
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 701 Mt. Vernon Avenue

SUMMARY OF REQUEST: Window replacement

APPLICANT: Ann Stanley

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Colonial style house constructed in 1935 and listed as a contributing structure in the Dilworth National Register of Historic Places. Adjacent residential structures are 1, 1.5, and 2 story single family homes.

Proposal

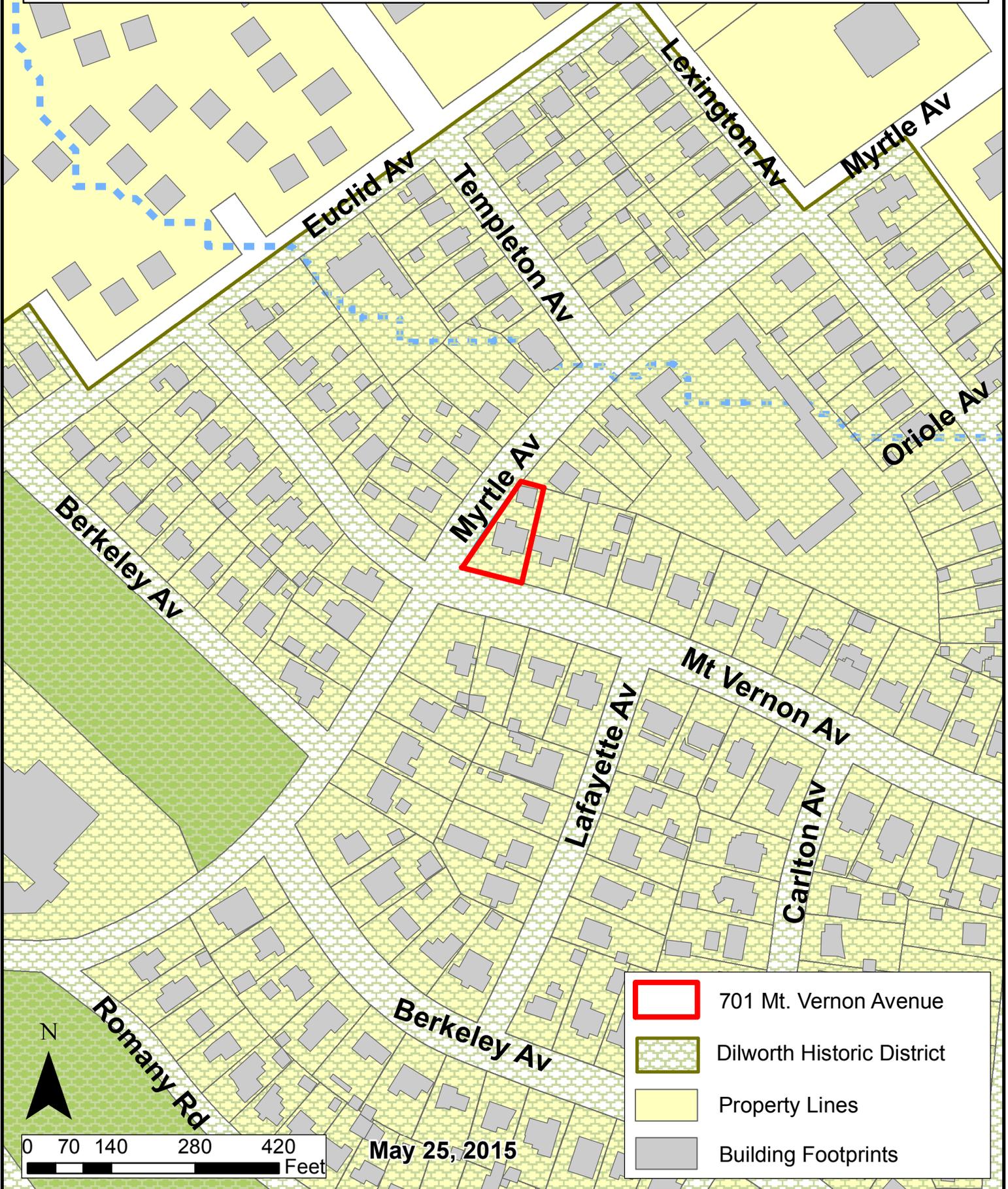
The proposal is window replacement on the left side elevation with new wood casement and double hung windows. Existing paired windows will be replaced with three double hung units requiring larger openings. Window material and trim will match existing.

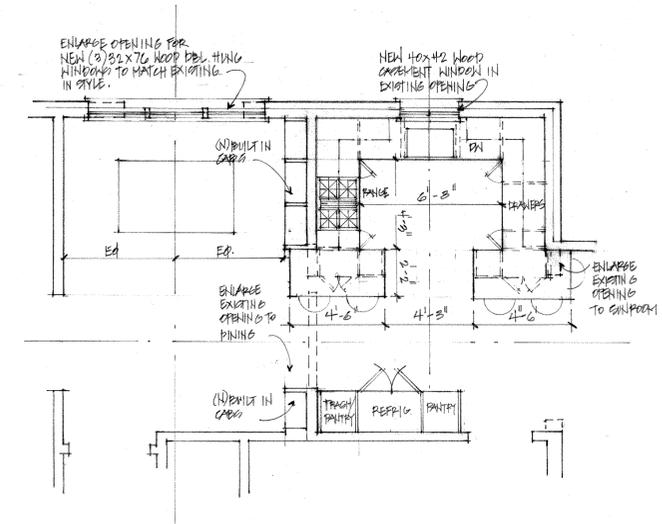
Policy & Design Guidelines – Windows and Doors, page 26

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.

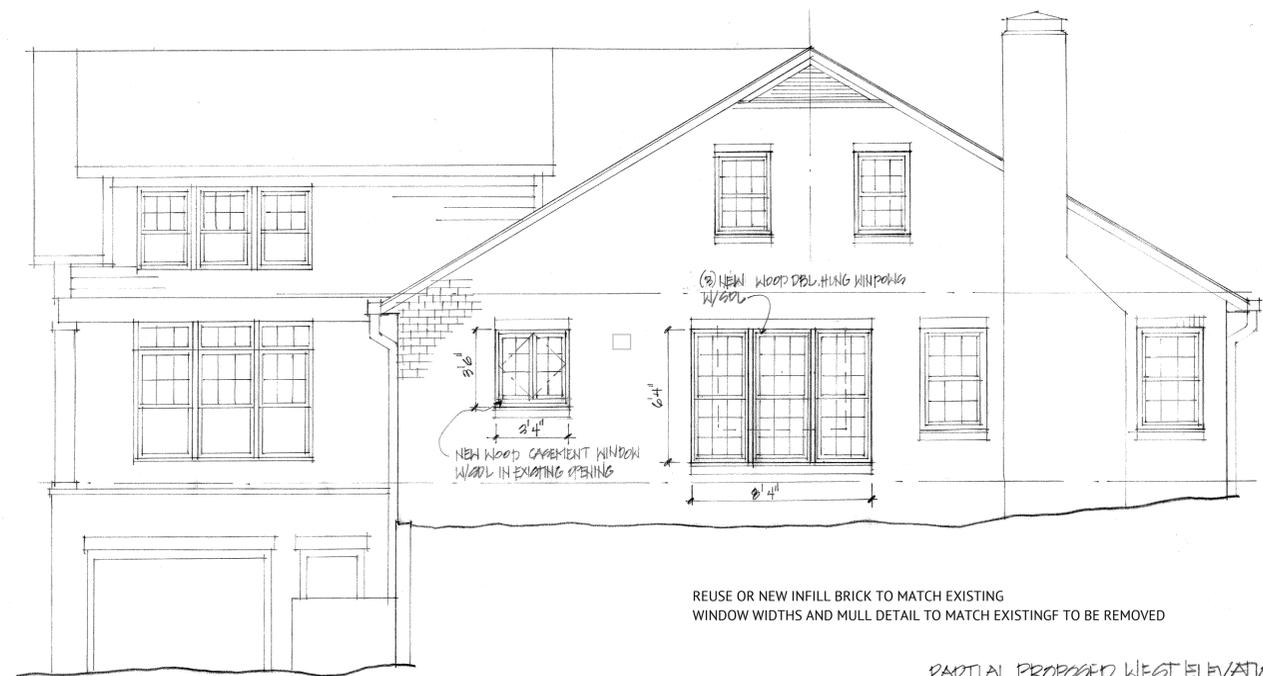
Staff Analysis - The Commission will determine if the proposal meets the applicable guidelines for windows.

Charlotte Historic District Commission - Case 2016-096
HISTORIC DISTRICT: DILWORTH





PARTIAL PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



REUSE OR NEW INFILL BRICK TO MATCH EXISTING WINDOW WIDTHS AND MULL DETAIL TO MATCH EXISTING TO BE REMOVED

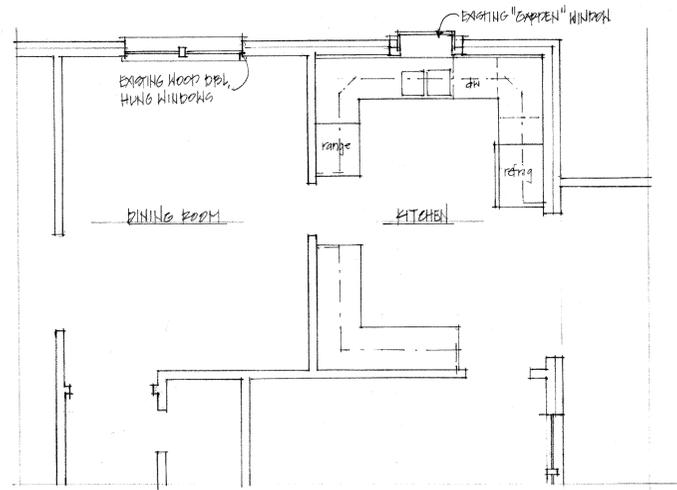
PARTIAL PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

DAVIS RESIDENCE
701 MOUNT VERNON LANE
CHARLOTTE, NC

PARTIAL PROPOSED PLAN
PROPOSED ELEVATION

HDC - 4.22.16

A2



PARTIAL EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



PARTIAL EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

DAVIS RESIDENCE
701 MOUNT VERNON LANE
CHARLOTTE, NC

EXISTING PLAN
EXISTING ELEVATION

HDC - 4.21.10

A1