



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Meagan Booth, Principal Planner, meagan.booth@slcgov.com, 801-535-7213
Date: April 6, 2023
Re: PLNHLC2023-00088 - Secondary Façade Window

Minor Alteration

PROPERTY ADDRESS: 319 E 4th Ave
PARCEL ID: 09314080130000
HISTORIC DISTRICT: [Avenues Local Historic District](#)
ZONING DISTRICT: [SR-1 Zoning District](#)
MASTER PLAN: [Avenues](#)

REQUEST:

David Richardson, applicant, on behalf of the property owners Spencer Taylor and Alyssa Randsbury, at 319 E 4th Ave, are requesting approval to install a new window on the west façade of the house on the second floor. This alteration to the exterior of the home is visible from the street and requires approval by the Historic Landmark Commission. The subject property is contributing and located in the Avenues Local and National Historic District.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request meets the applicable standards of approval and therefore recommends the Historic Landmark Commission approve the request.

ATTACHMENTS:

- A. [Vicinity Map & Historic District Map](#)
- B. [Historic Survey Information](#)
- C. [Property and Vicinity Photos](#)
- D. [Information Submitted by the Applicant](#)
- E. [Analysis of Minor Alteration Standards](#)
- F. [Applicable Design Guidelines](#)
- G. [Public Process & Comments](#)

BACKGROUND

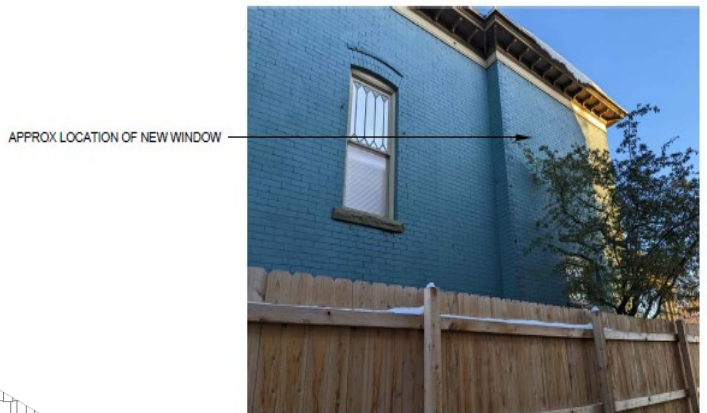
The subject property is located at 319 E 4th Ave. The home was built in 1898 and is a contributing structure in the Avenues Local Historic District. The applicant, David Richardson, is seeking a Certificate of Appropriateness (COA) to add a new window on the 2nd floor of the west façade of the home. No other changes to the home are proposed at this time. A picture of the home is below.

REQUEST DESCRIPTION

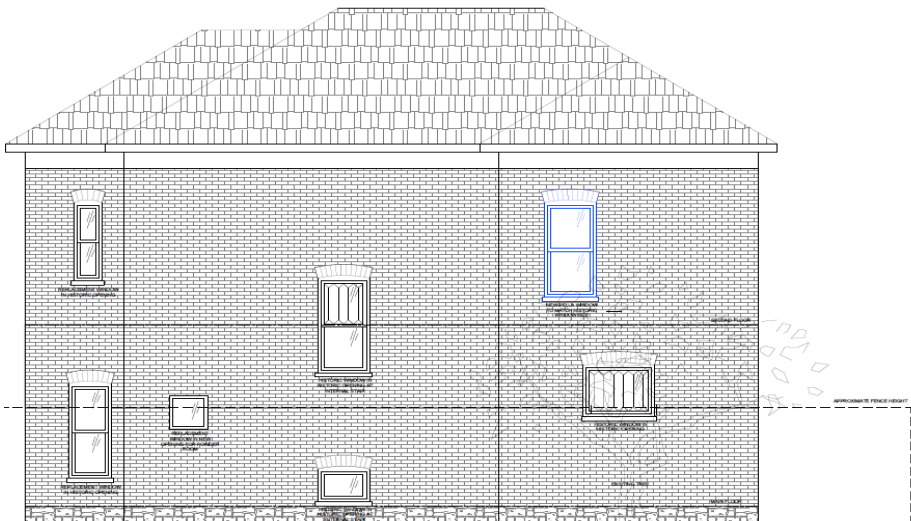
The request is to add a new window on the blank part of the wall as shown in the pictures to the right. The west elevation drawing below shows the new and the existing windows on the exterior wall of the house. The proposed window will be located on the second story and be similar in size and dimensions to the nearest existing window. [Attachment D](#) contains the information that was submitted by the applicant. On the floor plans, this area of the house is designated as storage, but the applicant explains a window would allow the area to be livable space with natural light, and ventilation which is required by Building code. The wall is currently blank and has historically been blank as shown in the attached photographs. There are currently 6 windows on the west façade of the home of various shapes and sizes. Four of the windows are hardly visible due to the location, slope of the lot and existing wood fence represented by the dotted line on the elevation below. The addition of the window is the only modification the applicant is requesting at this time.



EXISTING SIDE YARD
FROM FRONT



EXISTING SIDE YARD
FROM BACK YARD



The window location is shown above. The elevation drawing shows the spacing and proportionality of the new window. Historical picture shown below.

PROPERTY DESCRIPTION AND CONTEXT

According to the Utah State Historical Society Historic Preservation Research Office, the home located at 319 E 4th Avenue was built in 1898. The architecture type is considered Victorian Eclectic. The house is a two-story Victorian home with a pedimented front gable, a recessed second floor window, a smaller segmental bay window of paneled wood, and porch balusters. Victorian style houses are characterized by Gothic influences and intricately designed woodwork, often with pitched roofs wraparound front porches,



cylindrical turrets, and roof towers. This Victorian Style house in the Avenues is characterized by its elaborate design, massing, brick construction and wood trim. It was a home built for investment purposes, with Nancy Williams, the widow of Moses Williams, living at 385 5th Avenue and originally keeping it as rental. Before 1908, the property was acquired by H.B. and Marianne E. Assadourian, who sold it to Mathias Connelly, who moved himself and his family into the house. Matthias had moved to the U.S. from Ireland in 1866 and worked in the mines, while Emma Hannon Connelly inherited the house after Matt's death and continued to live in the home. Lucille Connelly bought the home in 1946 and sold it to Henry V. and Ethel Graham Seelen. The current owners are Spencer Taylor and Alyssa Randsbury. The home has had a few modern modifications and the addition of a detached garage.

KEY CONSIDERATIONS

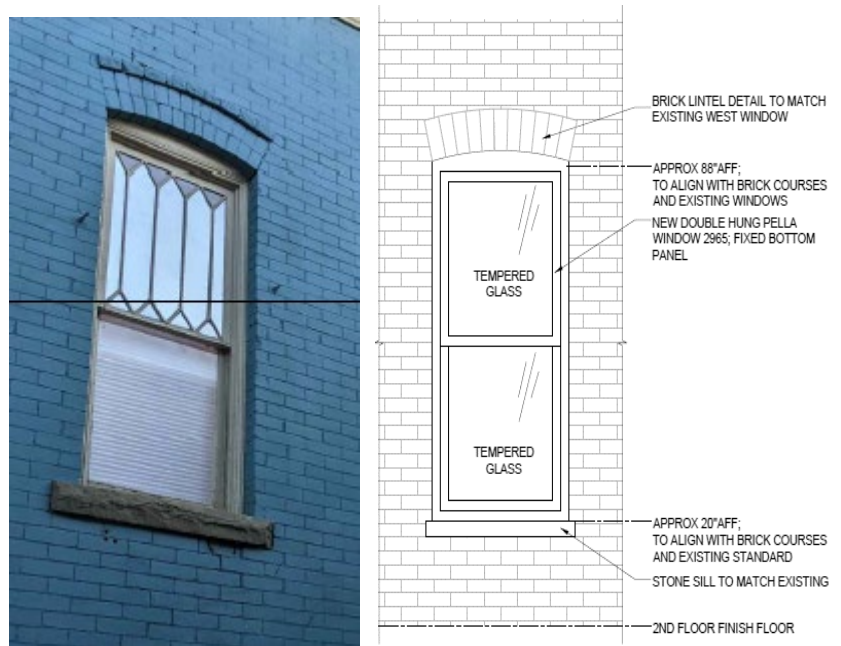
Section 21A.34.020(G) outlines the standards which need to be met for the issuance of a Certificate of Appropriateness for the alteration of a contributing structure in a local historic district. These standards have also been listed and evaluated in [Attachment E](#).

Consideration 1: Location of New Window

The applicant is proposing to alter the secondary façade of the building by removing brick and adding a new window. The window will be visible from the street. Although the window will be visible from the street, staff are of the opinion that window proportionality, size, ratio, design, detailing and the materials proposed are appropriate and not distracting from the historic elements of the building.

Consideration 2: Design and Material of Replacement Windows

The design guidelines discuss how windows are character defining features of most historic structures. Windows give scale and are essential to the architectural composition of a building and an individual facade. In consideration of this request, it is important that the design, placement, and material of the replacement window be appropriate for this historic building. The existing second story window is an arched window with art glass or antique leaded beveling. The project plans state the new window will include tempered glass. The applicant is proposing the new window will be inset in relation to the wall plane and at the same relative depth of the existing window openings. The applicant provided the window specifications and details. The material for the new window will be a Pella® Architect Series Traditional Wood & Clad window. The brick detail and sill will match the existing window.



Consideration 3: Compliance with Avenues Master Plan

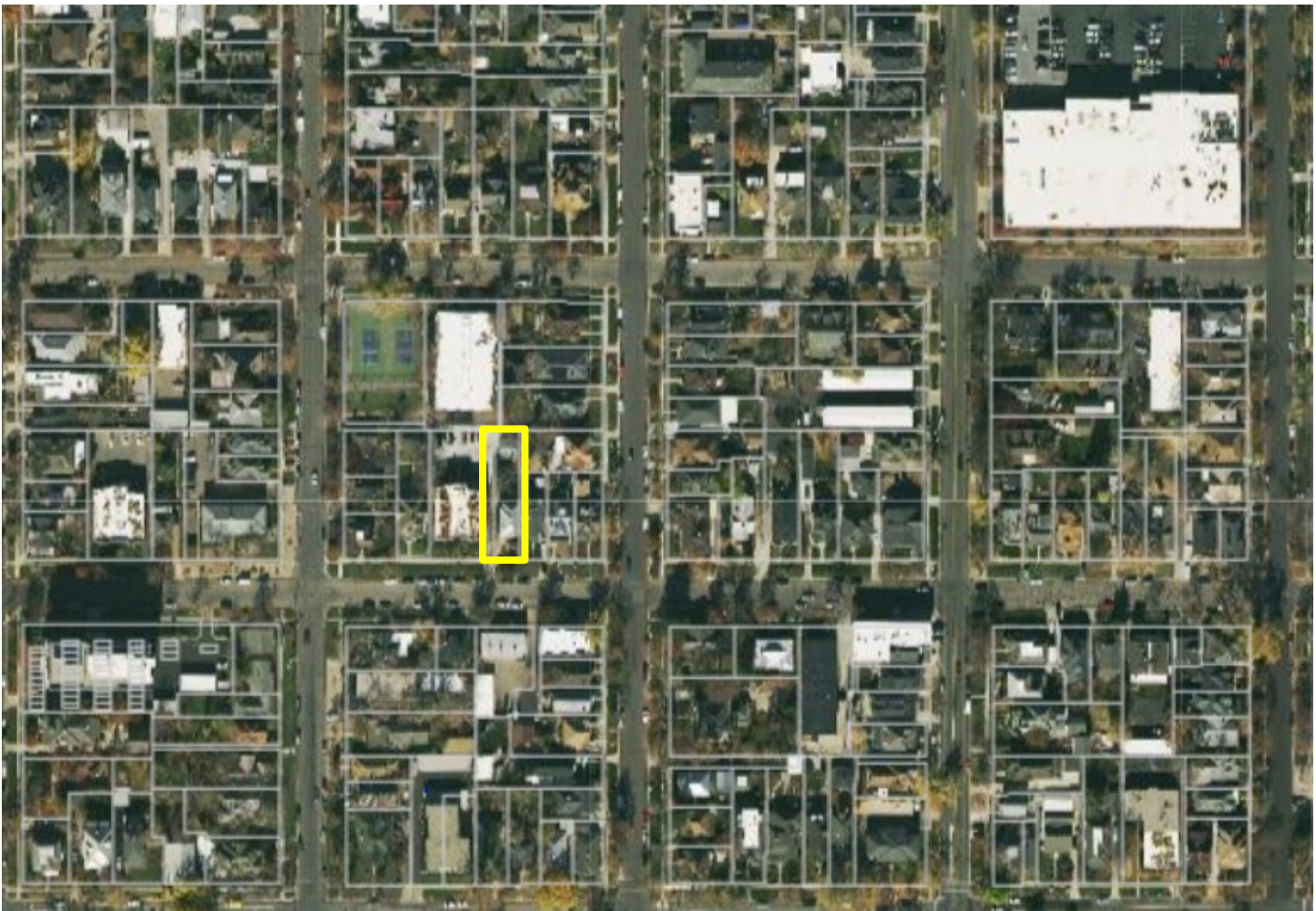
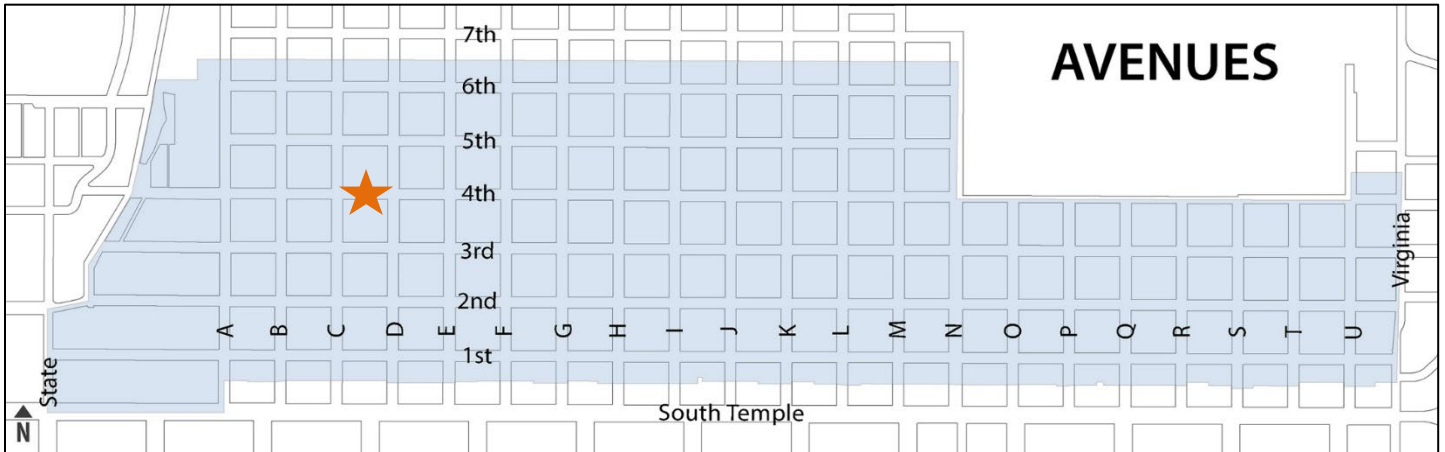
The request is in accordance with the Avenues Master Plan, particularly in terms of historic preservation. The purpose of the established districts, according to the plan, is to protect and enhance the character of historically and architecturally significant neighborhoods and sites. The plan discusses how all exterior improvements visible from the street require HLC approval before obtaining a building permit. The Historic Landmark Commission approves minor alteration. This request is in keeping with the Master Plan.

In summary, staff is recommending approval of this request as it allows the room to become habitable for the current residents. The project meets the requirements for minor alteration approval for a Certificate of Appropriateness and Chapter 3 of the Design Guidelines and is in compliance with the Avenues Master Plan.

NEXT STEPS

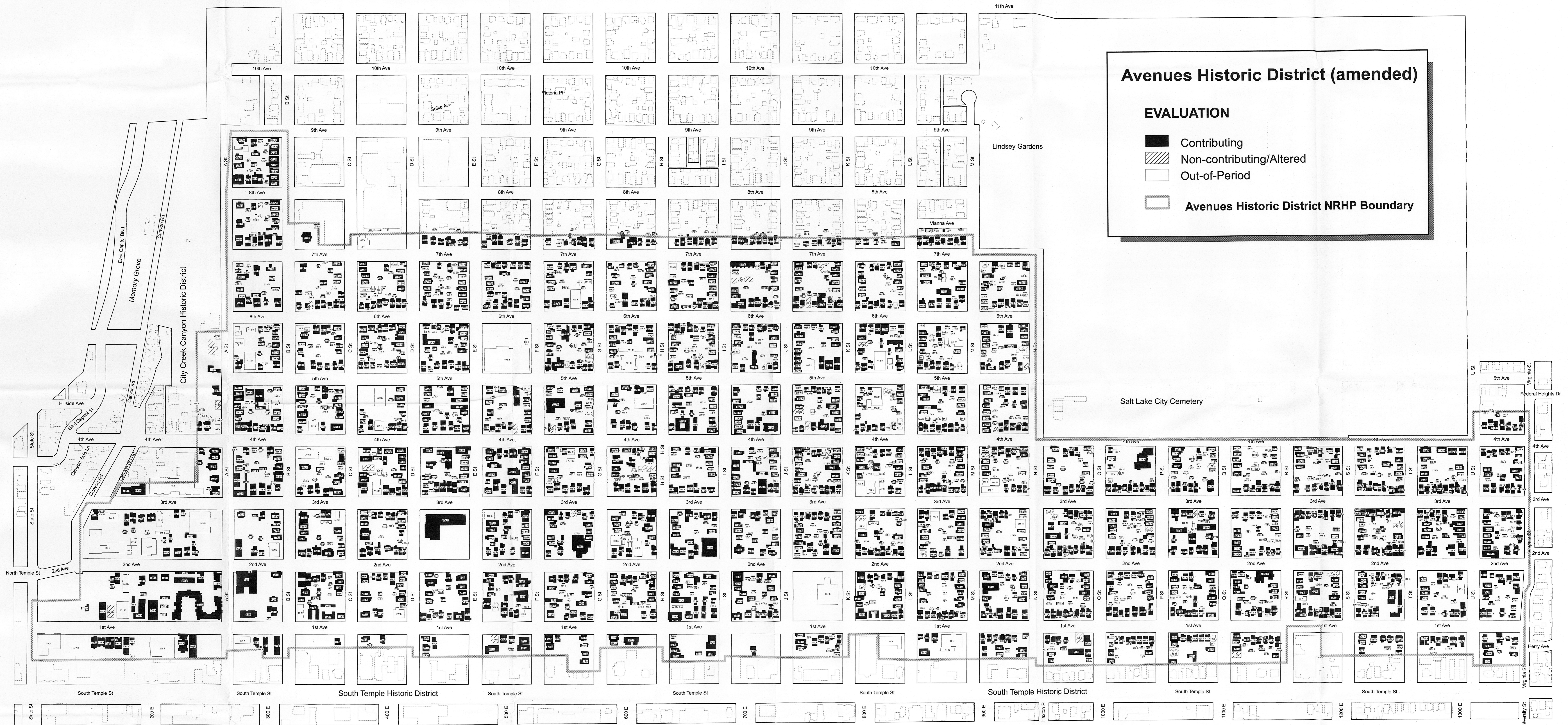
If approved the Certificate of Appropriateness will be issued for the window located on the secondary elevation. If denied the applicant would not be able to install a new window on the secondary façade. The applicant would be required to submit a new application.

ATTACHMENT A: Vicinity Map & Historic District Map



Avenues Historic District

Salt Lake City, Salt Lake County, Utah

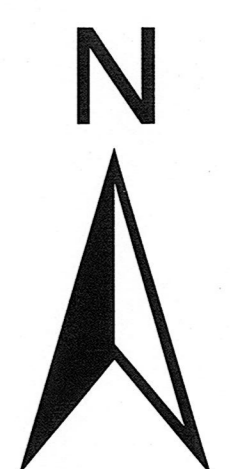


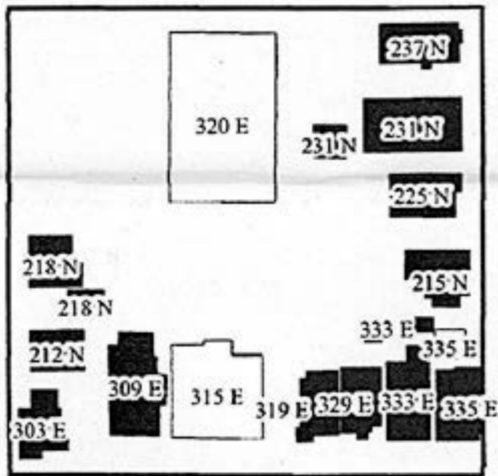
Avenues Historic District (amended)

National Register of Historic Places, 2013

GIS Data provided by
 Salt Lake City Corporation
 Utah State Historic Preservation Office
 Utah State Automated Geographic Reference Center

Map prepared by
 Preservation Documentation Resource
 March 19, 2013





PLNHLC2024 April 6, 2023

4th Ave

ATTACHMENT B: Historic Survey Information

Researcher: Kathryn MacKay
Date: March 30, 1978

Site No. _____

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

JAN 14 1980

1
IDENTIFICATION

Street Address: 319 4th Avenue Plat^D Bl. 67 Lot 1
Name of Structure: T. R. S.
Present Owner: Despain, Noal D & Phyllis A. UTM:
Owner Address: Tax #:

2
AGE/CONDITION/USE

Original Owner: Nancy Williams Construction Date: 1897 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: 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, SLC Directories, 1898-.
SLC Building Permit, #2439, 6-2-1897.
Salt Lake County Recorder Office, Abstract Book

Architect/Builder: /J.O. Taft

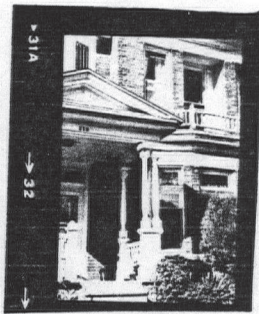
Building Materials: brick Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

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

This is a two-story Victorian home. There is a pedimented front gable with wood shingle siding and a cornice with modillions that was under the broad eaves around the house. Beneath the gable is a recessed second floor window above a first story brick segmental bay window. Above the porch is a smaller segmental bay window of paneled wood whose roof rises above the cornice line. The pedimented front porch has paired turned columns of very unusual shape, with porch balusters to match.

--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 | |

The Victorian Style, massing, brick construction and wood trim of this house are significant to the architectural character of the Avenues. Its design is more elaborate than surrounding homes.

This is one of the many homes built in the Avenues by widowed women, and like many of these, it was built for investment purposes. Nancy Williams, the widow of Moses Williams, lived at 385 5th Avenue and maintained this home as rental. No further information about the Williams' is available.

One of the renters in 1901, was Charlotte E. Hayden, the principal of Miss Hayden's Private School at second north and the west corner of A Street.

Sometime before 1908 the property was acquired by H.B. and Marianne E. Asadorian (not listed in the directories) since that year they sold the house to Mathias Connelly (1851-1915) who moved himself and his family into the house. Matthias had come to the U.S. from Ireland in 1866. He came to Utah to work in the mines. His obituary states that he worked in most of the mining camps in the West. The Connells had come to SLC from Park City. Matthias later became a carpenter for the Magna Copper Mill.

His widow Emma Hannon Connelly who had come to Utah from Maine, inherited the house after Matt's death. She continued to live in the home, working in the Catholic Women's League and for the Cathedral of the Madeline Parish. Her unmarried daughters Elizabeth and Lucille inherited the house after Emma's death. Lucille Connelly, later McGeehan, lived in the home until 1946, then sold it to Henry V. and Ethel Graham Seelen.



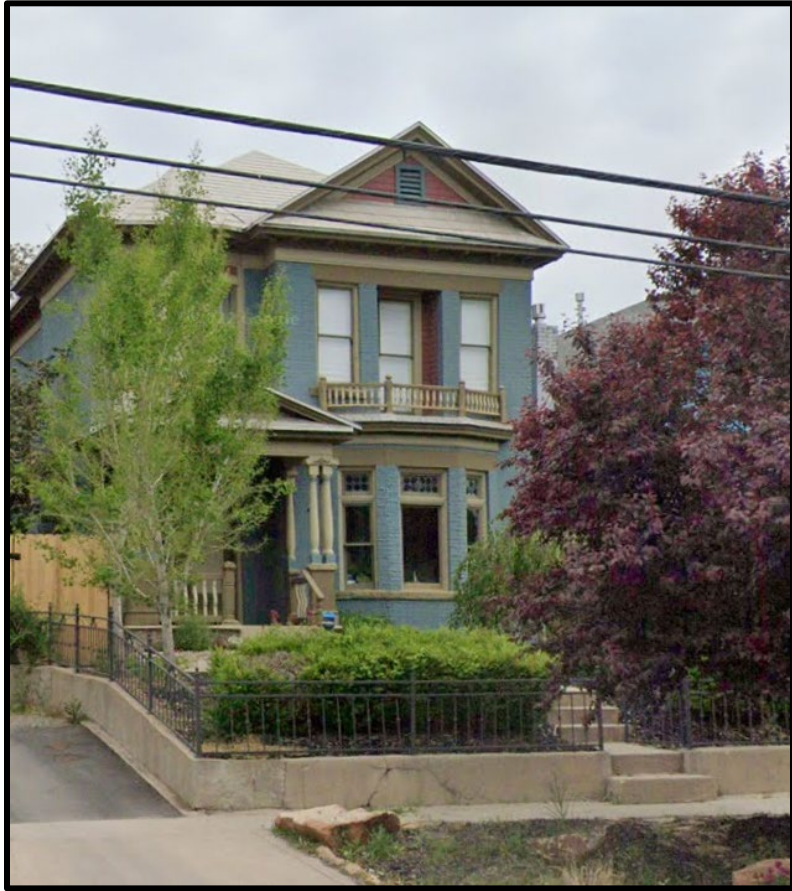
319

319C

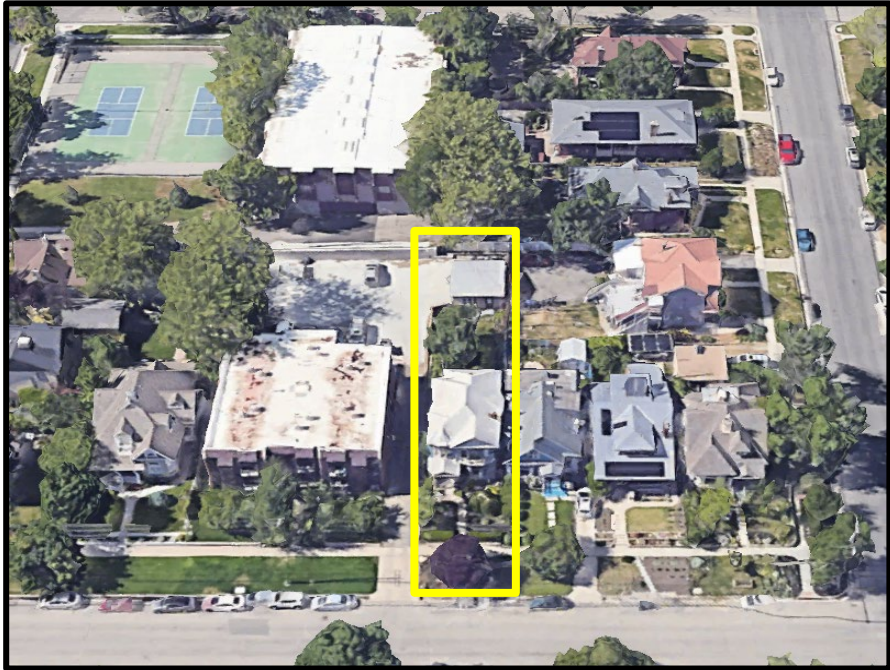
PLNHLC2023-00088

April 6, 2023

ATTACHMENT C: Property and Vicinity Photos



Subject Property



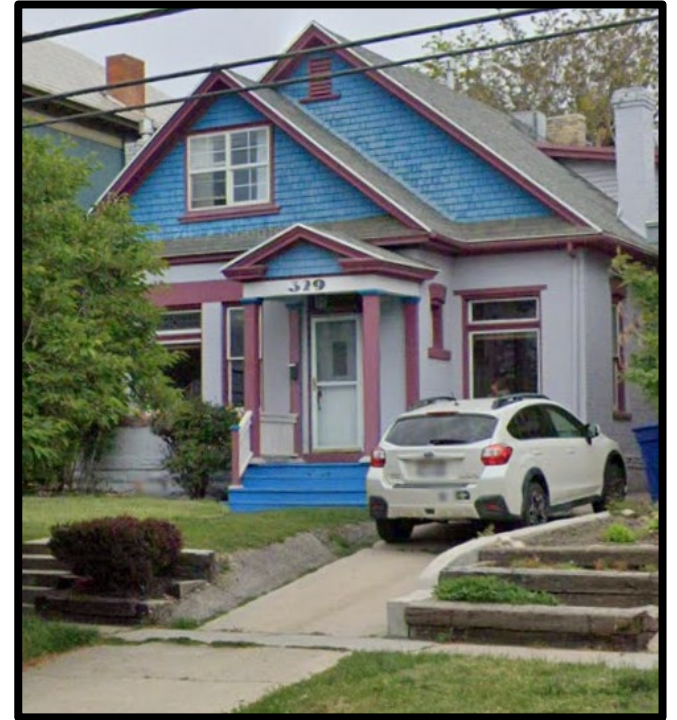
Aerial View



Portion of the Façade visible from the street



House to the West



House Across the East



*Apartments located
Across the Street*

ATTACHMENT D: Information Submitted by Applicant



HP: Minor Alterations

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
Project Name:			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
New double hung window on secondary facade

Address of Subject Property:
319 4th Ave

Name of Applicant: David Richardson	Phone: 8015330204
Address of Applicant: 814 E 100 S	
E-mail of Applicant: davidr@chcslc.com	Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Spencer Talyor and Alyssa Ransbury

E-mail of Property Owner: aransbury@gmail.com spenco21@gmail.com	Phone:
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➔ **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 email if historicpreservation@slcgov.com if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the Citizen Access Portal. There is a step-by-step guide to learn how to submit online.

SIGNATURE


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

Signature of Owner or Agent: 	Date: 2/3/2023
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ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.


APPLICANT SIGNATURE

Name of Applicant: David Richardson	Application Type:
Mailing Address: 814 E 100 S	
Email: davidr@chcslc.com	Phone: 8015330204
Signature: 	Date: 2/3/2023

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE

Legal Description of Subject Property: 319 4th Ave Parcel 09-31-408-013-0000	
Name of Owner: Spencer Talyor and Alyssa Ransbury	
Mailing Address: 814 E 100 S	Street Address: 319 4th Ave
Signature: 	Date: 02/04/2023

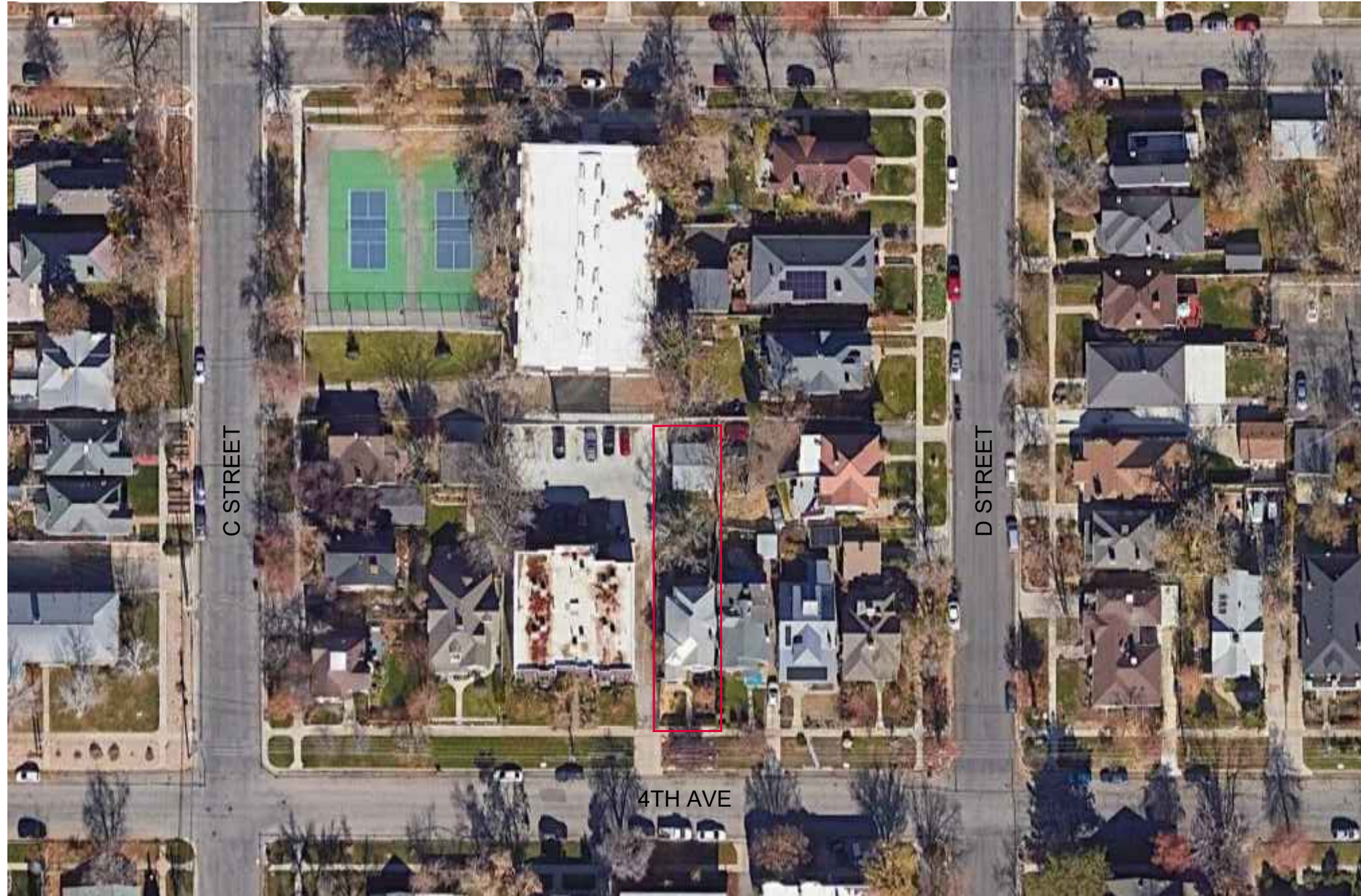
The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner’s Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

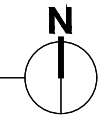
Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant’s interest in the property that is the subject of this application.

WINDOW project

319 4TH AVE
Salt Lake City, Utah



1 SITE PLAN - NO EXTERIOR WORK
SCALE: NOT TO SCALE



Richardson Quann
Associates

814 East 100 South
Salt Lake City, UT 84102
t: 801 533 0204
e: dsr@caphillcon.com
w: www.caphillcon.com

DESIGN TEAM

ARCHITECT

CONSULTANT

PROJECT DATA

Project Name: WINDOW PROJECT
Project Address: 319 4TH AVE
Salt Lake City, Ut
Project Description: New Double Hung Window on
Secondary Facade to match existing
Area of Work: 50 S.F.

ZONING ANALYSIS

Parcel: 09-31-408-013-0000
Zone: SR-1A
Lot: 0.13 ACRES.
Existing home and basement area = 2080 S.F.
No new additional square footage.
Existing Setbacks:
Existing to remain, no exterior work

CODE ANALYSIS

2018 IRC with state amendments
Occupancy: Single Family Residence

SHEET INDEX

ARCHITECTURAL
A0.1 Title Sheet
A1.1 Floor and Demo Plan
A2.1 Elevations

GENERAL NOTES

- Construction shall not commence until contractor has contacted Blue Stakes of Utah (801) 208-2101 to verify location of underground utilities.
- Contractor is to abide by the following Utah Division of Air Quality Requirements:
R307-309 for dust control.
R307-801 for asbestos control
R307-840 for lead control
Refer to www.rules.utah.gov/publicat/code.htm or contact the Utah Division of Air Quality at (801) 536-4000
- Contractor to contact Public Utilities for any utility permit and inspections - 1530 S West Temple - (801) 483-6727.
- Contractor to protect all existing elements and portions of the existing house and site unless noted otherwise.
- Contractor shall verify all dimensions and conditions prior to beginning work, and shall report to architect any errors, omissions or inconsistencies.

STAMP

PROJECT

DATE

REVISIONS

SHEET

NUMBER

NAME / ADDRESS

DATE

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TITLE SHEET
A0.1
April 6, 2023

TAYLOR/RANSBURY
WINDOW PROJECT
319 4TH AVE

SUBMITTAL: PERMIT SET

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DESIGN TEAM

ARCHITECT
CONSULTANT

STAMP

PROJECT

DATE

REVISIONS

SHEET

NUMBER

NAME / ADDRESS

TAYLOR/RANSBURY
WINDOW PROJECT
319 4TH AVE

31 JAN 2023

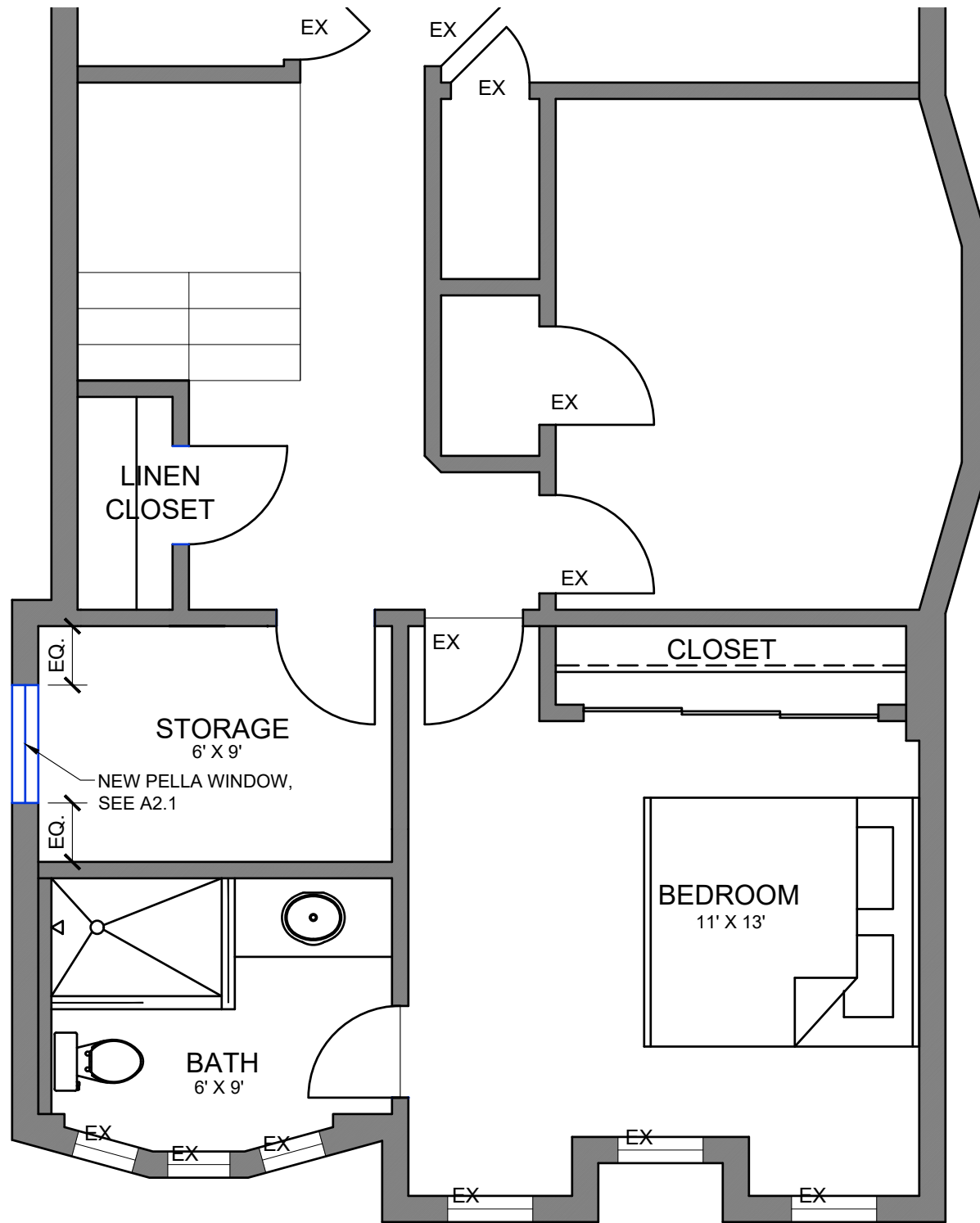
SUBMITTAL: PERMIT SET

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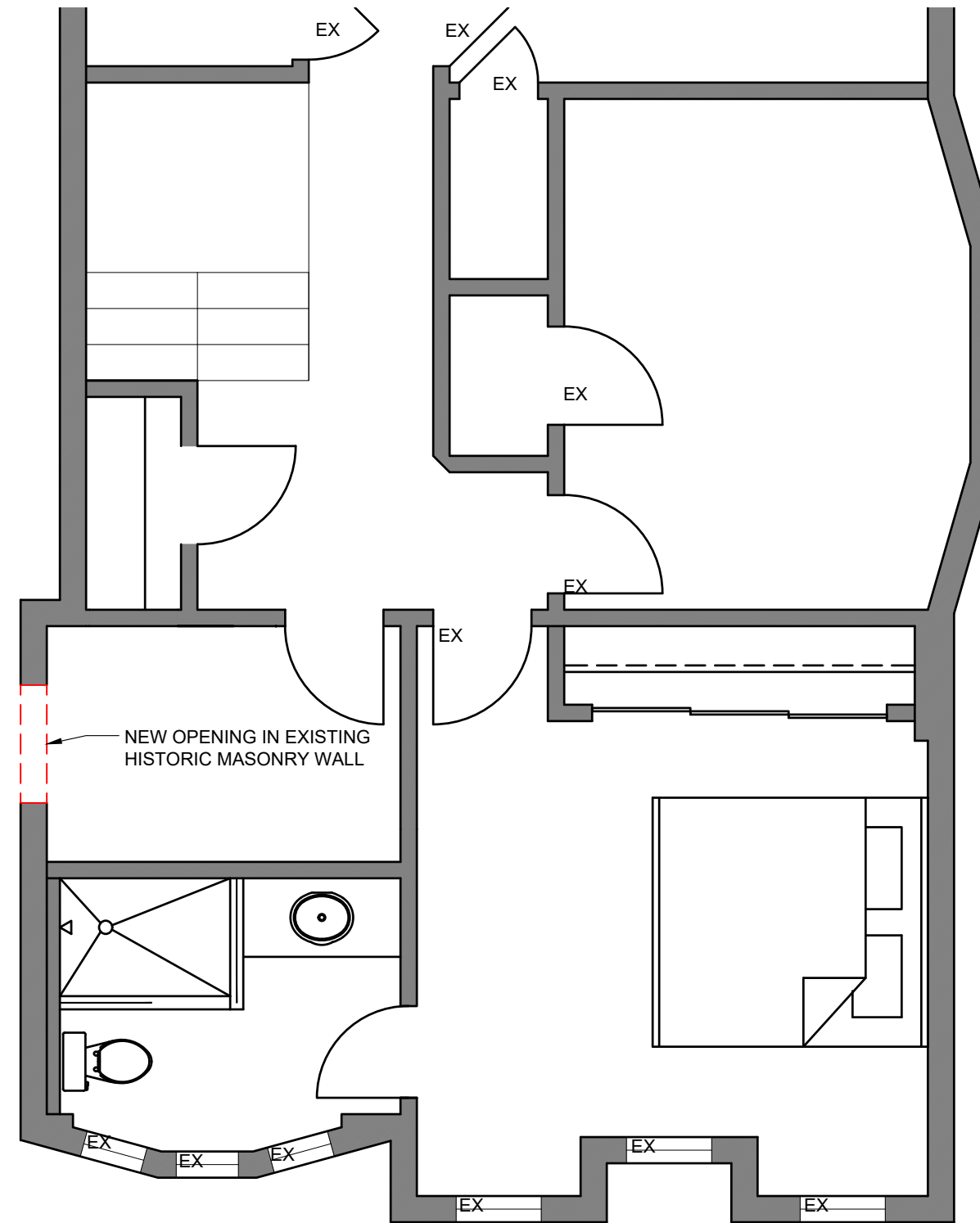
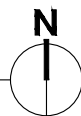
FLOOR PLAN
AND DEMO PLAN

A1.1

April 6, 2023



1 FLOOR PLAN
SCALE: 1/4"=1'-0"



2 DEMOLITION PLAN
SCALE: 1/4"=1'-0"



APPROX LOCATION OF NEW WINDOW

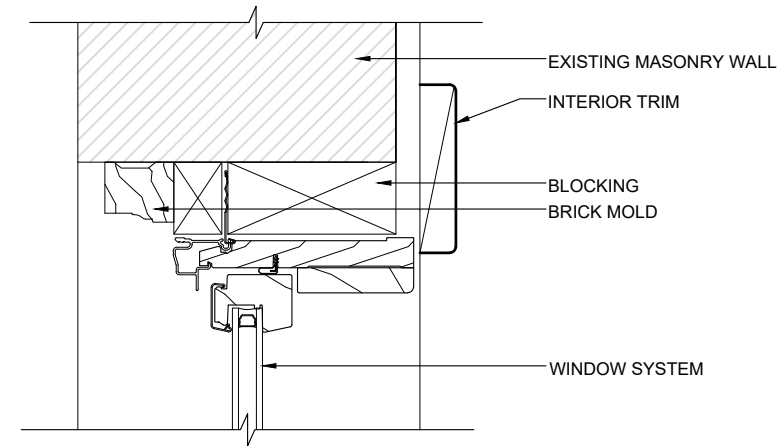


EXISTING SIDE YARD FROM FRONT

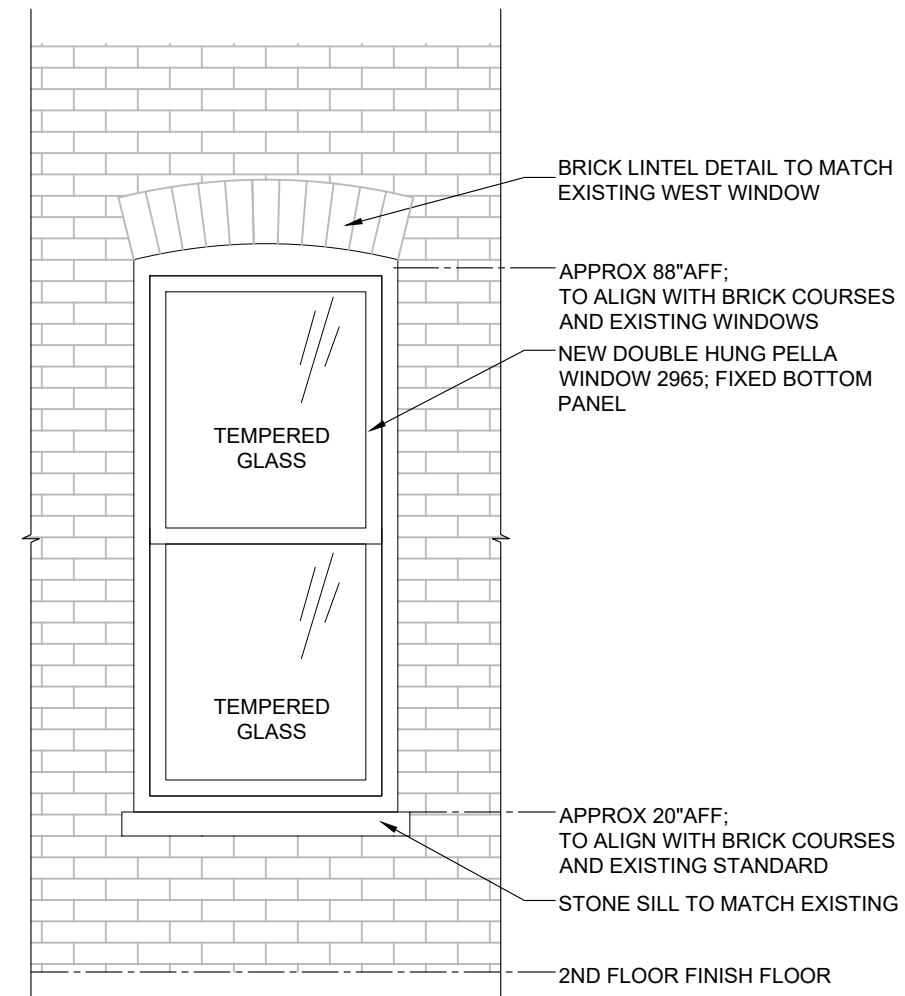
APPROX LOCATION OF NEW WINDOW



EXISTING SIDE YARD FROM BACK YARD



1 WINDOW JAMB/ HEAD
SCALE: 3"=1'-0"



A WINDOW ELEVATION FROM EXTERIOR
SCALE: 1/2"=1'-0"

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DESIGN TEAM

ARCHITECT
CONSULTANT

STAMP

PROJECT

DATE

REVISIONS

SHEET

NAME / ADDRESS

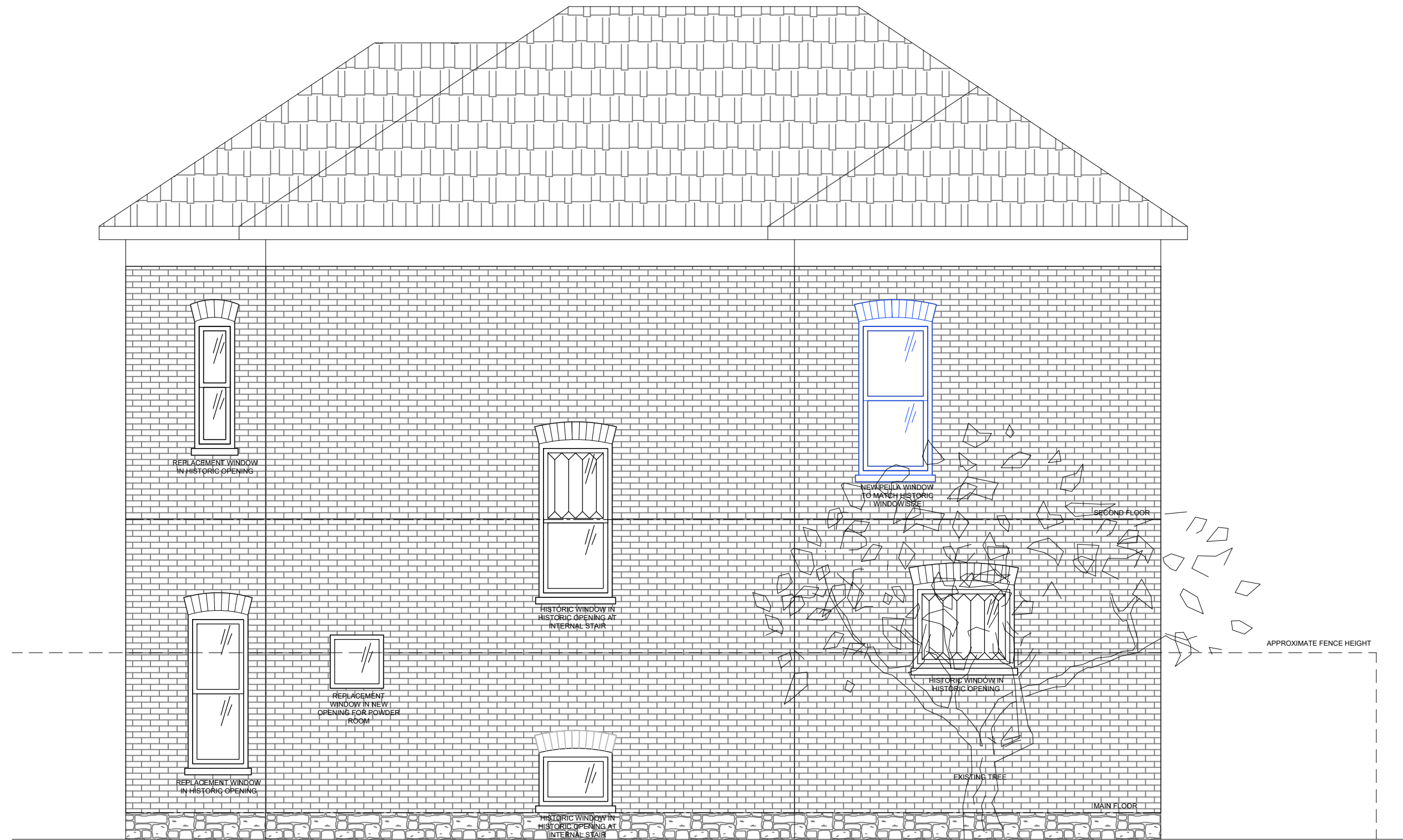
TAYLOR/RANSBURY
WINDOW PROJECT
319 4TH AVE

31 JAN 2023

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ELEVATIONS
A2.1
April 6, 2023

SUBMITTAL: PERMIT SET



A WEST FACADE ELEVATION
SCALE: 1/2"=1'-0"

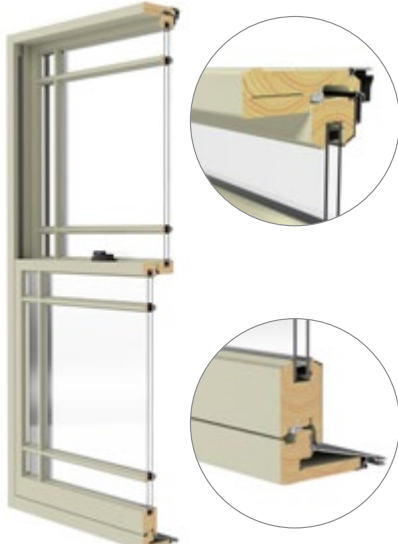
Pella® Architect Series®

Traditional Wood & Clad/Wood



Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



- Designed with distinguished details**
 Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- Enhanced style options and custom capabilities**
 Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- Authentic look of true divided light**
 Pella's Integral Light Technology® grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.
- Interior finish options**
 From light to dark, Architect Series - Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.
- Beautiful hardware**
 Choose from Pella's collection of rich patinas and other timeless finishes.
- Optional integrated security sensors**
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® certified¹**
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2022.¹
- Long-lasting durability**
 Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- Best limited lifetime warranty²**
 Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.²
- Testing beyond requirements**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:



Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Casement	13-¾"	13-¾"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-¾"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.20-0.40	0.14-0.40	-	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.20-0.40	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	31-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
Sliding Patio Door (OXXO)	116-½"	74"	236-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25 ¹	0.30 - 0.36	0.15 - 0.46	-	
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-R25 ¹	0.26-0.44	0.13-0.45	-	

Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze Distressed Nickel

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.

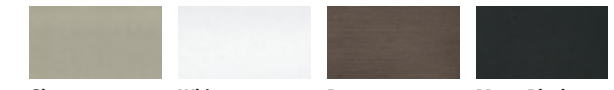


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{4,5}

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel

Rustic Collection

Stand out with bold looks and create an utterly unique aesthetic.

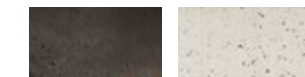


Hinged & Bifold Patio Door Handle
Rustiek



Sliding & Multi-Slide Patio Door Handle
Notus

Finishes:



Distressed Bronze Distressed Nickel

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle

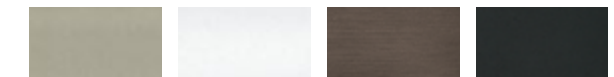


Sliding Patio Door Handle



Multi-Slide Patio Door Handle^{4,5}

Finishes:



Champagne White Brown Matte Black

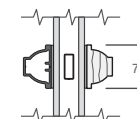


Oil-Rubbed Bronze Satin Nickel

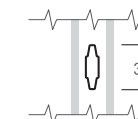
Additional hardware collections available. Visit PellaADM.com for more information.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



Ogee Integral Light Technology⁶
7/8", 1-1/4" or 2"



Aluminum Grilles-Between-the-Glass⁷
3/4"

Colors

Wood Types

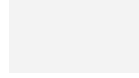
Wood species for complementing your project's interior.



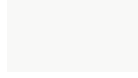
Pine

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



Black Stain

Aluminum-Clad Exterior Colors

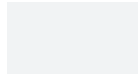
Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁸



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



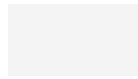
Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁹ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

³ Performance ratings vary based on product configuration.

⁴ Flush multi-slide handle is a Pella exclusive design.

⁵ Flush multi-slide handle is not available in Champagne.

⁶ Color-matched to your product's interior and exterior color.

⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁸ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁹ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

ATTACHMENT E: Analysis of Minor Alteration Standards

Purpose Statement: In order to contribute to the welfare, prosperity, and education of the people of Salt Lake City, the purpose of the **H Historic Preservation Overlay District** is to:

1. Provide the means to protect and preserve areas of the City and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in Historic Districts that is compatible with the character of existing development of Historic Districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the City related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the City's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability

The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G),

Standard	Analysis	Finding
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;	The use of the property will not change with the proposal. This standard is met.	Complies
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;	There would be no detrimental effects on the house's historic features or characteristics from the proposed window addition to the west façade.	Complies
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;	There is no false impression of history or architecture created by the suggested window. It has no impact on the house's Victorian Eclectic architecture. The window will be designed to mimic the same inset and character of the existing windows as it is visible from the street. The window is needed for egress/ingress to allow the room to be habitable per the Building Code.	Complies

<p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p>This alteration does not impact on a significant feature of the property.</p>	<p>Complies</p>
<p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p>The west façade's brick will be preserved. See elevation sheet. The existing window's brick lintel detail, sill, and alignment will be kept. The property's distinguishing features will not be altered. There are no other changes to the building that have been requested.</p>	<p>Complies</p>
<p>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;</p>	<p>There are no architectural elements that are being replaced. A window is being added to the home. The window will be similar to the existing home in terms of material, composition, design, and visual quality.</p>	<p>Complies</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>There are no chemical or physical treatments associated with this proposal. This standard does not apply.</p>	<p>Not Applicable</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>The window is not of contemporary design. The window addition does not destroy the historical, architectural, or archaeological materials of the home. It is compatible with the property, neighborhood, and environment.</p>	<p>Complies</p>

<p>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;</p>	<p>The basic shape of the building will not be altered. The new window will have the same massing scale and architectural features as the existing windows on the west façade.</p>	<p>Complies</p>
<p>10. Certain building materials are prohibited including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>The proposed window will be wood clad. The construction of the new window will include the original brick from the house.</p>	<p>Complies</p>
<p>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.</p>	<p>There is not a sign associated with this proposal. This standard does not apply.</p>	<p>Not Applicable</p>

ATTACHMENT F: Applicable 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.

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch3.pdf>

Guideline	Analysis	Finding
<p>3.1 The functional and decorative features of a historic window should be preserved.</p> <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. 	<p>The window will be set similarly to the other windows on the façade. There is no alternation to the original windows. Staff finds the new window location and size does not distract to the proportionality or arrangement of the existing windows.</p>	Complies
<p>3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.</p> <ul style="list-style-type: none"> • Enclosing a historic window opening in a key character-defining facade 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 way. 	<p>This is a new window opening on a secondary façade. The new window is visible from the public way. The window will be similar in size to the adjacent second story window.</p>	Complies
<p>3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.</p> <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 sub frames around the perimeter. 	<p>This guideline is not applicable. The project does not include replacing an existing window.</p>	Not Applicable

<ul style="list-style-type: none"> • 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. 		
<p>3.4 The historic ratio of window openings to solid wall on a primary façade should be preserved.</p> <ul style="list-style-type: none"> • Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure 	<p>The windows on the primary facade will be unaltered.</p>	<p>Not Applicable</p>
<p>3.5 The size and proportion of a historic window opening should be retained.</p> <ul style="list-style-type: none"> • 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. 	<p>The new window will match the size, proportion and detailing of the existing windows.</p>	<p>Complies</p>
<p>3.6 A replacement window should match the original in its design.</p> <ul style="list-style-type: none"> • 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. 	<p>The new window is a double hung wood clad window which will match the original design of the historic window visible from the right of way.</p>	<p>Complies</p>
<p>3.7 Match the profile of the sash and its components, as closely as possible to that of the original window.</p> <ul style="list-style-type: none"> • 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 (see illustrations of frame sections on page 3:9). • These increments, which individually are measured in fractions of an inch, are important details. • They distinguish the actual 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 to the facades of the building. Framing sections, profiles and materials define the type of window and 	<p>The applicant provided the details for the replacement window. The sill will match the original existing window. The window will be wood and the casing and inset will match the other windows on the home. See detail sheet provided by the applicant.</p>	<p>Complies</p>

<p>add considerable detail to the facade.</p> <p>PART II 3 : 11 Chapter 3. Windows A Preservation Handbook for Historic Residential Properties & Districts</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Will the original casing be preserved? • Will the glazing be substantially diminished? • What finish is proposed? • Most importantly, what is the profile 		
<p>3.8 In a replacement window, use materials that appear similar to the original.</p> <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. 	<p>This is a new window and the materials, size and design will match the original character of the windows on the house.</p>	<p>Complies</p>

ATTACHMENT G: Public Process & Comments

The following is a list of public input opportunities related to the proposal:

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on Thursday, March 23, 2023
- Public notice posted on City and State websites and Planning Division list serve on March 23, 2023.
- Public hearing notice sign posted on the property March 23, 2023

Public Input:

As of the publication of this Staff Report, Staff have not received any public comments or questions about the request. If Staff receives any future comments on the proposal, they will be included in the public record and forwarded to the commission.