

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 524-526 South Summit Avenue

SUMMARY OF REQUEST: Replacement windows

APPLICANT/OWNER: Joe Rempson

Details of Proposed Request

Existing Conditions

The existing structure is a two story Colonial Revival brick duplex constructed in 1932. Architectural features include a side gable roof, central interior chimney, and a full width front porch supported by square brick columns. Adjacent structures are 1 to 2 stories in height in a variety of architectural styles. Lot dimensions are 55' x 197.5'. A Stop Work Order (SWO) was issued on 8/31/2018 for beginning work without a COA.

Proposal

The project is a two-part request: 1.) Approval to replace the 3 windows on the front elevation already removed with new wood windows to match existing, and 2.) Total replacement of the remainder of the original wood windows on all 4 sides of the house.

GUIDELINES

For Existing Windows:

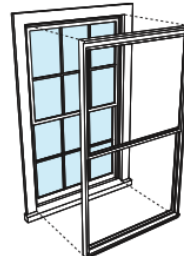
1. Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters. Ensure that all hardware is in good operating condition.
2. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can, in fact, be repaired rather than replaced. Ensure that caulk and glazing putty are in good condition and that water drains off the sills.
3. Replace only those features of the window that are beyond repair.
4. Uncover and repair covered-up windows and reinstall windows with their original dimensions where they have been blocked in.
5. If a window is no longer needed due to interior renovations, retain the glass screen or shutter the backside so that it appears from the outside to be in use.
6. Avoid adding new openings or changing existing openings on primary elevations.
7. Reconstruct missing windows based on old photographs, drawings, and existing windows in the house.
8. If a window on the front of the house is missing or beyond repair and full replacement is required, consider relocating a matching original window from a secondary elevation. The window should be the same style and size as identified on the front elevation. Install a new window on the secondary façade to match size and features of the original.
9. Exterior storm windows should meet the following criteria:
 - a. Match divisions to sash lines of the original

- b. Use meeting rails only in conjunction with double-hung windows and place them in the same relative location as the primary sash.
- b. Size exterior storm windows to fit tightly within the existing window openings without the need for a subframe or panning (a filler panel) around the perimeter.
- c. Match the color of the frame with the color of the primary window frame.
- d. Use only clear glass.
- e. Set storm sash as far back from the plane of the exterior wall surface as practicable.

For Replacement Windows: Applicants seeking the total replacement of original historic windows, as defined in A-1, will be referred to the HDC for review.

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 both interior and exterior fixed muntins. Small variations such as the width and depth of the muntins 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.
21. Paint windows in a historically appropriate paint color, if possible.



Storm windows should fit within the inside casing of the historic window and not cover outside trim.

4.14	1. Introduction	2. Historic District Review Process	3. Historic Districts & Architecture	4. Rehabilitation of Building Elements	5. Building Materials
	6. New Construction	7. Additions	8. Guidelines for Private Sites	9. Demolition & Relocation of Historic Structures	Appendices

Staff Recommendation

Staff has the following concerns with the application:

1. The Commission will determine if the 3 removed/replaced windows are beyond repair and can be replaced with new wood windows to match existing.
2. The Commission will determine if the rest of the windows on the building are beyond repair and can be replaced with new wood windows to match existing.
3. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-505
HISTORIC DISTRICT: WESLEY HEIGHTS
WINDOW REPLACEMENT





