
LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 421 North Poplar Street (Booth Gardens)

SUMMARY OF REQUEST: Replacement windows

APPLICANT: Steven Cohen, AIA

Details of Proposed Request

Existing Conditions

The four existing apartment buildings are all three stories in height and constructed in 1977. Materials include aluminum sliding windows, wood siding and trim.

Project

The project is replacement windows on all four apartment buildings. The existing windows are the original aluminum sliding windows, which are beyond repair. The window type requested is a vinyl/PVC window in the same configuration/operation as the original aluminum windows. The applicant is also proposing to add wood trim around the new windows.

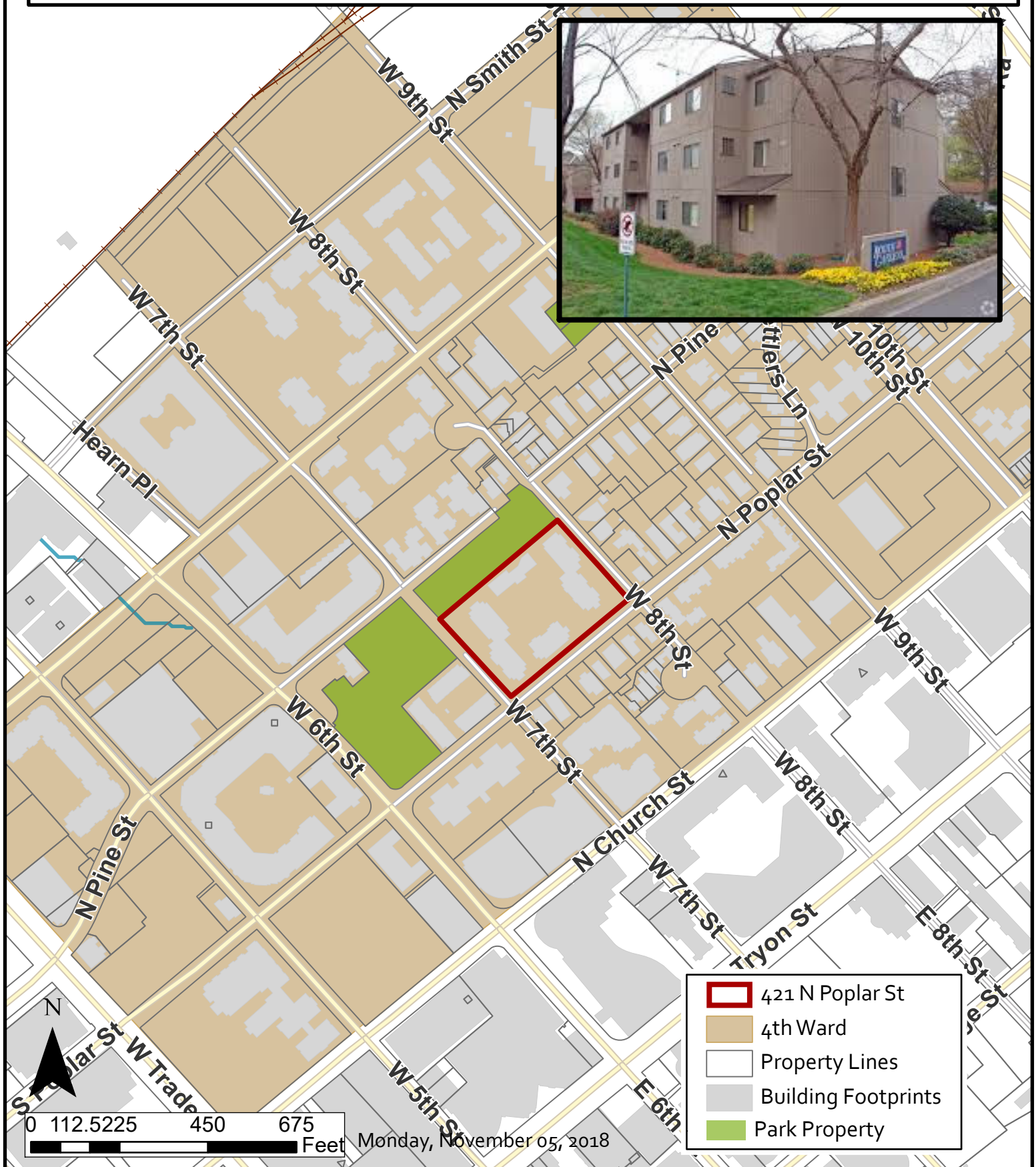
Design Guidelines –Replacement Windows, page 4.14

13. Maintain the original size and shape of windows.
14. Match window replacements to the height and width of the original openings.
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 Recommendation

1. The Commission will determine if the proposed replacement windows and trim meet the guidelines.
2. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-464
HISTORIC DISTRICT: FOURTH WARD
WINDOW REPLACEMENT



2500 Series Replacement

If you are looking for a heavy weight – light commercial window for your next project, then our 2500 Series single hung, single slider or fixed lights is the window to consider first. When combined with our standard SuperSpacer® system and our **energyKraft**® LoE glass options; you can achieve one of the most energy efficient windows available on the market.

Specifications

- 3-1/4" Main Frame
- Multi-cavity All Welded Construction
- 7/8" Insulated Glass
- Block & Tackle Balances
- Tilt-in sash
- Half Screen
- **eK2** or **eK366** Glass (Optional)
- Argon or Krypton Gas Fill (Optional)
- Triple Pane Glass (Optional)
- DP35 Standard (DP50 Optional)

Standard Colors

Exterior		Interior
White	→	White
Beige	→	Beige
Clay	→	White
Cocoa Brown	→	White

Custom Exterior Color Options

Silver Grey	Colonial
Victorian Grey	Beige
Evergreen	Clay
Cocoa Brown	Black
Dark Brown	Bronze

3-1/4" Multicavity Fusion Welded Mainframe

Block and Tackle Balances

Recessed Tilt Latches

Insulated Foam Wrap (Optional)

Foam Filled Frame and Sash (Optional)

Q-Lon Bulb Seal helps reduce outside air infiltration between the bottom sash and sill

7/8" Glass

Dual Interlocking Meeting Rail

Steel Reinforcements

Dual Weatherstripping reduces air infiltration

Sloped Sill

Fixed Lights



Slider

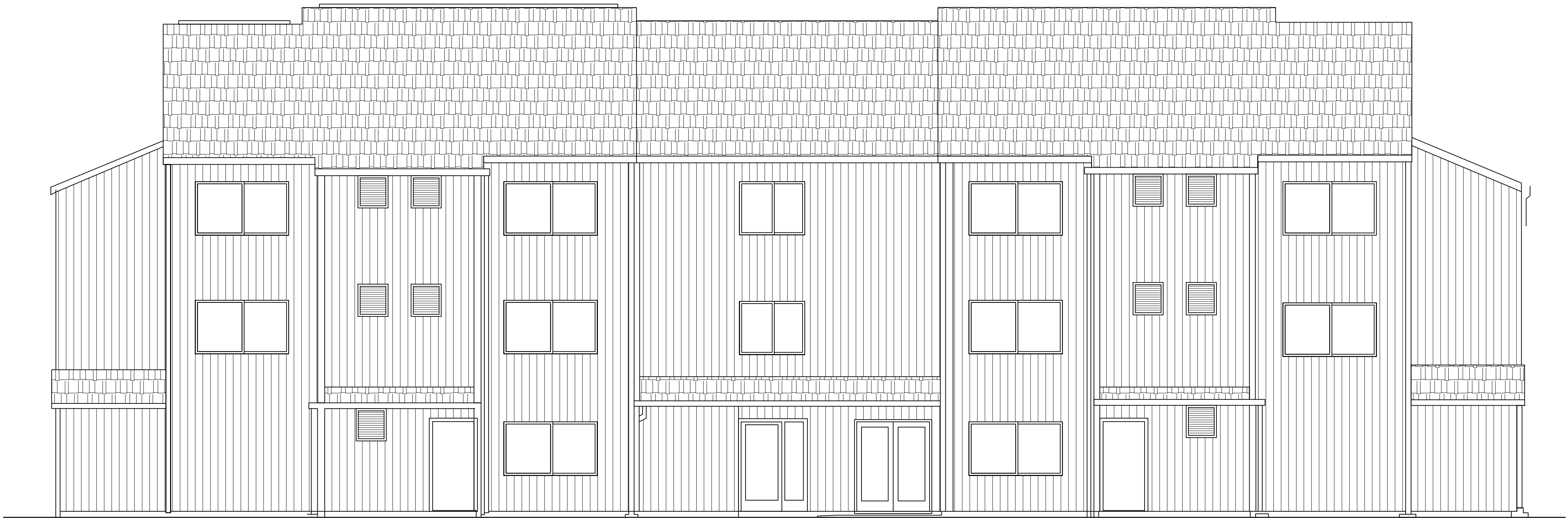


Add fixed lights in those areas where maximum light and flexible style in design is needed. The energy efficiency of these windows make it affordable to let the light shine in while helping to lower your heating costs.

Our 2500 Series 2 or 3 light sliders offer a great view to the outside and maximum ventilation when opened. Our smooth operating "lift and take out" sashes provide convenience and durability. These windows are a perfect addition to any room and will coordinate with any design theme.







1
A1.06

EXISTING BUILDING ELEVATION

SCALE: 3/16" = 1' - 0"



2
A1.06

PROPOSED BUILDING ELEVATION

SCALE: 3/16" = 1' - 0"

Steven S. Cohen
Inv. License No. 13760

Sponsor/Owner/Developer:
GHC Housing Partners LLC
15301 Ventura Blvd
Sherman Oaks, CA 91403
609-924-6560
609-924-5459 fax

BOOTH GARDEN APARTMENTS
ALTERATIONS

421 N. Poplar Street
Charlotte, North Carolina 28202

Deed Book 3437-579, 3437-599, 3438-9, 3453-579, 3837-222

Architect
Steven S. Cohen, Architect P.C.
63 Moran Avenue
Princeton, New Jersey 08542
609-924-6560
609-924-5459 fax

General Contractor:
Hernandez Construction Services
33 Mertz Blvd, Suite 2
Fairlawn, Ohio
330.796.0500
330.796.0800 fax

Structural Engineer

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Mechanical Engineer

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Electrical Engineer

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Sheet Title
BUILDING ELEVATIONS

Issue Date
07.30.2018
Issue
PERMIT
Project Number
18008

Sheet Number

A1.06