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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 524 Walnut Avenue

**SUMMARY OF REQUEST:** Window Replacement

**OWNER:** Jeffrey Foster

**APPLICANT:** Cheryl Hopson

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a two story brick quadruplex constructed in 1928. It is listed as a contributing structure in the Wesley Heights National Register.

*Proposal*

The proposal is the replacement of the original wood windows with extruded vinyl windows. Several windows on the first story have been installed.

**Policy & Design Guidelines for Windows and Doors**

Items 3 and 5 are design guidelines to be considered for this application:

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.

**Staff Analysis**

The Commission will determine if an exception should be granted for the newly installed windows.



# Charlotte Historic District Commission - Case 2014-162

## Historic District;; Wesley Heights









































