Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: March 13, 2019***
HDC 2019-00114	***PID# 11907518***

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 2115 Wilmore Avenue

SUMMARY OF REQUEST: Window replacement (sash kits)

APPLICANT/OWNER: Jason Murphy, owner

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story brick Cottage constructed in 1936. The building has wood windows and small engaged front porch. Adjacent structures are residential. The subject property is on a curve and has a pie-shaped lot measuring 110' wide at the front and 30' wide in the rear x 156' (approx.) in length.

Project

The project is the replacement of window sashes around the house. There are number of non-original windows, including the triple ganged 4/4 windows on the front elevation, a replacement window on the left dormer, and clearly non-historic louvered windows in a rear addition. The applicant has supplied information regarding the condition of the windows and details of the proposed sash kits which will be full wood with Simulated True Divided Lights (STDL), replicate of existing patterns and dimensions. Areas of rotten trim will be repaired/replaced to match existing.

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

10. Replace entire windows only when they are missing or beyond repair.
11. To determine if replacement windows are necessary, first survey existing window conditions by noting the number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes, in order to clearly gauge the extent of rehabilitation or replacement necessary. See Section on Energy Conservation at the beginning of this chapter.
12. If only the original sashes are badly deteriorated, explore using sash replacement kits and retain existing wood window frames. This approach reduces potential damage to the surrounding interior and exterior historic materials.
13. Maintain the original size and shape of windows. Thin sash frames rarely maintain the overall appearance of historic sash.

14. Match window replacements to the height and width of the original openings.
15. Retain the appearance of a double-hung window whether one or both sashes are operable.
16. Do not reduce the glass surface area.
17. Maintain the original number and arrangement of panes.
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. Aluminum-clad wood that meet these guidelines may be considered on a case-by-case basis. Requests for vinyl windows, wood resin composite, or fiberglass windows must be reviewed by the full Historic District Commission
20. Use translucent or low-e glass.

Staff Recommendation

Staff has the following concerns with the proposal:

1. HDC-2017-00652_1707 Lennox Avenue, a brick duplex c. 1930, was approved in November 2017 for sash-kit window replacement due to window condition.
2. Recommend requiring the 4-pane fixed window on the front elevation be retained and repaired.
3. The Commission will determine if the proposed replacement window and trim, where required, meet the Guidelines.

HDG-2019-00114

PID: 11907518

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: WINDOW CHANGES

5 MARCH 2019

Existing Conditions Front

Front Dormer Windows – Existing Conditions

Front Triple Window (non-original, later replacement per HDC staff)

Front Double Window – Existing Condition

Front Entry Fixed Window – To Remain

Existing Conditions Left Elevation

Left paired window, entire opening to be repaired.

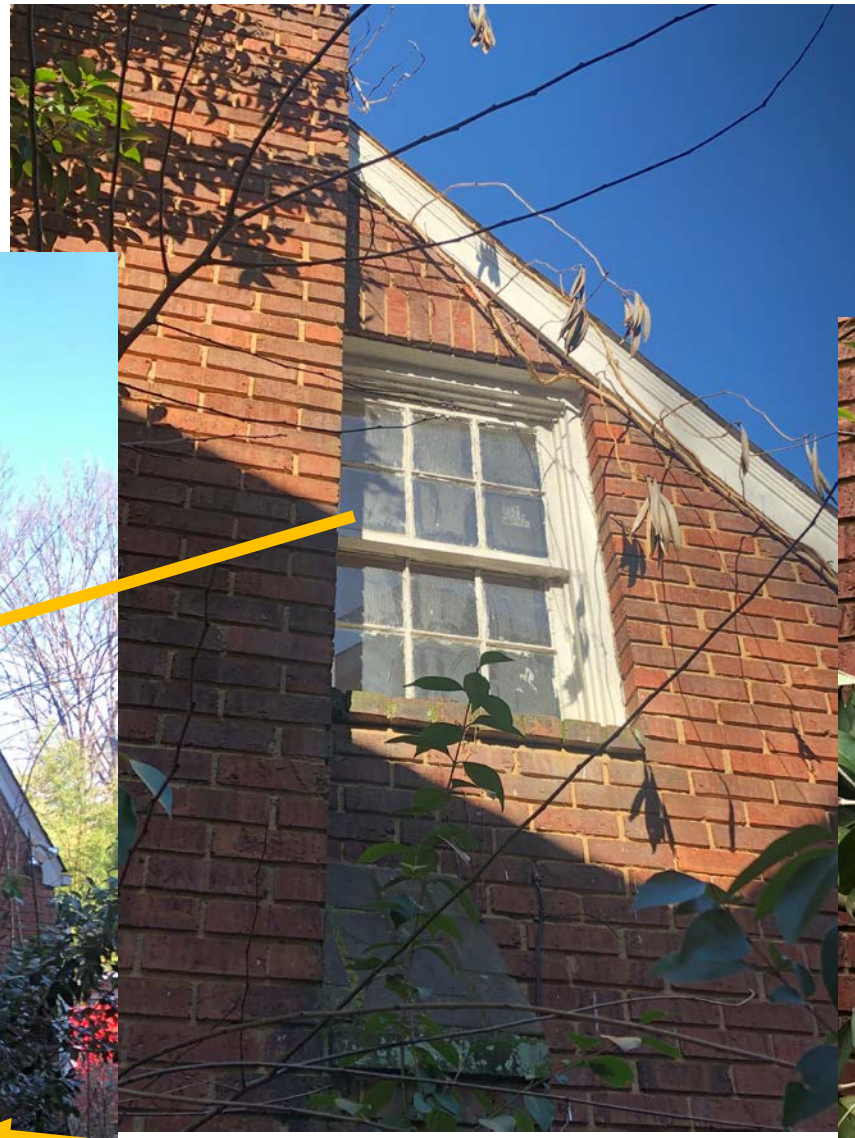
Right single window,
first level, former location of A/C
window unit

Left gable end paired window

Existing Conditions
Right Elevation

Right elevation, window details

Right elevation, window details



Existing Conditions Rear Elevation

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All existing windows have been evaluated and window conditions documented. Most of the windows are missing putty, rotted, inoperable with deteriorated sashes. There are also non-original windows that do not match existing windows (esp. muntin and sash thickness)

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Full sash kits have been determined to be the appropriate action to replace the current deteriorated windows. Tucker wood sash kit product mimics the existing windows as close as possible without altering the historical integrity of the home.

Windows are not changing shape. No openings are being enclosed.

Sash-kit only replacement in wood with Simulated True Divided Lights (STDL) to match existing will be installed.

19. Replace a wood window with a wood window when possible. Aluminum-clad wood that meet these guidelines may be considered on a case-by-case basis. Requests for vinyl windows, wood-resin composite, or fiberglass windows must be reviewed by the full Historic District Commission.
20. Use translucent or low-e glass.

Tucker sash-kit windows are a wood product and low-e glass will be used.

PROPOSED REPLACMENT WINDOW:

Tucker, Woodland Series 11000

https://user-pkq16eh.cld.bz/2016-Window/1

Woodland Series: 1100

Stain Grade Windows

Need a traditional double hung window in a rustic look? Then let the same wide stile sash as our Aloha Series, but only with a natural exterior finish, enhance the beauty of your cabin or log home. The Woodland Series is as tough and rugged as an architectural window comes and will perform for years in many demanding environments. Several designs and options are available to meet the many different styles that you may build.

Standard Sash Features

- 6/4 wide stile sash parts for strength, durability, insulating values.
- Treated with Wood life 111 water repellent and wood preservative for long life.
- Natural exterior and interior ready for staining
- Continuous routed finger lift for easy operation
- Cardinal Low-e 270 11/16" Insulated Glass
- Boot Glaze sashes design to weep the gathering of moisture
- Sashes are design to be easily reglazed in case of broken glass
- Adjustable foam filled weather stripping for a weather tight fit
- Dual action sash locks with adjustable keeper for better security
- Tilt in sashes for ease of cleaning

Optional Sash Features

- White Boot Glaze
- GBG bars-White or Tan
- SDL Options -7/8" & 1-1/8" profile bars
- Cardinal Low-e 366 glass
- Argon Glass
- Custom sizes available

Standard Frame Features

- Full 4-9/16" Jambs for better strength and performance
- Standard 2" Wood brick mould for easy installation
- Tan heavy duty bridge back compression jamb liners to meet or exceed performance codes

Optional Frame Features

- Factory applied exterior trim: 5/4x4, 5/4x6, and 1x4 BB trim
- Extension jambs
- Full length Screens
- DP50 Performance Upgrades

Available in Custom Sizes

- Sash only to be replaced
- Brick Mold stays in place
- Trim/sills will be repaired/replaced to match existing
- Simulated True Divided Light, with fixed muntins in a 6 over 6, 4 over 4 pattern to match existing.
- Window Sizes to Remain