

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1727 Dilworth Road East

**SUMMARY OF REQUEST:** Window replacement

**APPLICANT/OWNER:** Jaime Frade & Yin-Fang Yen

### Details of Proposed Request

#### *Existing Conditions*

The existing house is a 1.5 story Colonial style single family house constructed in 1941. Features include three dormers on the front elevation and four on the first floor of the main house. Windows are wood.

#### *Proposal*

The proposal is the installation of replacement windows around the house. The window type is Renewal by Andersen. The window material is described as "Fibrex, which is made of reclaimed wood fiber and PVC polymer that is fused together." The window patterns would be consistent with the original windows as *colonial* grid style. There are 2 windows to be replaced in their original openings.

#### Rehabilitation of Building Elements – Replacement Windows, 4.14

4 **REHABILITATION OF BUILDING ELEMENTS**

**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

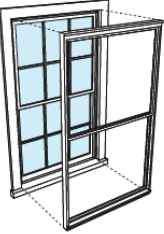
windows. Use meeting rails only in conjunction with double-hung windows and place them in the same relative location as the primary sash.

- 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.

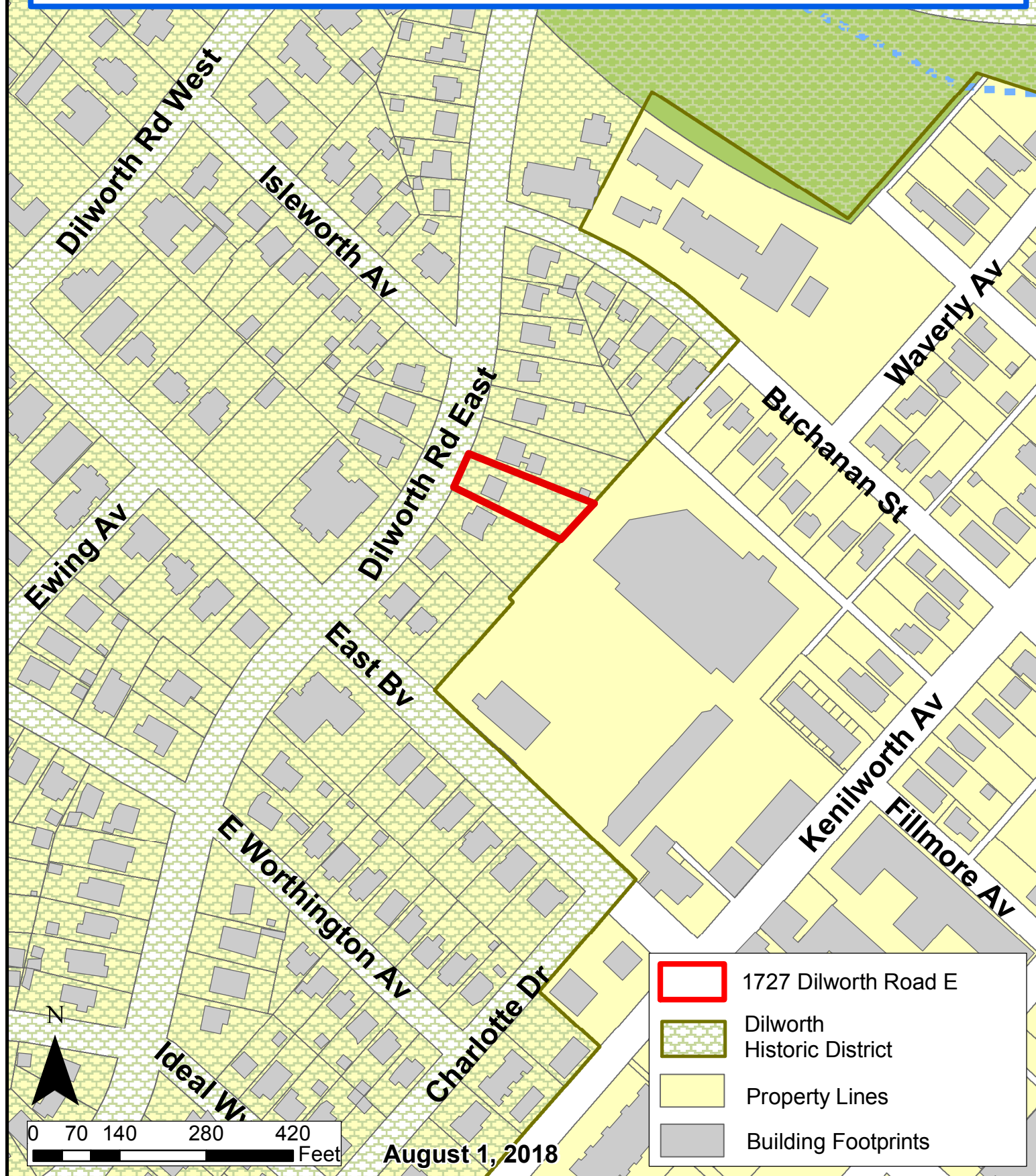
1. Introduction	2. Historic District Review Process	3. Historic Districts & Architecture	4. Rehabilitation of Building Elements	5. Building Materials	6. Appendices
4.14	6. New Construction	7. Additions	8. Guidelines for Private Sites	9. Demolition & Relocation of Historic Structures	Appendices

Continued on page 2.

**Staff Recommendation**

1. The HDC will determine if window replacement is necessary and if the replacement window type meets the guidelines.

*Charlotte Historic District Commission Case 2018-358*  
**HISTORIC DISTRICT: DILWORTH**  
**WINDOW REPLACEMENT**



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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1727 Dilworth Rd E

**SUMMARY OF REQUEST:** Replacement windows

**APPLICANT:** Jaime Frade & Yin-Fang Yen (415)-301-8051

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### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a 1.5 story house constructed in 1941 and listed as a contributing structure in the Dilworth Register of Historic Places.

#### *Project*

The project is replacement windows around the house. The window type is Renewal by Andersen. The window material is described as "Fibrex, which is made of reclaimed wood fiber and PVC polymer that is fused together." The window patterns would be consistent with the original windows as *colonial* grid style. There are 2 windows to be replaced in their original openings. The HDC will determine if the window materials and trim meet the guidelines.

Any questions, please contact, 415-301-8051. Thanks

Window 1: 2<sup>nd</sup> floor - Dormer







Windows 2: 2<sup>nd</sup> floor (back)







# Double-Hung WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved Contemporary or squared Traditional Check Rails.

## CONVENIENT

Easy cleaning from the inside.

## ELEGANT

Traditional look of mortise-and-tenon styling.

## ACCURATE

Appropriate for restoration and renovation projects.



Double-Hung Equal Window



Double-Hung Cottage Style Window



Double-Hung Reverse Cottage Style Window (One)

2

## Select Colors<sup>2</sup>

### INTERIOR



Real Maple



Real Pine



Real Oak

Real wood interiors can be stained or painted to match your decor

### INTERIOR/EXTERIOR



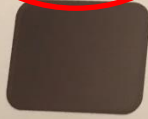
White



Canvas



Sandtone



Terratone



Dark Bronze

### EXTERIOR



Cocoa Bean



Black



Forest Green

3

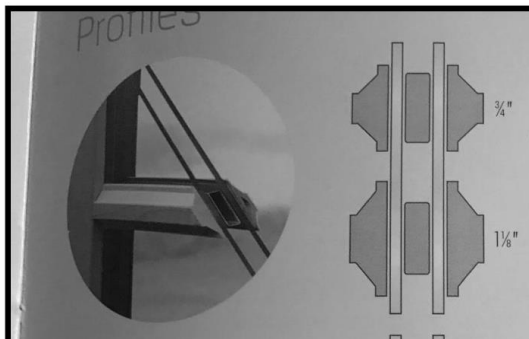
## sel

Grille



Ins

H



**Full Divided Light Grilles**  
 Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.



## Itemized Order Receipt

dba: Renewal By Andersen of Greater Charlotte

Legal Name: S & L Windows and Doors LLC

NC 72512, SC 53511

2430 Whitehall Park Drive, #950 | Charlotte, NC 28273

Phone: 704-817-9641 | Fax: 704-817-8548 | [contracts@renewalcharlotte.com](mailto:contracts@renewalcharlotte.com)

Jaime Frade & Yvonne Yen

1727 Dilworth Rd E

Charlotte, NC 28203

H: (415)301-8051

C: (954)850-9533

ID#:	ROOM:	SIZE:	DETAILS:
#	.	0 W 0 H	<b>Misc:</b> Misc - Production Fee Welcome to Renewal by Andersen, PPer
20	Baby room	30 W 47 H	<b>Window:</b> Double-Hung, Equal, Slope Sill Insert, Contemporary Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Black, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), <b>Grille Pattern:</b> All Sash: Colonial 3w x 2h, <b>Misc:</b> None
22	Baby room	30 W 39 H	<b>Window:</b> Double-Hung, Equal, Slope Sill Insert, Contemporary Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Black, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), <b>Grille Pattern:</b> All Sash: Colonial 3w x 2h, <b>Misc:</b> None