LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 336 Settlers Lane

SUMMARY OF REQUEST: Window replacement

APPLICANT: Meghan Hick

Details of Proposed Request

Existing Context
The building is a three story condominium in the Fourth Ward Historic District. The subject property faces West 10th Street. The building was constructed in 1988. Existing windows are wood and without muntin bars.

Proposal
The proposal is the installation of full vinyl replacement windows and fiberglass door. Window opening sizes will not change.

Policy & Design Guidelines for Materials, page 34
1. The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.
2. The use of the following substitute siding materials is considered incongruous with the overall character of local historic districts, and is prohibited.
   • Vinyl
   • Aluminum or other metal sidings
   • Masonite
3. Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.
4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts will be judged on a case-by-case basis by the full Historic District Commission. The Commission will determine how well the proposed material and its proposed use are contextually appropriate in design, texture and other visual qualities.
5. The use of substitute or replacement building materials will not be considered as an alternative to routine maintenance.

Policy & Design Guidelines, Windows and Doors, page 26
The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards can lead owners of older buildings to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of Local Historic District properties.

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older
structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.

4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.

5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.

6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.

7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

**Staff Analysis**
The Commission will determine if the material and design specified is appropriate.
Project Description for Homeowners Association Review:

The proposed improvement to the home of: Robert Fletcher

At the address of: 336 Settlers Ln Charlotte, NC  28202

Project Description: Replacement Windows and storm door

The color:

Windows: Beige
Doors: Coal Black

The material:

Windows: Vinyl
Doors: Fiberglass

The location: Existing

For information on Windows, please visit www.carolinahomeremodeling.com or www.thermalwindowsanddoors.com

For information on Doors, please visit www.carolinahomeremodeling.com or www.provia.com

Carolina Home Remodeling is a licensed General Contractor in North & South Carolina.

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SC GC License  #19740

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AUTOMOBILE LIABILITY  BA6006889
EXCESS/UMBRELLA LIABILITY  CPP6006889
WORKERS COMPENSATION AND  WC6006889

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Thank You,

Robert L. Anderson
President

Carolina Home Remodeling

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Designed for Your Life. Guaranteed.™

Premium Vinyl Replacement Windows and Patio Doors
It’s time to meet the window designed for your life. Welcome top-of-the-line energy efficiency – and all the money you’ll save on energy bills. Embrace having more time to spend on the things you care about, rather than on scraping and painting old wood windows. Say hello to a brighter, more beautiful home.

We’re Thermal Windows & Doors. In 1960, we created the very first custom-vinyl replacement window in America, and today we’re pleased to bring our state-of-the-art windows to you, all backed by one of the strongest lifetime guarantees in the industry.

Introducing the 7000 Series, a replacement window that delivers above industry standards for structural integrity, maintenance reduction and thermal performance.

Windows should brighten up your life, not complicate it. With vinyl windows from Thermal, you’ll get top-of-the-line performance and energy efficiency – without ever having to scrape, sand or paint another window again.

**Energy Efficiency**
It’s all in the name. Thermal Windows offer the very best in energy efficient features. Our warp-resistant vinyl, fully-welded frames and Peak Performance™ Eco Glass provide tight seals and exceptional insulation, so you’ll have lower energy bills year-round.

**Easy Care**
We use the highest quality PVC vinyl in our windows, which means they’ll never warp or need painting or refinishing. Tilt-in sashes and optional grids between the panes make cleaning even easier.

**Environmentally Friendly**
Greener is always better. PVC vinyl is a better option for the environment than many competing products. It emits less CO₂ and requires 20 percent less energy to produce than other plastics.

**Fully Customizable**
Choose from a wide range of enhancements and customizable options to make your windows fit any cosmetic, functional, style or budget requirement. With vinyl windows from Thermal, you can add custom color-matched exterior frames, custom shapes, internal grids, thermal upgrades and much more.
Vinyl Advantages
Energy Savings

- Peak Performance™ Eco Glass combines one lite of triple coat Low-E glass and one lite of clear glass, enhanced with Argon gas and a warm-edge spacer system for exceptional thermal performance
- Dual Compression Seals reduce air infiltration
- Dual Weather-Stripping virtually eliminates air and water infiltration
- Fully Interlocking Sashes reduce air infiltration at meeting rail
- Foam Inserts combined with dead air chambers boost thermal properties

Built to Last

- Solid Vinyl Construction will not chip, peel or rot and never requires scraping or painting
- Compression Fit Fusion-Welded Mainframe and Sashes ensure maximum strength and reduced air infiltration
- Parallel I-Beam Construction provides increased strength, durability and structural integrity
- Multi-Chambered Construction provides enhanced structural integrity
- Integral Pocket Header provides clean interior appearance and prevents air infiltration
- Sloped Sill and Dual Drainage with weep system significantly improves water drainage

Life Made Easier

- Constant Force Balance System offers easy, frictionless sash movement
- Balance Covers provide a clean, aesthetically pleasing appearance
- Beveled Screen Track stiffens frame and enables easy screen removal
- Full Fiberglass Screen is standard*
- Equal Sash Sight Lines provide a greater viewing area
- Extruded Vinyl Lift Rails ensure easy sash operation
- Cam Action Lock provides security and peace of mind
- Dual Night Latches offer ventilation
- Tilt Latches make it easier to clean your windows
- Locking Zinc Pivot Pins prevent accidental sash removal while cleaning your windows

The Features that Matter Most

Choose from industry-leading features that offer the benefits you care about: energy savings, appealing design and quality construction, all backed by a lifetime warranty.

Manufacturer reserves the right to substitute components as necessary.

* Screens are not meant to restrain a child from falling through an open window.
Optional Features

**Vortex™ Sill**
Quickly removes water from frame system and your home.

**Magnetic Seal**
Creates air and water tight seal between sash and mainframe.

**Foam Frame Wrap**
Provides an energy efficient weather seal around the entire window frame, outperforming traditional insulation.

Grid Options
Choose from a variety of decorative grid patterns, styles and colors. All grids come between the glass for easy maintenance and a clean, modern look. Grid options include:

- 3/8” square
- 5/8” flat
- 5/8” or 1” contoured
Vinyl Color Options**

- White Interior/Exterior
- Earthtone Interior/Exterior
- Brown Laminate*** Exterior/White Interior

Painted Exterior Finish Options**
Custom color match is available

- American Clay
- Terratone
- Safari Brown
- Gray
- Green
- Brick Red

WoodGrain Interior Options**
For a true wood window appearance, lift handles are standard.

- Natural Oak**** Paintable/Stainable Standard with Earthtone Lift Handles
- Golden Oak**** Standard with Mocha Lift Handles
- Dark Oak***** Standard with Mocha Lift Handles

DreamGlas® Options
Dress up your windows with our gorgeous jewel cut, colored and camed decorative glass patterns.

- Crystal Border
- Gentle Blossom
- Crystal Facets
- Prism
- Galaxy
- Lancelot

Screen Options*
Full fiberglass screens come standard with double hung windows, or choose from:
- Half screen: in fiberglass, charcoal aluminum or Invisi-Screen®
- Locking half screen: in fiberglass, charcoal aluminum or Invisi-Screen®
- Full screen: in charcoal aluminum or Invisi-Screen®

Optional Full Invisi-Screen®
Full-frame screen for sharp, bright visibility with increased insect protection.

Hardware Options**

- Brushed Nickel
- Brass
- Mocha******
- White
- Earthtone

Manufacturer reserves the right to substitute components as necessary. *Screens are not meant to restrain a child from falling through an open window. **Printing process may affect color shown. Please refer to actual window sample when selecting colors. The availability of dark color options can vary by region. Ask your sales representative for details. ***Brown Laminate Exterior is not available with Woodgrain Interior Finishes. Exterior may be painted if Brown color is desired. Additional charges apply. ****Earthtone lock comes standard. *****Mocha lock comes standard. ******Standard on Golden and Dark Oak. Not available on White and Earthtone.
Complementary Styles
The many complementary styles available allow you to add distinction and design to your home. The possibilities are boundless — and the results are stunning.

Custom Shapes
Make your home your own with custom window shapes and bold architectural statements. From octagons to trapezoids, full circles to half rounds, we can build a window to fit your needs and specifications.

Shapes & Styles
Full Round  Half Round  Octagon  Trapezoid  Triangle

Awning Windows  Casement Windows  Garden Windows
Bay & Bow Windows  Sliders  Patio Doors

3-lite Slider
Performance You Can Count On

The Series 7000 Window System protects your home and your wallet from rising heating and cooling bills with the Peak Performance™ Eco Insulating Glass System. This advanced Eco glass system features one lite of high performance triple coat Low-E Glass and one lite of clear glass, combined with insulating Argon gas and warm-edge technology, making your home a haven of optimum energy efficiency and comfort.

Air Infiltration

When it comes to air infiltration, less is more. The lower the CFM (cubic feet per minute), the less air the window lets pass through. This example shows how our windows compare to other windows and industry standards.

<table>
<thead>
<tr>
<th>Window Type</th>
<th>CFM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thermal Windows Peak Performance™ Elite Glass</td>
<td>0.04 CFM</td>
</tr>
<tr>
<td>(Triple Glaze, 2 Lites of Low-E and Krypton)</td>
<td></td>
</tr>
<tr>
<td>Thermal Windows Peak Performance™ Ultra Glass</td>
<td>0.22 CFM</td>
</tr>
<tr>
<td>(Triple Glaze, 2 Lites of Low-E and Argon)</td>
<td></td>
</tr>
<tr>
<td>Thermal Windows Peak Performance™ Eco Glass (Standard)</td>
<td>0.28 CFM</td>
</tr>
<tr>
<td>(Dual Glaze, 1 Lite of Triple Coat Low-E and Argon)</td>
<td></td>
</tr>
<tr>
<td>PVC Double Hung with Low-E and Argon Insulated Glass</td>
<td>0.36 CFM</td>
</tr>
<tr>
<td>Wood Double Hung with Dual Glaze Clear Glass</td>
<td>0.45 CFM</td>
</tr>
<tr>
<td>1.18 Single Pane Aluminum</td>
<td></td>
</tr>
</tbody>
</table>

U-Factor Comparison

The lower the U-Factor, the better the window’s thermal performance.

NOTE: Values denote rounding to the next whole number.

7000

ENERGY EFFICIENCY
Energy Efficient Glass Options

Thermal Windows & Doors is proud to manufacture vinyl replacement windows and doors with the ENERGY STAR® label. Every ENERGY STAR qualified window is independently certified by the National Fenestration Ratings Council, or NFRC, to perform at or above strict levels set by the U.S. Department of Energy. The rating gives you the tools needed to compare window performance.

Peak Performance™ Eco Glass
Our Peak Performance Eco Glass system combines one lite of high-performance triple coat Low-E Glass and one lite of clear glass, sealed together with a warm-edge spacer system. The air space between the two is enhanced with Argon, an insulating gas.

Peak Performance™ Ultra Glass
Peak Performance Ultra Glass combines triple glazing, Low-E Glass and Argon gas to offer a U-factor of 0.22, an insulating value that exceeds ENERGY STAR and Department of Energy R-5 criteria.

Peak Performance™ Elite Glass
The addition of Krypton gas for optimal insulation gives our Peak Performance Elite Glass system an exceptional U-factor of 0.18, which far exceeds ENERGY STAR criteria and Department of Energy R-5 criteria (the lower the U-factor, the better a window insulates).

Fade Protection
Ultraviolet light inhibitors help prevent harmful UV rays from damaging and fading your furniture, drapes, carpets and hardwood floors.