



Staff Report

PLANNING DIVISION
COMMUNITY AND NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Caitlyn Tubbs
(801)-535-7706 or Caitlyn.Tubbs@slcgov.com
Date: April 7, 2022
Re: **PLNHLC2022-00180 Front Window Replacement 114 N F Street**

MINOR ALTERATION – WINDOW REPLACEMENT

PROPERTY ADDRESS: 114 N F Street

PARCEL ID: 09-31-477-006-0000

HISTORIC DISTRICT: Avenues Local Historic District

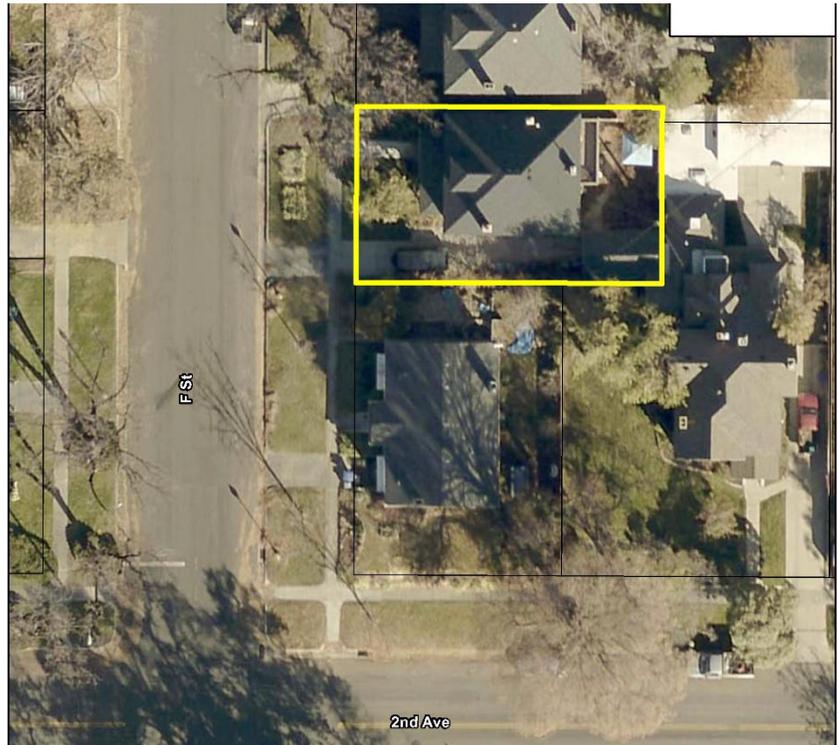
ZONING DISTRICT: RMF-35 and H Historic Preservation Overlay District

REQUEST: Janel Thomas and Samuel Ames, representing the property owners, are requesting a Certificate of Appropriateness to replace two original front windows on the second story of the home. The existing windows are original to the home and are framed in wood. The proposed windows are vinyl with a single-hung movement.

RECOMMENDATION: Based on the analysis and findings in the staff report, it is planning staff's opinion that the proposal does not comply with the standards of approval and applicable design guidelines and recommends the Historic Landmark Commission deny the minor alterations request for a Certificate of Appropriateness.

ATTACHMENTS:

- A. Vicinity Map
- B. Historic District Map
- C. Historic Survey Sheets
- D. Site Photos
- E. Applicant's Submittal Materials
- F. Standards for a Certificate of Appropriateness per 21A.34.020.G.



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- G. Applicable Design Guidelines
- H. Public Process and Comments

BACKGROUND INFORMATION:

The subject property is a detached single-family dwelling unit which was constructed in 1900. The property is located in the Avenues Local Historic District and is listed in the 2007 survey as an Eligible/Contributing Structure. The Applicant filed a previous request for a Certificate of Appropriateness for windows on the sides and rear of the home which was approved administratively by planning staff on February 4, 2022. Since those windows were not located on a primary façade and were not readily visible from the public street, staff found they met the standards of approval



Figure 1: Photograph of subject property, courtesy Salt Lake County Archives

KEY ISSUES AND DISCUSSION:

Section 21A.34.020(G) outlines the standards which need to be met for the issuance of a Certificate of Appropriateness for the alteration of a contributing structure in a local historic district. These standards have also been listed and evaluated in Attachment F.

Issue 1: Condition of Existing Historic Windows

The Applicants have not indicated the original windows are in disrepair and Staff visited the property and did not see any signs of damage to the windows on the exterior of the home. The Residential Design Guidelines stress the importance of repairing historic windows instead of replacing them wherever possible and in this case, where no damage has been demonstrated, a replacement window is not warranted.



Figure 2: View of 114 N F Street from F Street, 2007 Avenues RLS Survey

Issue 2: Windows are located on front façade

Chapter 3 of the Residential Design Guidelines govern windows in historic structures. The existing windows are located on the second story of the primary façade of the home and are original. No changes are proposed to the brick façade.

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The existing windows are highly prominent on the front façade and contribute significantly to the home’s historic character. It is the City’s policy to retain historic features on buildings, particularly windows, on the front façade of contributing structures unless it is absolutely necessary to replace them. No evidence has been provided that the existing windows are in a state of disrepair.

Issue 3: Design and material of replacement windows are inappropriate

Chapter 3 of the Residential Design Guidelines also outlines standards for replacement windows, the first of which is the replacement window should match the original in appearance to the greatest extent possible. The original windows are single hung and the upper portion of glazing is smaller than the lower. The proposed windows are double hung and the areas of glazing are the same size.



Figure 3: View of original windows



Figure 4: Example proposed windows, Alside Mezzo West Coast Brochure

The Residential Design Guidelines encourage replacement windows to be constructed of the same material as the original windows. The original windows on the subject property are of a wood construction and the proposed windows are a vinyl material. The Guidelines allow alternative materials as long as the result will match the finish, proportions and profiles of the original but the replacement of windows on front or street-facing facades are heavily discouraged, unless they are beyond repair. As discussed previously, the proportions of the glazing for the original and proposed windows are not comparable to the historic window. The existing original windows are set shallowly into the brick and the bottom sash of the window sits closest to the brick surface. The proposed windows would have the top sash and glazing segment sitting closest to the brick surface as indicated in the section diagram to the right. Essentially, the proposed windows would be “upside-down” from the existing windows and the overall profile would be different.

In summary, the Residential Design Guidelines discourage the replacement of windows when repair is possible. In this case, the existing original windows appear to be in good condition and the Applicants and homeowners have not indicated the windows are deteriorating in this application, so Staff has found replacing the subject windows is unnecessary and unsupported by the adopted Residential Design Guidelines which follow a repair before replacement strategy. Additionally, if evidence was provided to show the windows were beyond repair, the proposed windows do not match the proportions and profile of the existing windows and are not an appropriate replacement



Figure 5: Section view of proposed window, Alside Mezzo West Coast Brochure

DISCUSSION:

In summary, the Residential Design Guidelines discourage the replacement of windows when repair is possible. In this case, the existing original windows appear to be in good condition and the Applicants and homeowners have not indicated the windows are deteriorating in this application, so Staff has found replacing the subject windows is unnecessary and unsupported by the adopted Residential Design Guidelines. Additionally, the proposed windows do not match the proportions and profile of the existing windows and are not an appropriate option.

NEXT STEPS:

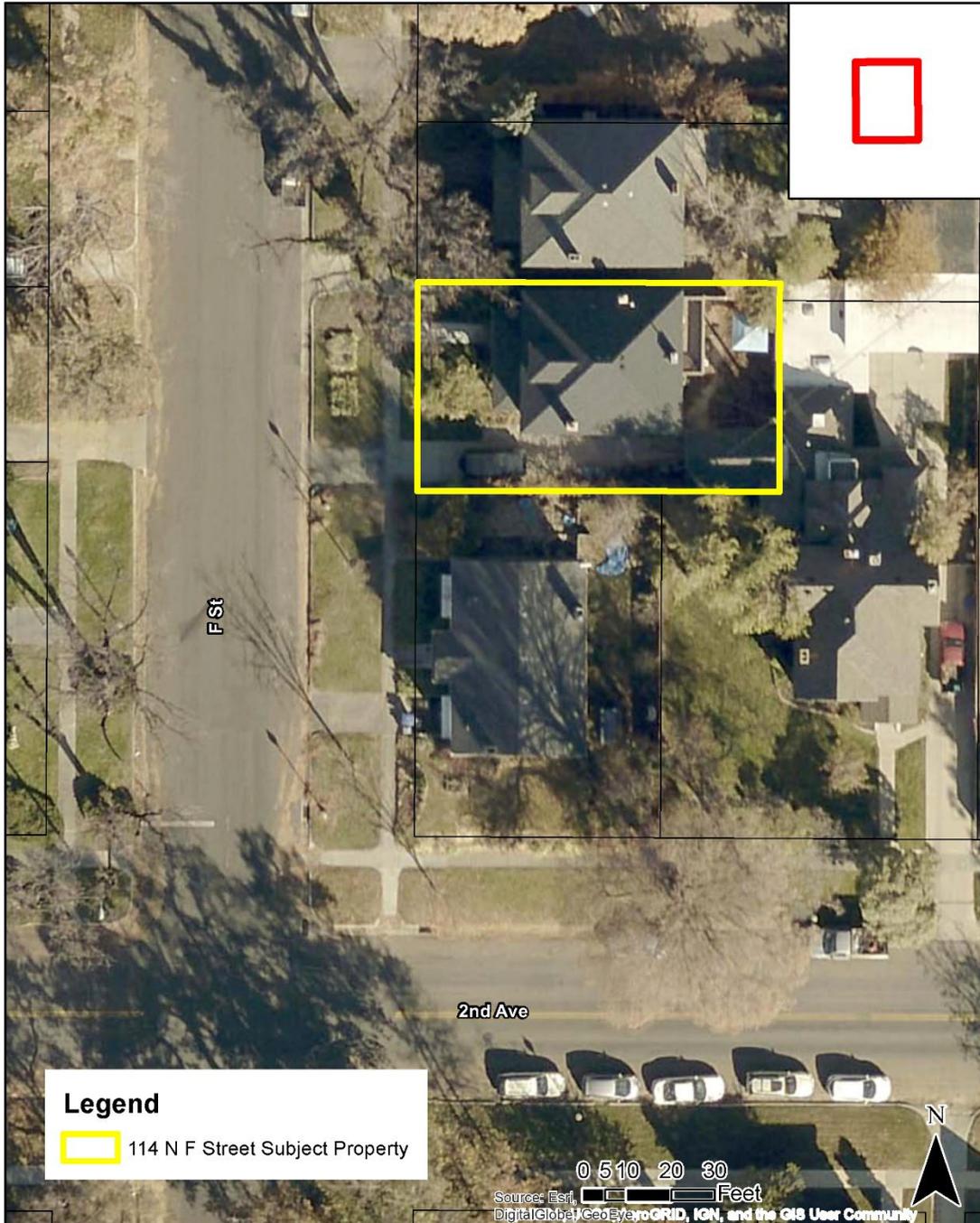
If denied (as recommended by staff), the applicant would not be able to replace the windows as proposed. The applicant could appeal the decision of the Historic Landmark Commission to the appeals hearing officer in accordance with section 21A.16 of the zoning ordinance.

If approved, a CoA would be issued and the applicant could proceed with replacement of the windows of the front façade of the home as proposed subject to obtaining all necessary approvals and permits.

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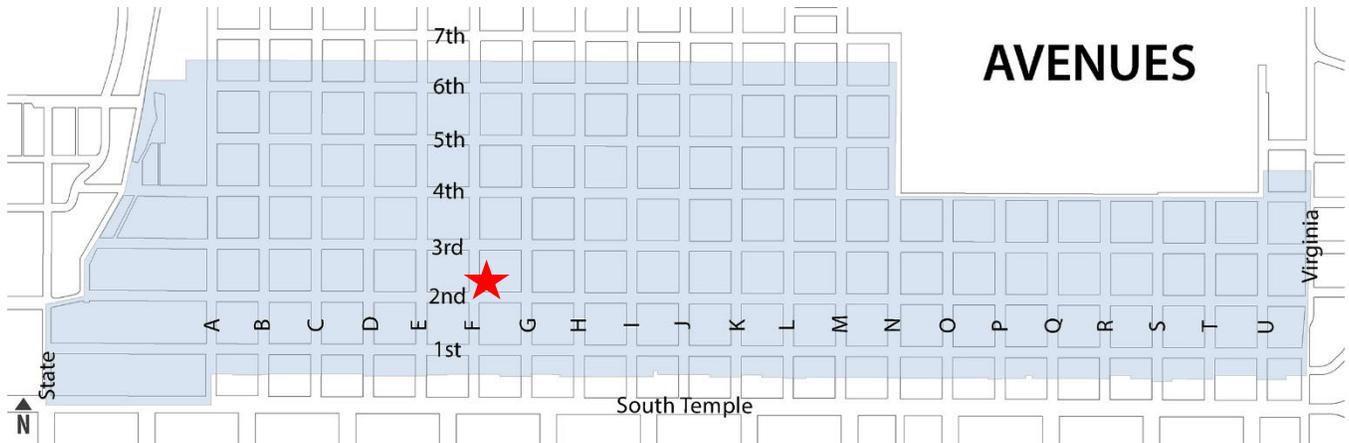
ATTACHMENT A: VICINITY MAP

Vicinity Map



Salt Lake City Planning Division 2/28/2022

ATTACHMENT B: HISTORIC DISTRICT MAP



ATTACHMENT C: HISTORIC SURVEY SHEETS

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Historic Landmark Commission
April 7, 2022

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

1 IDENTIFICATION

Street Address: 114 F Street (116) Plat D Bl. 36 Lot 2
Name of Structure: T. R. S.
Present Owner: UTM:
Owner Address: Tax #:

2 AGE/CONDITION/USE

Original Owner: Lillias Staines Construction Date: 1905 Demolition Date:
Original Use: single family
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: 5/77
Date of Slides: Views: Front Side Rear Other
Date of Photographs: 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, 1906.
Salt Lake Tribune January 22, 1940, p. 16.
Deseret News, January 22, 1940 p. 5.
Salt Lake City Building Permit, #537, January, 1905.

5

ARCHITECTURE

Architect/Builder: Anderson Investment Company

Building Materials: brick Building Type/Style: Box type

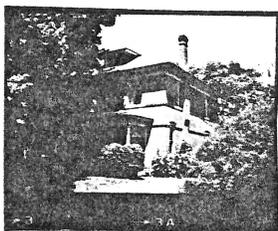
Description of physical appearance & significant architectural features:

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

This is a two-story brick home with a main hip roof and a front center dormer window. There is a simple cornice under the eaves. One corbeled brick belt course runs at the bottom of the second story windows and another at the top of the first story windows. The one-story porch has wooden doric columns. Both the windows and the door under the porch have transoms.

The house is similar to #118 F next door which was built the same year by the Anderson Investment Company.

-----Thomas W. Hanchett



6

HISTORY

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 | |

This box type home contributes to the Avenues in both materials and massing.

It was built in 1905 by the Anderson Investment Company, as was the house next door (118 F Street). They were built for Lillias Staines (see 461 2nd Avenue) who did much investing in property in the Avenues.

The first tenants in this house were Edward D. (1877-1940) and Emma Kincaid (- 1937) Dunn. Dunn was a lawyer who had come from the east to Utah in 1902. He became chief clerk in the U. S. land office in Salt Lake City. The Dunns were Episcopalian.

Lillias transferred this house to her daughter Annie Staines Gray in 1940. She continued to maintain the home as rental property. In 1947, Annie sold it to Rudolph and Frances Gentner, a plumber who in turn sold it to Robert H. Delp, a carpenter, neither of whom lived in the house.

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

BATCH KEY
1804044721

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 00114 F ST

UTM: 13354 13355

Name of Structure:

T. 01.0 N R. 01.0 E S. 31

Present Owner: PATCH, E. L.
1749 MILLCREEK CIR
Owner Address: SLC, UTAH

84106

Year Built (Tax Record): 1900

Effective Age: 1933

Tax #: 04 0486

Legal Description 01 Kind of Building: RESIDENCE

COM 38.4 FT S FR NW COR LOT 2 BLK 36 PLAT D SLC SUR
N 47.6 FT W 82.5 FT TO BEG

S 47.6 FT E 82.5 FT

2 STATUS/USE

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|---------------------------------------|--------------------------------|--|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> 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:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

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

Researcher:

Date:

ATTACHMENT D: SITE PHOTOS



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ATTACHMENT E: APPLICANT'S SUBMITTAL MATERIALS

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114 N F Street Window Replacement
Historic Landmark Commission
April 7, 2022

New
for 2016!

ENERGY STAR® 2016 Requirements Northern Zone

Effective January 1, 2016



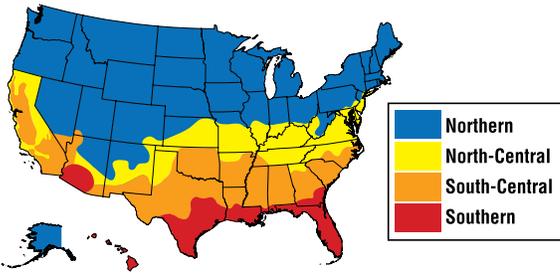
Meets Stringent
2016
ENERGY STAR®
**PERFORMANCE
REQUIREMENTS**



*Meeting the Most
Stringent Performance Requirements*

Alside®

New ENERGY STAR 2016 Requirements for the Northern Climate Zone



When the new criteria for ENERGY STAR® Version 6.0 for residential windows, doors and skylights took effect on January 1, 2015 – the Northern Climate Zone of the U.S. was given an additional year before the increased performance requirements were implemented. This extension for the Northern Climate Zone allowed the industry adequate time to identify cost-saving measures to further reduce incremental costs for consumers.

Windows and patio doors that meet stringent ENERGY STAR requirements can help pay dividends on a daily basis. Heat loss and gain through windows and doors account for up to 50% of a home's heating and cooling needs. ENERGY STAR qualified products help homes maintain a more balanced and comfortable indoor climate while conserving energy costs and reducing fossil fuel consumption. It's good for consumers and good for the environment.

Our Window Technical Information Center provides fast and easy access to performance results. It's as easy as:

- 1 Visit www.alsidewindows.net
- 2 Choose your region
- 3 Select series and model
- 4 Click on the various glass packages for performance values

Or, simply click ENERGY STAR requirement and enter your zip code and select the window model to obtain the ENERGY STAR qualifying glass packages available.



A cleaner environment and improved home comfort with reduced energy consumption are the key goals of ENERGY STAR, a U.S. Environmental Protection Agency (EPA) voluntary program that helps businesses and individuals save money and protect our climate through superior energy efficiency.



The National Fenestration Rating Council (NFRC) is a non-profit industry organization that is committed to providing accurate, fair and reliable testing data to help consumers and building professionals compare the energy performance of windows, doors and skylights.

Understanding ENERGY STAR Performance Requirements

To qualify for ENERGY STAR, windows shall have NFRC-certified U-Factor and, where applicable, Solar Heat Gain Coefficient (SHGC) ratings at levels which meet or exceed the minimum qualification criteria specified in the table below. In simple terms, U-Factor represents the rate of heat flow through the window product – the lower the U-Factor, the less energy is needed to heat a home. The SHGC represents the solar heat penetrating through the window – the lower the number, the better the energy conservation. Climates that rely heavily on air-conditioning will benefit from a window product that displays a low SHGC.

ENERGY STAR REQUIREMENTS FOR WINDOWS – NORTHERN CLIMATE ZONE RATINGS EFFECTIVE AS OF JANUARY 1, 2016		
Climate Zone		
Northern		U-Factor ≤ 0.27, SHGC Any
North-Central		U-Factor ≤ 0.30, SHGC ≤ 0.40
South-Central		U-Factor ≤ 0.30, SHGC ≤ 0.25
Southern		U-Factor ≤ 0.40, SHGC ≤ 0.25

OPTION A

Equivalent Energy Performance for Windows – Northern Zone Only

To qualify for ENERGY STAR V6.0, windows also may have NFRC-certified U-Factor and, where applicable, SHGC ratings at levels which meet or exceed the equivalent energy performance criteria specified in the table below. These criteria allow windows with energy performance equivalent to the prescriptive criteria to qualify in the Northern Zone. (Equivalent performance criteria are not applicable to the North-Central, South-Central, or Southern Zones or to doors or skylights.)

EQUIVALENT ENERGY PERFORMANCE FOR WINDOWS – NORTHERN CLIMATE ZONE RATINGS EFFECTIVE AS OF JANUARY 1, 2016		
Climate Zone		
Northern		U-Factor = 0.28, SHGC ≥ 0.32
		U-Factor = 0.29, SHGC ≥ 0.37
		U-Factor = 0.30, SHGC ≥ 0.42

OPTION B

Air Leakage Performance Requirements

Air leakage in windows and doors also is measured with a performance rating. To qualify for ENERGY STAR, products shall have air leakage ratings at levels that meet or exceed the minimum qualification standards specified in the table below and adhere to specified labeling requirements.

AIR LEAKAGE REQUIREMENTS	
Product	Air Leakage Rating
Window, Sliding Door or Skylight	≤ 0.3 cfm/ft ²
Swinging Door	≤ 0.5 cfm/ft ²

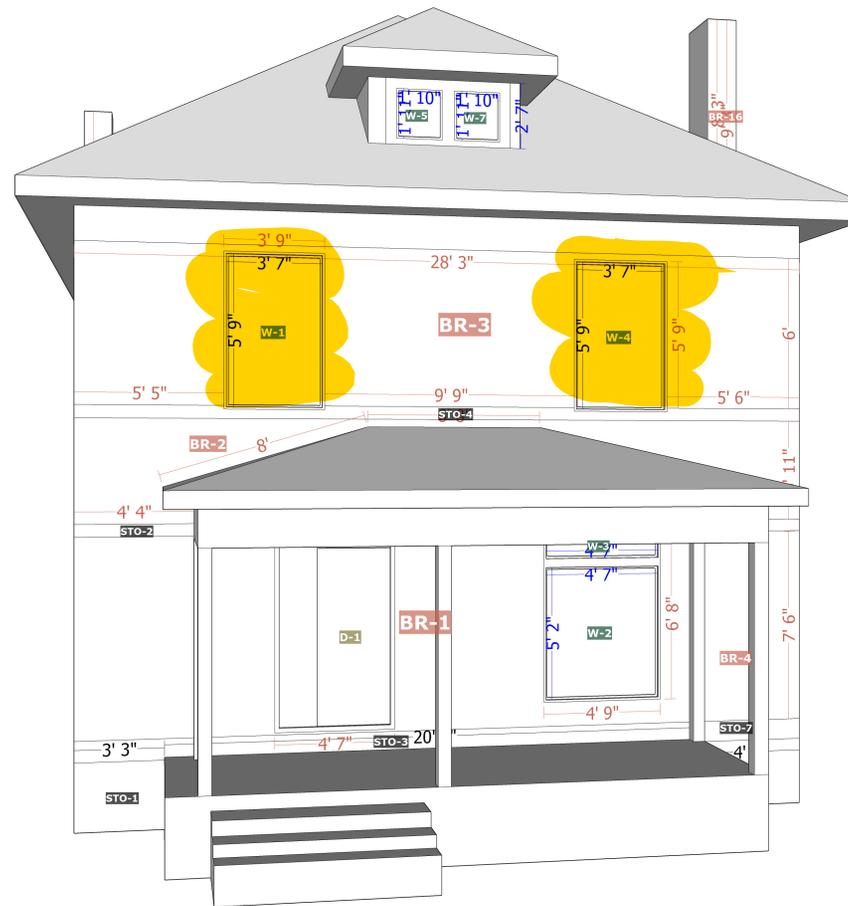
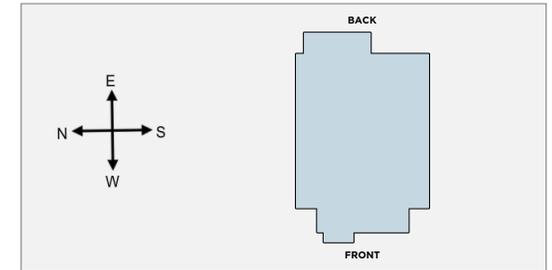
Alside Windows and Patio Doors are available with a variety of ClimaTech® insulated glass packages to meet or exceed ENERGY STAR performance requirements for 2016 in all four U.S. Climate Zones. Please see your Alside Sales Representative for specific recommendations.

For more information regarding 2016 ENERGY STAR requirements, visit www.energystar.gov/sites/default/files/ES_Final_V6_Residential_WDS_Spec.pdf



Complete Measurements

114 F Street East, Salt Lake... FRONT



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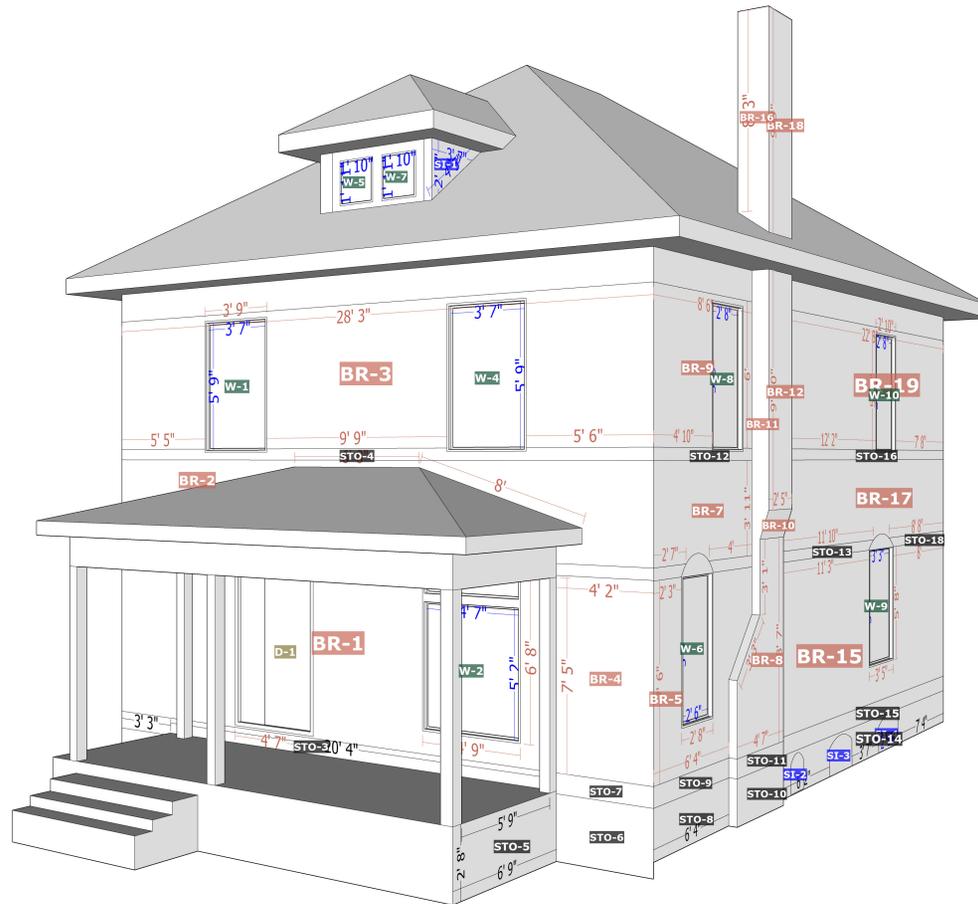
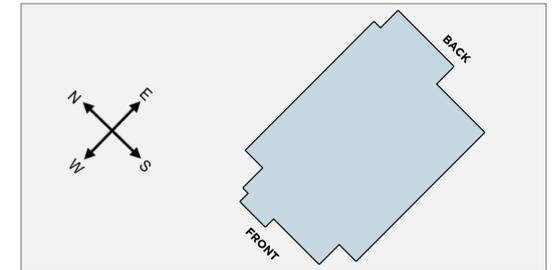
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Complete Measurements

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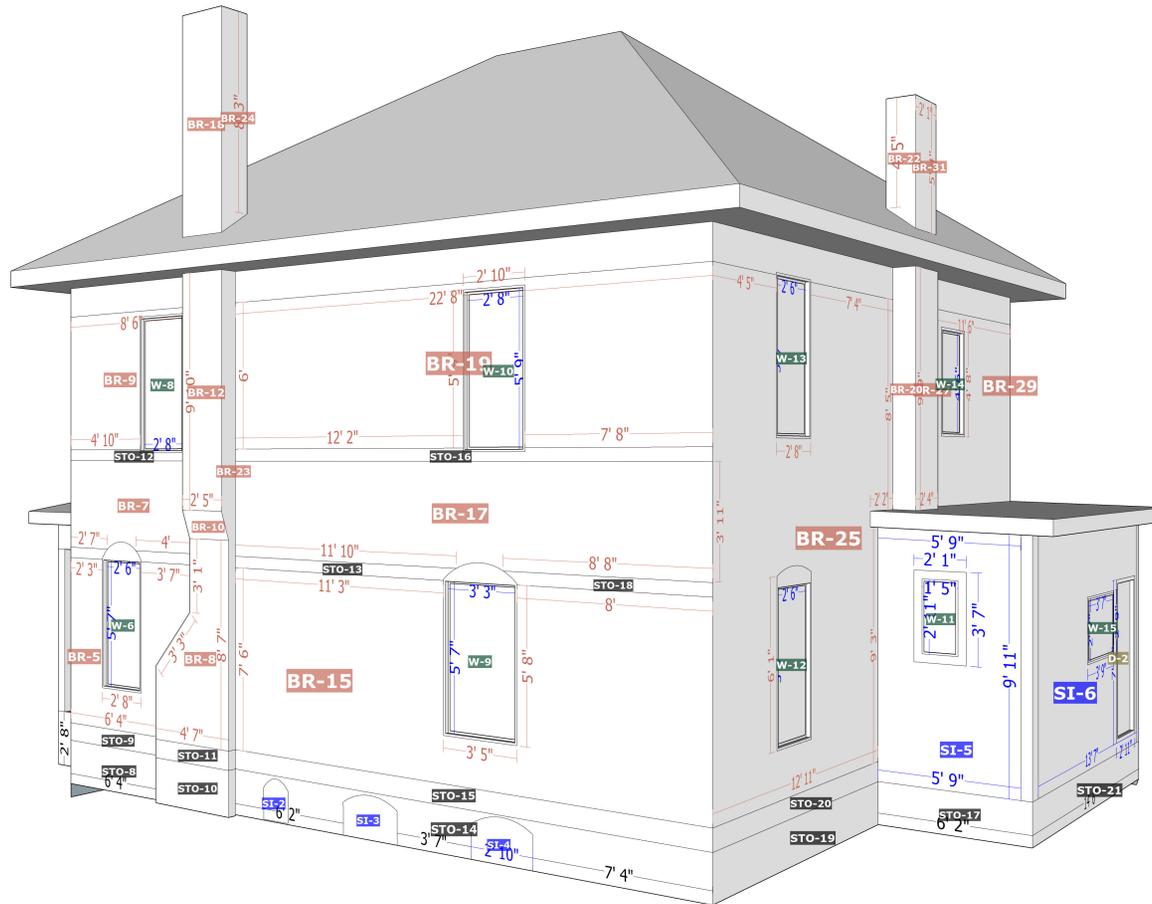
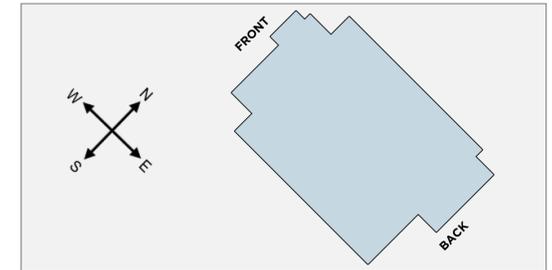
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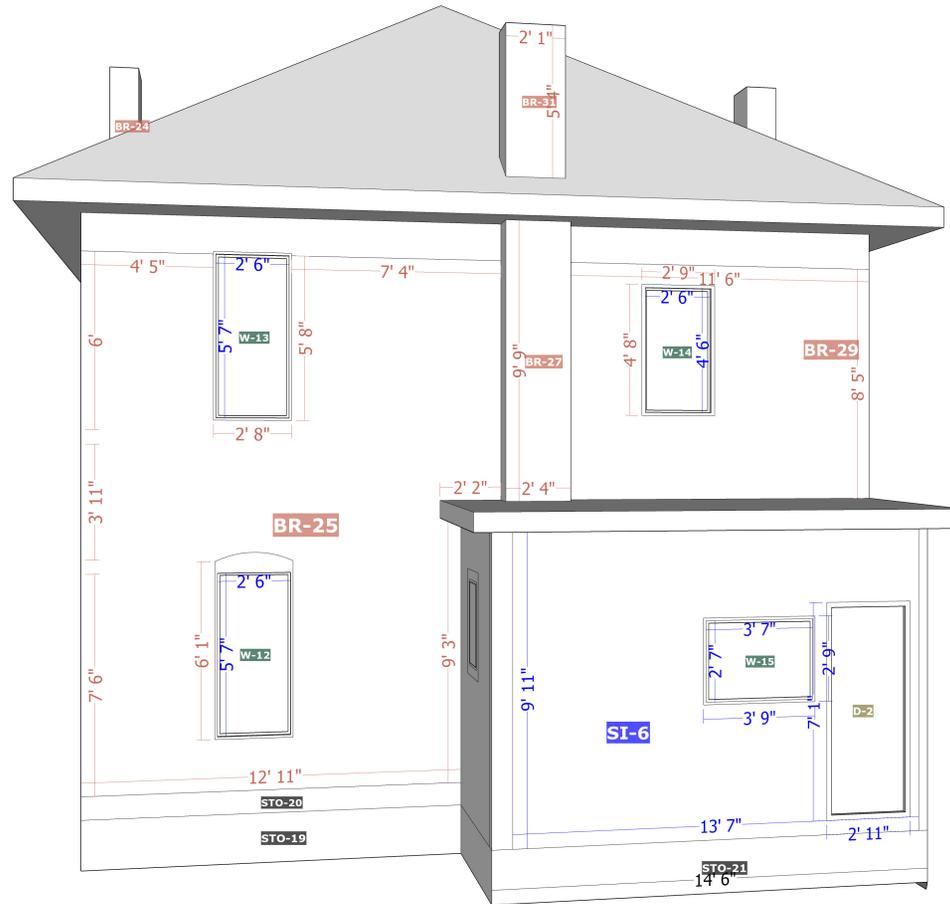
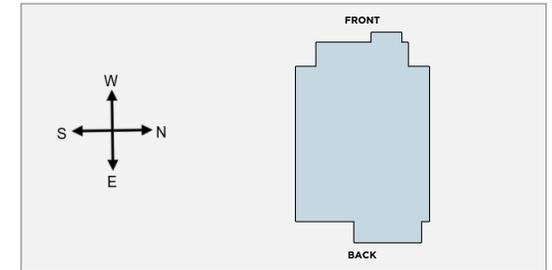
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Complete Measurements

114 F Street East, Salt Lake... BACK



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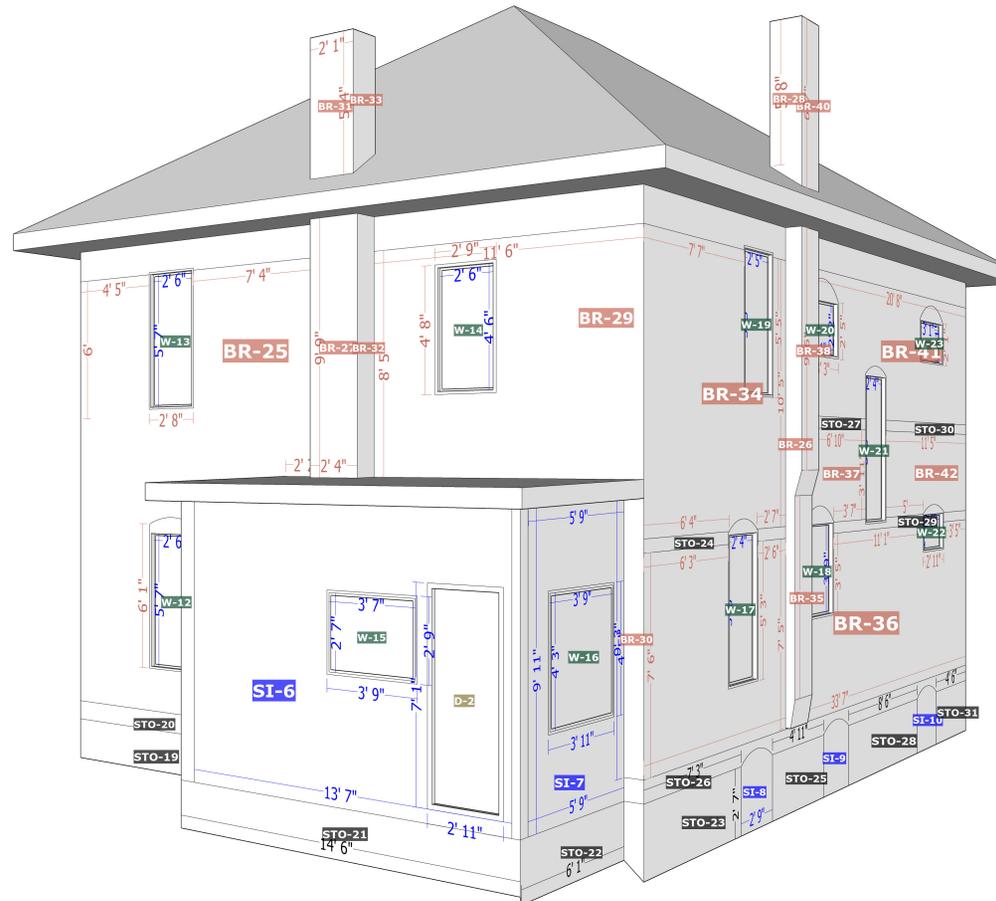
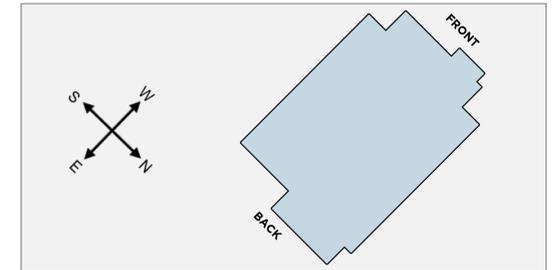
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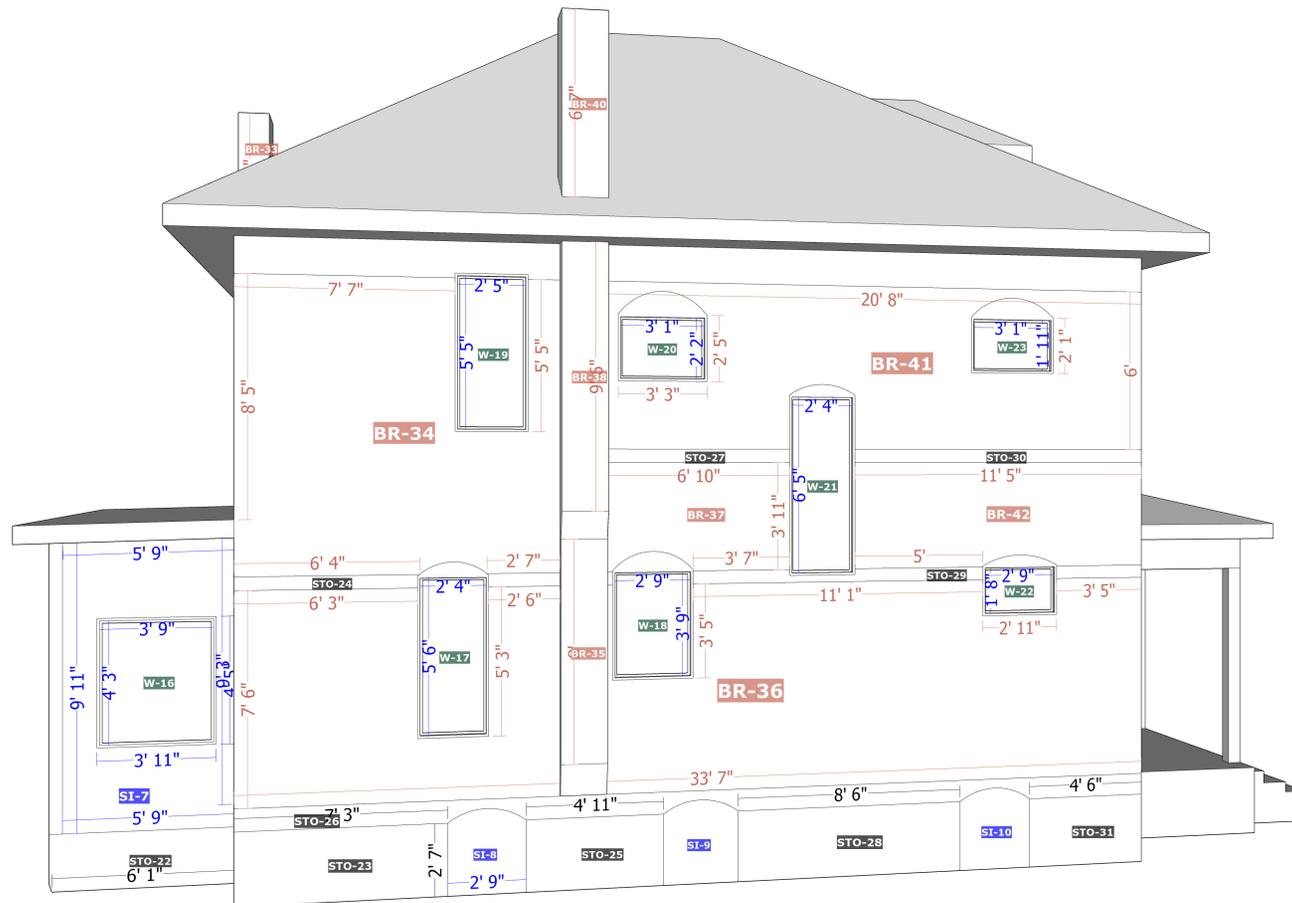
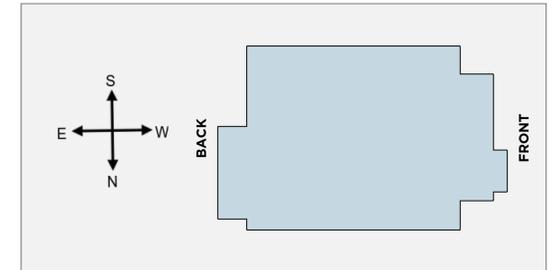
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14 JUL 2021

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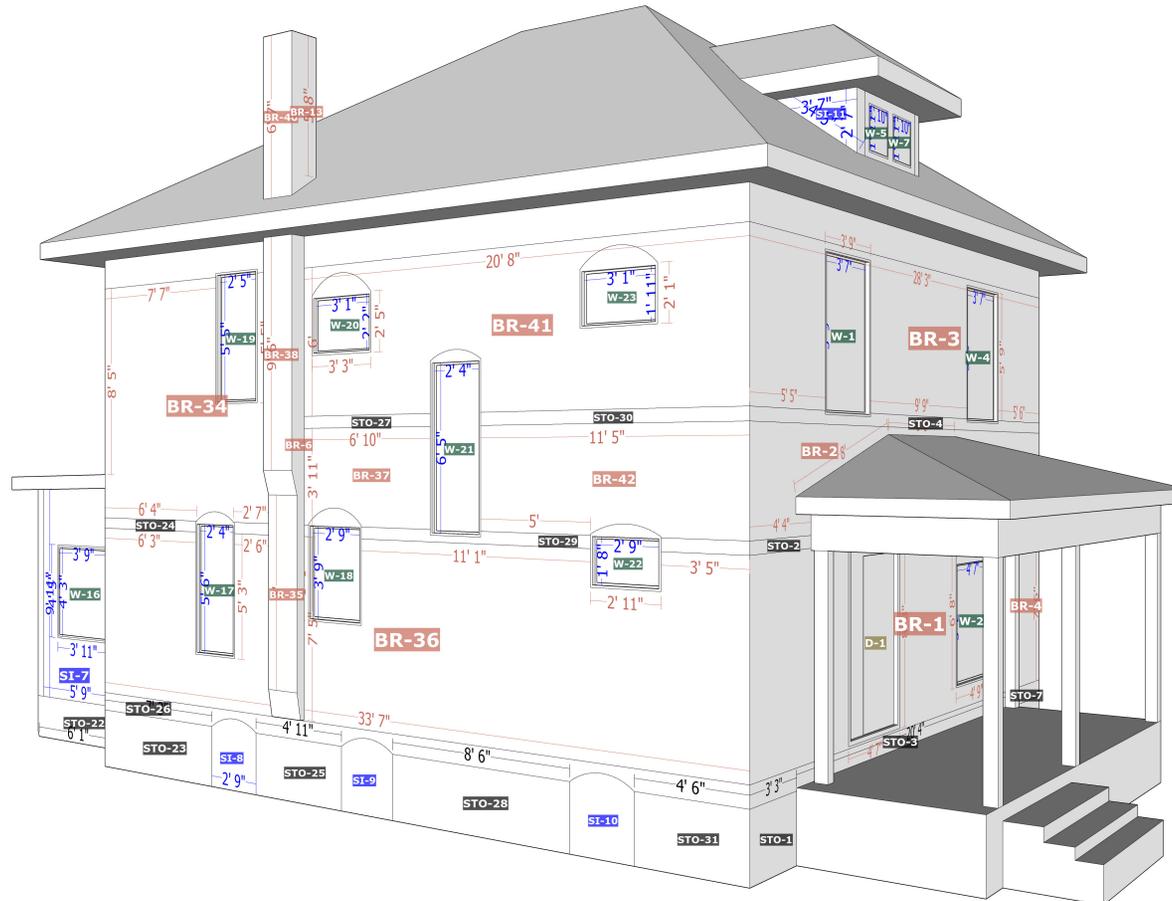
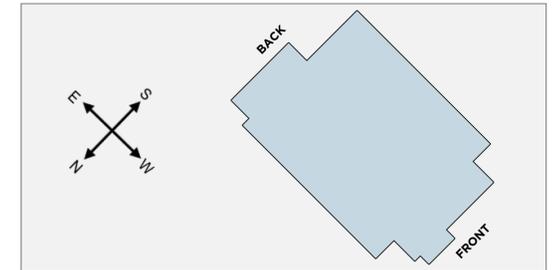






Complete Measurements

114 F Street East, Salt Lake... LEFT-FRONT



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14 JUL 2021

Sales Person:



Dealer Acknowledgement

Quote Date 8/13/2021

Date Ordered Quote Not Ordered

Dealer Name:

2J5630 HANSONS WIN&SID OF SALT LAKE -

Bill To: HANSONS WIN&SID OF SALT LAKE - 977 E 14 MILE RD TROY, MI 48083

Ship To: SAME

User Initials:

Quote Created By: hmiddaugh@hansons.com

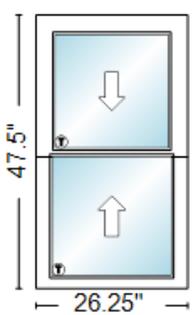
Phone: (248) 581-3030 Fax:

Order Notes: Delivery Notes:

Quote Name: KARASOV 321466 SLC Project Name: HANSONS SLC

Table with 4 columns: QUOTE #, RUSH, STATUS, PO#

Table with 7 columns: Line Item #, Qty, Width x Height, UI, Description, Net Price, Extended



3001-Mezzo Double Hung 26.25 x 47.5 Sash Split = Even Operation / Venting = Double Hung Frame Strength = Fiberglass Reinforcement, Frame Option = Standard Block Frame, Enhanced Cavity Foam Inserts Frame Color = White ThermD TG2, Tempered Brickmould and Casing = No Brickmould, Frame Size

Pricing Detail: \$142.88 1A - Base Price \$36.86 1A - Glass Type \$38.52 1A - Tempered \$0.00 1A - Frame Strength \$1.55 1A - Enhanced Cavity Foam Inserts

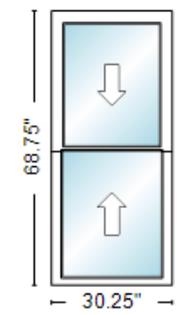
+1.65

1

Comment / Room:

None Assigned

Table with 7 columns: Line Item #, Qty, Width x Height, UI, Description, Net Price, Extended



3001-Mezzo Double Hung 30.25 x 68.75 Sash Split = Even Operation / Venting = Double Hung Frame Strength = Fiberglass Reinforcement, Frame Option = Standard Block Frame, Enhanced Cavity Foam Inserts Frame Color = White ThermD TG2 Brickmould and Casing = No Brickmould, Frame Size

Pricing Detail: \$160.39 1A - Base Price \$46.08 1A - Glass Type \$0.00 1A - Frame Strength \$1.55 1A - Enhanced Cavity Foam Inserts

-7.18

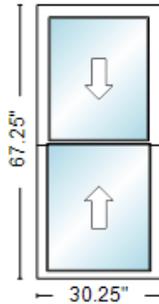
2

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
3124870	No	None	321466

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
3	1	30.25" X 67.25"	99		\$208.02	\$208.02



3001-Mezzo Double Hung 30.25 x 67.25 ✓
 Sash Split = Even ✓
 Operation / Venting = Double Hung ✓
 Frame Strength = Fiberglass Reinforcement, Frame Option =
 Standard Block Frame, Enhanced Cavity Foam Inserts
 Frame Color = White ✓
 ThermD TG2 ✓
 Brickmould and Casing = No Brickmould, Frame Size

Pricing Detail:
 \$160.39 1A - Base Price
 \$46.08 1A - Glass Type
 \$.00 1A - Frame Strength
 \$1.55 1A - Enhanced Cavity
 Foam Inserts

Line Item Notes:

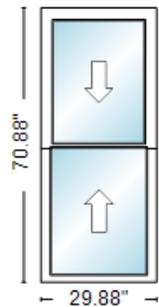
-7.18

3

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
4	1	29.88" X 70.88"	101		\$208.02	\$208.02



3001-Mezzo Double Hung 29.88 x 70.88 ✓
 Sash Split = Even ✓
 Operation / Venting = Double Hung ✓
 Frame Strength = Fiberglass Reinforcement, Frame Option =
 Standard Block Frame, Enhanced Cavity Foam Inserts
 Frame Color = White ✓
 ThermD TG2 ✓
 Brickmould and Casing = No Brickmould, Frame Size

Pricing Detail:
 \$160.39 1A - Base Price
 \$46.08 1A - Glass Type
 \$.00 1A - Frame Strength
 \$1.55 1A - Enhanced Cavity
 Foam Inserts

Line Item Notes:

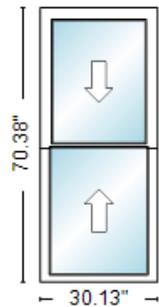
-7.18

4

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
5	1	30.13" X 70.38"	102		\$228.52	\$228.52



3001-Mezzo Double Hung 30.13 x 70.38 ✓
 Sash Split = Even ✓
 Operation / Venting = Double Hung ✓
 Frame Strength = Fiberglass Reinforcement, Frame Option =
 Standard Block Frame, Enhanced Cavity Foam Inserts
 Frame Color = White ✓
 ThermD TG2 ✓
 Brickmould and Casing = No Brickmould, Frame Size

Pricing Detail:
 \$162.36 1A - Base Price
 \$64.61 1A - Glass Type
 \$.00 1A - Frame Strength
 \$1.55 1A - Enhanced Cavity
 Foam Inserts

Line Item Notes:

-7.74

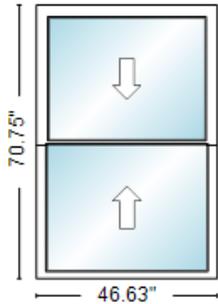
5

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
3124870	No	None	321466

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
6	1	46.63" X 70.75"	118		\$244.92	\$244.92



3001-Mezzo Double Hung 46.63 x 70.75 ✓
 Sash Split = Even ✓
 Operation / Venting = Double Hung ✓
 Frame Strength = Fiberglass Reinforcement, Frame Option =
 Standard Block Frame, Enhanced Cavity Foam Inserts ✓
 Frame Color = White ✓
 ThermD TG2 ✓
 Brickmould and Casing = No Brickmould, Frame Size

Line Item Notes:

Pricing Detail:
 \$178.76 1A - Base Price
 \$64.61 1A - Glass Type
 \$.00 1A - Frame Strength
 \$1.55 1A - Enhanced Cavity
 Foam Inserts

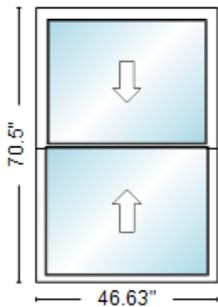
-19.56

6

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
7	1	46.63" X 70.5"	118		\$244.92	\$244.92



3001-Mezzo Double Hung 46.63 x 70.5 ✓
 Sash Split = Even ✓
 Operation / Venting = Double Hung ✓
 Frame Strength = Fiberglass Reinforcement, Frame Option =
 Standard Block Frame, Enhanced Cavity Foam Inserts ✓
 Frame Color = White ✓
 ThermD TG2 ✓
 Brickmould and Casing = No Brickmould, Frame Size

Line Item Notes:

Pricing Detail:
 \$178.76 1A - Base Price
 \$64.61 1A - Glass Type
 \$.00 1A - Frame Strength
 \$1.55 1A - Enhanced Cavity
 Foam Inserts

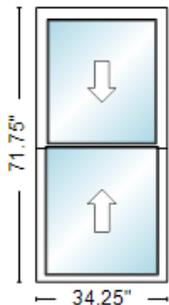
-19.56

7

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
8	1	34.25" X 71.75"	107		\$232.34	\$232.34



3001-Mezzo Double Hung 34.25 x 71.75 ✓
 Sash Split = Even ✓
 Operation / Venting = Double Hung ✓
 Frame Strength = Fiberglass Reinforcement, Frame Option =
 Standard Block Frame, Enhanced Cavity Foam Inserts ✓
 Frame Color = White ✓
 ThermD TG2 ✓
 Brickmould and Casing = No Brickmould, Frame Size

Line Item Notes:

Pricing Detail:
 \$166.18 1A - Base Price
 \$64.61 1A - Glass Type
 \$.00 1A - Frame Strength
 \$1.55 1A - Enhanced Cavity
 Foam Inserts

+23.58

8

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
3124870	No	None	321466

Customer Notes:

Total Unit Count	8
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ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment. For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

SUB-TOTAL:	\$1,794.57
SALES TAX:	\$0.00
HANDLING:	\$0.00
FREIGHT:	\$0.00
TOTAL:	\$1,794.57

**-43.58
Base Price
Glass Type
Ultratrim**

In accordance with the state of California:

 **WARNING:** Cancer and Reproductive Harm - www.p65Warnings.ca.gov

This order is subject to AMI's Standard Terms and Conditions, which can be found here:
<https://www.associatedmaterials.com/resources/>

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

Kaitlyn Jackson

By _____ Authorized Representative

ATTACHMENT F: STANDARDS FOR A CERTIFICATE OF APPROPRIATENESS PER 21A.34.020.G

G. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or a Contributing Structure Including New Construction of an Accessory Structure.		
Standard	Finding	Analysis
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 property's historic use is a single-family dwelling and the owner still uses the building as a dwelling.
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 subject windows are located on the primary façade of the home and are readily visible from the public right of way. These windows contribute significantly to the home's historic character and are in good condition. Replacement windows are not warranted and would result in the removal of a character-defining feature.
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 proposed windows are contemporary in design and do not create a false sense of history.
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Complies	The proposed windows do not affect any previous alterations to the historic structure which have gained significance in their own right.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Does not comply	The subject windows are located on the primary façade of the home and are readily visible from the public right of way. These windows contribute significantly to the home's historic character and are in good condition. Replacement windows are not warranted and would result in the removal of a character-defining feature.
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new	Does not comply	The Applicants have not asserted that there is any damage to the existing windows and Staff could not identify any signs of deterioration from the exterior of the home. The subject windows are

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 Historic Landmark Commission
 April 7, 2022

<p>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.</p>		<p>not deteriorated and do not warrant replacement.</p>
<p>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>Complies</p>	<p>The Applicants are not proposing any surface treatment or cleaning of the structure as part of this proposal.</p>
<p>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.</p>	<p>Does not comply</p>	<p>Windows on front facades are character-defining features and there is no evidence these windows need to be repaired. The removal and replacement of the original windows would result in the loss of a character-defining feature of this contributing home.</p>
<p>9. Additions or alterations to structures and objects shall be done in such a manner that if such alterations or additions 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</p>	<p>Does not comply</p>	<p>Windows on front facades are character-defining features and there is no evidence these windows need to be repaired. The removal and replacement of the original windows would result in the loss of a character-defining feature of this contributing home. The proposed windows could be removed in the future but the existing windows and their historic character would already be lost.</p>

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protect the historic integrity of the property and its environment.		
10. Certain building materials are prohibited including the following: A. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.	Complies	The proposal does not include the usage of aluminum, asbestos, or vinyl cladding directly to historic materials.
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.	Not Applicable	The proposal does not include any alteration of existing signage or installation of new signage.

ATTACHMENT G: APPLICABLE HISTORIC DESIGN GUIDELINES

21A.34.020 – Historic Preservation Overlay District

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, or the Planning Director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the City:

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
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;
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;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
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;
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;
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;
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;
10. Certain building materials are prohibited including the following:
 - a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
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.

Residential Design Guidelines: Chapter 3 – Windows

3.1 The functional and decorative features of a historic window should be preserved.

- 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.

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3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.

- Enclosing a historic window opening in a key character-defining façade would be inappropriate, as would adding a new window opening.
- This is especially important on primary facades, where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be appropriate on rear walls or areas not visible from the public right of way.

3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.

- 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 sub frames 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.

3.4 The historic ratio of window openings to solid wall on a primary façade should be preserved.

- Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

3.5 The size and proportion of a historic window opening should be retained.

- An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition.

3.6 A replacement window should match the original in its design.

- If the original window 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.

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

- A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments.
- These increments, which individually are measured in fractions of an inch, are important details.
- They distinguish the actual wood window from the surrounding plane of the wall.

- The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure.
- These profiles provide accentuated shadow details and depth of the facades of the building.
- In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades.
- Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis. The following will be considered:
 - Will the original casing be preserved?
 - Will the glazing be substantially diminished?
 - What finish is proposed?
 - Most importantly, what is the profile of the proposed replacement window?

3.8 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on the 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.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

March 24, 2022 – Notice of public hearing mailed to all owners and occupants within 300 feet of the subject property.

To date, one comment has been received in support of the request. The comment has been included in this staff report.

From: [Tubbs, Caitlyn](#)
To: [Anne Albaugh](#); [Historic Landmark Comments](#)
Subject: RE: (EXTERNAL) Case Number: PLNHLC2022-00180
Date: Thursday, March 31, 2022 9:09:36 AM

Thank you Anne,

Your comments will be forwarded to the Historic Landmarks Commission.

Thank you,

CAITLYN TUBBS, AICP
Principal Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7706
EMAIL caitlyn.tubbs@slcgov.com

www.SLC.GOV/PLANNING

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Anne Albaugh <[REDACTED]>
Sent: Wednesday, March 30, 2022 8:28 PM
To: Historic Landmark Comments <historiclandmarks.comments@slcgov.com>
Subject: (EXTERNAL) Case Number: PLNHLC2022-00180

I know that my neighbors need to replace their two upstairs windows. Good idea! Better windows will improve the home in lots of ways. I'm sure that they will look exactly the same as the old windows.

I vote yes - replace the windows.

Anne Albaugh

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]