



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist, Planning Manager, (801) 535-7930
Date: July 28th, 2022
Re: PLNHLC2022-00367

Minor Alteration

PROPERTY ADDRESS: 1124 E 200 S
PARCEL ID: 16-05-255-006-0000
MASTER PLAN: Central Community Master Plan, 2004
ZONING DISTRICT: R-2 (Single and Two-Family Residential)

REQUEST: William Patton, property owner, is requesting a Certificate of Appropriateness for the replacement of 10 windows, 4 of which are located on the primary elevation. The applicant is also seeking to replace the existing front door. The property is located at 1124 E 200 S and is a contributing structure within the University Historic District. The subject property is located in the R-2 (Single and Two-Family Residential) zoning district.

RECOMMENDATION: Based on the analysis and findings, it is Planning Staff's opinion that the requested replacement of 4 front elevation windows does not comply with the applicable standards and therefore, recommends the Historic Landmark Commission deny this part of the request. The remaining replacement windows and front door do comply with the applicable standards and therefore recommends that the Historic Landmark Commission approve this portion of the request.

ATTACHMENTS:

- A. Vicinity Map
- B. Applicant Information
- C. Historic Photograph
- D. Current Photographs
- E. Analysis of Standards
- F. Applicable Design Guidelines
- G. Public Process and Comments

BACKGROUND:

The subject property, located at 1124 E 200 S, is a contributing property in the University Local Historic District, a status indicated by the city's 1995 Reconnaissance Level Survey. As noted in the RLS, the

property was constructed c.1903 and is considered a Victorian eclectic style structure. The property is currently used as a single-family residence.

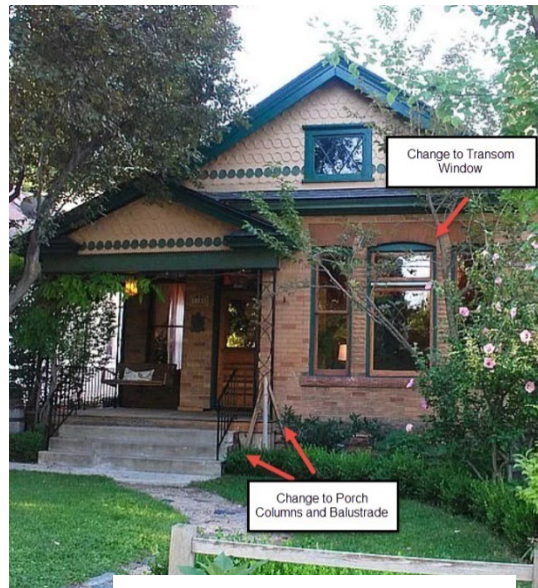


Aerial of Subject Property

The property has had minor changes over time. The primary modifications occurred to the porch columns, baluster, railing and the transom window on the primary elevation. These changes are evidenced by the 1936 archived photo provided by the Salt Lake County Archives.



Archived Photo c. 1936



Current Photo of Northern Elevation

PROJECT DESCRIPTION:

Northern Elevation

The applicant is seeking a Certificate of Appropriateness for the replacement of 10 windows on the property with aluminum clad windows from Pella. 4 of the 10 windows are located on the primary elevation (North) and are readily visible from the public way. The remaining 6 windows are located on secondary elevations (East and West) and are not visible from the public way. The windows on the primary elevation, excluding the transom window, appear to be original wood double hung windows. The applicant suggests that the windows are old, drafty, not energy efficient and the glass is brittle. The lower sash of the left center window was damaged by a dog jumping on the window. Staff does not support the replacement of these character defining features.



Photo Illustration of Replacement Request



Photo of Eastern Most Window on North Elevation

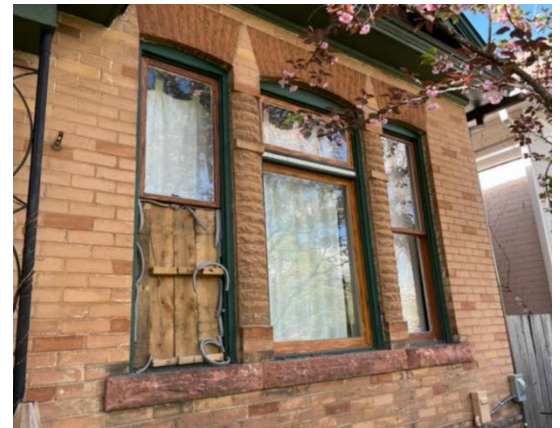


Photo of Northern Elevation Windows

Eastern Elevation:

The eastern elevation windows are wood and double hung. This elevation is not readily visible from the public way. Staff recommends the approval of these replacement windows.



Western Elevation:

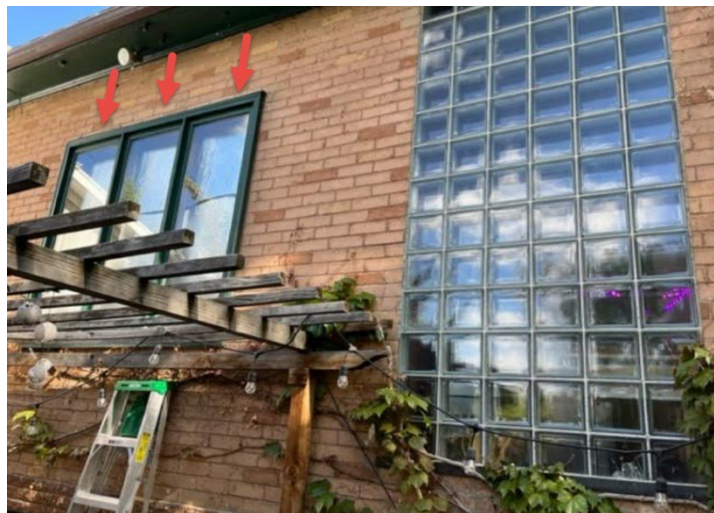
The 3 windows located on the western elevation consist of two double hung and one fixed window, all wood in material. These windows are not visible from the public way. Staff recommends the approval of these replacement windows.



Western Elevation

Southern Elevation

The three-wide casement window on the rear is requested to be replaced in a similar configuration. One central fixed window with two flanking casements. These windows are not readily visible from the public way. Staff recommends the approval of these replacement windows.



Southern Elevation

Front Door Replacement

The applicant is seeking to replace the existing front door with a full lite composite door from Pella. The applicant suggests that the existing door is not original to the structure, because the door and door frame do not match. It is difficult to tell from the archived photo, whether the existing door is original

to the structure. All survey photos of this property show the existing front door. Staff is of the opinion that the proposed replacement door is simple in design and would be compatible with the Victorian eclectic structure. Staff recommends the Historic Landmark Commission approve the door replacement.



Photo Existing Door



Photo Proposed Door

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Issue 1. Deterioration of Existing Windows
2. Issue 2. Inappropriate Replacement Windows
3. Issue 3. Loss of Character Defining Features

Issue 1 – Deterioration of Existing Windows

The applicant’s application suggests that the windows are in disrepair. The applicant claims that the windows are drafty, broken and in need of replacement. The windows do appear to be original to the structure, based on the archived photo and an onsite analysis. Salt Lake City Policy recommends repair over replacement. In this case, the windows appear to be repairable and likely with the addition of an exterior or interior storm, energy performance will significantly increase.

Issue 2 – Inappropriate Replacement Windows

In the case of original windows that are beyond repair, compatible and appropriate replacements are required. In the case of the subject property, the applicant is proposing to replace the primary elevation

windows with an aluminum clad window. If the windows are deemed to be beyond repair, a wood sash kit would be an appropriate replacement option.

Issue 3 – Potential Loss of Character Defining Features and Materials

The subject windows are character defining features of the subject property. If a window is not a character defining feature, or readily visible from the public way, staff may administratively approve a request for repair or replacement. However, based on information contained within this report, the request to completely remove and replace a character defining feature is not in keeping with applicable standards.

DISCUSSION:

Staff advised the applicant that approval of the certificate of appropriateness for the 4 front windows is unlikely, due to the conflict with the adopted standards.

NEXT STEPS:

If approved the Certificate of Appropriateness will be issued for the windows located on the secondary elevations, as well as the front door. If denied in part, as recommended by staff, the applicant would not be able to replace the windows on the primary elevation which are visible from the public way. The applicant would be required to submit a new application with a repair proposal or a more appropriate replacement window for review.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: APPLICANT INFORMATION

Project Description from the Applicant:

Thank you kelsey for taking on our planning. We understand the seriousness of modernizing our house while perserving the original look. The current windows we have are very old and do nothing to help conserve heat or cold. They are single pain, very thin glass with no screens, storm windows or protection from the elements. there is really no way to "repair" these windows to do a suffient job in conserving energy. Our new windows are custom made by pella and quite expensive. They are the latest line that will insulate the house, thus saving natural resourses, heating and cooling energy. We have also taken great care into having the exterior color an exact match and are made of wood materials.

We are replacing a total of 10 windows, plus a 3-wide casement window in the back of the house. The front of the house facing 200 South, we will be replacing the 4 window section, the front door (a almost full glass window, with black threshold and brass hardware) and 1 additional window to the side of the door. We are replacing 1 window on the north side of the house, 2 windows on the south facing side of the house, and the 3-wide casement window section on the back of the house facing the east, overlooking the back yard/alley. so we have a total of 9 windows, 1 3-wide casement window and a front door with new threshold.

I am including pictures, and the contract/recipt from Pella for your review and considerations as well. The installation is sceduled for mid/late September and is sceduled for 2 days.

Please let me know our next steps in this process and if there is anything else we need to do to expediate this process; Thank you for your time and efforts...

Bill Patton



Contract - Detailed

Pella Window and Door Showroom of Sandy
 9270 S 500 W Suite A
 Sandy, UT 84070
Phone: (801) 566-4131 **Fax:** (801) 566-7424

Sales Rep Name: Thornton, Christopher
Sales Rep Phone: 385-479-5155
Sales Rep Fax:
Sales Rep E-Mail: thorntoncp@pellamw.com

Customer Information	Project/Delivery Address	Order Information
Noah Patton 1124 E 200 S Salt Lake City, UT 84102-2504 Primary Phone: (210) 6831054 Mobile Phone: Fax Number: E-Mail: snoahpatton@gmail.com Great Plains #: 1006553205 Customer Number: 1010368552 Customer Account: 1006553205	Noah Patton - 1124 E 200 S, Salt Lake City, UT, US 1124 E 200 S Lot # Salt Lake City, UT 84102 County:	Quote Name: Noah Patton - 1124 E 200 S, Salt Lake City, UT, Order Number: 776 Quote Number: 14964085 Order Type: Installed Sales Payment Terms: GS - 60 Months Tax Code: NON-TAX Quoted Date: 12/27/2021

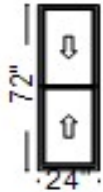
Line #	Location:	Attributes	Qty
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10 Living 101

Lifestyle, Double Hung, 24 X 72, Without HGP, Hartford Green

Qty

1



Viewed From Exterior

PK #
2105

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 24 X 72

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, Hartford Green

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Hartford Green, InView™

Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00434-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 20.812, Clear Opening Height 32.75, Clear Opening Area 4.733285, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 192".

Frame Size: 24" X 72"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

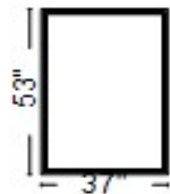
Qty 1

Line #	Location:	Attributes	Qty
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15 Living 102

Lifestyle, Direct Set, Fixed Frame, 37 X 53, Without HGP, Hartford Green

Qty
1



Viewed From Exterior

PK #
2105

1: 3753 Fixed Frame Direct Set

Frame Size: 37 X 53

General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Hartford Green

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.57, CPD PEL-N-18-03373-00001, Performance Class CW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, Year Rated 08|11

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 180".

Frame Size: 37" X 53"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

Qty 1

Line #	Location:	Attributes	Qty
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20 Living 103

Lifestyle, Direct Set, Fixed Frame, 37 X 18, Without HGP, Hartford Green

Qty
1



Viewed From Exterior

PK #
2105

1: 3718 Fixed Frame Direct Set

Frame Size: 37 X 18

General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Hartford Green

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.57, CPD PEL-N-18-03373-00001, Performance Class CW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, Year Rated 08|11

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 110".

Frame Size: 37" X 18"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

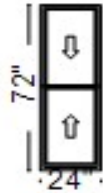
Qty 1

Line #	Location:	Attributes
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25 Living 104

Lifestyle, Double Hung, 24 X 72, Without HGP, Hartford Green

Qty
1



Viewed From Exterior

PK #
2105

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 24 X 72

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, Hartford Green

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Hartford Green, InView™

Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00434-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 20.812, Clear Opening Height 32.75, Clear Opening Area 4.733285, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 192".

Frame Size: 24" X 72"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

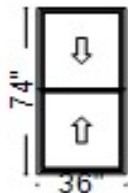
Qty 1

Line #	Location:	Attributes
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30 Bed 105

Lifestyle, Double Hung, 36 X 74, Without HGP, Hartford Green

Qty
1



Viewed From Exterior

PK #
2105

1: 3674 Double Hung, Equal

Frame Size: 36 X 74

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, Hartford Green

Interior Color / Finish: Golden Oak Stain Interior

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Hartford Green, InView™

Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00434-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 32.812, Clear Opening Height 33.75, Clear Opening Area 7.690312, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 220".

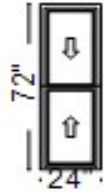
Frame Size: 36" X 74"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

Qty 1

Line #	Location:	Attributes		Qty
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35 Bath 106 **Impervia, Double Hung, 24 X 72, Brown** Fiberglass Qty
1



Viewed From Exterior

PK #
2105

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 24 X 72

General Information: Standard, Duracast®, Block, Foam Insulated, 3", 3"

Exterior Color / Finish: Brown

Interior Color / Finish: Brown

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Brown

Screen: Full Screen, InView™

Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.48, CPD PEL-N-126-00876-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 19.875, Clear Opening Height 32.25, Clear Opening Area 4.451172, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

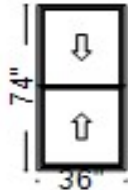
Wrapping Information: Installation Clips, Branch Supplied, No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 192".

Frame Size: 24" X 72"

INSTARSLCR071021 - Impervia Win Inst- Full Frame Express <=120 UI Qty 1

Line #	Location:	Attributes		Qty
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40 Back Room 107 **Lifestyle, Double Hung, 36 X 74, Without HGP, Hartford Green** Qty
1



Viewed From Exterior

PK #
2105

1: 3674 Double Hung, Equal

Frame Size: 36 X 74

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, Hartford Green

Interior Color / Finish: Golden Oak Stain Interior

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Hartford Green, InView™

Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00434-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 32.812, Clear Opening Height 33.75, Clear Opening Area 7.690312, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 220".

Frame Size: 36" X 74"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI Qty 1

Line #	Location:	Attributes	Qty
45	Back Room 108	Pella® Reserve, Traditional, 3-Wide Casement, 73.5 X 60, Hartford Green	1



PK #
2105

Viewed From Exterior

1: Traditional, 24.560 Left Casement

Frame Size: 24 1/2 X 60

General Information: Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, Hartford Green

Interior Color / Finish: Golden Oak Stain Interior

Sash / Panel: Ogee, Ogee, Standard

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Brown, InView™

Performance Information: U-Factor 0.28, SHGC 0.19, VLT 0.44, CPD PEL-N-11-21562-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11, Clear Opening Width 14.75, Clear Opening Height 55.875, Clear Opening Area 5.723307, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

2: Traditional, 24.560 Fixed Sash Set

Frame Size: 24 1/2 X 60

General Information: Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, Hartford Green

Interior Color / Finish: Golden Oak Stain Interior

Sash / Panel: Ogee, Ogee, Standard

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.26, SHGC 0.22, VLT 0.51, CPD PEL-N-1-53568-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11

Grille: No Grille,

Vertical Mull 2: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

3: Traditional, 24.560 Right Casement

Frame Size: 24 1/2 X 60

General Information: Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, Hartford Green

Interior Color / Finish: Golden Oak Stain Interior

Sash / Panel: Ogee, Ogee, Standard

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Brown, InView™

Performance Information: U-Factor 0.28, SHGC 0.19, VLT 0.44, CPD PEL-N-11-21562-00002, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11, Clear Opening Width 14.75, Clear Opening Height 55.875, Clear Opening Area 5.723307, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 267".

Frame Size: 73.5" X 60"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

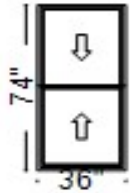
Qty 1

Line #	Location:	Attributes
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50 Dining Room 109

Lifestyle, Double Hung, 36 X 74, Without HGP, Hartford Green

Qty
1



Viewed From Exterior

PK #
2105

1: 3674 Double Hung, Equal

Frame Size: 36 X 74

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, Hartford Green

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Hartford Green, InView™

Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00434-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 32.812, Clear Opening Height 33.75, Clear Opening Area 7.690312, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 220".

Frame Size: 36" X 74"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

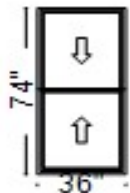
Qty 1

Line #	Location:	Attributes
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55 Dining Room 110

Lifestyle, Double Hung, 36 X 74, Without HGP, Hartford Green

Qty
1



Viewed From Exterior

PK #
2105

1: 3674 Double Hung, Equal

Frame Size: 36 X 74

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, Hartford Green

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Hartford Green, InView™

Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00434-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 32.812, Clear Opening Height 33.75, Clear Opening Area 7.690312, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 9 3/16", 10 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 220".

Frame Size: 36" X 74"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

Qty 1

Line #	Location:	Attributes
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60 Front Door 111

Pella Entry Doors, Entry Door, Inswing, 35.5 X 97.375, 6 9/16"

Qty
1



Viewed From Exterior

PK #
2105

1: 35.597.375 Entry Door
Frame Size: 35 1/2 X 97 3/8
Unit Type: Left Inswing, Standard Sill, No Fire Rating, No Fire Rating
Dimensions: 34, 96
Dimension Options: Cut Down, 1/4"
General Information: Standard, 6 9/16", 6 9/16"
Panel Style: Full Light
Glass: Tempered Low-E Argon
Grilles: No Grille
Panel Selection: Smooth, Primed, Primed
Frame Selection: Composite, Black Threshold, No Panel Reinforcement, Smooth, Primed, Composite, Smooth, Primed
Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sensor, Longview, Longview, Distressed Bronze, Single Cylinder, Standard Steel Ball Bearing, Satin Nickel, Black Finish Sill
Performance Information: U-Factor 0.25, SHGC 0.16, VLT 0.28, CPD PEL-M-258-47984-00001, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35
Wrapping Information: 2" Brickmould, Factory Applied, 6 9/16", Pella Recommended Clearance, Perimeter Length = 266".

Frame Size: 35.5" X 97.375"

INSTARSLCR051002 - Door Inst (Hinged) <= 216 UI

Qty 1

Line #	Location:	Attributes
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65 For Lines 10-55

12" wide Aluminum Coil, Length: 600, Hartford Green

Qty
3

PK #
2105

1: Accessory
Frame Size: -1 X -1
General Information: 12" wide Aluminum Coil
Exterior Color / Finish: Painted, Standard Enduraclad, Hartford Green
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior

Frame Size: 0" X 0"

INSTARSLCR061021 - Wood Win Inst- Full Frame Express <=120 UI

Qty 1

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for

any specific use.


Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

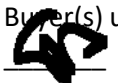
For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Pella Windows and Doors Mountain West ("Seller")

9270 S 500 W Suite A, Sandy UT 84070

This sales agreement consists of and is subject to the Terms and Conditions set forth on subsequent pages of this document as well as the terms and conditions of the applicable Pella Product Limited Warranties available at www.pella.com/warranty and Seller's Installation Limited Warranty and Service Agreement and Seller's Finish Limited Warranty (if Seller is providing finishing services) and referred to collectively as the "Contract". Please read the entire Contract carefully before signing. Contract must be signed within thirty (30) days of Quoted Date for pricing to remain firm. Contract becomes binding only upon execution by Pella Windows and Doors Mountain West ("Seller") management.

If the home was built prior to 1978, the Buyer(s) has been provided with a "Protect your Family from Lead in Your Home" brochure: (int.) 

 Buyer(s) understands the Pella Care Guarantee is the Seller's Installation Limited Warranty and Service Agreement and Pella Product limited Warranty(ies) (int.)

- * Buyer(s) has received the Seller’s Installation Limited Warranty and Service Agreement for Pella products (int.) _____
- * Buyer(s) has received the Pella Product Limited Warranty(ies) or reviewed at www.pella.com/warranty(int.) _____

Handwritten initials: S, P, A, S, T

Product is finished by Pella and the finish is covered as set forth in the Pella Limited Product Warranty(ies) (int.) int.; Product is not finished by Seller or Pella and Buyer(s) will undertake prompt finishing in accordance with applicable instructions (int.) _____

Buyer(s) has reviewed each line item on the contract with the sales representative and clearly understand the hinging, venting & color is correct, and all products are viewed from the exterior (int.) int.

Handwritten initials: S, P, A

If the following blank is checked Seller will not install the products. ____ Buyer(s) shall not be entitled to the Seller’s Installation Limited Warranty and Service Agreement. Seller disclaims any and all responsibility for installation or installation defects. Buyer(s) is responsible for compliance with all codes or regulations. See www.installpella.com for installation instructions.

Please Read All Applicable Warranties and Service Agreements Before Signing as The Terms May Condition or Limit Your Rights Under This Contract

Registrar of Contractors #8923183-5501

TERMS AND CONDITIONS

ARTICLE 1 - SCOPE OF WORK. Pella Windows and Doors Mountain West (“Seller”) shall provide and install the products and accessories and provide the services described above on premises of the Buyer(s) identified as the Project/Delivery Address (the “Project”).

Seller shall:

- In many circumstances, have an installer verify measurements and site conditions (an "Order Verification") to ensure your project goes as smoothly as possible. Should the installer become aware of any changes needed to account for visible conditions that would make the installation difficult, inefficient, or otherwise compromise the performance or look of the products, this contract would become void and a revised contract will be presented to the Buyer for their approval.
- Deliver and unload products purchased
- In performance of scope of work, create noise and dust, but will work to minimize this as much as possible

- Place drop cloths on work area flooring
- Remove interior and exterior trim
- Provide all equipment and materials necessary to install new products
- Install all products
- Insulate and caulk around products
- Clean-up and remove all old products from premises upon completion, except those items containing hazardous materials.
- Remove all stickers from products installed
- "Construction clean" all interior and exterior glass surfaces
- Place a Seller sign in the yard during performance of the work.

Buyer(s) shall (Buyer's initials: SNQ).

- Make required payments
- Be responsible for obtaining any approval of the Project required by any homeowners' association or architectural committee.
- Secure and pay for building permit if needed
- Provide reasonable access to property including 1) cutting back or tying trees, bushes and shrubs two feet from exterior wall, 2) arranging to have alarm system disconnected and reinstalled, 3) providing site electricity, 4) providing reasonable access to a restroom for the installers, 5) removing and replacing air conditioning units, decorations, and collectables 6) removing and repositioning furniture in work area (approximately 6 feet); 7) securing the site from interference by pets and 8) having any plumbing and/or electrical repairs or changes made prior to install date.
- Paint or stain product except to the extent factory finished products are selected or Seller finishing is selected
- Fill nail holes of unfinished products
- Replace/repair wallpaper (if applicable)
- Repaint interior and/or exterior walls (if applicable, based on installation method used) or perform touch up painting
- Repair any deteriorated wall areas or structural deficiencies that prohibit safe, efficient and proper installation, including, but not limited to, any structural deficiencies discovered after removal of original windows or doors (i.e. wood rot, termite damage, etc.)
- Remove and reinstall blinds, draperies, shutters, awnings or other window treatments. If not removed prior to arrival of the installation crew, the customer will incur a charge of \$37 per opening for blinds, awnings and other window treatments, \$148 per opening for shutters and \$148 per room (up to 6 pieces,

excludes beds, pianos, antiques, precious valuables, entertainment centers, home office work stations or other electronics). This charge will be immediately payable via check or credit card before installation may begin. While installers will take great care with your belongings, they are not professional movers and cannot be held responsible for damages incurred from moving/removing items. Many window treatments become brittle over time due to heat and exposure to the sun. These items have a high probability of incurring some damage while being removed/reinstalled.

- Reinstall interior and exterior trim, unless expressly required of Seller under this Contract

All work to be performed within normal working hours of 7:00 a.m. to 5:00 pm Monday-Friday, unless other arrangements are made. Depending on the Buyer (s)' product choice and the required installation method, Seller cannot guarantee that the newly installed Pella product will line up with the original paint line or wallpaper, and the new Pella product may result in less visible glass area than that of the original product. Final sizes may vary to ensure proper fit and to meet installation specifications.

ARTICLE 2 - PRICE AND PAYMENT TERMS. Buyer(s) agrees to pay Seller the amount set forth in this Contract (the "Contract Price") and any sums due in addition for taxes or other charges expressly allowed under the Contract. The Contract Price does not include any taxes, including sales, consumer, use and similar taxes. Taxes shall be added to the Contract Price. Buyer(s) shall deposit (the "Deposit") with Seller immediately upon execution of this Contract the amount set forth on the first page of this Contract. If installation services are deferred at Buyer(s)' request beyond 7 days of the scheduled date set forth in this Contract, the Contract Price shall be subject to a 2% of Contract Price or \$25 a month warehousing charge, whichever is greater. The Buyer(s) shall pay the remainder of the Contract Price immediately upon substantial completion of the services provided under this Contract. If the Buyer(s) fails to pay all amounts when due, the Buyer(s) agrees to pay a finance charge on the unpaid balance at the lesser of 1% per month or the maximum rate allowed by state and local law upon the earliest date allowed by state and local law. If the Buyer(s) fails to pay any amount due under this Contract, the Buyer(s) agrees to pay reasonable attorneys' fees and collection costs and expenses that Seller incurs in enforcing its rights to payment under this Contract. Buyer(s) agrees that if paying by credit card that authorization is granted to the seller to debit the buyers credit card by signing this contract. Seller hereby gives notice of its lien rights as a provider of goods and services to the improvement of Buyer(s)' real property and of its intention to assert those rights in the event Buyer(s) fail to make payment for the goods and services furnished as required by this Contract.

ARTICLE 3 - CANCELLATION. BUYER(S) MAY CANCEL THIS CONTRACT BY GIVING SELLER WRITTEN NOTICE TO SELLER PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT. If Buyer(s) cancels the Contract after the third business day, the Buyer(s) forfeits the entire Deposit. Furthermore, if this Contract provides for product specially made or the product has been delivered to the job site, the Buyer(s) agrees to pay the entire Contract Price and taxes attributable to the products as liquidated damages. In such event, Buyer(s) will be entitled to keep the products.

ARTICLE 4 - CHANGES. Any notice or instruction from Buyer(s) received after execution of this Contract, which has the effect of changing the terms or scope of this Contract will be effective only upon an appropriate adjustment in the price and/or delivery date, and acceptance of the change by Seller in writing. Deletion of specific Goods shall be subject to the terms of the Cancellation provision of these Terms and Conditions.

ARTICLE 5 - ACCEPTANCE OF WORK. All work performed and materials supplied under this Contract shall be deemed in full compliance unless Seller is notified by Buyer(s) in writing to the contrary within five (5) days following substantial completion of installation.

ARTICLE 6 - TIME FOR COMPLETION. The work described under the terms of this Contract shall begin on or about the date indicated. Seller shall provide Buyer (s) with at least seventy-two (72) hours notice of the commencement of work on the Project. Seller shall make reasonable effort to complete the Project in a timely manner but there is no guarantee that shipment and installation will occur on the proposed date. Seller, installer and Pella shall not be liable for any

direct, indirect or consequential damage or loss caused by delay in shipment or delay in installation for any reason.

ARTICLE 7 - PROBLEMATIC SITE CONDITIONS. If Seller is aware of conditions that make installation difficult, inefficient, or otherwise compromise the performance of the Products, including such conditions as water infiltration, mold, damaged or rotted framing or structural members, termites, wiring, or plumbing that must be moved, construction defects, lead paint, or asbestos, Seller shall have no obligation under this agreement to repair such conditions, but Seller may notify Buyer(s) of such conditions and the Contract Price shall be amended for any cost increases resulting from such conditions. If, in Seller's opinion, site conditions render performance hazardous or impracticable, it shall so notify Buyer(s) and the Contract may be terminated pursuant to Article 8 of this Contract. Seller may become aware of such conditions but is not responsible for discovering such conditions, determining the extent of such conditions, repairing such conditions or notifying Buyer(s) of such conditions.

ARTICLE 8 - SELLER'S TERMINATION. Seller, in its sole discretion, may terminate this Contract if the work is stopped for a period of thirty (30) consecutive days through no fault of Seller; or for conditions described in Article 7 above or if Buyer(s) defaults on any of its obligations contained in this Contract and does not cure said defaults within a reasonable period of time. In the event of such termination, Seller is entitled to recover from Buyer(s) such remedies as set forth under the cancellation provision (Article 3) contained in this Contract and any sums owed under the Contract, including the recovery of reasonable attorneys' fees incurred in the exercise of Seller's rights under this Contract.

ARTICLE 9 - WARRANTY AND LIMITATIONS. Seller warrants the installation services only as set forth in the Seller's Installation Limited Warranty and Service Agreement, which is made a part of this Contract. The Seller's Installation Limited Warranty and Service Agreement, is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. All product warranties for products manufactured by Pella or others are direct from Pella or others, respectively. Seller also agrees to service the Pella products purchased by Buyer(s) for an 8-year period starting from the date of the expiration of the Installation Limited Warranty pursuant to the conditions and limitations set forth in the Service Agreement, which is made a part of this Contract. Pella warrants its products only as set forth in Pella's separate product limited warranties, which are made a part of this Contract. The product limited warranties for Pella products are available from Pella upon request and at www.pella.com/warranty, and may (but need not) be attached hereto or enclosed herewith. Other manufacturer warranties can be obtained directly from such manufacturer. Certain Pella products contain a factory finish. If the products purchased by Buyer(s) contain a factory finish, this finishing will be warranted as part of Pella's Product Warranties. These warranties are available at www.pella.com/warranty. Seller's or Pella's stain and paint color samples are produced as accurately as possible; however, actual colors may vary from these samples and from batch to batch. Because wood is a natural product, each window or door will display its own personality with regard to variation in color, texture, and grain pattern. Natural wood variations include distinctive grain patterns or unusual shadings and color. Buyer(s) may have been shown stain and paint samples in the color of Buyer (s)' choosing that show some, but not all, of the possible variations that can occur during the finishing process. Due to the nature of using natural products, Seller or Pella cannot be responsible for the actual degree of variation that occurs in Buyer(s)' window or door purchase. If the Buyer(s) elects finishing by the Seller, Seller warrants the finishing only as set forth in the separate 2-Year Finishing Warranty. The 2-Year Finishing Warranty is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. Where applicable, all terms and limitations of the 2-Year Finishing Warranty are made a part of this Contract as if expressly set forth herein. If finishing is not selected from the Seller or from the factory, Buyer(s) is responsible for finishing. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL SELLER OR PELLA OR ITS SUBSIDIARIES BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR RELATED TO THE PRODUCT OR WORK.

ARTICLE 10 - WAIVER OF SUBROGATION. Buyer(s) waives all rights to recover against Seller any losses covered by Buyer(s)' property insurance and waives all rights of subrogation for losses to the extent covered by insurance.

ARTICLE 11 - LIMITATION OF SUITS. Any controversy or claim arising out of, or relating to, the sale and/or installation of Products must be commenced within one (1) year after the cause of action has accrued.

ARTICLE 12 - SUBCONTRACTORS. Seller may contract with subcontractors to perform some or all of the installation work. Buyer(s) authorizes Seller to utilize subcontractors for all or any portion of the work.

ARTICLE 13 - DELIVERY. The Buyer(s) agrees that the product can be delivered without the Buyer(s) being present and agrees to accept the Seller's shipping documents as proof of delivery. Buyer(s) is responsible for making available an area at the Project suitable for unloading the goods. Buyer(s) assumes all risk of loss or damage to goods once delivered. Within 7 -days after delivery, the Buyer(s) agree to provide the Seller notice in writing of any discrepancy between the product(s) ordered and the product(s) delivered. If the Buyer(s) does not provide notice within the 7 -day period, the Buyer(s) waives any rights of rejection and accepts the product(s) as is.

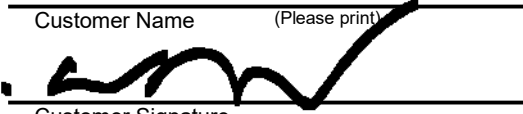
ARTICLE 14 - MISCELLANEOUS PROVISIONS. Seller offers this service and products, and Buyer(s) accepts them, subject to the foregoing conditions of sale and limitations of warranty and liability, which may be modified only by written contract signed by a duly authorized representative of Seller. This Contract contains the entire understanding of the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written. If any one or more of the provisions of this Contract shall be held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions of the Contract shall not be affected. Buyer(s) may not assign this Contract, in whole or in part, without prior written consent of Seller. This Contract shall be governed by and construed in accordance with the laws of the state of Arizona. Buyer(s) also agrees that jurisdiction and venue for said legal action shall be or in the county where the product is delivered. Buyer(s) waives its right to a trial by jury on any claim or dispute between the parties.

Registrar of Contractors #8923183-5501

Project Checklist has been reviewed

Noah Patton


Customer Name (Please print)



Customer Signature

12/28/2021

Date



Credit Card Approval Signature

Christopher Thornton

Pella Sales Rep Name (Please print)



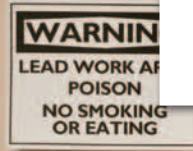
Pella Sales Rep Signature

12/28/2021

Date

Order Totals	
Taxable Subtotal	\$27,922.65
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$0.00
Total	\$27,922.65
Deposit Received	\$27,922.65
Amount Due	\$0.00

THE LEAD-SAFE CERTIFIED GUIDE TO RENOVATE RIGHT



CAUTION CAUTION CAUTION CAUTION CAUTION CAUTION



1-800-424-LEAD (5323)
www.epa.gov/getleadsafe
EPA-740-K-10-001
April 2010



Important lead hazard information for families, child care providers and schools.



IT'S THE LAW!

Federal law requires contractors that disturb painted surfaces in homes, child care facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. Always ask to see your contractor's certification.

Federal law requires that individuals receive certain information before renovating more than six square feet of painted surfaces in a room for interior projects or more than twenty square feet of painted surfaces for exterior projects or window replacement or demolition in housing, child care facilities and schools built before 1978.

- Homeowners and tenants: renovators must give you this pamphlet before starting work.
- Child care facilities, including preschools and kindergarten classrooms, and the families of children under six years of age that attend those facilities: renovators must provide a copy of this pamphlet to child care facilities and general renovation information to families whose children attend those facilities.



WHO SHOULD READ THIS PAMPHLET?

This pamphlet is for you if you:

- Reside in a home built before 1978.
- Own or operate a child care facility, including preschools and kindergarten classrooms, built before 1978, or
- Have a child under six years of age who attends a child care facility built before 1978.

You will learn:

- Basic facts about lead and your health.
- How to choose a contractor, if you are a property owner.
- What tenants, and parents/guardians of a child in a child care facility or school should consider.
- How to prepare for the renovation or repair job.
- What to look for during the job and after the job is done.
- Where to get more information about lead.

This pamphlet is not for:

- **Abatement projects.** Abatement is a set of activities aimed specifically at eliminating lead or lead hazards. EPA has regulations for certification and training of abatement professionals. If your goal is to eliminate lead or lead hazards, contact the National Lead Information Center at **1-800-424-LEAD (5323)** for more information.
- **“Do-it-yourself”** projects. If you plan to do renovation work yourself, this document is a good start, but you will need more information to complete the work safely. Call the National Lead Information Center at **1-800-424-LEAD (5323)** and ask for more information on how to work safely in a home with lead-based paint.
- **Contractor education.** Contractors who want information about working safely with lead should contact the National Lead Information Center at **1-800-424-LEAD (5323)** for information about courses and resources on lead-safe work practices.



RENOVATING, REPAIRING, OR PAINTING?



- Is your home, your building, or the child care facility or school your children attend being renovated, repaired, or painted?
- Was your home, your building, or the child care facility or school where your children under six years of age attend built before 1978?

If the answer to these questions is YES, there are a few important things you need to know about lead-based paint.

This pamphlet provides basic facts about lead and information about lead safety when work is being done in your home, your building or the child care facility or school your children attend.

The Facts About Lead

- Lead can affect children's brains and developing nervous systems, causing reduced IQ, learning disabilities, and behavioral problems. Lead is also harmful to adults.
- Lead in dust is the most common way people are exposed to lead. People can also get lead in their bodies from lead in soil or paint chips. Lead dust is often invisible.
- Lead-based paint was used in more than 38 million homes until it was banned for residential use in 1978.
- Projects that disturb painted surfaces can create dust and endanger you and your family. Don't let this happen to you. Follow the practices described in this pamphlet to protect you and your family.

LEAD AND YOUR HEALTH

Lead is especially dangerous to children under six years of age.

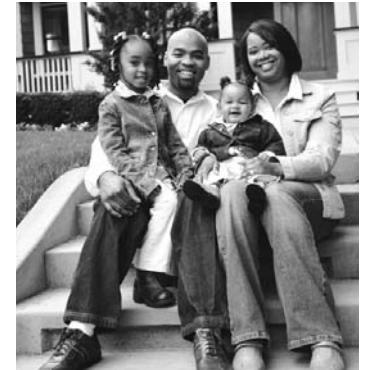
Lead can affect children's brains and developing nervous systems, causing:

- Reduced IQ and learning disabilities.
- Behavior problems.

Even children who appear healthy can have dangerous levels of lead in their bodies.

Lead is also harmful to adults. In adults, low levels of lead can pose many dangers, including:

- High blood pressure and hypertension.
- Pregnant women exposed to lead can transfer lead to their fetuses. Lead gets into the body when it is swallowed or inhaled.
- People, especially children, can swallow lead dust as they eat, play, and do other normal hand-to-mouth activities.
- People may also breathe in lead dust or fumes if they disturb lead-based paint. People who sand, scrape, burn, brush or blast or otherwise disturb lead-based paint risk unsafe exposure to lead.



What should I do if I am concerned about my family's exposure to lead?

- Call your local health department for advice on reducing and eliminating exposures to lead inside and outside your home, child care facility or school.
- Always use lead-safe work practices when renovation or repair will disturb painted surfaces.
- A blood test is the only way to find out if you or a family member already has lead poisoning. Call your doctor or local health department to arrange for a blood test.

For more information about the health effects of exposure to lead, visit the EPA lead website at www.epa.gov/lead/pubs/leadinfo.htm or call 1-800-424-LEAD (5323).

There are other things you can do to protect your family every day.

- Regularly clean floors, window sills, and other surfaces.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat a healthy, nutritious diet consistent with the USDA's dietary guidelines, that helps protect children from the effects of lead.
- Wipe off shoes before entering house.

WHERE DOES THE LEAD COME FROM?

Dust is the main problem.

The most common way to get lead in the body is from dust. Lead dust comes from deteriorating lead-based paint and lead-contaminated soil that gets tracked into your home. This dust may accumulate to unsafe levels. Then, normal hand-to-mouth activities, like playing and eating (especially in young children), move that dust from surfaces like floors and window sills into the body.

Home renovation creates dust.

Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips.

Proper work practices protect you from the dust.

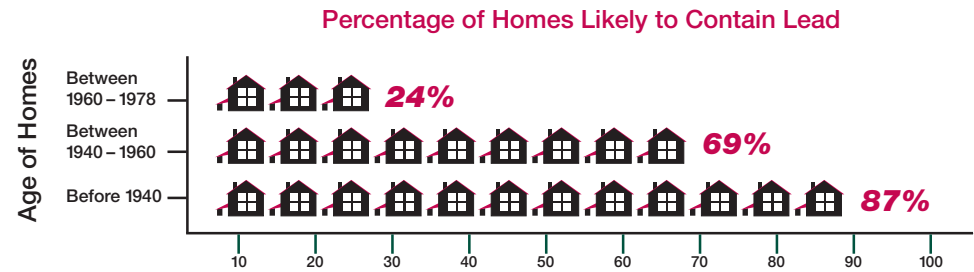
The key to protecting yourself and your family during a renovation, repair or painting job is to use lead-safe work practices such as containing dust inside the work area, using dust-minimizing work methods, and conducting a careful cleanup, as described in this pamphlet.

Other sources of lead.

Remember, lead can also come from outside soil, your water, or household items (such as lead-glazed pottery and lead crystal). Contact the National Lead Information Center at 1-800-424-LEAD (5323) for more information on these sources.



CHECKING YOUR HOME FOR LEAD-BASED PAINT



Older homes, child care facilities, and schools are more likely to contain lead-based paint.

Homes may be single-family homes or apartments. They may be private, government-assisted, or public housing. Schools are preschools and kindergarten classrooms. They may be urban, suburban, or rural.

You have the following options:

You may decide to assume your home, child care facility, or school contains lead.

Especially in older homes and buildings, you may simply want to assume lead-based paint is present and follow the lead-safe work practices described in this brochure during the renovation, repair, or painting job.

You can hire a certified professional to check for lead-based paint.

These professionals are certified risk assessors or inspectors, and can determine if your home has lead or lead hazards.

- A certified inspector or risk assessor can conduct an inspection telling you whether your home, or a portion of your home, has lead-based paint and where it is located. This will tell you the areas in your home where lead-safe work practices are needed.
- A certified risk assessor can conduct a risk assessment telling you if your home currently has any lead hazards from lead in paint, dust, or soil. The risk assessor can also tell you what actions to take to address any hazards.
- For help finding a certified risk assessor or inspector, call the National Lead Information Center at 1-800-424-LEAD (5323).

You may also have a certified renovator test the surfaces or components being disturbed for lead using a lead test kit. Test kits must be EPA-recognized and are available at hardware stores. They include detailed instructions for their use.

FOR PROPERTY OWNERS

You have the ultimate responsibility for the safety of your family, tenants, or children in your care.

This means properly preparing for the renovation and keeping persons out of the work area (see p. 8). It also means ensuring the contractor uses lead-safe work practices.

Federal law requires that contractors performing renovation, repair and painting projects that disturb painted surfaces in homes, child care facilities, and schools built before 1978 be certified and follow specific work practices to prevent lead contamination.

Make sure your contractor is certified, and can explain clearly the details of the job and how the contractor will minimize lead hazards during the work.

- You can verify that a contractor is certified by checking EPA's website at [epa.gov/getleadsafe](https://www.epa.gov/getleadsafe) or by calling the National Lead Information Center at 1-800-424-LEAD (5323). You can also ask to see a copy of the contractor's firm certification.
- Ask if the contractor is trained to perform lead-safe work practices and to see a copy of their training certificate.
- Ask them what lead-safe methods they will use to set up and perform the job in your home, child care facility or school.
- Ask for references from at least three recent jobs involving homes built before 1978, and speak to each personally.

Always make sure the contract is clear about how the work will be set up, performed, and cleaned.

- Share the results of any previous lead tests with the contractor.
- You should specify in the contract that they follow the work practices described on pages 9 and 10 of this brochure.
- The contract should specify which parts of your home are part of the work area and specify which lead-safe work practices will be used in those areas. Remember, your contractor should confine dust and debris to the work area and should minimize spreading that dust to other areas of the home.
- The contract should also specify that the contractor will clean the work area, verify that it was cleaned adequately, and re-clean it if necessary.

If you think a worker is not doing what he is supposed to do or is doing something that is unsafe, you should:

- Direct the contractor to comply with regulatory and contract requirements.
- Call your local health or building department, or
- Call EPA's hotline 1-800-424-LEAD (5323).

If your property receives housing assistance from HUD (or a state or local agency that uses HUD funds), you must follow the requirements of HUD's Lead-Safe Housing Rule and the ones described in this pamphlet.

FOR TENANTS AND FAMILIES OF CHILDREN UNDER SIX YEARS OF AGE IN CHILD CARE FACILITIES AND SCHOOLS

You play an important role ensuring the ultimate safety of your family.

This means properly preparing for the renovation and staying out of the work area (see p. 8).

Federal law requires that contractors performing renovation, repair and painting projects that disturb painted surfaces in homes built before 1978 and in child care facilities and schools built before 1978, that a child under six years of age visits regularly, to be certified and follow specific work practices to prevent lead contamination.

The law requires anyone hired to renovate, repair, or do painting preparation work on a property built before 1978 to follow the steps described on pages 9 and 10 unless the area where the work will be done contains no lead-based paint.

If you think a worker is not doing what he is supposed to do or is doing something that is unsafe, you should:

- Contact your landlord.
- Call your local health or building department, or
- Call EPA's hotline 1-800-424-LEAD (5323).

If you are concerned about lead hazards left behind after the job is over, you can check the work yourself (see page 10).



PREPARING FOR A RENOVATION

The work areas should not be accessible to occupants while the work occurs.

The rooms or areas where work is being done may need to be blocked off or sealed with plastic sheeting to contain any dust that is generated. Therefore, the contained area may not be available to you until the work in that room or area is complete, cleaned thoroughly, and the containment has been removed. Because you may not have access to some areas during the renovation, you should plan accordingly.

You may need:

- Alternative bedroom, bathroom, and kitchen arrangements if work is occurring in those areas of your home.
- A safe place for pets because they too can be poisoned by lead and can track lead dust into other areas of the home.
- A separate pathway for the contractor from the work area to the outside in order to bring materials in and out of the home. Ideally, it should not be through the same entrance that your family uses.
- A place to store your furniture. All furniture and belongings may have to be moved from the work area while the work is being done. Items that can't be moved, such as cabinets, should be wrapped in plastic.
- To turn off forced-air heating and air conditioning systems while the work is being done. This prevents dust from spreading through vents from the work area to the rest of your home. Consider how this may affect your living arrangements.

You may even want to move out of your home temporarily while all or part of the work is being done.

Child care facilities and schools may want to consider alternative accommodations for children and access to necessary facilities.



DURING THE WORK

Federal law requires contractors that are hired to perform renovation, repair and painting projects in homes, child care facilities, and schools built before 1978 that disturb painted surfaces to be certified and follow specific work practices to prevent lead contamination.

The work practices the contractor must follow include these three simple procedures, described below:

1. Contain the work area. The area must be contained so that dust and debris do not escape from that area. Warning signs must be put up and plastic or other impermeable material and tape must be used as appropriate to:

- Cover the floors and any furniture that cannot be moved.
- Seal off doors and heating and cooling system vents.

These will help prevent dust or debris from getting outside the work area.

2. Avoid renovation methods that generate large amounts of lead-contaminated dust.

Some methods generate so much lead-contaminated dust that their use is prohibited.

They are:

- Open flame burning or torching.
- Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment.
- Using a heat gun at temperatures greater than 1100°F.



There is no way to eliminate dust, but some renovation methods make less dust than others. Contractors may choose to use various methods to minimize dust generation, including using water to mist areas before sanding or scraping; scoring paint before separating components; and prying and pulling apart components instead of breaking them.

3. Clean up thoroughly. The work area should be cleaned up daily to keep it as clean as possible. When all the work is done, the area must be cleaned up using special cleaning methods before taking down any plastic that isolates the work area from the rest of the home. The special cleaning methods should include:

- Using a HEPA vacuum to clean up dust and debris on all surfaces, followed by
- Wet wiping and wet mopping with plenty of rinse water.

When the final cleaning is done, look around. There should be no dust, paint chips, or debris in the work area. If you see any dust, paint chips, or debris, the area must be re-cleaned.

FOR PROPERTY OWNERS: AFTER THE WORK IS DONE

When all the work is finished, you will want to know if your home, child care facility, or school has been cleaned up properly. Here are some ways to check.

Ask about your contractor's final cleanup check. Remember, lead dust is often invisible to the naked eye. It may still be present even if you cannot see it. The contractor must use disposable cleaning cloths to wipe the floor of the work area and compare them to a cleaning verification card to determine if the work area was adequately cleaned.

To order a cleaning verification card and detailed instructions visit the EPA lead website at www.epa.gov/lead or contact the National Lead Information Center at **1-800-424-LEAD (5323)** or visit their website at www.epa.gov/lead/nlic.htm.

You also may choose to have a lead-dust test. Lead-dust tests are wipe samples sent to a laboratory for analysis.

- You should specify in your contract that a lead-dust test will be done. In this case, make it clear who will do the testing.
- Testing should be done by a lead professional.

If you choose to do the testing, some EPA-recognized lead laboratories will send you a kit that allows you to collect samples and send them back to the lab for analysis.

Contact the National Lead Information Center at **1-800-424-LEAD (5323)** for lists of qualified professionals and EPA-recognized lead labs.

If your home, child care facility, or school fails the dust test, the area should be re-cleaned and tested again.

Where the project is done by contract, it is a good idea to specify in the contract that the contractor is responsible for re-cleaning if the home, child care facility, or school fails the test.



FOR ADDITIONAL INFORMATION

You may need additional information on how to protect yourself and your children while a job is going on in your home, your building, or child care facility.

The National Lead Information Center at **1-800-424-LEAD (5323)** or www.epa.gov/lead/nlic.htm can tell you how to contact your state, local, and/or tribal programs or get general information about lead poisoning prevention.

- State and tribal lead poisoning prevention or environmental protection programs can provide information about lead regulations and potential sources of financial aid for reducing lead hazards. If your state or local government has requirements more stringent than those described in this pamphlet, you must follow those requirements.
- Local building code officials can tell you the regulations that apply to the renovation work that you are planning.
- State, county, and local health departments can provide information about local programs, including assistance for lead-poisoned children and advice on ways to get your home checked for lead.

The National Lead Information Center can also provide a variety of resource materials, including the following guides to lead-safe work practices. Many of these materials are also available at www.epa.gov/lead/pubs/brochure.htm.

- Steps to Lead Safe Renovation, Repair and Painting.
- Protect Your Family from Lead in Your Home
- Lead in Your Home: A Parent's Reference Guide



For the hearing impaired, call the Federal Information Relay Service at 1-800-877-8339 to access any of the phone numbers in this brochure.

EPA CONTACTS

EPA Regional Offices

EPA addresses residential lead hazards through several different regulations. EPA requires training and certification for conducting abatement and renovations, education about hazards associated with renovations, disclosure about known lead paint and lead hazards in housing, and sets lead-paint hazard standards.

Your Regional EPA Office can provide further information regarding lead safety and lead protection programs at [epa.gov/lead](https://www.epa.gov/lead).

Region 1

(Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)
Regional Lead Contact
U.S. EPA Region 1
Suite 1100
One Congress Street
Boston, MA 02114-2023
(888) 372-7341

Region 2

(New Jersey, New York, Puerto Rico, Virgin Islands)
Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3

(Delaware, Maryland, Pennsylvania, Virginia, Washington, DC, West Virginia)
Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA
19103-2029
(215) 814-5000

Region 4

(Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)
Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303-8960
(404) 562-9900

Region 5

(Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5
77 West Jackson Boulevard
Chicago, IL 60604-3507
(312) 886-6003

Region 6

(Arkansas, Louisiana, New Mexico, Oklahoma, Texas)
Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue,
12th Floor
Dallas, TX 75202-2733
(214) 665-6444

Region 7

(Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7003

Region 8

(Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop Street
Denver, CO 80202
(303) 312-6312

Region 9

(Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8021

Region 10

(Alaska, Idaho, Oregon, Washington)
Regional Lead Contact
U.S. EPA Region 10
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1200

OTHER FEDERAL AGENCIES

CPSC

The Consumer Product Safety Commission (CPSC) protects the public from the unreasonable risk of injury or death from 15,000 types of consumer products under the agency's jurisdiction. CPSC warns the public and private sectors to reduce exposure to lead and increase consumer awareness. Contact CPSC for further information regarding regulations and consumer product safety.

CPSC

4330 East West Highway
Bethesda, MD 20814
Hotline 1-(800) 638-2772
www.cpsc.gov

CDC Childhood Lead Poisoning Prevention Branch

The Centers for Disease Control and Prevention (CDC) assists state and local childhood lead poisoning prevention programs to provide a scientific basis for policy decisions, and to ensure that health issues are addressed in decisions about housing and the environment. Contact CDC Childhood Lead Poisoning Prevention Program for additional materials and links on the topic of lead.

CDC Childhood Lead Poisoning Prevention Branch

4770 Buford Highway, MS F-40
Atlanta, GA 30341
(770) 488-3300
www.cdc.gov/nceh/lead

HUD Office of Healthy Homes and Lead Hazard Control

The Department of Housing and Urban Development (HUD) provides funds to state and local governments to develop cost-effective ways to reduce lead-based paint hazards in America's privately-owned low-income housing. In addition, the office enforces the rule on disclosure of known lead paint and lead hazards in housing, and HUD's lead safety regulations in HUD-assisted housing, provides public outreach and technical assistance, and conducts technical studies to help protect children and their families from health and safety hazards in the home. Contact the HUD Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control research and outreach grant programs.

U.S. Department of Housing and Urban Development

Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
HUD's Lead Regulations Hotline
(202) 402-7698
www.hud.gov/offices/lead/



SAMPLE PRE-RENOVATION FORM

This sample form may be used by renovation firms to document compliance with the Federal pre-renovation education and renovation, repair, and painting regulations.

Occupant Confirmation

Pamphlet Receipt

- I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Printed Name of Owner-occupant

Signature of Owner-occupant

Signature Date

Renovator's Self Certification Option (for tenant-occupied dwellings only)

Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

- Declined** – I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.
- Unavailable for signature** – I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by (fill in how pamphlet was left).

Printed Name of Person Certifying Delivery

Attempted Delivery Date

Signature of Person Certifying Lead Pamphlet Delivery

Unit Address

Note Regarding Mailing Option — As an alternative to delivery in person, you may mail the lead hazard information pamphlet to the owner and/or tenant. Pamphlet must be mailed at least seven days before renovation. Mailing must be documented by a certificate of mailing from the post office.

ATTACHMENT C: HISTORIC PHOTOGRAPH AND RLS





1124 E 200 SOUTH
ES



1125 E 200 SOUTH
ES



1128 E 200 SOUTH
ES



1132 E 200 SOUTH
ES



1133 E 200 SOUTH
ES



1136 E 200 SOUTH
ES



1137 E 200 SOUTH
NC



1139 E 200 SOUTH
ES



1147 E 200 SOUTH
ES



1149 E 200 SOUTH
ES



1151 E 200 SOUTH
ES



1151 1/2 E 200 SOUTH
EC

ATTACHMENT D: CURRENT PHOTOGRAPHS



Photo of Front Elevation (North) Photo from Zillow, c. 2020



Photo of Front Door



Photo of East Elevation (Side)



Photo of West Elevation (Side)



Photo of South Elevation (Rear)

ATTACHMENT E: ANALYSIS OF STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	Complies	The use of the structure will remain multi-family residential. No change of use is proposed.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	<p>Does Not Comply</p> <p>Complies</p> <p>Complies</p>	<p>North Elevation (Front Windows) The 4 windows proposed for replacement are considered to be character defining to the structure. The windows are original to the property. The loss of these windows would altered the historic character of the structure.</p> <p>West and East Elevations (Side Windows) These windows are not visible from the public right of way. The proposal to replace these windows comply with this standard.</p> <p>Front Door The applicant suggests that the door opening has been modified to indicate that the existing door is not original. The replacement door is compatible with the style of the existing structure. This portion of the proposal complies with this standard.</p>

<p>Standard 3: All sites, structure 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.</p>	<p>Does Not Comply</p> <p>Complies</p> <p>Complies</p>	<p>North Elevation (Front Windows) Planning Staff believes that it was not the intention of the applicant to create a false sense of history with the proposal to replace the original windows. Original windows are to be repaired over replaced. Replacement windows are approved on a case-by-case basis and are required to be the same size and proportion of the historic window opening, should match the original in its design, match the profile of the sash and its components, and use materials that appear similar to the original. That said, the proposed window replacements do not meet any of the design guidelines above and do not have a solid historical basis and should not be allowed.</p> <p>West and East Elevations (Side Windows) These windows are not visible from the public right of way. The proposal to replace the windows comply with this standard.</p> <p>Front Door The proposed replacement door is simple in design and style. The replacement door will not create a false sense of history.</p>
<p>Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Not Applicable</p>	<p>No additions have recently occurred to the property. This standard does not apply.</p>
<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Does Not Comply</p> <p>Complies</p> <p>Complies</p>	<p>North Elevation (Front Windows) The 4 primary elevation wood double-hung windows are distinctive features that are considered to characterize the historic property. The removal and replacement of these features will negatively alter the character defining features of the property.</p> <p>West and East Elevations (Side Windows) These windows are visible from the public right of way. The proposal to replace the windows on the side elevations complies with this standard.</p> <p>Front Door The existing door does appear to be historic. However, the applicant suggests that it is not original to the structure, due to significant opening modifications. The proposed replacement door is simple in style and would be an appropriate replacement door.</p>

<p>Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.</p>	<p>Does Not Comply</p> <p>Complies</p> <p>Complies</p>	<p>North Elevation (Front Windows) Original windows are to be repaired over replaced. Replacement windows are approved on a case-by-case basis and are required to be the same size and proportion of the historic window opening, should match the original in its design, match the profile of the sash and its components, and use materials that appear similar to the original. That said, the proposed replacement windows would differ in material from that of the original and would not meet the design guidelines and conflict with the noted standards.</p> <p>West and East Elevation (Side Windows) These windows are not visible from the public right of way. The proposal to replace these windows on the side elevation complies with this standard.</p> <p>Front Door The front door does not appear to be in disrepair, nor is the applicant claiming disrepair. The applicant suggests that the door opening was modified, and that the existing door is not original to the structure. The replacement door would not be conjectural in nature. The door replacement complies with this standard.</p>
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>Not Applicable</p>	<p>The proposal does not include treatments of existing historic materials. This standard does not relate to this proposal.</p>
<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>Does Not Comply</p> <p>Complies</p> <p>Complies</p>	<p>North Elevation (Front Windows) Contemporary windows are proposed to be installed on the subject property, which will altered the character of the property. The material of the replacement windows is incompatible as a replacement window for original windows.</p> <p>West and East Elevation (Side Windows) The proposed replacement windows on the east and west are contemporary in material; however, these windows are not visible from the public way and are not in conflict with this standard.</p> <p>Front Door The proposed replacement door is not contemporary in design or style. The proposed replacement door is compatible with the existing structure.</p>

<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>Does Not Comply</p>	<p>North Elevation (Front Windows) If approved, the alteration of the windows could be reversed. The proposed replacement windows are not appropriate in material for the replacement of an original window, if deemed irreparable. The proposed alterations do not protect the historic integrity of the property and are thus inappropriate.</p> <p>West and East Elevation (Side Windows) These windows are not readily visible from the public right of way. The integrity of the secondary elevations will not be impacted.</p> <p>Front Door The replacement of the front door will not impact the integrity of the structure. The proposed door replacement is compatible and appropriate to the style of the structure.</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>Not Applicable</p>	<p>This proposal does not include the use of vinyl or aluminum cladding.</p>
<p>Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.</p>	<p>Not Applicable</p>	<p>Signage is not part of this proposal. This standard does not apply.</p>

ATTACHMENT F: 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*.

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

Design Objective

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

- 3.1 The functional and decorative feature 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.

- 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 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.

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

- 3.4 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.

- 3.5 A replacement window should match the original in its design.
- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so.
 - Match the replacement also in the number and position of glass panes.
 - Matching the original design is particularly important on key character-defining facades.
- 3.6 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 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.
 - 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?
- 3.7 In a replacement window, use materials that appear similar to the original.
- 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.

Historic Residential Properties & Districts in Salt Lake City, Chapter 4: Doors

Design Objective: The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary facades.

4.1 Preserving the functional, proportional and decorative features of a primary entrance is important.

- These features may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights, and any associated porch hood.
- Maintain the position and function of an original front doors and primary entrance.
- If necessary, use a replacement door with a design and finish similar to the historic door.

4.3 Materials and design that match or that appear similar to the original should be used when replacing a door.

4.4 A design that has an appearance similar to the original door or a door associated with the style of the house should be used when replacing a door.

- When the appearance of the original door is unknown, other properties of similar style and period may provide evidence of appropriate design directions.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

The Historic Landmark Commission Notice was mailed on July 21, 2022.

The subject property was posted on July 21, 2022.

No public comments have been submitted at the time of publication.