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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1707 Lennox Avenue

**SUMMARY OF REQUEST:** Window replacement (sash kits)

**APPLICANT/OWNER:** Catherine Van Doninck, owner

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story brick duplex constructed in 1930. The building has wood windows and small front porch with metal supports. Adjacent structures are commercial and residential.

*Project*

The project is the replacement of window sashes around the house. The applicant has supplied information regarding the condition of the windows and details of the proposed sash kits (Windsor, replicate of existing patterns and dimensions).

**Design Guidelines-Trim, page 4.11**

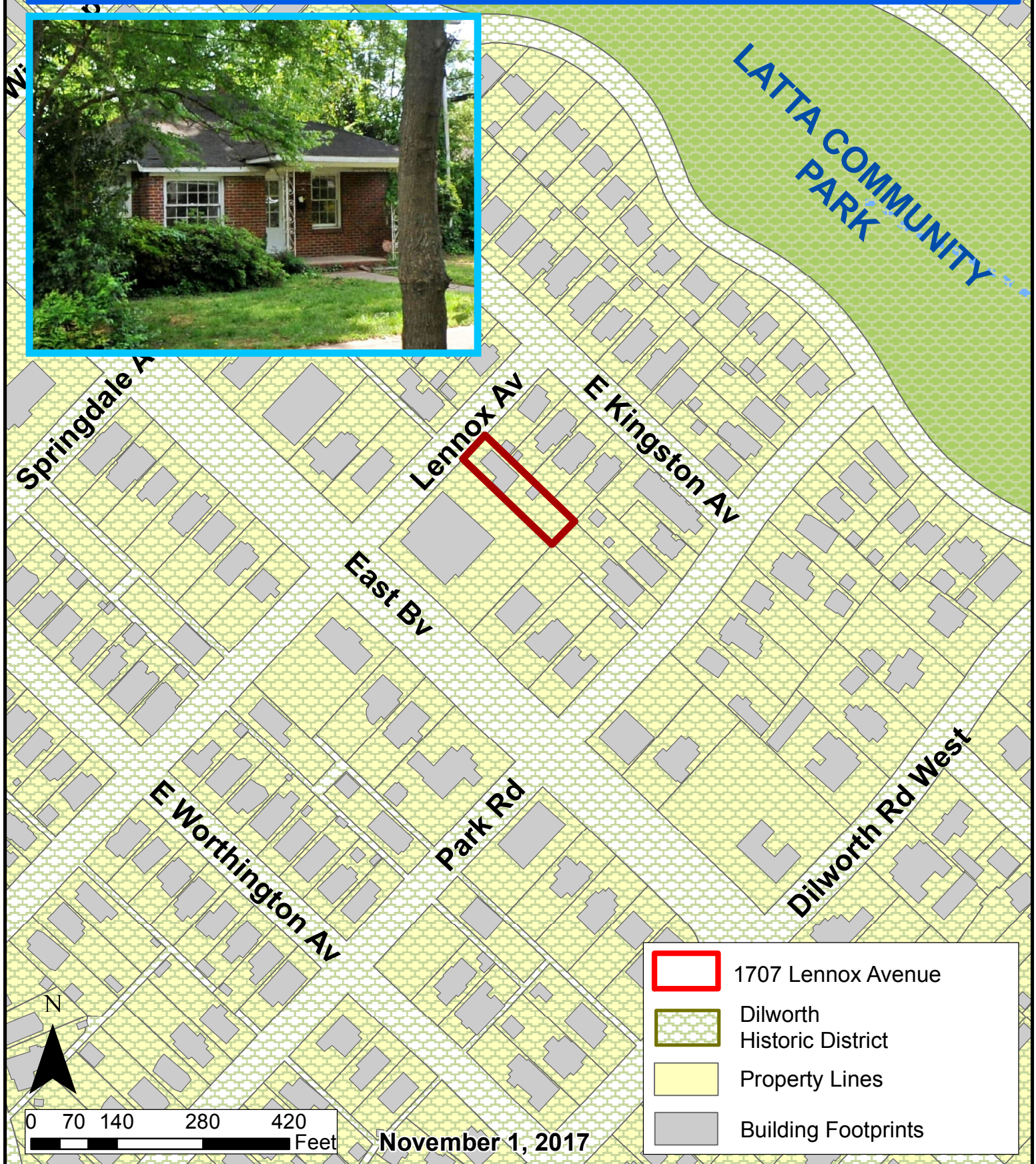
1. Repair rather than replace existing historic trim, matching original materials, details and profiles.
2. Match deteriorated trim with new trim to match as closely as possible in material, details and profiles. Do not remove elements that are part of the original design of the structure without replacing 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 2017-652*  
**HISTORIC DISTRICT: DILWORTH**  
**WINDOW REPLACEMENT**









# 1707 Lennox Avenue

## **Replacement Windows**

As per the **Historic District Guidelines, Section 4, Rehabilitation Building Elements**, items 10-21 have been applied to the window replacement request.

# Existing Conditions Front and Rear





# Existing Conditions Side Elevations

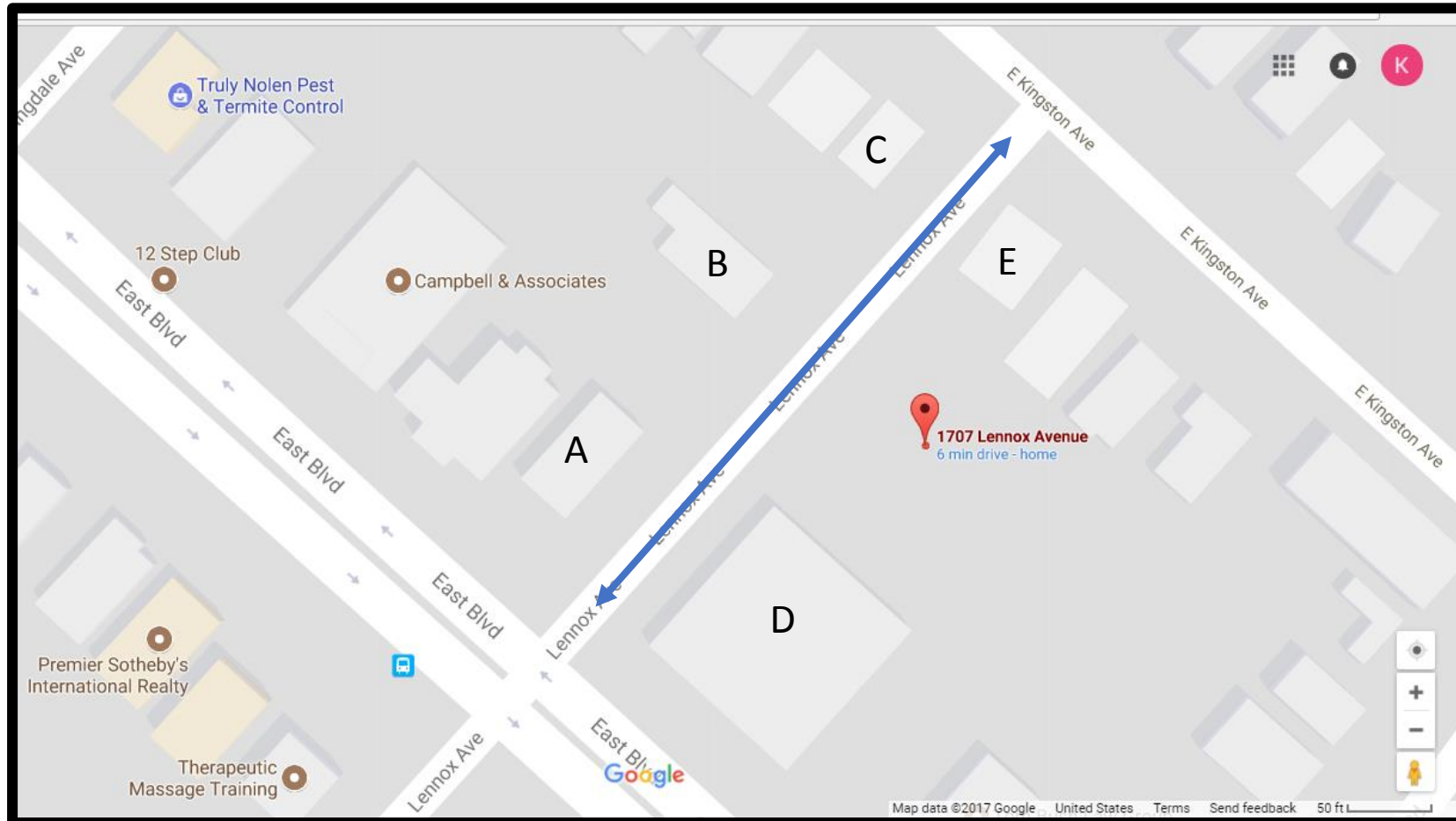




# Existing Conditions Side Elevations



# Context / Adjacent Structures





**Property A**  
**737 East Blvd**      **Commercial Property**



**Property B**  
**1706 Lennox Ave**      **Residential Property**



**Property C**  
**730 E Kingston Ave**      **Residential Property**



**Property D**  
**801 East Blvd**      **Commercial Property**

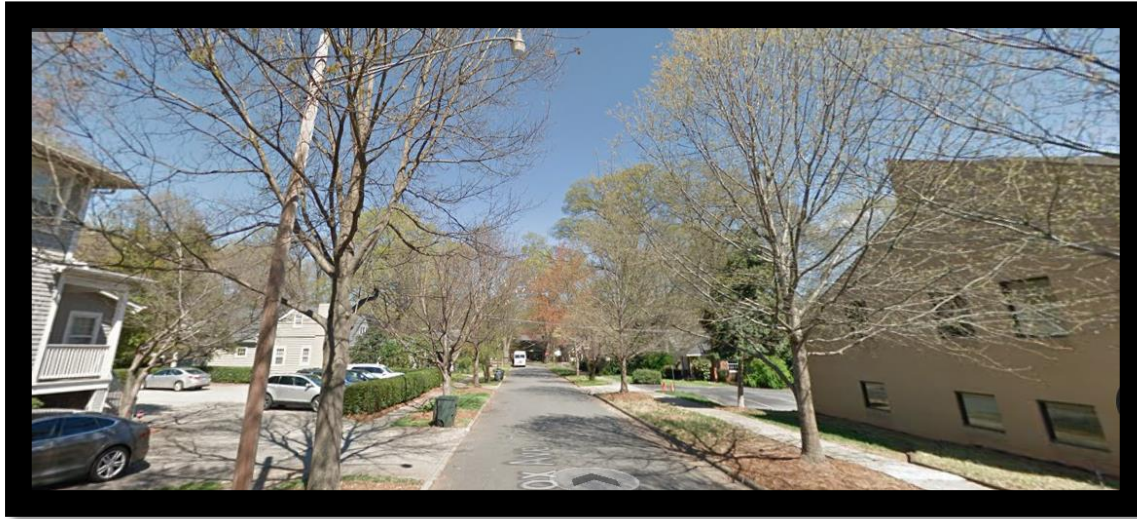




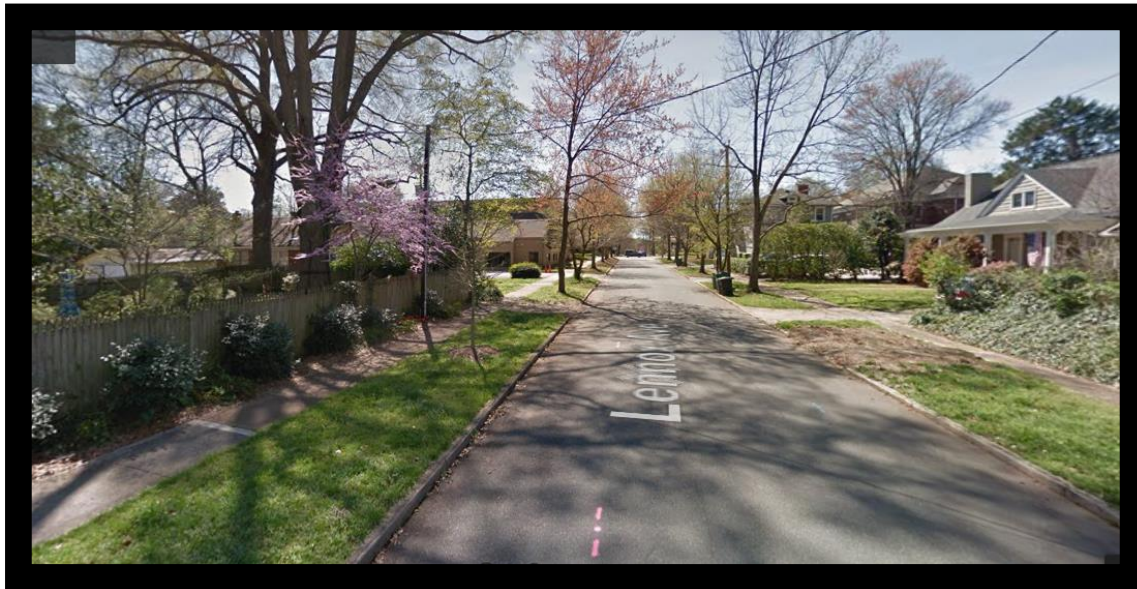
**Property E**  
**800 E Kingston Ave      Residential Property**







Street View Toward Kingston



Street View Toward East

# Application of the Historic District Guidelines: Historic District Guidelines, Section 4, Rehabilitation Building Elements, items 10-21





10. Replace entire windows only when they are missing or beyond repair.

All the existing windows have been evaluated and each windows conditions have been documented; see addendum A attached.

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.

It has been determined that most of the windows are missing putty, rotted, inoperable, and sashes deteriorated. Examples noted in Addendum B.

12. If only the original sash 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.

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

13. Maintain the original size and shape of windows. Thin sash frames rarely maintain the overall appearance of historic sash. Every window will be measured, and special order windows, sash kits only, will be ordered.

14. Match window replacements to the height and width of the original openings.

All existing openings will be maintained including height and width

15. Retain the appearance of a double-hung window whether one or both sashes are operable.

All windows are double hung 6 over 6, 8 over 8 or 10 over 10. Replacement sash kit windows will be double hung 6 over 6, 8 over 8, or 10 over 10 as per existing divided light arrangement.

16. Do not reduce the glass surface area.

No glass surface will be lost. Windsor sash kit replacement is almost an exact replica of window size and glass exposure.

17. Maintain the original number and arrangement of panes.

Windsor Sash Kit will maintain the existing 6 over 6, 8 over 8 or 10 over 10 true divided light.

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 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 internal grilles are not allowed.

Windsor Sash Kit will be true divided lights, 6 over 6, 8 over 8 or 10 over 10, with fixed muntins that match as close as possible to what is currently existing.

19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminumclad 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.

Windsor Sash kit is a wood product.

20. Use translucent or low-e glass.

Low-e glass will be used

21. Paint windows in a historically appropriate paint color.

Windows will be painted a white color.



# Addendum A: Existing Windows

Total of 13 windows will be replaced with Sash Kits









# Addendum B: Current Up-close Conditions







Damaged  
Muntins

Heavy  
Condensation



Missing Muntins



Heavy  
Condensation

Missing Muntins



Sash bottom rail  
rot





Missing Muntins



Missing Muntins

Sash Channels  
have warped



Sash Channels  
have warped



Sash Channels  
have warped





Missing  
Muntins and  
old putty  
repairs  
deteriorated



Missing  
Muntins



Old putty  
repairs  
deteriorated



# Proposed Window Replacement

Windsor Windows Revive Product:  
dual pane sashes, custom sizing, true  
divided lights, grill profiles to match  
and all wood.

<http://www.windsorrevive.com/sash-replacement>



- Sash only to be replaced
- Brick Mold stays in place
- True Divided Light 6 over 6, 8 over 8 or 10 over 10, with fixed muntins
- Window Sizes to Remain

