

---

**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*

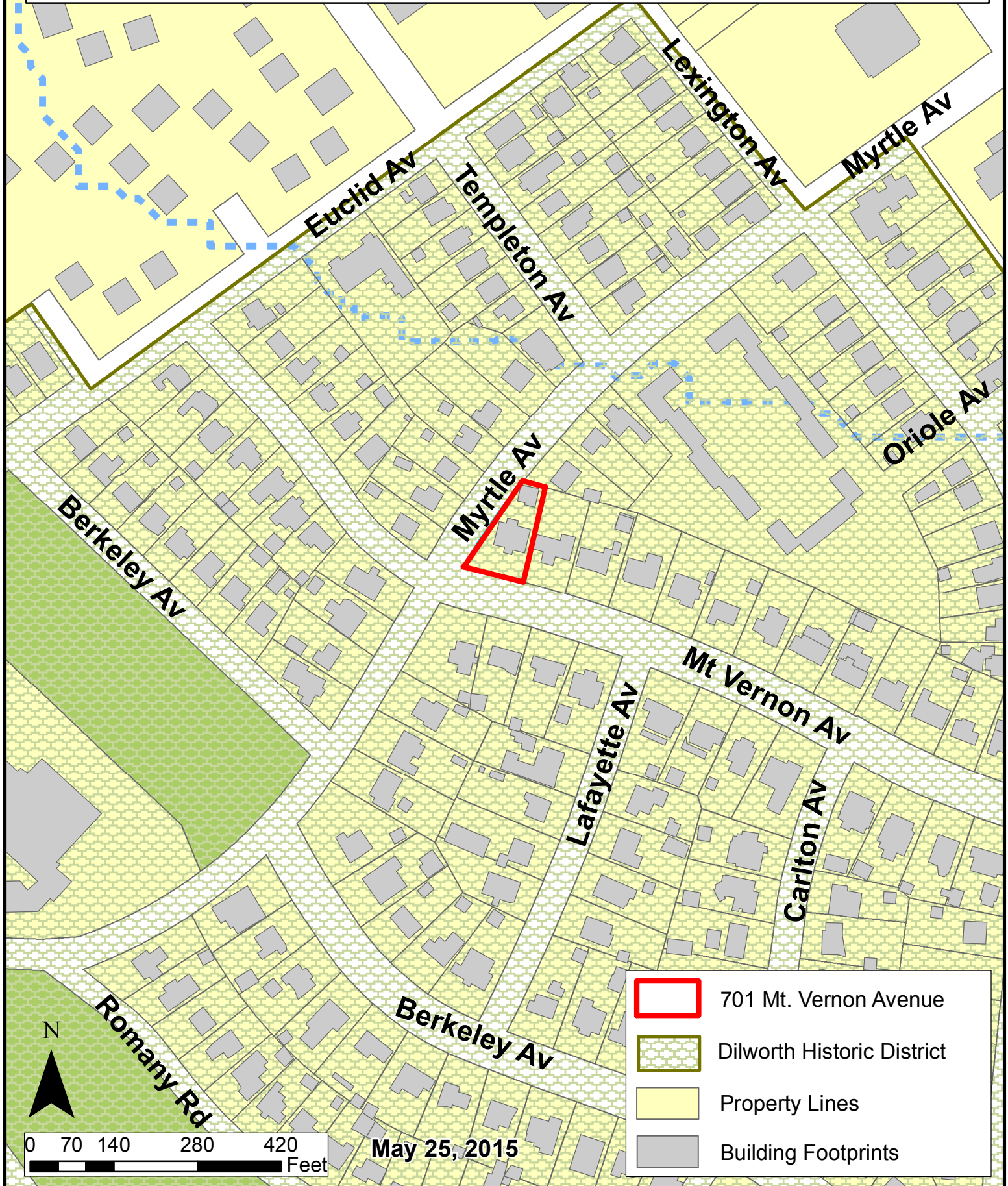
The proposal is window replacement on the left side elevation with new wood casement and double hung windows. Existing paired windows will be replaced with three double hung units requiring larger openings. Window material and trim will match existing.

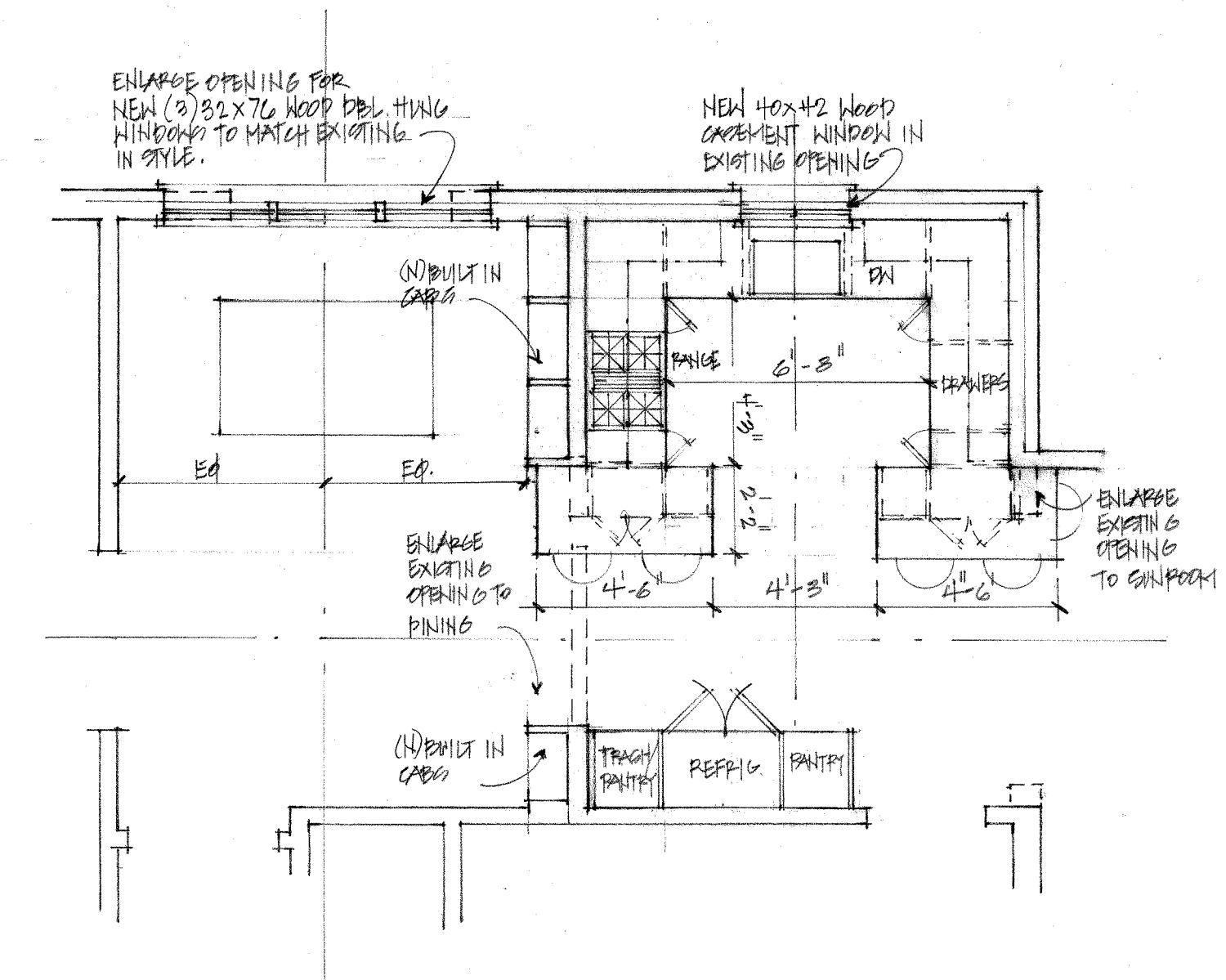
**Policy & Design Guidelines – Windows and Doors, page 26**

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.

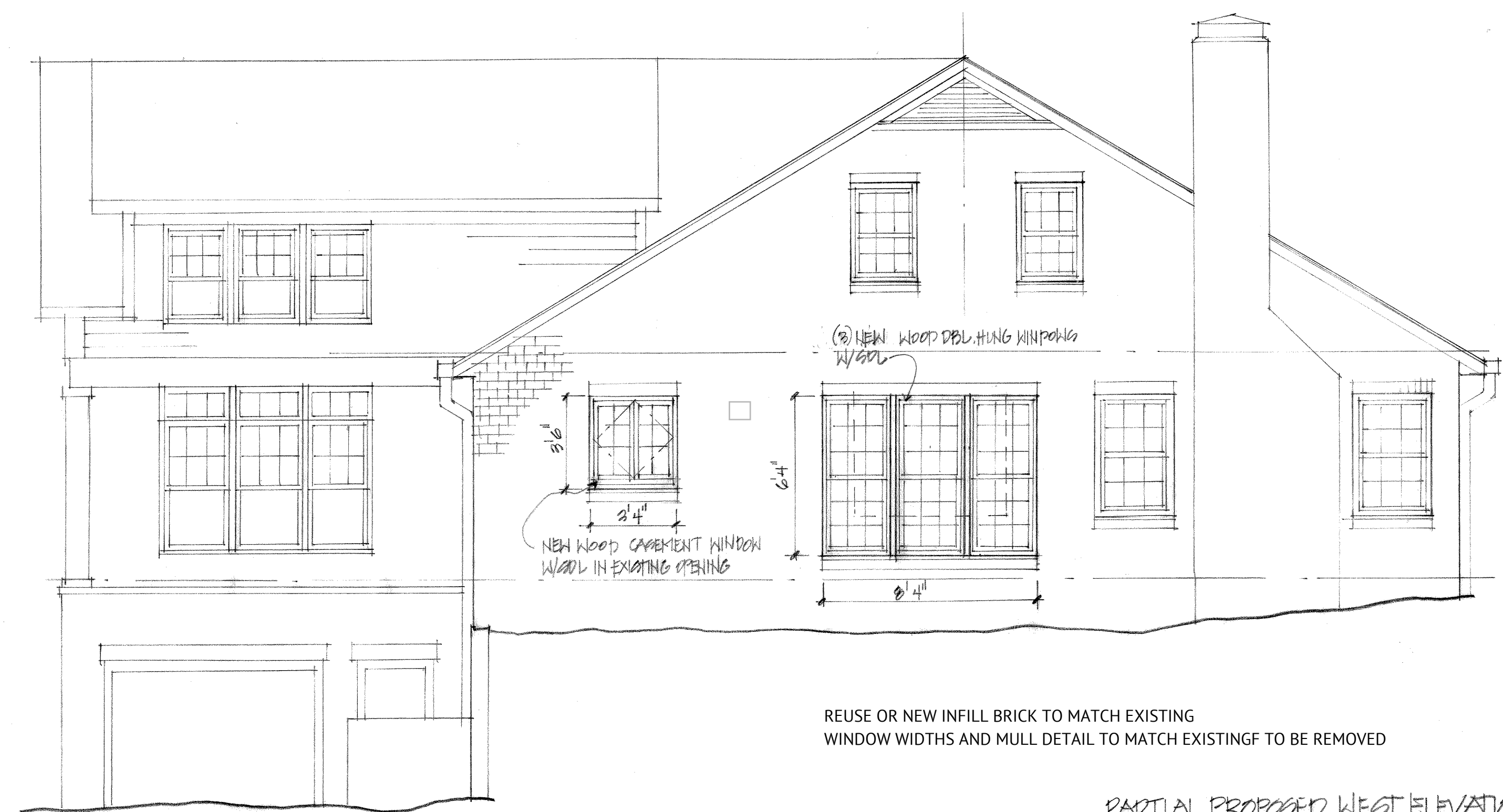
**Staff Analysis** - The Commission will determine if the proposal meets the applicable guidelines for windows.

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





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



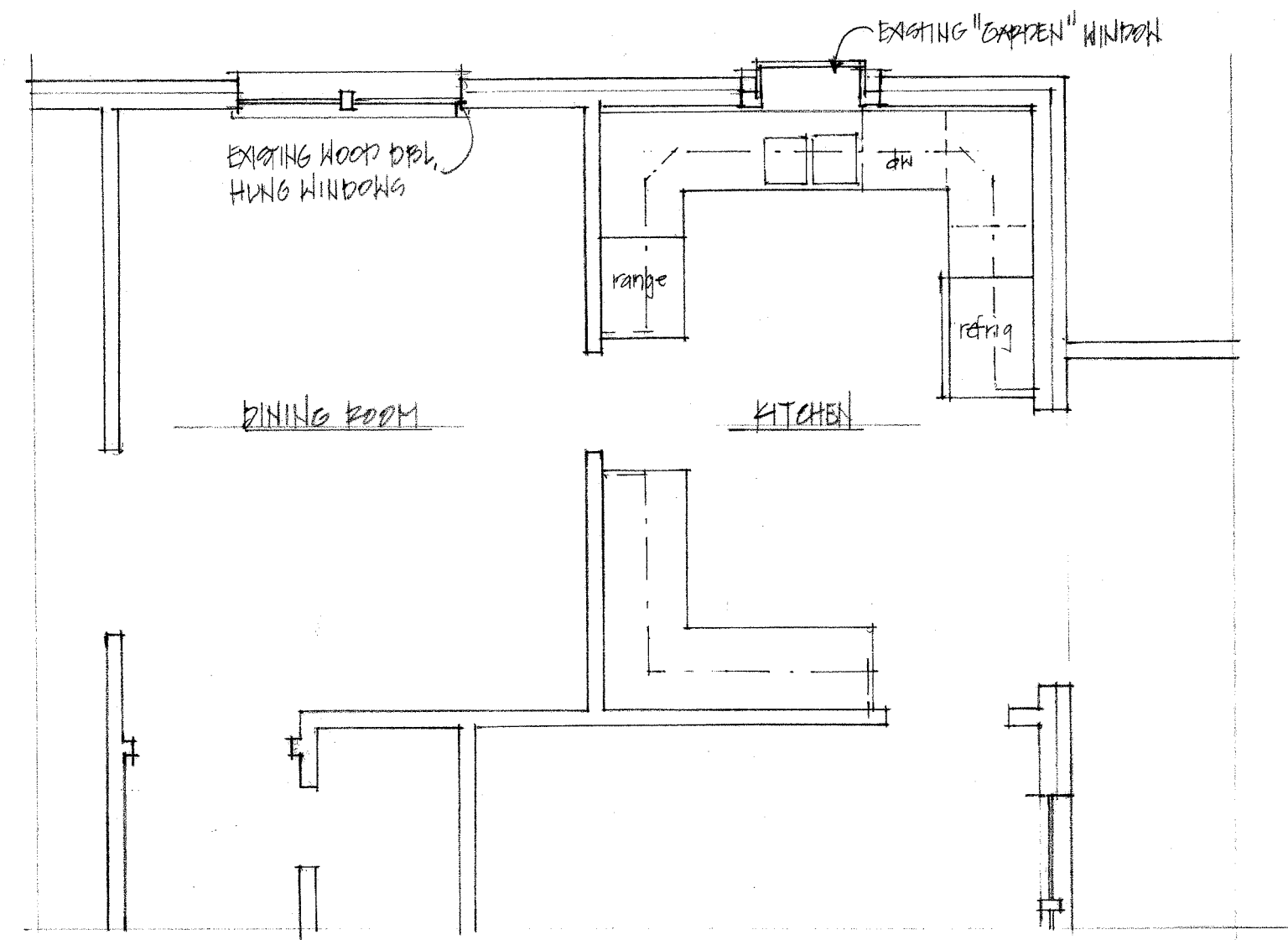
PARTIAL PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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 - 4.21.16

A1