
ADDRESS OF PROPERTY:	<i>747 Romany Road, Dilworth Local Historic District</i>	<i>HDC 2012-152</i>
SUMMARY OF REQUEST:	<i>Replacement of Existing Windows</i>	
OWNERS:	<i>James & Jacky Freeman</i>	
APPLICANTS:	<i>James & Jacky Freeman</i>	

Details of Proposed Request

This c. 1956 house is a brick ranch which overlooks Latta Park. The original windows are not the double hung usually seen. The owners would like to remove the existing windows and replace them with ones more often seen on similar houses. The new windows would primarily be stock wooden double hung style, fabricated out of wood with an aluminum clad exterior finish. There are also some fixed pane windows included in the proposal.

Relevant HDC Design Guidelines

- *Windows and Doors*

Staff Review & Recommendations

At the December 2012 HDC meeting, this proposal was reviewed and deferred for further information to be submitted. The main request was for additional photographs of all elevations of the existing house, showing the window styles that exist throughout the structure.

Relevant, current *HDC Policies and Design Guidelines* regarding *Windows and Doors* say in part:

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.*

The proposed work responds to this policy in the following ways:

- The attached photos and specification sheets show windows that have a muntin-less pattern, matching the style of the current windows on the house.
- The style of the proposed windows is not incongruous with the architectural style of the building.
- The windows are wooden, with an aluminum cladding, which have been approved by the Commission under this policy in the past.
- The new window moulding is of the correct style for these windows on this house.
- The new windows are being fitted to the existing wall openings.





















[Back to Quote](#)

LOWE'S HOME CENTERS, INC. #1060
 8192 SOUTH TRYON STREET
 CHARLOTTE, NC 28273
 USA
 (704) 504-1147

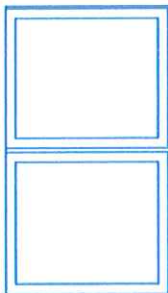


Date: 10/20/2012

Project #:	365798295	Description:	Pella
Customer Name:	JAMES FREEMAN		
Customer Phone:	(704) 622-6782		
Customer Address:	747 ROMANY ROAD		
	CHARLOTTE, NC 28203		
	USA		

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Pella Windows & Patio Doors Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Product Family: Full Frame Pella Products Product Configuration: Single Unit Room Location: Kitchen Opening Type: Rough Frame Size Width: 48" Frame Size Height: 37" Rough Opening Width: 48 3/4" Rough Opening Height: 37 3/4" Exterior Color: White Exterior Paint Grade: Standard EnduraClad Jambliner: Standard Jambliner Wood Type: Pine - Standard Interior Finish: Prefinished White Sash Lock: Standard Sash Lifts: No Hardware Finish: White Glazing: Advanced Low E Glass Tempered Glass: No High Altitude: No Gas Filled: Argon Sash Style: Even Grid Type: None Fiberglass Insect Screen: Full Screen Screen Color: White Screen Mesh: InView Attachment Method: EnduraClad (R) Exterior Trim Installation Method: Full Frame Replacement Head Exterior Trim: Brickmould Left Jamb Exterior Trim: Brickmould Right Jamb Exterior Trim: Brickmould Sill Exterior Trim: 1/2" Sill Nose Attachment Method Application: Factory Applied Exterior Overall Width Including Trim: 50.360000 Exterior Overall Height Including Trim: 39.360000 Wall Depth: 5 3/16" Applied Series: 850 Architect Series Will this product be installed by Lowe's?: Yes	\$662.58	1	\$662.58

	Lead Time: 21 Part Numbers: WTDVAUNIT HTDSCREEN (1)	
0002 Frame Size = 48" W x 44 1/4" H RO Size = 48 3/4" W x 45" H	Manufacturer: Pella Windows & Patio Doors Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Product Family: Full Frame Pella Products Product Configuration: Single Unit Room Location: Kitchen Opening Type: Rough Frame Size Width: 48" Frame Size Height: 44 1/4" Rough Opening Width: 48 3/4" Rough Opening Height: 45" Exterior Color: White Exterior Paint Grade: Standard EnduraClad Jambliner: Standard Jambliner Wood Type: Pine - Standard Interior Finish: Prefinished White Sash Lock: Standard Sash Lifts: No Hardware Finish: White Glazing: Advanced Low E Glass Tempered Glass: No High Altitude: No Gas Filled: Argon Sash Style: Even Grid Type: None Fiberglass Insect Screen: Full Screen Screen Color: White Screen Mesh: InView Attachment Method: EnduraClad (R) Exterior Trim Installation Method: Full Frame Replacement Head Exterior Trim: Brickmould Left Jamb Exterior Trim: Brickmould Right Jamb Exterior Trim: Brickmould Sill Exterior Trim: 1/2" Sill Nose Attachment Method Application: Factory Applied Exterior Overall Width Including Trim: 50.360000 Exterior Overall Height Including Trim: 46.610000 Wall Depth: 5 3/16" Applied Series: 850 Architect Series Will this product be installed by Lowe's?: Yes Lead Time: 21 Part Numbers: WTDVAUNIT HTDSCREEN (1)	<div style="border: 1px solid blue; width: 150px; height: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid blue; width: 150px; height: 100px;"></div>
		\$707.28 1 \$707.28
0003 Frame Size = 41" W x 71" H RO Size = 41 3/4" W x 71 3/4" H	Manufacturer: Pella Windows & Patio Doors Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Product Family: Full Frame Pella Products	
		\$524.04 4 \$2,096.16

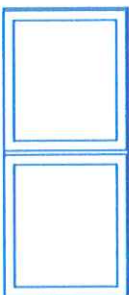


Product Configuration: Single Unit
 Room Location: Other 1
 Opening Type: Rough
 Frame Size Width: 41"
 Frame Size Height: 71"
 Rough Opening Width: 41 3/4"
 Rough Opening Height: 71 3/4"
 Exterior Color: White
 Exterior Paint Grade: Standard EnduraClad
 Jambliner: Standard Jambliner
 Wood Type: Pine - Standard
 Interior Finish: Prefinished White
 Sash Lock: Standard
 Sash Lifts: No
 Hardware Finish: White
 Glazing: Advanced Low E Glass
 Tempered Glass: No
 High Altitude: No
 Gas Filled: Argon
 Sash Style: Even
 Grid Type: None
 Fiberglass Insect Screen: Full Screen
 Screen Color: White
 Screen Mesh: InView
 Attachment Method: EnduraClad (R) Exterior Trim
 Installation Method: Full Frame Replacement
 Head Exterior Trim: Brickmould
 Left Jamb Exterior Trim: Brickmould
 Right Jamb Exterior Trim: Brickmould
 Sill Exterior Trim: 1/2" Sill Nose
 Attachment Method Application: Factory Applied
 Exterior Overall Width Including Trim: 43.360000
 Exterior Overall Height Including Trim: 73.360000
 Wall Depth: 5 3/16" Applied
 Series: 450 ProLine
 Will this product be installed by Lowe's?: Yes
 Lead Time: 21
 Part Numbers:
 FIDVAUNIT
 PTDW4171IVSCR (1)

0004

Frame Size = 31 1/2" W x 71" H
 RO Size = 32 1/4" W x 71 3/4" H

11

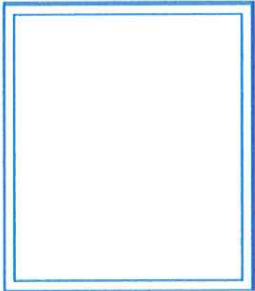
**Manufacturer:** Pella Windows & Patio Doors

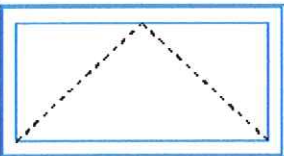
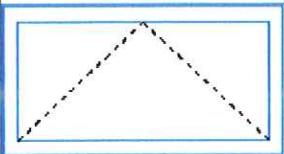
Division: Millwork
 Product: Windows
 Type: Double Hungs
 Manufacturer: Pella Windows & Patio Doors
 Material: Aluminum Clad Wood
 Frame: Aluminum Clad Wood Frame
 Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.
 Product Family: Full Frame Pella Products
 Product Configuration: Single Unit
 Room Location: Living Room
 Opening Type: Rough
 Frame Size Width: 31 1/2"
 Frame Size Height: 71"
 Rough Opening Width: 32 1/4"
 Rough Opening Height: 71 3/4"
 Exterior Color: White
 Exterior Paint Grade: Standard EnduraClad
 Jambliner: Standard Jambliner
 Wood Type: Pine - Standard
 Interior Finish: Prefinished White
 Sash Lock: Standard
 Sash Lifts: No
 Hardware Finish: White
 Glazing: Advanced Low E Glass

\$591.55

2

\$1,183.10

	<p>Tempered Glass: No High Altitude: No Gas Filled: Argon Sash Style: Even Grid Type: None Fiberglass Insect Screen: Full Screen Screen Color: White Screen Mesh: InView Attachment Method: EnduraClad (R) Exterior Trim Installation Method: Full Frame Replacement Head Exterior Trim: Brickmould Left Jamb Exterior Trim: Brickmould Right Jamb Exterior Trim: Brickmould Sill Exterior Trim: 1/2" Sill Nose Attachment Method Application: Factory Applied Exterior Overall Width Including Trim: 33.860000 Exterior Overall Height Including Trim: 73.360000 Wall Depth: 5 3/16" Applied Series: 450 ProLine Will this product be installed by Lowe's?: Yes Lead Time: 21 Part Numbers: FTDVAUNIT PTDSCREEN (1)</p>	
<p>0005 Frame Size = 62 3/4" W x 71 3/4" H RO Size = 63 1/2" W x 72 1/2" H</p> 	<p>Manufacturer: Pella Windows & Patio Doors</p> <p>Division: Millwork Product: Windows Type: Fixed Frames / Special Shapes Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Product Style: Custom Product Configuration: Rectangle Room Location: Living Room Opening Type: Rough Frame Size Width: 62 3/4" Frame Size Height: 71 3/4" Rough Opening Width: 63 1/2" Rough Opening Height: 72 1/2" Exterior Color: White Exterior Paint Grade: Standard EnduraClad Wood Type: Pine - Standard Interior Finish: Prefinished White Glazing: Advanced Low E Glass Tempered Glass: No High Altitude: No Gas Filled: Argon Grid Type: None Attachment Method: EnduraClad (R) Exterior Trim Installation Method: Full Frame Replacement Head Exterior Trim: Brickmould Left Jamb Exterior Trim: Brickmould Right Jamb Exterior Trim: Brickmould Sill Exterior Trim: 1/2" Sill Nose Attachment Method Application: Factory Applied Exterior Overall Width Including Trim: 65.110000 Exterior Overall Height Including Trim: 74.110000 Wall Depth: 5 3/16" Applied Series: Support Will this product be installed by Lowe's?: Yes Lead Time: 21 Part Numbers: WCFVAUNIT</p>	<p>\$715.77 1 \$715.77</p>

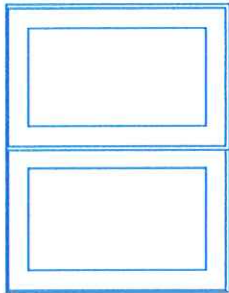
<p>0006</p> <p>Frame Size = 47" W x 25" H</p> <p>RO Size = 47 3/4" W x 25 3/4" H</p> 	<p>Manufacturer: Pella Windows & Patio Doors</p> <p>Division: Millwork</p> <p>Product: Windows</p> <p>Type: Awnings</p> <p>Manufacturer: Pella Windows & Patio Doors</p> <p>Material: Aluminum Clad Wood</p> <p>Frame: Aluminum Clad Wood Frame</p> <p>Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.</p> <p>Product Family: Full Frame Pella Products</p> <p>Product Configuration: Single Unit</p> <p>Room Location: Bedroom 2</p> <p>Opening Type: Rough</p> <p>Frame Size Width: 47"</p> <p>Frame Size Height: 25"</p> <p>Rough Opening Width: 47 3/4"</p> <p>Rough Opening Height: 25 3/4"</p> <p>Exterior Color: White</p> <p>Exterior Paint Grade: Standard EnduraClad</p> <p>Wood Type: Pine - Standard</p> <p>Interior Finish: Prefinished White</p> <p>Handle Location: Left</p> <p>Handle Type: Integrated Fold Down Crank</p> <p>Hardware Type: Standard</p> <p>Hardware Finish: White</p> <p>Glazing: Advanced Low E Glass</p> <p>Tempered Glass: No</p> <p>High Altitude: No</p> <p>Gas Filled: Argon</p> <p>Grid Type: None</p> <p>Fiberglass Insect Screen: Flat Screen</p> <p>Screen Color: White</p> <p>Screen Mesh: InView</p> <p>Attachment Method: EnduraClad (R) Exterior Trim</p> <p>Installation Method: Full Frame Replacement</p> <p>Head Exterior Trim: Brickmould</p> <p>Left Jamb Exterior Trim: Brickmould</p> <p>Right Jamb Exterior Trim: Brickmould</p> <p>Sill Exterior Trim: 1/2" Sill Nose</p> <p>Attachment Method Application: Factory Applied</p> <p>Exterior Overall Width Including Trim: 49.360000</p> <p>Exterior Overall Height Including Trim: 27.360000</p> <p>Wall Depth: 5 3/16" Applied</p> <p>Series: 450 ProLine</p> <p>Will this product be installed by Lowe's?: Yes</p> <p>Lead Time: 21</p> <p>Part Numbers:</p> <p>FA2VAUNIT</p> <p>PA2W4725IVSCR (1)</p>	<p>\$454.11</p> <p>1</p> <p>\$454.11</p>
<p>0007</p> <p>Frame Size = 47" W x 25" H</p> <p>RO Size = 47 3/4" W x 25 3/4" H</p> 	<p>Manufacturer: Pella Windows & Patio Doors</p> <p>Division: Millwork</p> <p>Product: Windows</p> <p>Type: Awnings</p> <p>Manufacturer: Pella Windows & Patio Doors</p> <p>Material: Aluminum Clad Wood</p> <p>Frame: Aluminum Clad Wood Frame</p> <p>Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.</p> <p>Product Family: Full Frame Pella Products</p> <p>Product Configuration: Single Unit</p> <p>Room Location: Bedroom 2</p> <p>Opening Type: Rough</p> <p>Frame Size Width: 47"</p> <p>Frame Size Height: 25"</p> <p>Rough Opening Width: 47 3/4"</p> <p>Rough Opening Height: 25 3/4"</p>	<p>\$454.11</p> <p>1</p> <p>\$454.11</p>

Exterior Color: White
 Exterior Paint Grade: Standard EnduraClad
 Wood Type: Pine - Standard
 Interior Finish: Prefinished White
 Handle Location: Right
 Handle Type: Integrated Fold Down Crank
 Hardware Type: Standard
 Hardware Finish: White
 Glazing: Advanced Low E Glass
 Tempered Glass: No
 High Altitude: No
 Gas Filled: Argon
 Grid Type: None
 Fiberglass Insect Screen: Flat Screen
 Screen Color: White
 Screen Mesh: InView
 Attachment Method: EnduraClad (R) Exterior Trim
 Installation Method: Full Frame Replacement
 Head Exterior Trim: Brickmould
 Left Jamb Exterior Trim: Brickmould
 Right Jamb Exterior Trim: Brickmould
 Sill Exterior Trim: 1/2" Sill Nose
 Attachment Method Application: Factory Applied
 Exterior Overall Width Including Trim: 49.360000
 Exterior Overall Height Including Trim: 27.360000
 Wall Depth: 5 3/16" Applied
 Series: 450 ProLine
 Will this product be installed by Lowe's?: Yes
 Lead Time: 21
 Part Numbers:
 FA2VAUNIT
 PA2W4725IVSCR (1)

0008

Frame Size = 29 1/2" W x 37 1/2" H

RO Size = 30 1/4" W x 38 1/4" H

**Manufacturer: Pella Windows & Patio Doors**

Division: Millwork
 Product: Windows
 Type: Double Hungs
 Manufacturer: Pella Windows & Patio Doors
 Material: Aluminum Clad Wood
 Frame: Aluminum Clad Wood Frame
 Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.
 Product Family: Full Frame Pella Products
 Product Configuration: Single Unit
 Room Location: Bath 1
 Opening Type: Rough
 Frame Size Width: 29 1/2"
 Frame Size Height: 37 1/2"
 Rough Opening Width: 30 1/4"
 Rough Opening Height: 38 1/4"
 Exterior Color: White
 Exterior Paint Grade: Standard EnduraClad
 Jambliner: Standard Jambliner
 Wood Type: Pine - Standard
 Interior Finish: Prefinished White
 Sash Lock: Standard
 Sash Lifts: No
 Hardware Finish: White
 Glazing: Advanced Low E Glass
 Tempered Glass: No
 High Altitude: No
 Gas Filled: Argon
 Sash Style: Even
 Grid Type: None
 Fiberglass Insect Screen: Full Screen
 Screen Color: White
 Screen Mesh: InView

\$322.58

1

\$322.58

Attachment Method: EnduraClad (R) Exterior Trim Installation Method: Full Frame Replacement Head Exterior Trim: Brickmould Left Jamb Exterior Trim: Brickmould Right Jamb Exterior Trim: Brickmould Sill Exterior Trim: 1/2" Sill Nose Attachment Method Application: Factory Applied Exterior Overall Width Including Trim: 31.860000 Exterior Overall Height Including Trim: 39.860000 Wall Depth: 5 3/16" Applied Series: 450 ProLine Will this product be installed by Lowe's?: Yes Lead Time: 21 Part Numbers: FIDVAUNIT PIDSCREEN (1)	
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Project Total: \$6,595.69

Salesperson: CONRAD BRABSON (S1060CB1)

Accepted by: _____

Date: 10/20/2012

[Print this Page](#)

This Millwork Quote is valid until 10/26/2012. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.



Installation Proposal - Windows

10/20/2012

Store #	1060	Salesperson	Chip Brabson
Customer Name	James Freeman	Salesperson License #	
Customer email		Home Phone	704-622-6782
Job Site Address	747 Romany Road	Work / Cell Phone	
City	Charlotte	State/Zip	NC 28203

Check All That Apply

Preparation <input checked="" type="checkbox"/> Inspect existing windows for wood deterioration due to age, pests, water, etc. <input checked="" type="checkbox"/> Protect house, shrubs and yard where needed	Additional Services <input checked="" type="checkbox"/> Install new brick mould / casing <input checked="" type="checkbox"/> Install new sill(s) Qty _12____ <input type="checkbox"/> Replace sill(s) Qty ____ <input type="checkbox"/> Exterior window capping/wrapping <input type="checkbox"/> Additional work <input type="checkbox"/> Obtain and post permits(In accordance with local laws)
Installation <input checked="" type="checkbox"/> Storm window removal / disposal <input checked="" type="checkbox"/> Removal(and replacement)of existing interior window trim if required <input checked="" type="checkbox"/> Removal of existing windows <input checked="" type="checkbox"/> Installation of new windows with included sill adapter and head expander as required <input checked="" type="checkbox"/> Caulk and insulate as required <input checked="" type="checkbox"/> Test to insure proper operation <input checked="" type="checkbox"/> Replacement of window stop and existing casing as required	Clean-up / Final Inspection <input checked="" type="checkbox"/> Provide continuous clean-up <input checked="" type="checkbox"/> Haul away all job related debris <input checked="" type="checkbox"/> Ensure your complete satisfaction with all aspects of the job

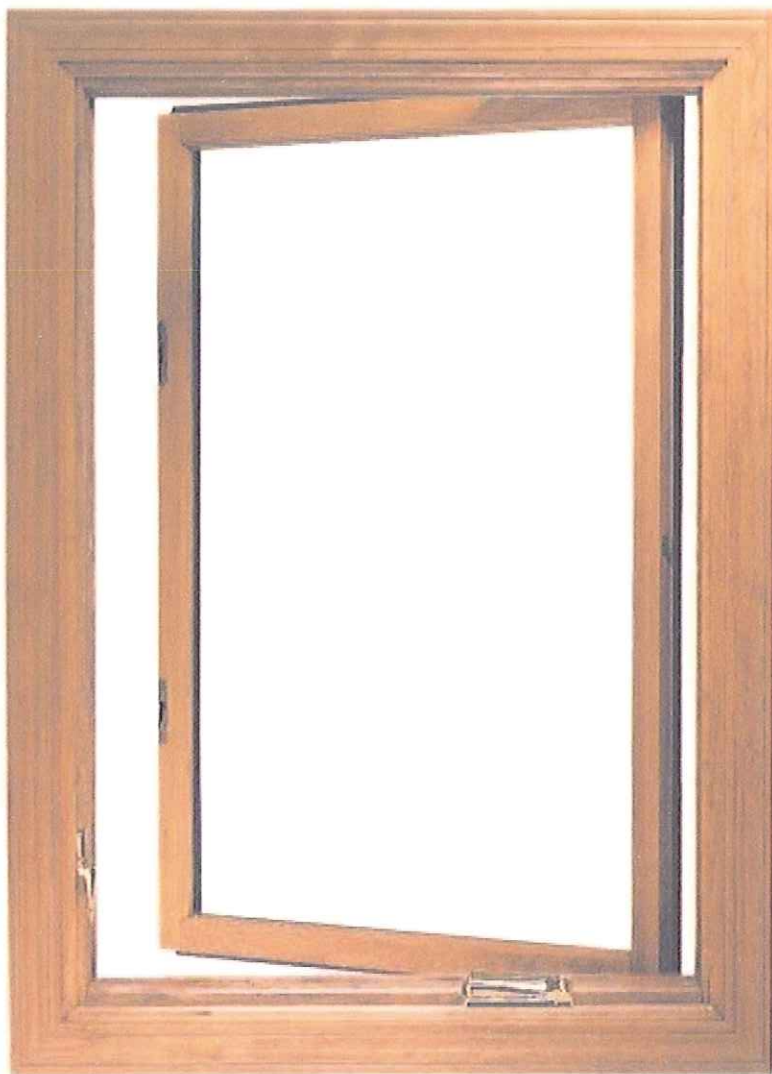
Manufacturer	Pella	Type/Style/Series/Color	450/850 wood aluminum clad
# of Windows	12	TOTAL INVESTMENT	\$9,918.56

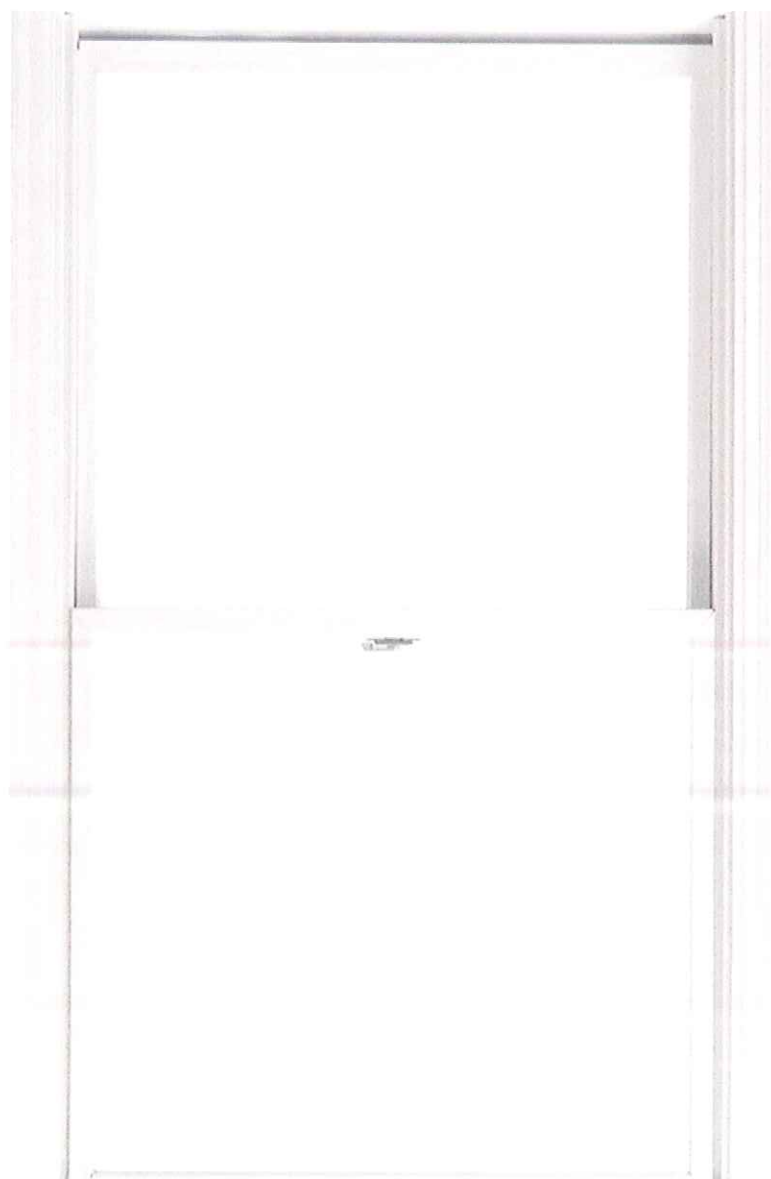
The Lowe's Difference: Professional & Screened Installers, Dedicated Lowe's Sales Team, Satisfaction Guaranteed, 1-Year Labor Warranty

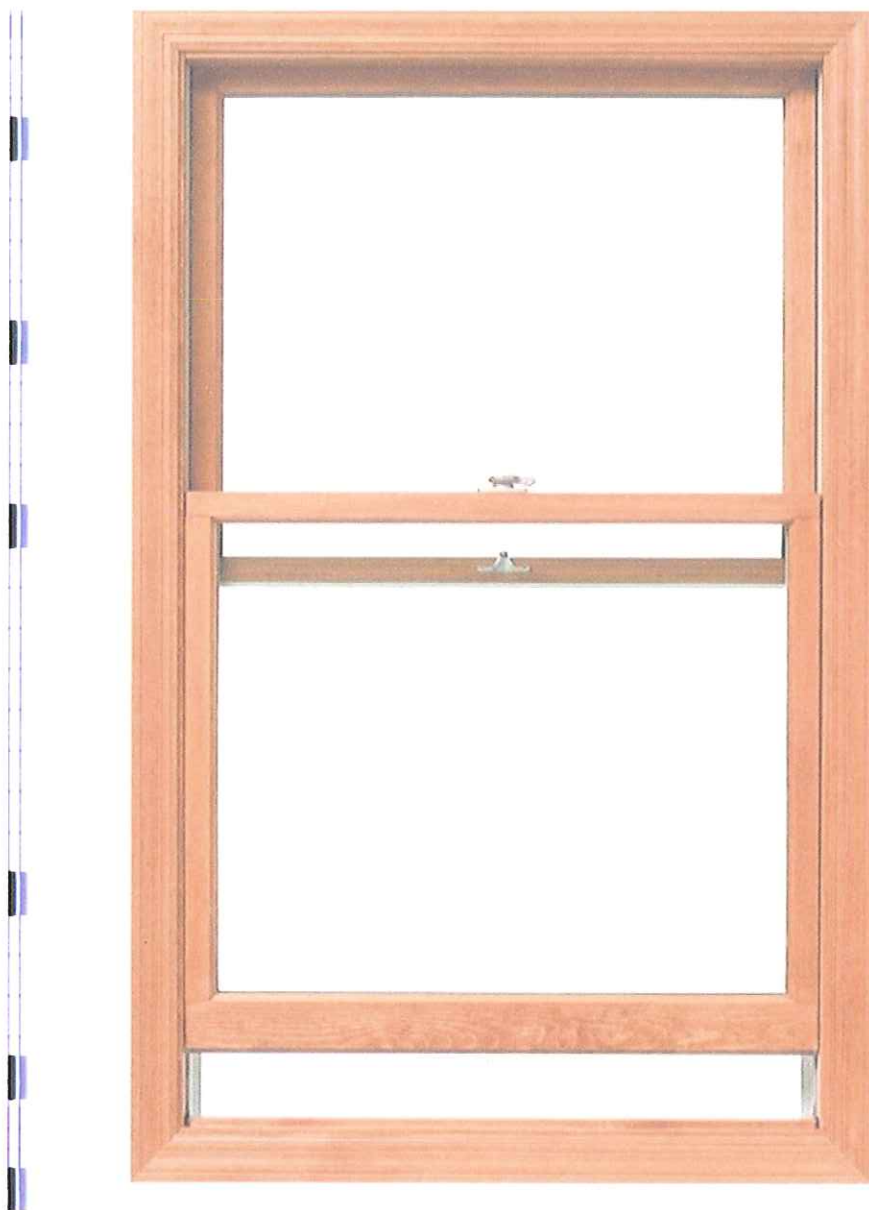
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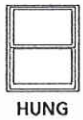
All installation services are guaranteed by Lowe's warranty. Professional installation available through independent contractors, licensed and registered where applicable. Licenses issued to or on behalf of Lowe's Home Centers, Inc.: AL #8187, AR #0037290511; CT #HIC0558162; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBCO005277; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; IN-Hammond #017105-02; LA-#LMP2481, CBC#16533, #554408; MA #148688; MD #91680-22; MI #2102144445; MN #BC629859; MS #R03152; NC #70220; ND #30316; NE #23319; NM #84381; NY-New York City #1291730, #1291733, #1375178, Nassau #H1777890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266, Whitehall #2599; OK #48191, 80000341, 002337; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664, #RBC147; TN #64743, #3070; TX #TACLB24674E; VA #2701036596A; WV #WV014656; WI #1133309. Licenses issued to or on behalf of Lowe's HIW, Inc.: AK #28341; AZ #ROC195516; CA #803295; HI #C-23784; ID #RCE-30316; MT #161006; NV #0076159; OR #144017; UT #781223-5501; WA #LOWESH1982BN. Water heater installation: If an expansion tank is required by local code it will be an additional charge (not included in the basic replacement labor). Permit fees are additional (not included in the basic replacement labor). If a gas shutoff valve replacement is required by state code, additional charges may apply (not included in basic installation). Additional charges for LP conversion kit may apply. Additional charges may apply for permit fees.

IMPORTANT: If rotten wood is discovered during the wall prep or installation, additional charges will apply. If additional charges apply, you will be given a quote before proceeding with installation. This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify

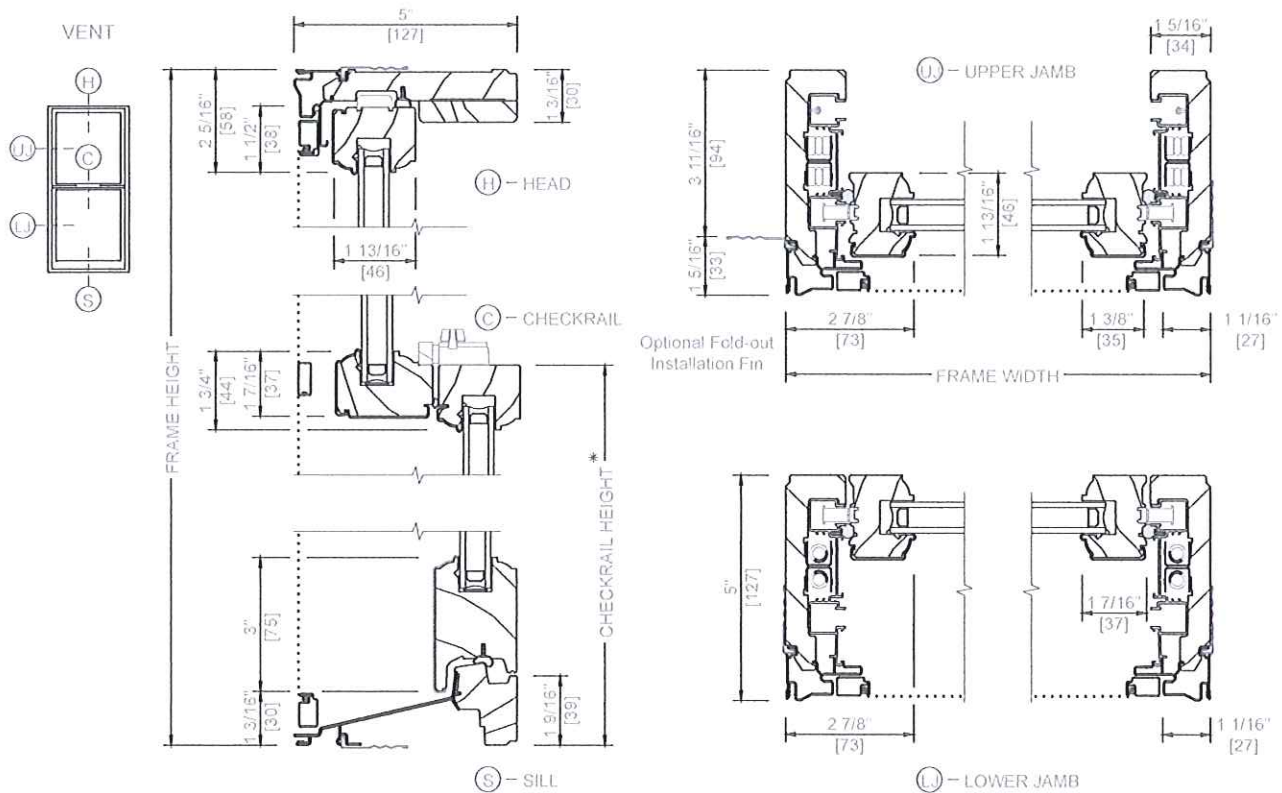








UNIT SECTIONS Aluminum-Clad Wood SE Double-Hung



* Dimension required for ordering units with unequal sash

Scale 3" = 1' 0"

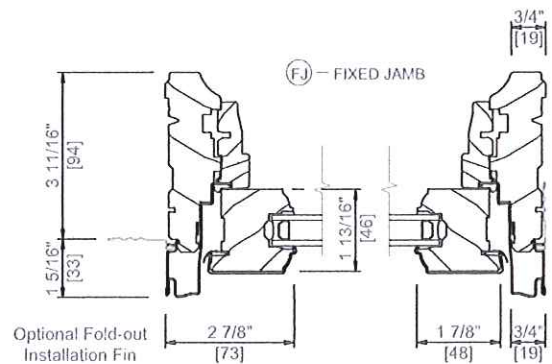
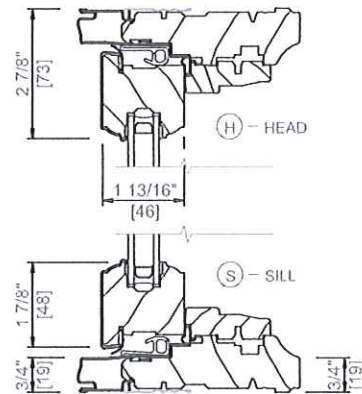
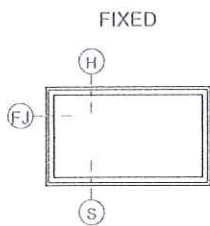
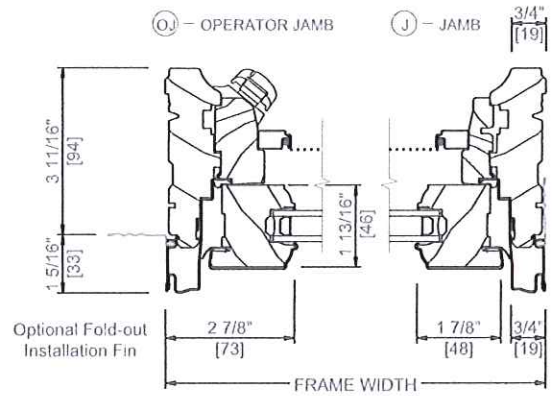
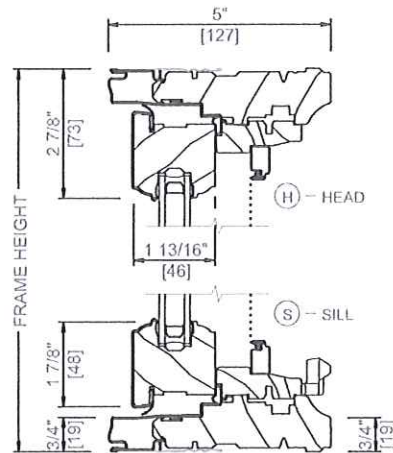
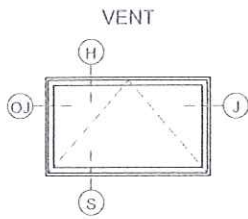
All dimensions are approximate.



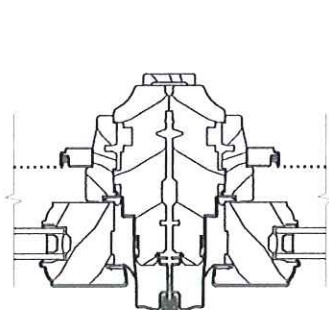
AWNING

UNIT SECTIONS

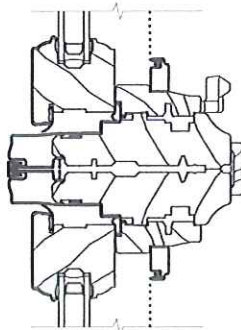
Aluminum-Clad Wood



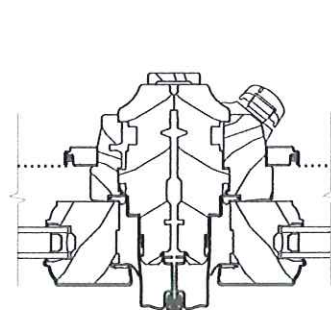
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION
VENT / FIXED



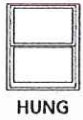
HORIZONTAL JOINING MULLION
VENT / VENT



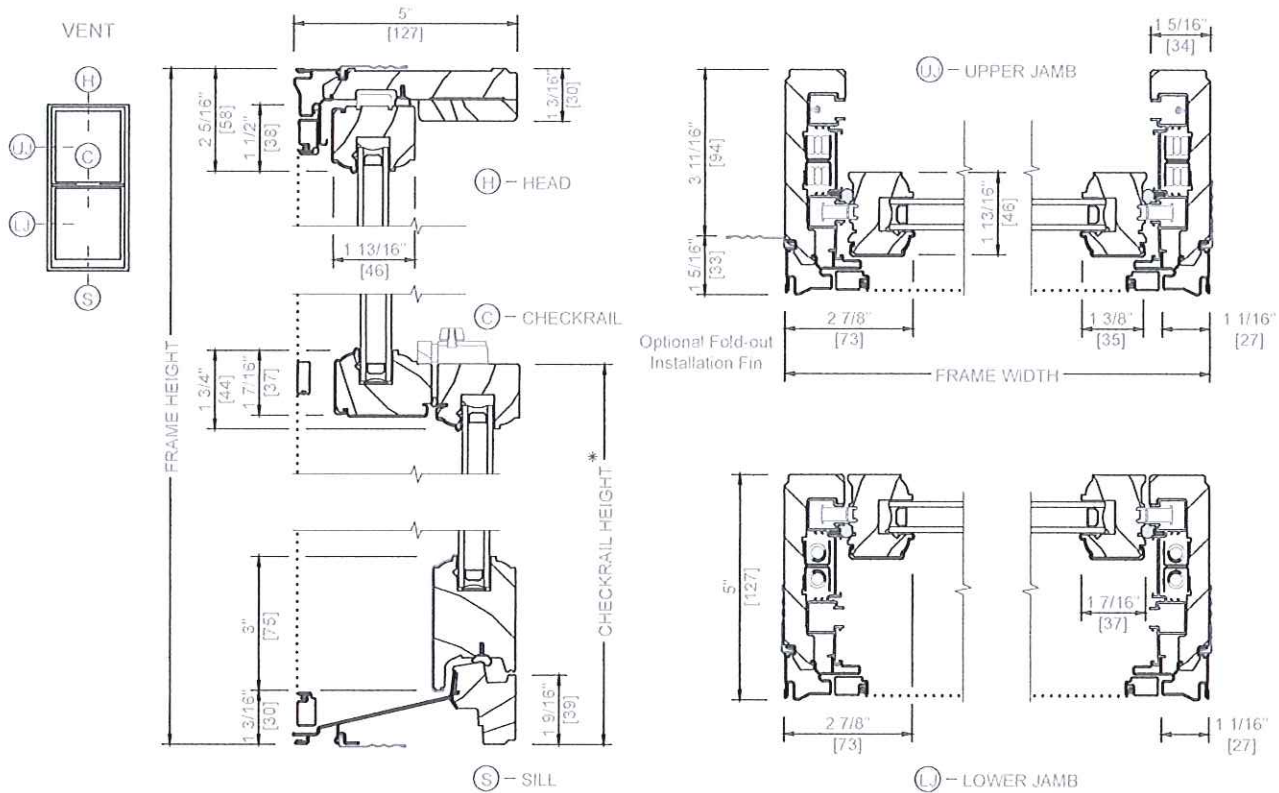
VERTICAL JOINING MULLION
VENT / VENT

Scale 3" = 1' 0"

All dimensions are approximate.



UNIT SECTIONS Aluminum-Clad Wood SE Double-Hung



* Dimension required for ordering units with unequal sash.

Scale 3" = 1'-0"

All dimensions are approximate.

Charlotte Historic District Commission - Case 2012-152



December 2, 2012