Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: May 8, 2019***
HDC 2018-496	***PID# 12311105***

LOCAL HISTORIC DISTRICT:	Dilworth
PROPERTY ADDRESS:	1015 East Boulevard
SUMMARY OF REQUEST:	Addition, window replacement
APPLICANT/OWNER:	Todd Collins

Details of Proposed Request

Existing Conditions

The existing structure is the C. Columbus Harmon House, a 2-story Craftsman frame building constructed in 1922. Architectural features include stuccoed and timbered gables, brackets, and an engaged porch with gable projection on tapered stuccoed columns. Siding material is wood lap siding. Adjacent structures are 1-2 story commercial buildings. The lot size is 75' x 200'.

Proposal

The proposal is for sash-kit wood replacement windows on the left, right, and rear elevations. Windows on the front elevation will be restored. No changes will be made to the window trim. New window sash-kits will have Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. Proposed windows are Sierra Pacific.

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

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.

Design Guidelines –Replacement Windows, page 4.14 (cont.)

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 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.
20. Use translucent or low-e glass.

Staff Recommendation

1. The Commission will determine if the proposed replacement windows meet the Design Guidelines.
2. Sierra Pacific windows have been previously approved for New Construction projects.

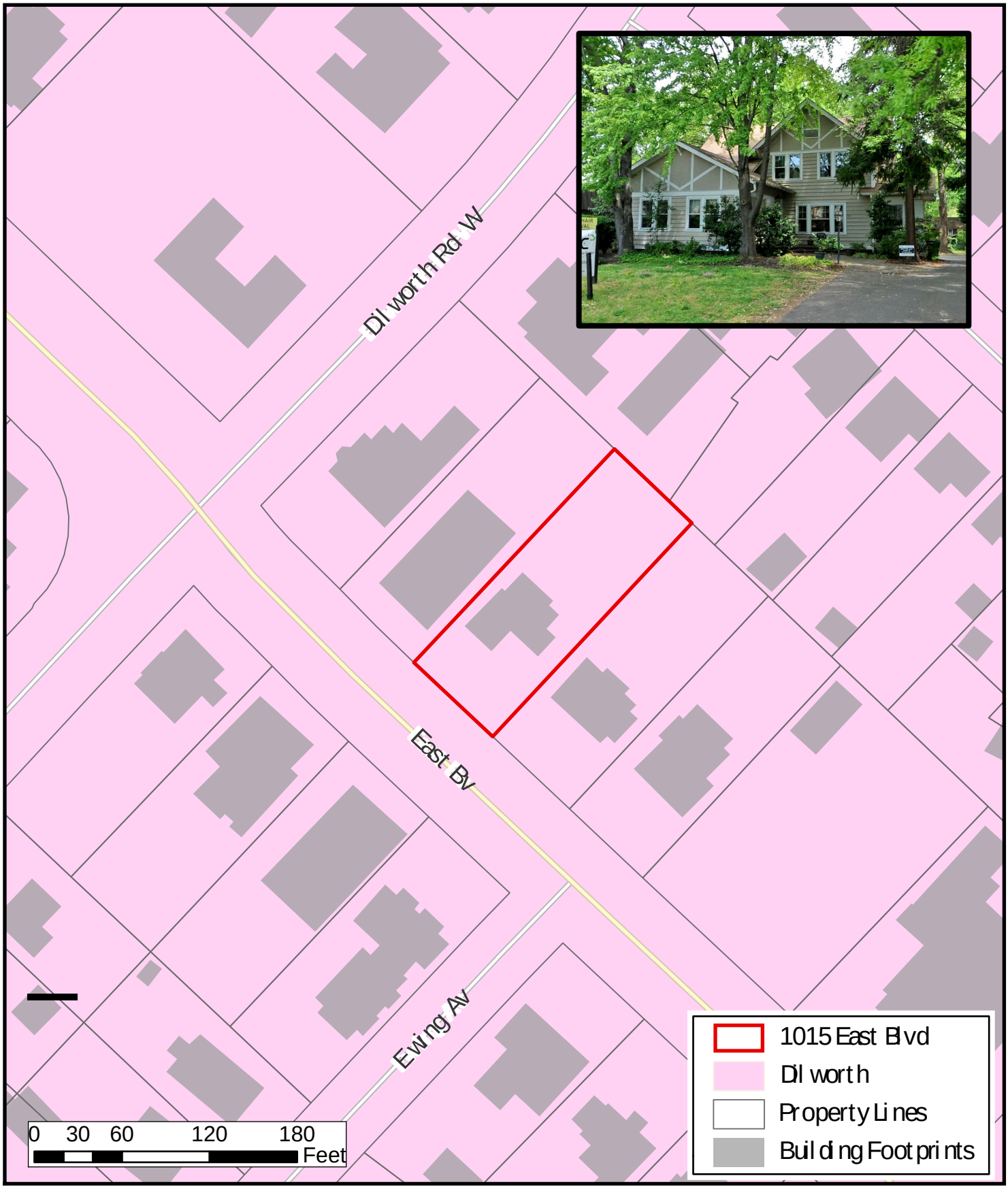
HDC-2018-00496

PID: 12311105

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: WINDOW CHANGES

May Meeting 2019



Existing Conditions Front

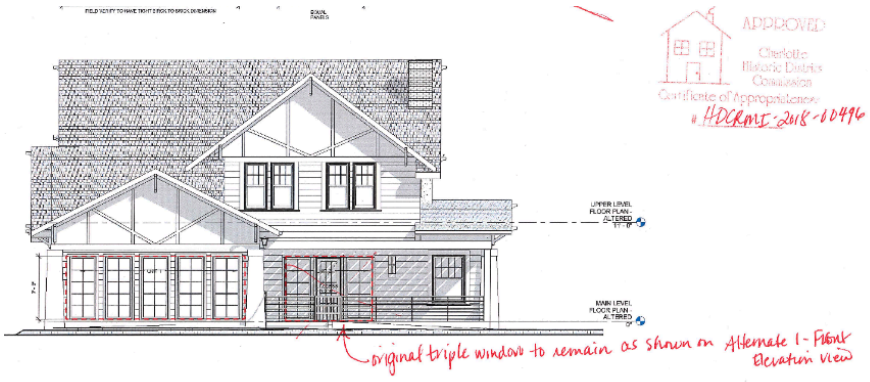
Proposed Front Elevation

Existing original windows (yellow solid) to be repaired by Double Hung, LLC

Existing non-original windows (green dashed) to be repaired using sash replacement kit

Front Former Porch Windows

Front and right/left windows/doors of front porch are not original and will be replaced with full glass windows per previous HDC approval



Existing Conditions Left Elevation

Above: East Blvd Street View

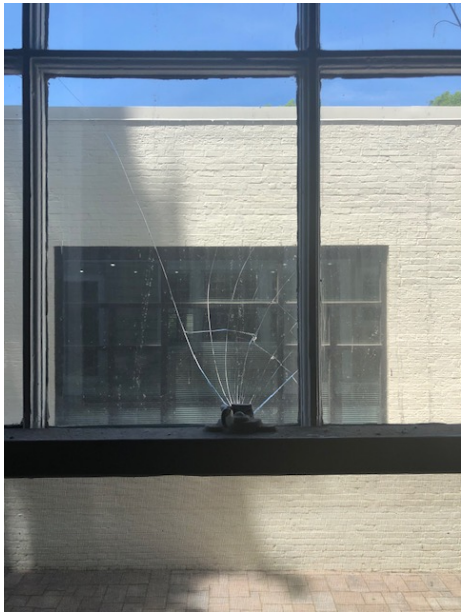
Left elevation not visible from East Blvd and limited visibility from adjacent neighbor due to proximity

Proposed Conditions Left Elevation

Existing left elevation original windows (green dashed) to be repaired using sash replacement kit

Existing front porch fixed door (blue highlight) on left elevation to be replaced with full glass windows per previous HDC approval

Left elevation, window details



Windows have broken glass and frame that will be repaired through sash kit replacement

- Sash only to be replaced
- All exterior and interior trim to remain
- Trim/sills will be repaired/replaced to match existing
- Window size and style to remain, 6 over one pattern

Existing Conditions Right Elevation

Above: East Blvd Street View

Right elevation not visible from East Blvd and limited visibility from adjacent neighbor due to proximity

Proposed Conditions Right Elevation

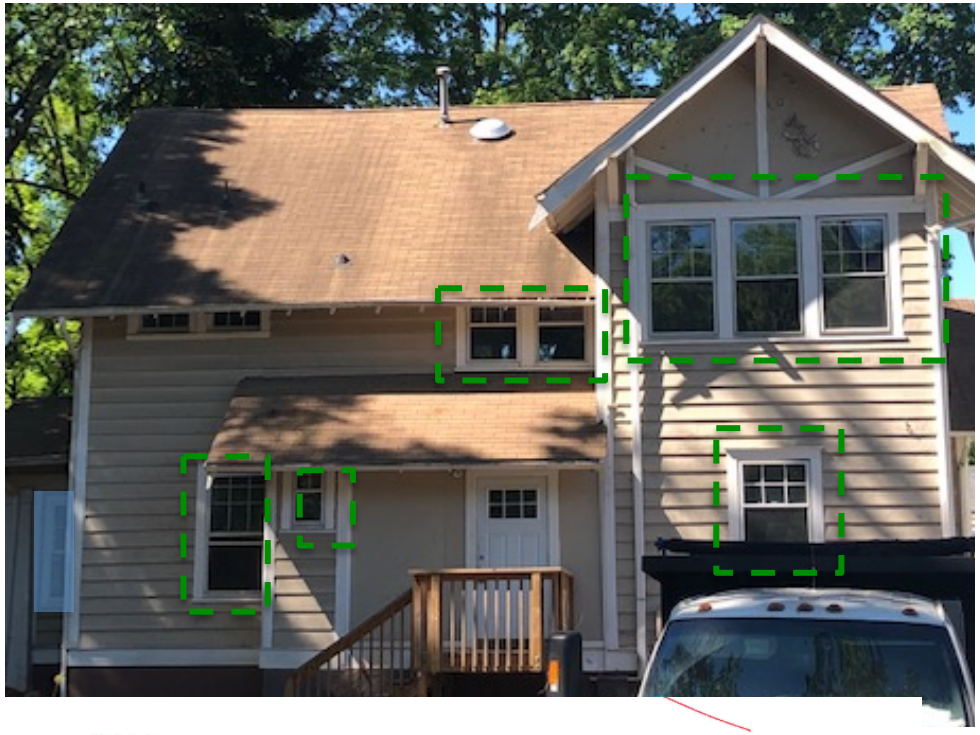
Existing right elevation original windows (green dashed) to be repaired using sash replacement kit

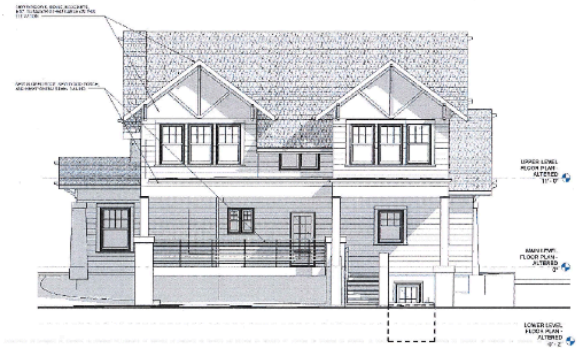
Existing side porch fixed door (blue highlight) on right elevation to be replaced per previous HDC approval

- Sash only to be replaced
- All exterior and interior trim to remain
- Trim/sills will be repaired/ replaced to match existing
- Window size and style to remain, 6 over one pattern

Existing Conditions Rear Elevation

Proposed Conditions Rear Elevation





Existing rear elevation original windows (green dashed) to be repaired using sash replacement kit

Existing side porch fixed door (blue highlight) on left rear elevation to be replaced per previous HDC approval

- Sash only to be replaced
- All exterior and interior trim to remain
- Trim/sills will be repaired/ replaced to match existing
- Window size and style to remain, 6 over one pattern

Rear elevation, window detail

Windows have broken trim and frame that will be repaired through sash kit replacement

- Sash only to be replaced
- All exterior and interior trim to remain
- Trim/sills will be repaired/replaced to match existing
- Window size and style to remain, 6 over one pattern

Historic Guideline Reference (4.14)

For Replacement Windows: *Applicants seeking the total replacement of original historic windows, as definied 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.

- Evaluation of existing windows has been completed and conditions have been documented. Many windows are painted shut, contain rotted wood and inoperable and have deteriorated sashes.
- Sash replacement kits have been determined to be the appropriate action to replace the current deteriorated windows and keep the same appearance as the original windows without altering the historical integrity of the property
- Original size and shape of the windows will be maintained

Historic Guideline Reference (4.14)

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.

- Double-hung sash kit replacement units will be used to retain the appearance of the original windows
- Original number and arrangement of panes will be maintained
- Simulated divided lights (STDL) will give depth and profile to windows

- Sierra Pacific sash replacement kits are wood

- Low-e glass will be used
- Storm screens will be removed to be in standing with the original appearance of the home

Proposed Sash Replacement Kit:

Sierra Pacific Double Hung Sash Kit, Transcend series

Replace Your Old Double Hung Windows With New Energy-Efficient Sierra Pacific Windows Without Removing Your Existing Window Frame.

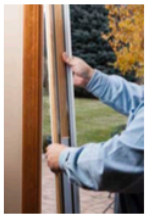
If your existing double hung window frames are still in good condition, here's the smartest, least expensive, most convenient way to replace them. Sierra Pacific easy-tilt replacement sash kits are sized to fit your existing sash opening. They install very easily. It's all accomplished from inside your home—without removing your existing frame, sill, interior or exterior trim.

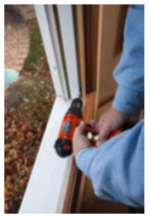
As with every Sierra Pacific product, better engineering in our sash kit means noticeably better performance. Both sash tilt easily to make removal and cleaning a snap. Both sash operate smoothly and seal completely.

So you get all the benefits of today's newest window technology without the expense and mess of a big remodeling project.

Here's Why Sierra Pacific Sash Kits Are Superior To Others:

1. Unlike other sash kits, our balances are concealed. You'll appreciate the difference immediately.
2. Our sash kits are adjustable for far superior installation and smoother operation.
3. Our wood is protected to the very core with CoreGuard™ P lus. It's the best wood protection in the business, and only Sierra Pacific has it.
4. Our sash kits are protected on the outside by double-thick, heavy-duty, .055 extruded aluminum cladding.
5. Our optional integral screen channel is a first.
6. Matching full or half screens are available and automatically Pre-Sized to the Sash Kit.
7. Although you get everything you need (all parts, detailed installation and finishing instructions), we've simplified installation by using fewer parts and no clips.





Pick your favorite wood.

- Maple
- Alder
- Mahogany
- Cherry
- Vertical Grain Douglas Fir
- Red Oak
- Black Walnut
- White Oak
- Pine (std)

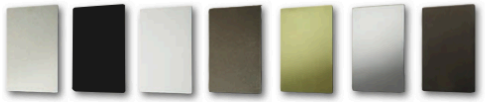
Pick your favorite finish.

- Ultra Coat Black
- Ultra Coat White
- Clear
- Espresso
- Toffee

A Sierra Pacific replacement sash kit will warm your room with the natural beauty and insulation of wood.

In a perfect world, your windows would match your cabinets perfectly. So Sierra Pacific lets you specify the wood species for your sash kit. While our standard ponderosa pine is pure premium grade, you can also choose from eight other woods or any workable species.

Choose from 7 of today's most popular hardware finishes.



A spotless factory finish.

While an unfinished interior is our standard finish, or a Latex Factory Primer is available- both allowing you to apply your own final finish, nothing beats a factory finish performed with state-of-the-art equipment under rigorously controlled, ultra-clean conditions. Sierra Pacific gives you 2 premium options.

Our Ultra Stain brings out all the beauty of your wood interior.

Our Ultra Coat is a catalyzed polyurethane, interior paint that's so durable, it could be used outdoors.

Custom matched stains are also available.

Turn basic into boastful.

Enhance your sash kit with the classic charm of our wood grilles or divided lites. Choose from our standard grille configurations, or design your own custom grille.

Removable Wood Grille

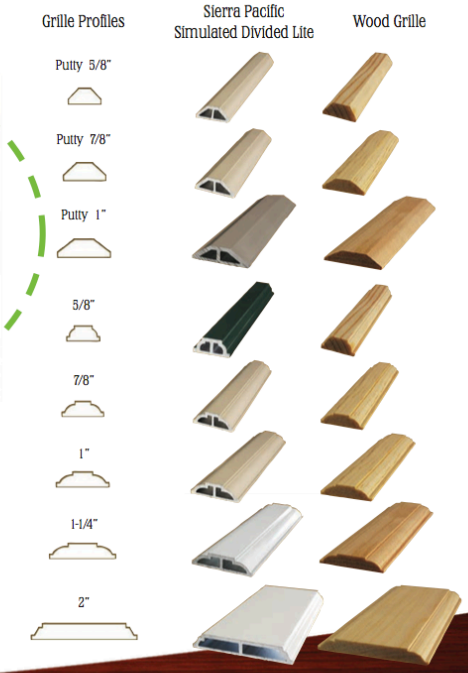
Our full surround removable wood grille is a beautiful alternative to divided lites. The grille pops out easily for washing the window or if your tastes change.

Simulated Divided Lites

Get the look of traditional true divided lites, but without the energy loss caused by individual glass panes. Extruded aluminum outside, natural wood inside, and aluminum spacers between the glass. Also available in an all-wood version.

Grilles in Airspace

We seal the grille between the panes of glass. So you get the look you want without the grilles ever getting in your way. Available in solid or two-tone finishes. Choose from flat (5/8") or contour (11/16 or 1") profile.



High Performance Glazing Options.

What's the best glazing for your replacement windows and patio doors? Obviously, what's best for a freezing northern winter is not necessarily right for a hot southern summer. We have the answer. With one of the broadest selections of glazing options in the window industry, Sierra Pacific lets you choose exactly the right performance glass for your exact weather and environmental conditions.

You can choose glazing to improve your energy efficiency and lower your energy bills. you can capture the sun's heat, or reflect it. You can also reduce outside noise, block the sun's damaging UV rays, or even enhance your privacy.

Dual Pane Warm Edge Low-E — Insulated for improved energy efficiency. Single surface low-E coating to reduce solar heat gain and block UV rays.

Low-E 366 — Cardinal's triple layer silver product with Warm Edge Spacer, a high density foam, for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27.* Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass.***

Low-E 366 with i89 Coating** — The same superior performance as regular Low-E 366 (above), but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating.***

Low-E 340 — Cardinal's newest glazing innovation. It has an amazingly low 0.18* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and maximum glare control. Also available with Preserve protective film or with Preserve and Neat coating.***

Low-E i80 Passive Solar — A very high (0.70*) coefficient for capturing solar heat gain. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve protective film or with Preserve and Neat coating.***

Low-E i80 Passive Solar with i89 Coating** — The same superior performance as regular Low-E i80 (above), but with the addition of i89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating for a naturally cleaner glass.***

Insulated Glass — For moderate climates. Basic glazing with basic performance.

Sound Control — Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated.

Additional Options:
Obscure Glass
Tempered Glass
Tinted Glass

We offer 11 different decorative glass styles to help you create unique window designs, filter harsh sunlight or enhance privacy and security. From fancy to simple, formal to casual, each has its own personality and lends its own character to your décor. For the optimum in one-of-a-kind, custom designed windows, consider our leaded or stained glass. Your options are limitless. We'll work with you to handcraft anything your mind can imagine.

*All values shown are center of glass. **Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation. ***Available when selecting XL Edge Spacer.

Measuring & Sizing Information.

How To Measure:

1. Measure the width of your existing sash opening from the inside of the wood on the left jamb to the inside of the wood on the right jamb in 3 different places: top, middle, bottom.

2. Measure the sash opening (pocket) height from the head jamb to where the exterior of the bottom sash sits on the sill when fully closed. Measure at the left side, middle, and right side.

Tools Needed:

- Level
- Measuring tape
- Putty knife
- Utility knife
- Flathead screwdriver
- Phillips screwdriver
- Small finishing nails
- Roofing nails
- Hammer
- Miter gauge and protractor
- Saw
- Safety glasses
- Drill and drill bits

3. Measure your sill angle using a miter gauge and protractor, or use another angle measuring tool available at your hardware store. (The standard sill angle for Sierra Pacific sash kits is 14 degrees, but any angle between 5 and 14 degrees is available if specified.)

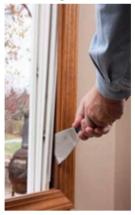
Custom Sizes in 1/8" Increments Available

Minimum Size:
16.5" x 30.5" sash opening

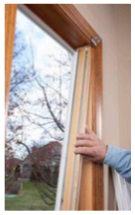
Maximum Size:
Sash opening widths up to 44", heights up to 92.5"

Sash kits can adjust to fit an opening width by as much as 1/8" via jambliner compression and installation screw adjustment. The sash opening height cannot be adjusted from the actual opening height.

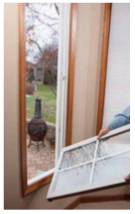
Step 1 Prepare the opening.



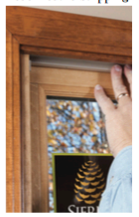
Step 2 Install new jamb and balances.



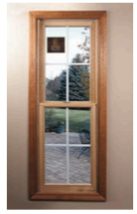
Step 3 Install new sash.



Step 4 Install new head weatherstripping.



Step 5 Enjoy your new window.



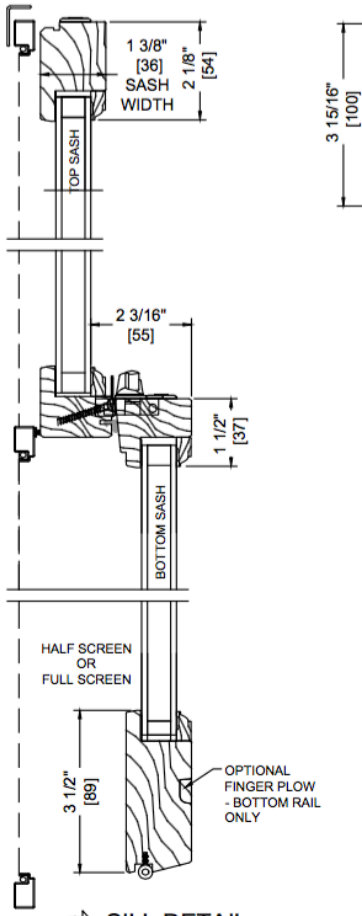
SIERRA PACIFIC WINDOWS

All-Wood Tilt Double Hung Sash Kit Windows

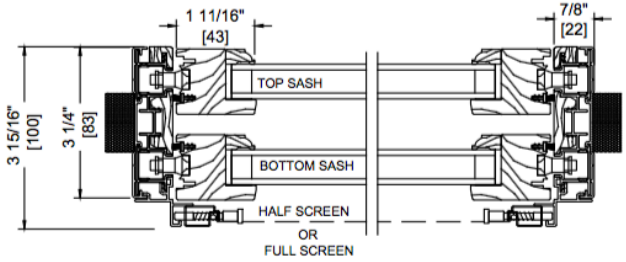
Drawn to Full Scale
Printed Scale 4" = 1'

Sash Kit Installed into Non-Hurd Existing Window Frame

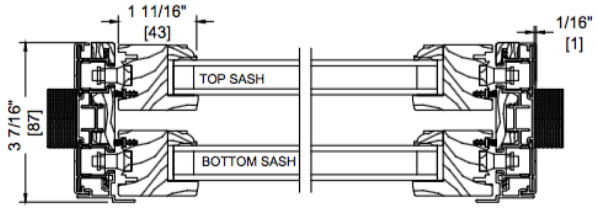
HEAD DETAIL
ALL WOOD TILT DOUBLE HUNG,
NON-HURD FRAME SASH KIT



SILL DETAIL
ALL WOOD TILT DOUBLE HUNG,
NON-HURD FRAME SASH KIT



JAMB DETAIL, with SCREEN
ALL WOOD TILT DOUBLE HUNG,
NON-HURD FRAME SASH KIT



JAMB DETAIL, no SCREEN
ALL WOOD TILT DOUBLE HUNG,
NON-HURD FRAME SASH KIT