & NETTIE,	A	0/0 1	c. 1906	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SHOTGUN SINGLE DWELLING	06 01	ENTRANCE ON SIDE; TO BE DEMOLISHED 2006 N05A
520 N ARCTIC COURT JONASSON, JOHAN FREDRICK,	B	0/1 1	c. 1891	ASBESTOS SIDING	VICTORIAN: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	06 80	N05A
528 N ARCTIC COURT SOPER, AMELIA ANN, HOUSE	B	1/0 1	c. 1907	REGULAR BRICK	VICTORIAN ECLECTIC	FOURSQUARE (BOX) SINGLE DWELLING	06 80	DUPLEX N05A
221 W ARDMORE PLACE	B	0/2 1	1961	REGULAR BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	06 05	YEAR BUILT, TAX RECORD: 1961 N05
224 W ARDMORE PLACE	B	0/0 1	1959	STRIATED BRICK	RANCH/RAMBLER (GEN.)	RANCH WITH GARAGE SINGLE DWELLING	06 05	YEAR BUILT (TAX RECORD): 1959 N05
237 W ARDMORE PLACE	B	/ 1.5	1956	ROMAN BRICK	EARLY RANCH (GEN.)	EARLY RANCH / SINGLE DWELLING	06 05	YEAR BUILT (TAX RECORD): 1956 N05
239 W ARDMORE PLACE	B	1/0 1	1956	ROMAN BRICK	EARLY RANCH (GEN.)	EARLY RANCH / SINGLE DWELLING	06 05	YEAR BUILT (TAX RECORD): 1956 N05
240 W ARDMORE PLACE	B	0/0 1	1945	ALUM./VINYL SIDING	EARLY RANCH (GEN.)	EARLY RANCH WITH SINGLE DWELLING	06 05	1940s FRAME COTTAGE N05



144 W Apricot Avenue
B



520 N Arctic Court
B



528 N Arctic Court
B



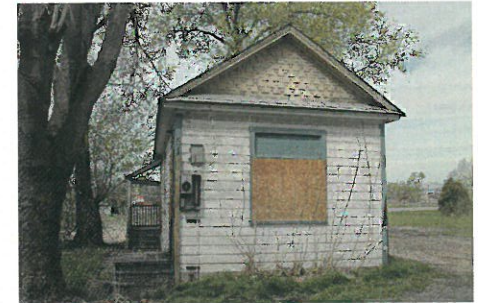
224 W Ardmore Place
B



237 W Ardmore Place
B



239 W Ardmore Place
B



515 N Arctic Court
B



221 W Ardmore Place
D



240 W Ardmore Place
B

Address 224 Ardmore Place Date 10-22 1959

Owner Orice J. Allen

Building Permit No. 27863-^{Res. &} att. ^{gar.}

Electrical Permit No. 28164-^{Jan} 11-13-59 - 30703-7-26-60

Plumbing Permit No. 29563-9-15-60-

Building Permit No. #A9857-7-16-60 Permitted by S/F res

Electrical Permit No.

Plumbing Permit No.

Building Permit No.

Electrical Permit No.

Plumbing Permit No.

Electrical Permit No.

Electrical Permit No.

ATTACHMENT D: SITE PHOTOGRAPHS



Front (south) façade of the subject property



East façade of the subject property



Top: Detailed photo of largest window in front (south) façade (provided by applicant)

Bottom left: Another close-up photo of large window on front (south) façade (provided by applicant)

Bottom Right: Detailed photo of window to the left of the large window (provided by applicant)



ATTACHMENT E: ANALYSIS OF STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing 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 shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
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;	Complies	The use of the structure will remain single-family residential. 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;	Does Not Comply	The commission will need to consider whether the character of the existing windows is the aluminum frame or the fact that they can be easily replaced. Mass-produced and easily replaceable windows were a common feature of homes constructed during the property’s period of significance. If the proposed replacement windows were similar in size and character to the originals, then staff would be more likely to find that the proposal meets this standard. However, the proposed windows do not meet this standard because of the wider trim, different colors, and muntin grid.
Standard 3: All sites, structures, and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	Complies	The contemporary design of the proposed windows makes no effort to create a false sense of history. They would stand out as a recent addition to the house.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Not Applicable	There have not been any significant changes to the property since its construction that would be considered historic in their own right. This standard does not apply.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Mixed	Is the aluminum frame a character-defining feature? Or is the fact that it can be replaced the important feature of the windows? The commission will need to determine what features of mid-century construction should be preserved and considered. These replaceable and mass-produced windows were a new distinctive feature and construction technique that differentiated these newer houses from older homes. This standard would be met if the proposed windows were similar in design, dimensions, and color to the originals.
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.	Does Not Comply	The proposed windows do not meet this standard because they do not match the existing windows’ composition or design. The new windows are a different color, have a wider trim, and include a muntin grid not present on the original windows. The property’s existing windows have deteriorated enough that replacement is most likely necessary in this case. However, the commission will need to determine how to approach future requests to replace windows in houses similar to the subject property.

<p>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.</p>	<p>Not Applicable</p>	<p>The proposal does not include treatments of existing historic materials. This standard does not relate to this proposal.</p>
<p>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.</p>	<p>Does Not Comply</p>	<p>Replacing the existing windows is not the issue here. They were mass-produced and designed to be replaced. The design of the proposed windows is a different color, has different dimensions, and includes a muntin grid not present on the original windows.</p>
<p>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.</p>	<p>Complies</p>	<p>Replacing the existing aluminum windows would not prevent the future installation of new Aluminum windows. The proposed project will not impair the essential form and integrity of the structure.</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>Not Applicable</p>	<p>This proposal does not include the use of vinyl or aluminum cladding.</p>
<p>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.</p>	<p>Not Applicable</p>	<p>Signage is not part of this proposal. This standard does not apply.</p>

ATTACHMENT F: DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable. The following applicable design guidelines can be found in *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*.

Historic Residential Properties & Districts in Salt Lake City, Chapter 3: Windows

Design Objective

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

Replacement Windows

While replacing an entire window assembly is discouraged, it may be necessary in some cases. When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible. To do so, the size and proportion of window elements, including glass and sash components, should match the original. In most cases, the original profile, or outline of the sash components, should be the same as the original. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening (reveal) should be maintained.

Guideline	Standard
3.1 The functional and decorative feature of a historic window should be preserved. <ul style="list-style-type: none"> • Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows. • Frames and sashes should be repaired rather than replaced whenever conditions permit. 	Standards 2, 5, 6, & 8
3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window. <ul style="list-style-type: none"> • Install a storm window on the interior where feasible. This will allow the character of the original window to be seen from the public way. • If a storm window is to be installed on the exterior, match the sash design of the original windows. • A metal storm window may be appropriate. • The storm window should fit tightly within the window opening without the need for subframes around the perimeter. • Match the color of the storm window sash with the color of the window frame; avoid a milled (a silver metallic) aluminum finish, if possible. • Finally, set the sash of the storm window back from the plane of the wall surface as far as possible. 	Standards 2, 5, 6, & 8
3.6 A replacement window should match the original in its design. <ul style="list-style-type: none"> • If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so. • Match the replacement also in the number and position of glass panes. Matching the original design is particularly important on key character-defining facades	Standards 2, 5, 6, & 8
3.8 In a replacement window, use materials that appear similar to the original. <ul style="list-style-type: none"> • Using the same material as the original is preferred, especially on key character-defining facades. • A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish. • Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house. 	Standards 2, 5, 6, & 8

ATTACHMENT G: PUBLIC PROCESS

The Historic Landmark Commission Notice was mailed on December 21, 2021.

The subject property was posted on December 27, 2021.

Staff did not receive any comments before this report was published.