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**ADDRESS OF PROPERTY**      *1510 Hamorton Place, Plaza Midwood Local Historic District      HDC 2012-151*

**SUMMARY OF REQUEST**      *Second Floor Addition, Conversion of Existing Door to Window*

**OWNER**      *Haitham Ismail*

**APPLICANT**      *Osama Ismail*

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**Details of Proposed Request**

- *Addition of a two room second floor cross gable dormer addition*
- *Conversion of an existing secondary front door to a window*
- *Replacement of existing windows*
- *Addition of a small roof element over the windows in the front-facing gambrel gable*

**Relevant HDC Design Guidelines**

- *Additions*
- *Windows and Doors*
- *Building materials*
- *Detailing*

**Relevant Secretary of Interior's Standards for Historic Rehabilitation**

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.





1512

1512

1510









DIRECTV











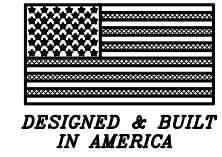




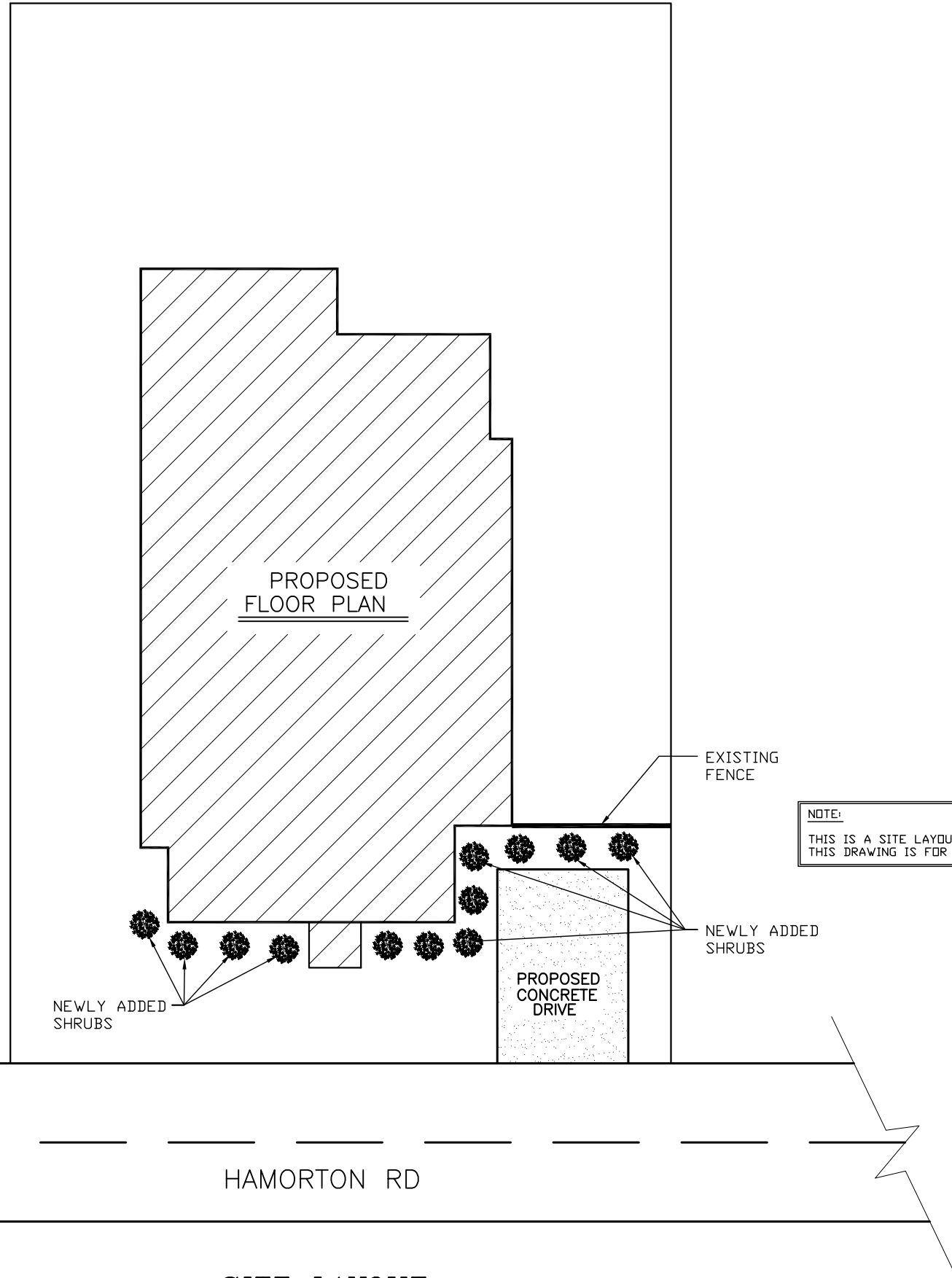




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**NOTE:**  
THIS IS A SITE LAYOUT AND NOT AN ACTUAL SURVEYOR.  
THIS DRAWING IS FOR A GRAPHICAL REFERENCE ONLY.



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**SITE LAYOUT**  
**SCALE: 1/4" = 1' 0"**

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MR. SAM ESMAIL  
CHARLOTTE, NORTH CAROLINA  
SCALE: AS NOTED  
DATE: 9/20/12  
SIZE: 36'-0" X 59'-10"

DRAWN BY: DAVID A. WOOD  
PLAN #: 2012 000  
SITE PLAN

**THE ESMAIL  
RESIDENCE  
1510 HAMORTON**

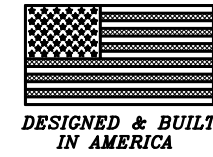
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**S1**



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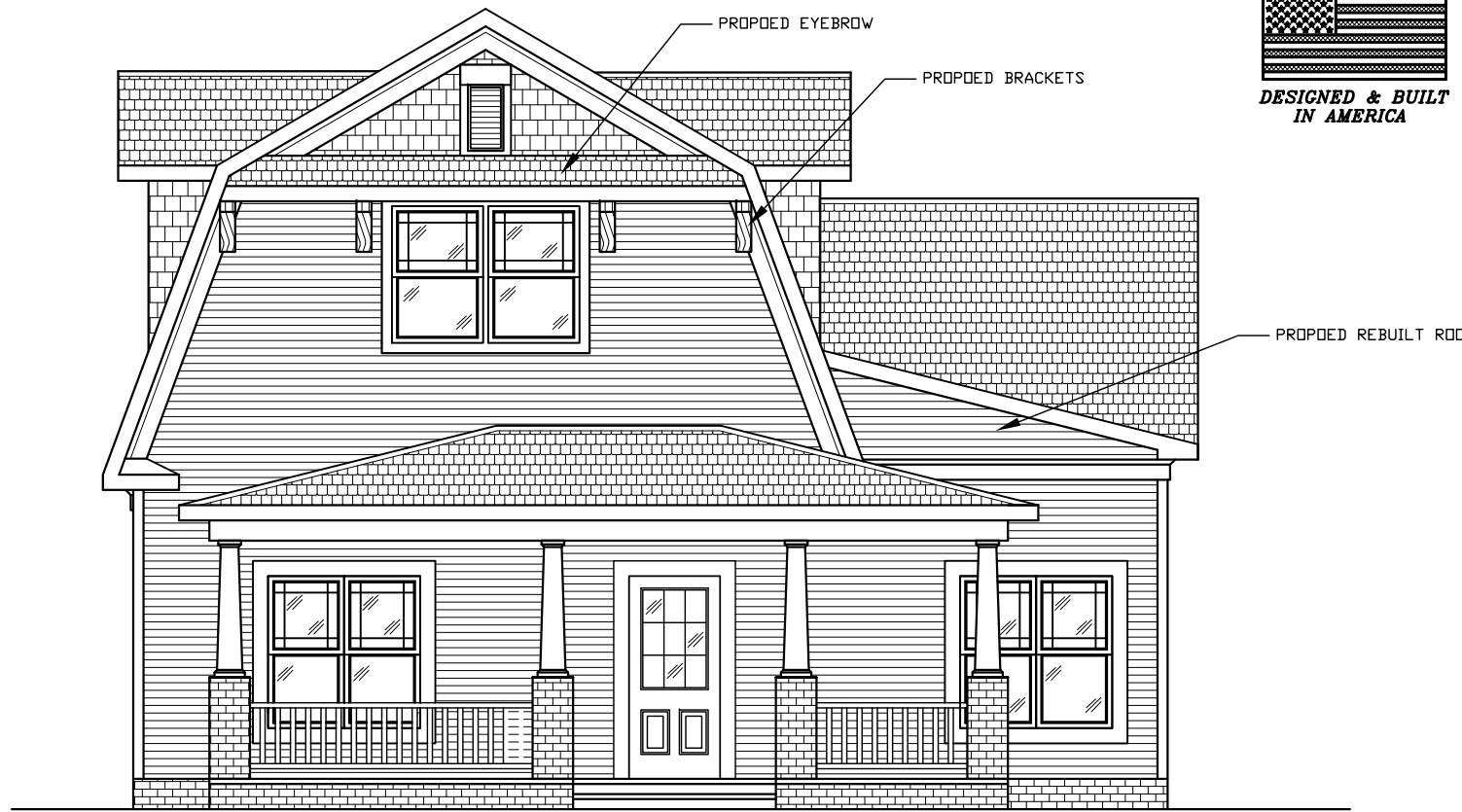
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MR. SAM ESMAIL  
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 SCALE: AS NOTED  
 DATE: 9/20/12  
 SIZE: 36'-0" X 59'-10"  
 DRAWN BY: DAVID A. WOOD  
 PLAN #: 2012 000  
 ELEVATIONS

SHEET #  
 1 OF 9

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**FRONT ELEVATION**  
**SCALE: 1/4" = 1' 0"**

NOTE:  
 FLASHING IN CONTACT W/CEMENTITUDS MATERIALS, SHALL BE CORROSION RESISTANT. NO ALUMINUM.

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NOTE:  
 PROVIDE TWO LAYERS OF UNDERLAYMENT ON ROOF'S WITH LESS THAN 4:12 PITCH (TYP.)



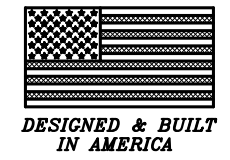
**REAR ELEVATION**  
**SCALE: 1/4" = 1' 0"**

NOTE:  
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SCALE: AS NOTED	DRAWN BY: DAVID A. WOOD
DATE: 10/15/12	PLAN #: 2012.000
<b>DIMENSION - FIRST FLOOR PLAN</b>	

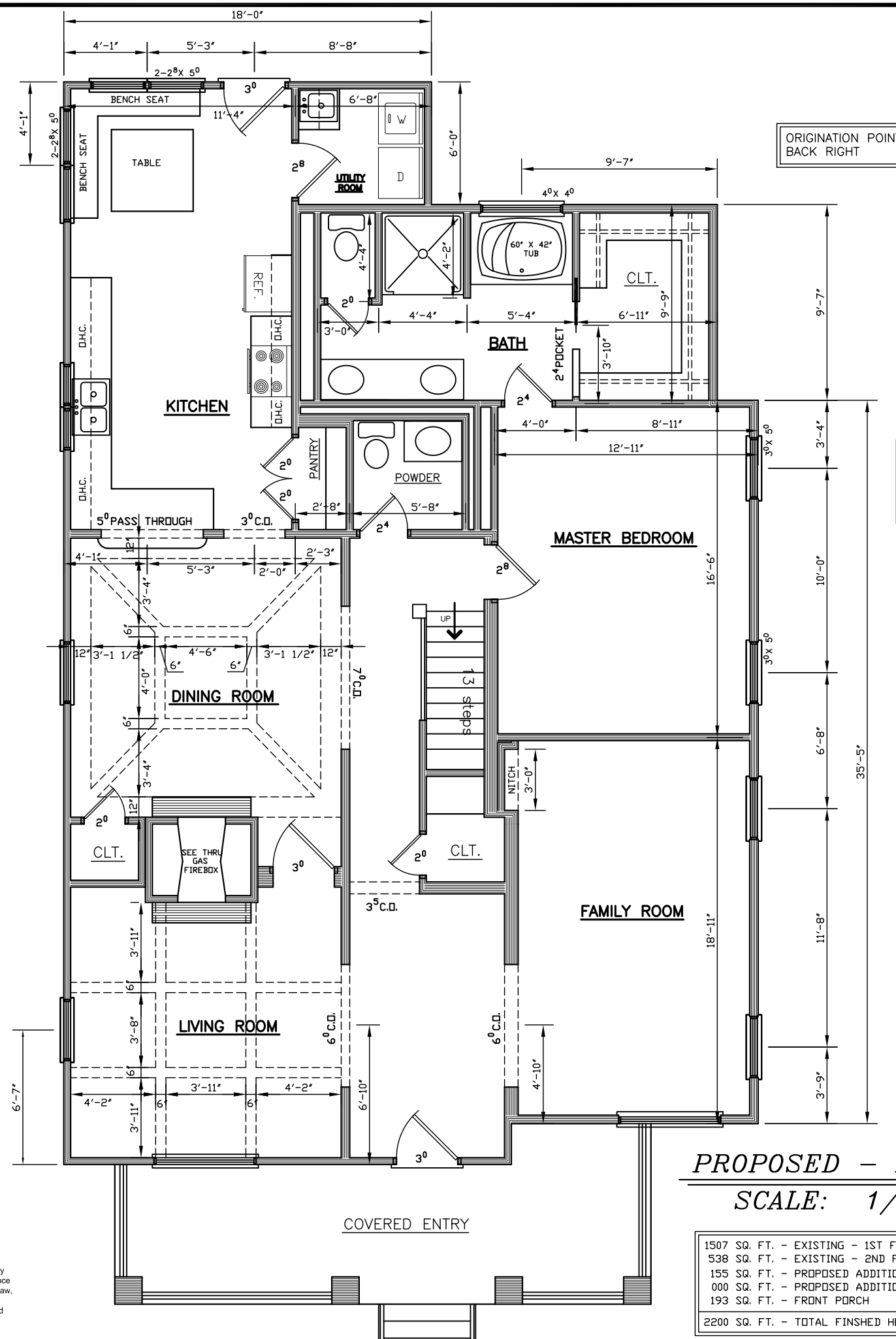
**EL ESPAÑOL**  
 LAS DIMENSIONES ESTÁN AL EXTERIOR DE PAREDES EXTERIORES HASTA LA LÍNEA

**NOTE:**  
 HAZARDOUS GLAZING LOCATION SHALL COMPLY W/NC.RC. 2012

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ORINATION POINT  
 BACK RIGHT

**NOTE:**  
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**NOTE:** ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.

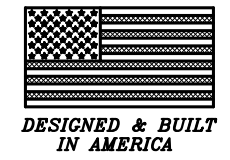
**PROPOSED - FIRST FLOOR**  
**SCALE: 1/4" = 1' 0"**

1507 SQ. FT. - EXISTING - 1ST FLOOR HEATED
538 SQ. FT. - EXISTING - 2ND FLOOR HEATED
155 SQ. FT. - PROPOSED ADDITION - 1ST FLOOR HEATED
000 SQ. FT. - PROPOSED ADDITION - 2ND FLOOR HEATED
193 SQ. FT. - FRONT PORCH
<b>2200 SQ. FT. - TOTAL FINISHED HEATED AREA</b>

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ORIGINATION POINT  
 BACK RIGHT

**NOTE:** ATTIC VENTILATION PER LOCAL CODES AND REQUIRMENTS.

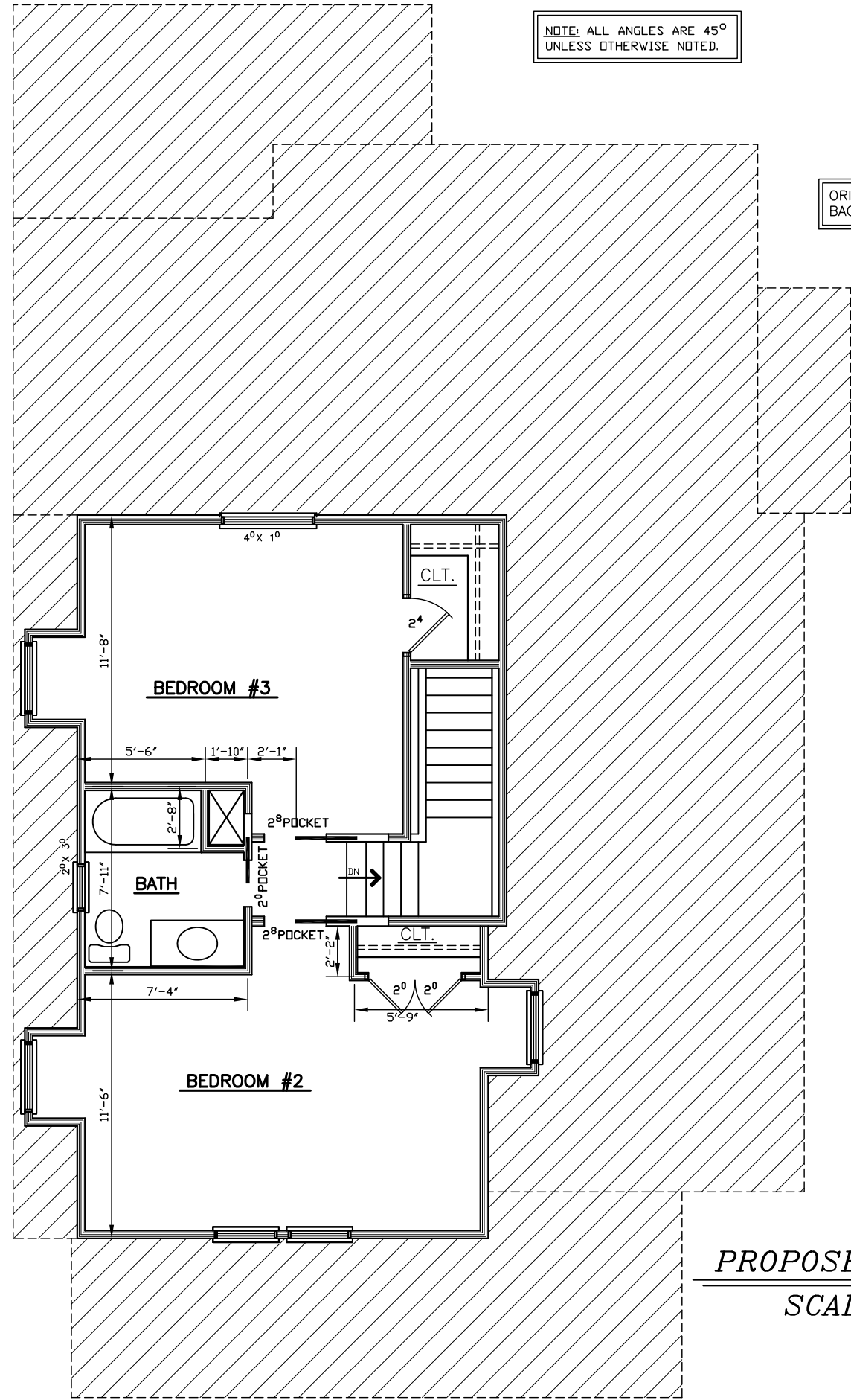
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**PROPOSED - SECOND FLOOR**  
**SCALE: 1/4" = 1'0"**

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DIMENSION - SECOND FLOOR PLAN	

SHEET #  
**8 OF 9**

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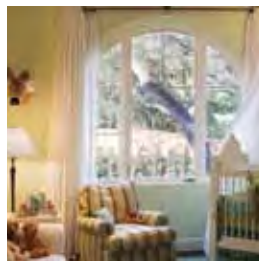
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# Innovation Collection

HYBRID WINDOWS AND PATIO DOORS







## Innovation Collection

The best of both worlds! Combine a traditional window look with today's modern exterior options. Create your hybrid window package by picking a traditional trim/casing and then choose an aluminum clad or vinyl clad sash or door panel. This unique blend of conventional window parts and popular accent trim best describes the Lincoln Innovation Collection.

Casings are non-rot cPVC and will take heat reflective and UV resistant paint well, allowing you to match our clad sash. For the more adventuresome, you can create a color contrast between the sash and frame. Historical appearances will charm an architectural eye and our durable low-maintenance qualities will satisfy an owners concern for longevity.





## Why Choose Innovation?

Lincoln's Innovation Collection is the evolution of our industries' request for versatility. Paintable solid-core cellular PVC profiled moldings install like wood and are perfect for high moisture areas. Water is not absorbed into these exterior frame parts making them rot, mold and insect resistant while special UV inhibitors allow the PVC to weather well. By adding an aluminum or vinyl clad sash, we created the perfect architecturally-pleasing window. This hybrid design joins our unique frame casings and sill nosing with the ultra-low maintenance sash style.

### Feature Highlights:

- .050 extruded aluminum or PVC vinyl on sash.
- cPVC sill nosing and brickmould.
- Paintable frame.



Vinyl Clad



Aluminum Clad

Not the right choice for you? No problem! Lincoln has a selection of four other stunning exterior collections to choose from: Distinction (aluminum clad), Harmony (vinyl clad), Traditions (primed wood) and Luxury (natural wood). More information is available online at [www.lincolnwindows.com](http://www.lincolnwindows.com) or ask your local dealer for the collection flyer of your choice.



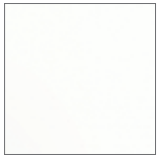
## Frame Finish

Wood with a white factory applied water-based acrylic latex primer and white, paintable cellular PVC sill nosings, blindstop and exterior casings.



## Vinyl Clad Sash Finishes

Our vinyl clad product is offered in three universal colors. The widespread usage of these shades is evidence of their popularity. Choose vinyl clad and your project is sure to stand the test of time.



White



Adobe



Sandstone

## Aluminum Clad Sash Finishes

We offer eight standard colors, thirty-eight feature colors, seven spray-on anodized colors and have the ability to match from a customer's sample.

All of our standard, feature and custom color options are available as standard using the AAMA 2603 performance paint specifications. For architectural projects you may also specify AAMA 2605 performance. Our spray-on anodized color options are produced using AAMA 2604 paint. Note: AAMA 2605 paint colors have a lower level of gloss and colors may appear to vary slightly.

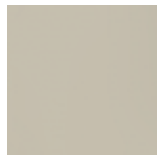
### Standard Colors



White



Ivory



Adobe



Sandstone



Beige



Bronze



Hartford Green

### Spray-On Anodized Colors



Clear



Champagne



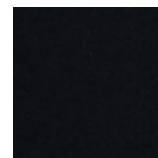
Light Bronze



Medium Bronze



Dark Bronze

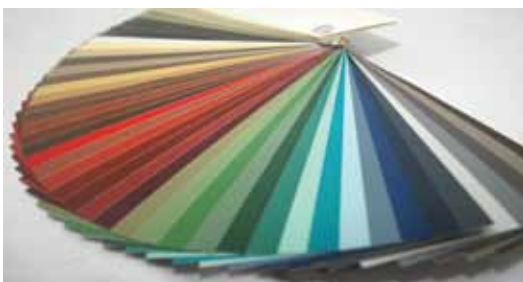


Black



Auburn

### Feature Colors



### Custom Colors



Due to printing limitations, the colors shown are for representation only.





## Trim

Add that finishing touch to the exterior of your windows and patio doors by trimming them with the many brickmould and casings offered by Lincoln. Along with enriching the aesthetics of your home, these factory-applied trims reduce the installation labor and hassle.

The hybrid products are manufactured with cPVC 2" brickmould as standard. Other styles of cPVC trim include Williamsburg, a 1-piece and 2-piece backband along with flat casing up to 8" in width. When using heavier trims, the double hung & casement lines come with an optional 2" Sill Nosing for complimentary style.

**Note:** Wide casings require installation brackets.





## Product Selection

Our high quality, energy efficient product line is an exceptional value. With a vast selection of windows and patio doors to choose from and longevity backed by a fantastic warranty, all the products manufactured by Lincoln are sure to meet your expectations. We offer a full line-up of quality crafted products that are built on an option based approach. Starting with the most basic window or patio door unit, you may add features to create a window configuration unique to your building project.



Casement Windows



Awning Windows



Double Hung Windows



Glider Windows



Specialty Windows



Slide Patio Doors



Fold-A-Way Patio Doors



Swing Patio Doors

## Glass

We use double strength (or thicker) glass on every product we manufacture. Heavier glass is more resistant to stress cracks and seal-failures, the leading causes of glass issues. Overall insulated glass dimensions are 1 1/16" on double hungs, 7/8" on casements and 3/4" on patio doors.

Combined with warm edge spacer technology, our glazing systems start showing their true potential. An insulating glass unit (glass, spacer, glass) has a significant influence on the energy performance of the total window. This important factor is why we offer several different glazing choices. Choose our standard glass or a combination of the options for appearance, performance and comfort.

- **Energy Efficient:** Clear IG, LoE<sup>2</sup>, LoE<sup>3</sup>-366™/ Neat® & Dual Low-E.
- **Low Maintenance:** Neat® & Preserve®.
- **Specialty:** Tinted, Patterned, Laminated, Tempered & More.





## Lites and Grilles

We offer three convenient styles of lites for staying historically accurate, making a statement or prefer the ease of cleaning.



## Hardware

Our products feature heavy-duty hardware for years of trouble-free service. Whether it's our architecturally correct casement window or the more traditional double-hung units, all hardware components are built to withstand the rigors of everyday use while still looking great.



Casement & Awning



Double Hung & Glider

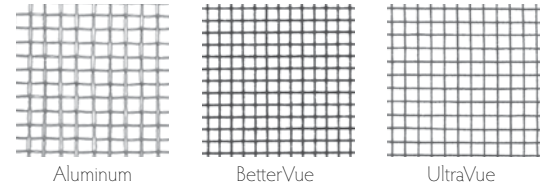


## Additional Options

Accessorize your Lincoln products with our extensive offering of options including: extension jambs, masonry clips, nailing fins, jambliner covers, sash lifts, mulling and panning systems, double hung concealed jambliners, swing door ADA sills, in-swing door jamb extensions and much more.

## Screen Mesh

Choose from three screen mesh options including: Aluminum, BetterVue® (our standard screen mesh) or UltraVue®. BetterVue® and UltraVue® have thinner strands and a tighter weave than traditional fiberglass screen providing better visibility, increased light transmittance, greater airflow, improved curb appeal and enhanced protection from small insects (no-see-ums), debris and dust.

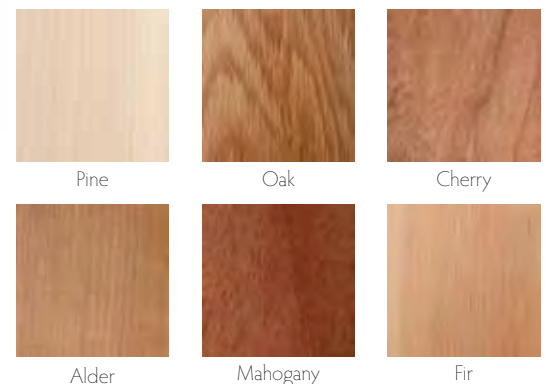


## Interior

**Wood Species:** Nothing enhances the look and feel of a room more than the richness and natural beauty of wood. With that in mind, we offer six luxurious wood species.

**Finishes:** Choose a time saving, factory applied interior finish of primed or FirstFinish - a factory applied secondary coat of water-based acrylic latex primer intended to prep the unit for the final top-coat of paint.

**Trim:** We offer interior trims in ten profiles for radius products. The benefit to our customers is the ability to shape the trim at the time the unit is produced. In addition, plinth blocks are available, to facilitate joining radius to straight trim.



Due to printing limitations, all colors shown are for representation only.





Additional information on our products and options can be found at an authorized Lincoln dealer or online at [lincolnwindows.com](http://lincolnwindows.com).



Looking for all vinyl windows and patio doors? Visit our sister company at: [timelinewindows.com](http://timelinewindows.com).

## When only the best will do.

Choose Lincoln for your new construction, remodeling or even light commercial projects. With over 64 years of manufacturing experience built into every unit, we engineer our windows and patio doors for visual appeal as well as outstanding performance. In addition, Lincoln backs it up with exceptional customer service before and after the sale.

We are continually expanding our list of product offerings, options, and accessories and are confident that we have the perfect window or patio door to harmonize with your ideas and designs.



### Committed to protecting and preserving the environment.

Lincoln Windows is committed to environmental stewardship. As responsible corporate citizens, we are dedicated to manufacturing energy efficient products and managing our resources in a manner that reduces our impact on the environment.



Lincoln Windows is an Energy Star Partner.



Many of our products carry certification by the National Fenestration Rating Council (NFRC).



Lincoln products carry an extensive warranty. Ask your dealer for complete information.



**Lincoln Wood Products, Inc.**  
1400 W. Taylor Street • P.O. Box 375  
Merrill, Wisconsin 54452-1355  
715-536-2461 • Fax: 715-536-7090  
[www.lincolnwindows.com](http://www.lincolnwindows.com)



# Charlotte Historic District Commission - Case 2012-151

