

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1513 Belvedere Avenue

SUMMARY OF REQUEST: Replacement windows

APPLICANT: Anna Vederame

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story house American Small House constructed in 1947. Exterior siding is wood lap and existing windows are wood frame with wood trim.

Project

The project is replacement windows around the house. The window type requested is double hung vinyl/PVC. The applicant is also requesting the replacement/capping of the soffit, fascia and eaves with vinyl to match the windows.

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 the proposed replacement windows and trim meet the guidelines.

Charlotte Historic District Commission Case 2017-519
HISTORIC DISTRICT: PLAZA MIDWOOD
REPLACEMENT WINDOWS





1513 Belvedere Avenue (Plaza Midwood, 1947)



Left side from
driveway (6
double hung
windows, with
5 visible from
the street)



Back (7 double
hung windows,
none of which
are visible from
street)



Front (3 double
hung windows
visible from street)



Right side from side
of house (5 double
hung windows with
4 visible from the
street)

Description:

- 21 total windows, with 9 not visible from the street
- 6 windows part of a recent addition. All 6 are not visible from the street.
- All windows are wood single pane windows.
- Window panes are cracked in several windows (master bedroom and living room)
- Several windows were painted shut by the last owner and cannot be opened
- Almost all windows that can be opened require more effort than they should and need to be propped open in many cases
- Several of the inoperable windows are in the master bedroom (addition) on the second floor and are therefore a safety hazard
- Exterior trim has severe wood rot
- Many windows are missing glazing.

Current Condition of the Windows (interior and exterior views):











12.5 Picture 1



12.5 Picture 2



12.5 Picture 3



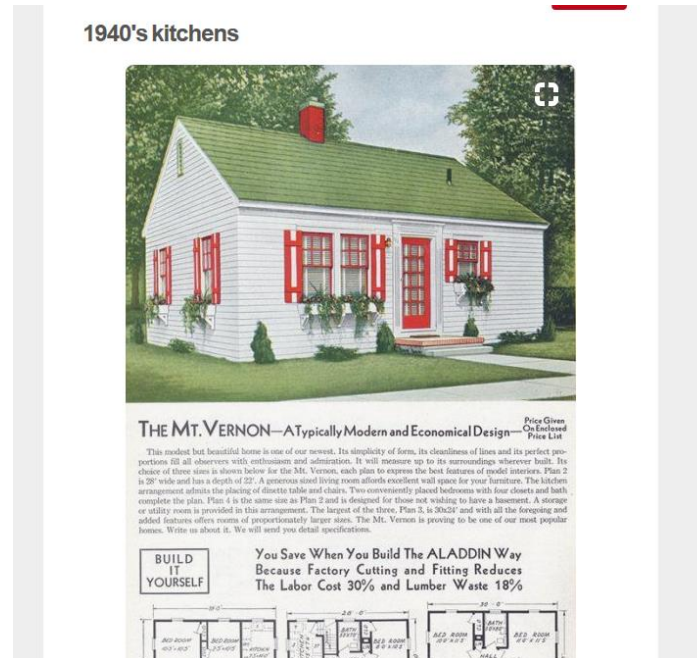
Various window(s) have missing/peeling glazing. Recommend re-glazing to increase comfort levels inside home and prevent glass from falling out.



3.0 Picture 1

Window Proposal 1:

-Replace all 21 double hung windows with Homefix Custom Remodeling's X3 windows with prairie grids on the upper sash only (a sample window will be presented to the Board).



-replace rotted trim and cap with vinyl to match current trim
-window, grids, and trim will all be white.

DOUBLE-HUNG WINDOW FEATURES & BENEFITS



Duralite™ Spacer System

To ensure your home will be comfortable during the intense heat of summer and the frigid winds of winter upgrade your new windows and doors to our high performance glass package with Duralite®.

- ◆ Lowest conductivity warm edge spacer
- ◆ Improved condensation resistance
- ◆ Superior argon gas retention
- ◆ Unique patented design
- ◆ Exceeds ENERGY STAR requirements

Heavy Walled Construction:
For increased strength and stability

Deeply Pocketed Head:
With weatherstripping to resist air infiltration

3/4" Insulating Glass:
For maximum regional thermal efficiency. Optional Low-E coating or Low-E with Argon for additional energy savings.

Dual Tilt-In Sashes:
Both sashes tilt in for easy cleaning

Die Cast Cam Lock and Keeper:
Cam action actually draws sash closer together for positive lock

Interlocking Meeting Rail:
Integral interlock provides additional security and has passed AAMA Forced Entry Resistance Test

Two Layers of Weather Stripping:
With double mylar fins for resistance to air and water infiltration

5" Positive Sloped Sill:
Provides water runoff, even in driving rain

Fusion Welded Frame and Sash:
The utmost in strength and integrity

Warm Edge Technology:
Non-conductive spacer provides barrier to heat transfer in insulating glass unit

Double Night Vent Latches:
Allows for ventilation with security. Have passed AAMA Forced Entry Resistance Testing

Dual Tilt-In Sashes:
Both sashes tilt in for easy cleaning

Recessed-In Tilt Latches:
Color matched low profile latches for a neat appearance

Sunshield® Vinyl:
An advanced vinyl window material with a proven weather beating formula

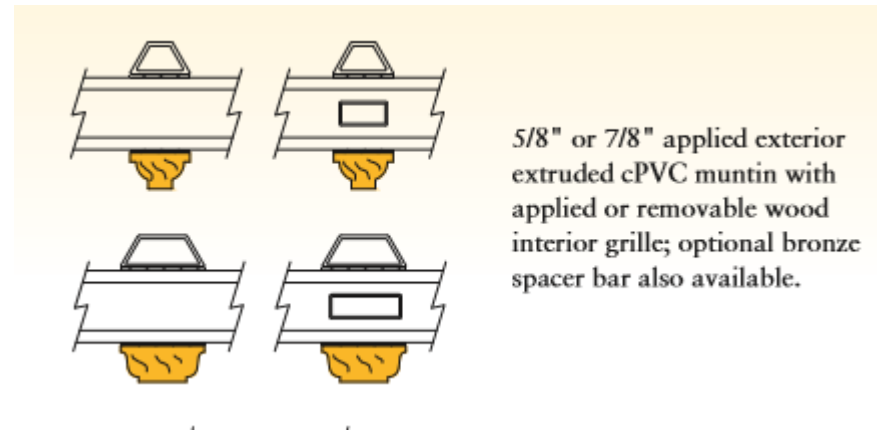
Non-Corrosive Hardware:
Years of trouble-free performance, no matter what the environment

AAMA Certified, NFRC Rated, and Energy Star Approved.

Limited Lifetime Warranty

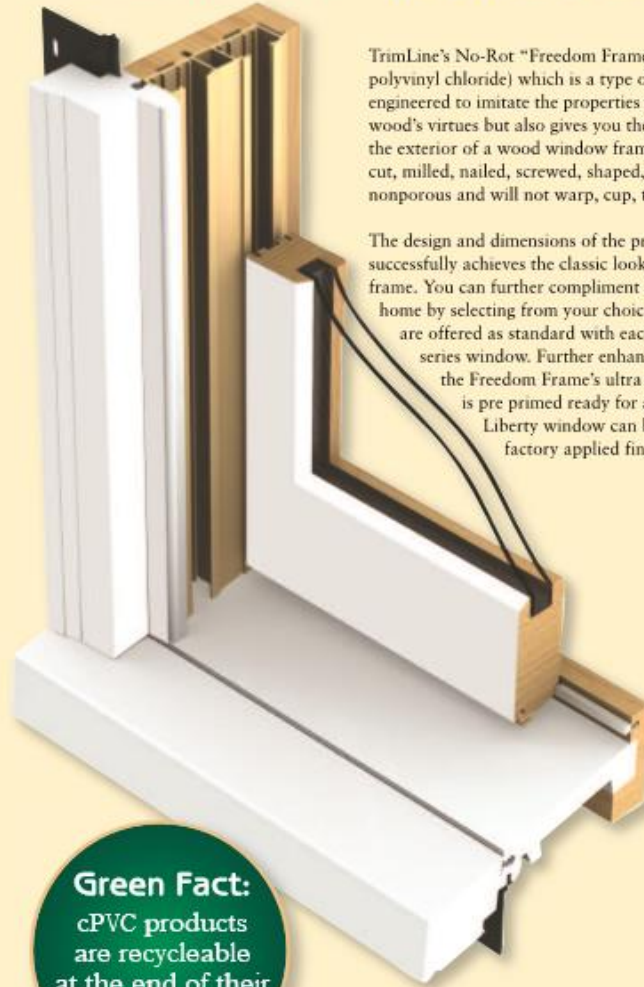
Windows Proposal 2:

-Replace 12 windows (those visible from the street) with double hung wood windows capped with PVC (window will be presented to the Board at the meeting). These windows are made by Trimline and are part of their historic line made specifically for use in historic districts like Plaza Midwood



-9 windows that are not visible from the street (6 are part of new addition and do not have original capping anyway) will be replaced with vinyl X3 windows shown at meeting.
-white grids, trim, and window. Prairie grids on upper sash only

New and Improved – No-Rot cPVC Freedom Frame System



TrimLine's No-Rot "Freedom Frame System" is made from cPVC (cellular polyvinyl chloride) which is a type of rigid plastic foam material that has been engineered to imitate the properties of wood. It not only mimics most of wood's virtues but also gives you the "Freedom" from the maintenance that the exterior of a wood window frame routinely requires. The material can be cut, milled, nailed, screwed, shaped, routed and bent but unlike wood it is nonporous and will not warp, cup, twist, split, check or rot.

The design and dimensions of the profiles used in the Freedom Frame System successfully achieves the classic look and feel of a traditional wood window frame. You can further compliment the character of the window and your home by selecting from your choice of 12 exterior brick mould styles which are offered as standard with each and every style, shape and size Liberty series window. Further enhancing the traditional wood window look is the Freedom Frame's ultra smooth, moisture repellant surface which is pre primed ready for acceptance of your finish coat or your Liberty window can be ordered prefinished with a high quality factory applied finish in virtually any color.

Physical Characteristics

The ability to bend and shape cPVC enables its use in a variety of processes and applications...and like wood, it can be cut, nailed, shaped, routed and bent.

Unlike wood, however, cPVC is nonporous and is impervious to water and therefore will not warp, split, twist, check or decay.

Low Maintenance

cPVC is resistant to weathering and unlike wood is impervious to water and therefore will not absorb moisture, which is the main cause for repainting and repairing wood without proper maintenance. Moisture absorption can make wood swell and with subsequent drying and expansion and contraction, it is what causes paint to peel, flake, and crackle.

Fire Properties

cPVC is typically very difficult to ignite and tends to self-extinguish when not in a directly applied flame.

Green Fact:
cPVC products
are recyclable
at the end of their
useful lives

*Shown with 908 brickmould,
beige jambliner and optional
1 3/4" Historic Sill Nose*

**Also available in all wood. (See page 22)*

Some benefits of cPVC clad wood windows vs. aluminum clad (option 3)

- Aluminum is a good conductor of heat, which doesn't make it the best for energy-efficiency. The conduction of heat can allow for easy transference of hot and cold air, as well as some transference of moisture.
- cPVC is plastic, an insulator, not a conductor.
- cPVC is non-porous and so moisture will not transfer.

Windows Option 3- same as option 2, except 12 windows will be aluminum clad wood.

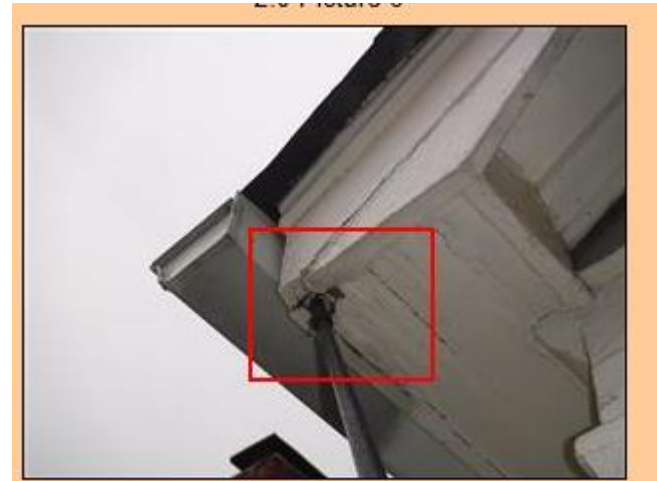
CONDITION OF SOFFIT, FASCIA, AND EAVES



2.0 Picture 4



2.0 Picture 5



2.0 Picture 8

Lots of rotted wood

Proposal for Soffitt, Fascia, and Eaves

-replace wood and cap to match in vinyl (w/ or w/out wood grain finish) white.

Thank You for Considering!

THERE'S
NO
PLACE
LIKE
HOME

