

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.

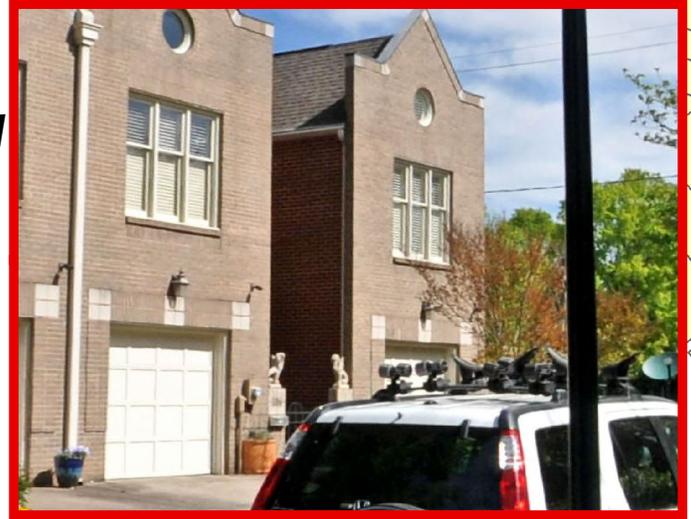
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.

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.

Charlotte Historic District Commission Case 2017-074
HISTORIC DISTRICT: Fourth Ward
WINDOW/DOOR REPLACEMENT



-  336 Settlers Lane
-  Fourth Ward Historic District
-  Property Lines
-  Building Footprints

February 24, 2017



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.

NC GC License #53635

SC GC License #19740

Carolina Home Remodeling is insured by Frankenmuth Insurance Company with the following policies:

GENERAL LIABILITY CPP6006889

AUTOMOBILE LIABILITY BA6006889

EXCESS/UMBRELLA LIABILITY CPP6006889

WORKERS COMPENSATION AND WC6006889

For more information on Carolina Home Remodeling, please visit www.carolinahomeremodeling.com.

Thank You,

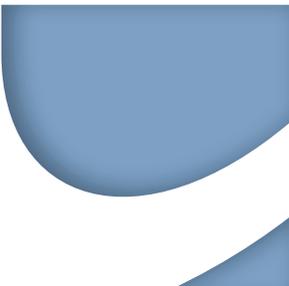
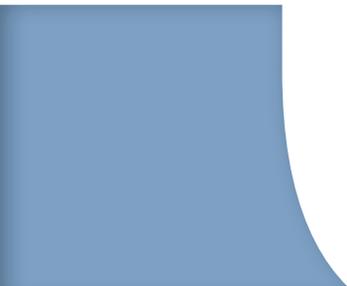
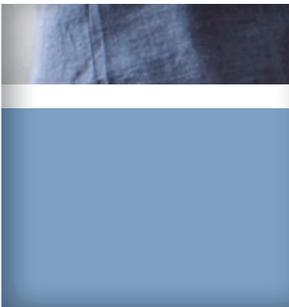
Robert L. Anderson

President

Carolina Home Remodeling

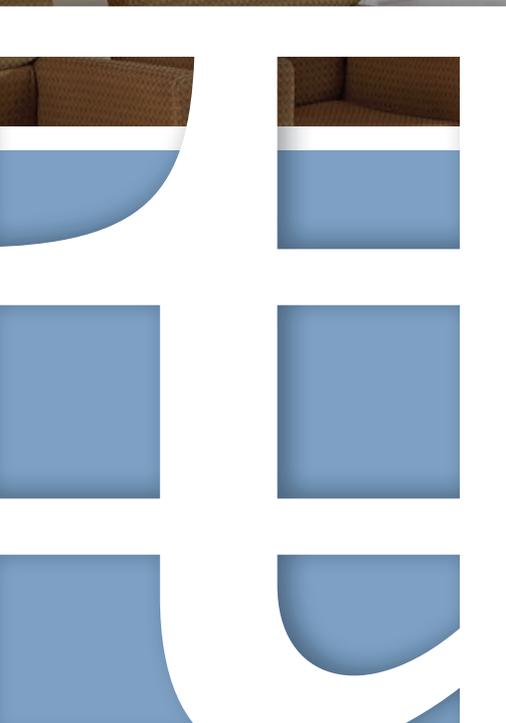
704-583-1141

7000 SERIES



Designed for Your Life.
Guaranteed.™

Premium Vinyl
Replacement Windows
and Patio Doors



7000 SERIES

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.

Thermal Windows. **Designed for Your Life. Guaranteed.™**



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

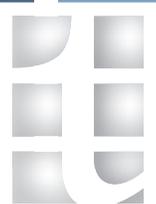
Choose from a wide range of enhancements and customizable options to make your windows fit any cosmetic, functional, style or budget requirement. With vinyl windows from Thermal, you can add custom color-matched exterior frames, custom shapes, internal grids, thermal upgrades and much more.



Bay



VINYL ADVANTAGES



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.

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

- **Lifetime Warranty, Lifetime Insulating Glass Warranty, Lifetime Glass Breakage Warranty and Lifetime Screen Warranty** for your peace of mind
- **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

7000 FEATURES



Cam Action Lock



Night Latch

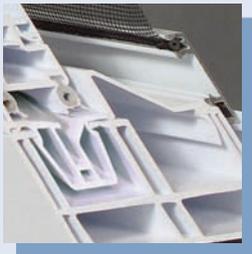


Foam Inserts



Tilt Latch

Optional Features



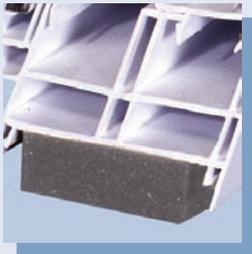
Vortex™ Sill

Quickly removes water from frame system and your home.



Magnetic Seal

Creates air and water tight seal between sash and mainframe.



Foam Frame Wrap

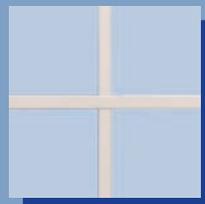
Provides an energy efficient weather seal around the entire window frame, outperforming traditional insulation.



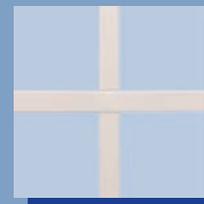
Grid Options

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



3/8" Square Grid



5/8" Flat Grid



1" Contoured Grid

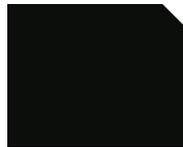
Vinyl Color Options**



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

Hardware Options**



Brushed Nickel



Brass



Mocha*****



Brushed Nickel



Brass



Mocha



White



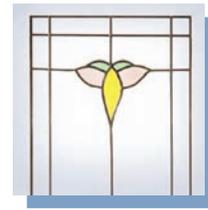
Earthtone

DreamGlas® Options

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



Crystal Border



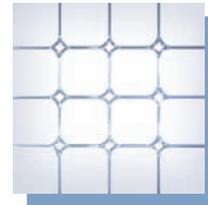
Gentle Blossom



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®



Locking Half Screen



Optional Full Invisi-Screen®

Full-frame screen for sharp, bright visibility with increased insect protection.

Compare Invisi-Screen®

visibility (left) with Conventional Screen (right)

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.

7000 SHAPES & STYLES

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.



Full Round



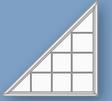
Half Round



Octagon



Trapezoid



Triangle



Awning



Casement



Bow

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.

Awning Windows

Casement Windows

Bay & Bow Windows

Garden Windows

Sliders

Patio Doors



Garden



3-lite Slider

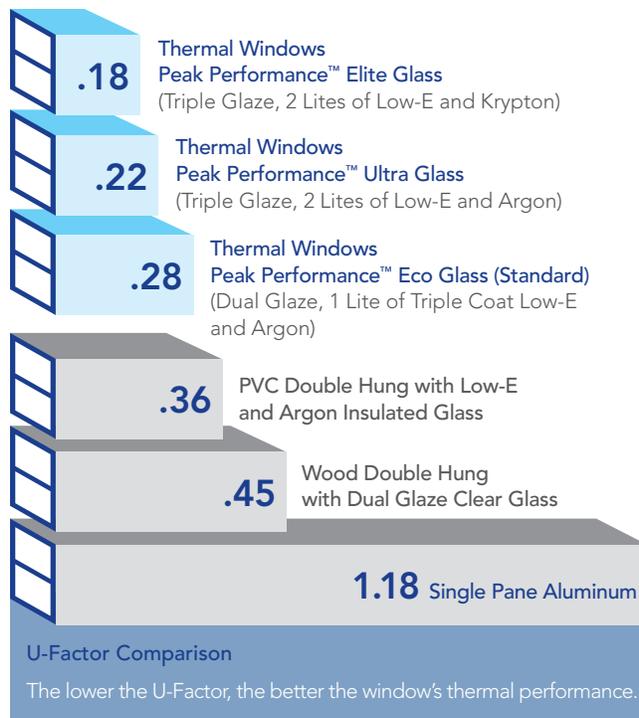


Patio Door



Performance You Can Count On

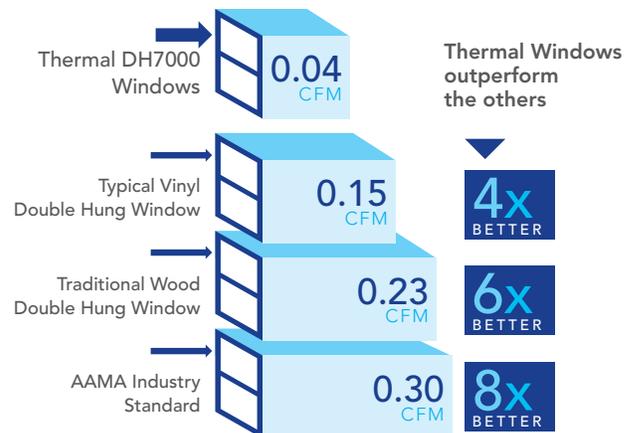
The Series 7000 Window System protects your home and your wallet from rising heating and cooling bills with the Peak Performance™ Eco Insulating Glass System. This advanced Eco glass system features one lite of high performance triple coat Low-E Glass and one lite of clear glass, combined with insulating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



NOTE: Values are for single strength glass units.

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.

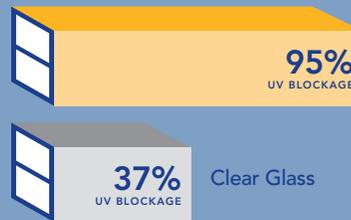


NOTE: Values denote rounding to the next whole number.

7000 ENERGY EFFICIENCY

Fade Protection

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



Thermal Windows Peak Performance™ Eco Glass (Standard) (Dual Glaze, Triple Coat Low-E and Argon)

Clear Glass

Note: Values are for single strength glass units only, not for the entire window.

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.

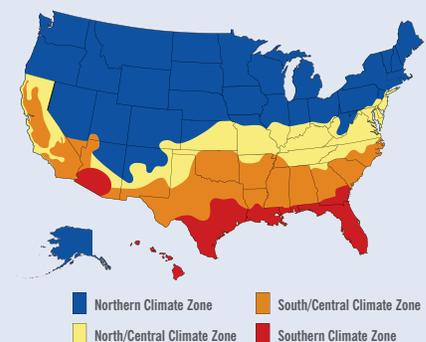
Peak Performance™ Ultra Glass

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).

ENERGY STAR Climate Zone Map



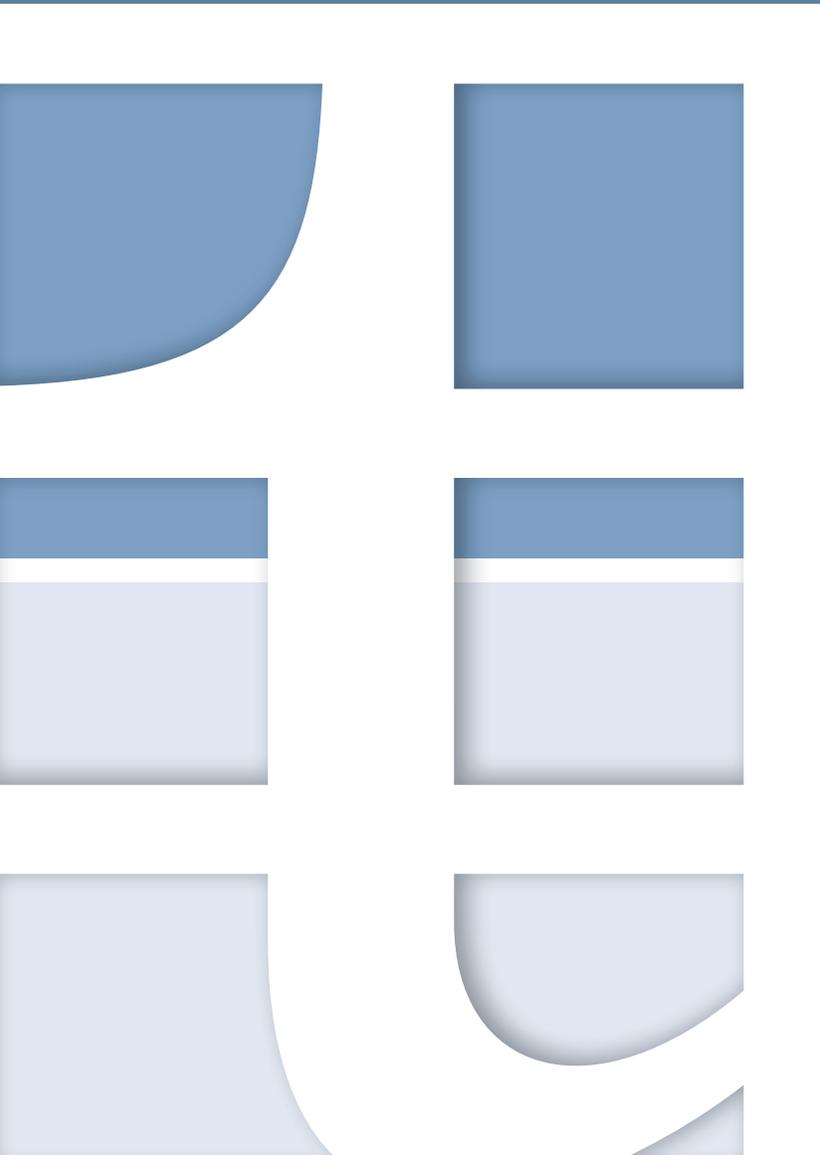
Criteria for Windows

Climate Zone	U-Factor	SHGC
Northern:	≤ 0.30	Any
	= 0.31	≥ 0.35
	= 0.32	≥ 0.40
North/Central:	≤ 0.32	≤ 0.40
South/Central:	≤ 0.35	≤ 0.30
Southern:	≤ 0.60	≤ 0.27



Ask about our ENERGY STAR qualified windows and doors. We offer a variety of high-performance, insulating glass systems that qualify our products for the ENERGY STAR label.





 **THERMAL**
Windows & Doors

thermalwindowsanddoors.com



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GreenSpec is a registered trademark of BuildingGreen, Inc.