
LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 318 West 10th Street

SUMMARY OF REQUEST: Window replacement

APPLICANT: Brett Bittner

The application was continued from January for the following: Applicant to provide more and better images and drawings of the replacement windows. The HDC would also like to see what was there before, and what is in context with any other windows in the building.

Details of Proposed Request

Existing Conditions

The existing structure is a 2.5 story townhouse constructed in 1981. Original windows were wood.

Project

New vinyl windows were installed without a COA. The applicant has provided additional photographs of the subject property and adjacent town houses.

Design Guidelines-Trim, page 4.11

1. Repair rather than replace existing historic trim, matching original materials, details and profiles.
2. Match deteriorated trim with new trim to match as closely as possible in material, details and profiles. Do not remove elements that are part of the original design of the structure without replacing them in-kind.
3. Replace missing trim based on physical evidence. Do not replace original trim with material that conveys a different period of construction or architectural style.
4. Avoid using substitute materials such as fiberglass, composites, and PVC type products when repairing or replacing historic wood elements.

Design Guidelines –Replacement Windows, page 4.14

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

Staff Analysis - The Commission will determine if an exception shall be granted for the replacement windows.

Charlotte Historic District Commission Case 2017-706
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WINDOW REPLACEMENT

















