
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1610 Dilworth Road East

SUMMARY OF REQUEST: New window

APPLICANT/OWNER: John Phares

Details of Proposed Request

Existing Context

The existing structure is a two story brick home with stucco accents constructed in 1933. It is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal

The project is the installation of a fixed window in the front gable with trim to match existing in material and dimension.

Policy & Design Guidelines, page 26

The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards can lead owners of older buildings to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of Local Historic District properties.

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.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Staff Analysis

The Commission shall determine if the window design meets the applicable guidelines, items 4 and 5.

Charlotte Historic District Commission - Case 2016-297
HISTORIC DISTRICT: Dilworth
WINDOW CHANGES



-  1610 Dilworth Road East
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

December 5, 2016





C PHOTO #1
NO SCALE



D PHOTO #2
NO SCALE



E PHOTO #3
NO SCALE



A EXISTING FRONT ELEVATION AND PROPOSED DEMOLITION
SCALE: 1/4" = 1'-0"



B PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"