

MAY IS PRESERVATION MONTH

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This year, 2016, marks the 40th anniversary of Charlotte's Local Historic District Program. With 6 Local Historic Districts containing nearly 3000 properties on 712 acres, Charlotte's program is the largest in North Carolina.



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**1 BERRYHILL HOUSE (c.1884)**  
324 W. 9th Street, Fourth Ward Historic District

Charlotte's historic preservation movement began in the Fourth Ward with the Junior League of Charlotte's efforts to restore the Berryhill House during 1974-1975. League members quickly realized the potential to make a more substantial impact on the Fourth Ward beyond the renovation of a single house and created Berryhill Preservation, a revolving fund used to purchase and restore other houses in the neighborhood. Funds were also used to save historic houses from other parts of Charlotte by moving them into the Fourth Ward. In 1976, just two years after the League initiated efforts save the Berryhill House, Fourth Ward neighborhood residents successfully petitioned Charlotte City Council to establish a local historic district to support continued redevelopment efforts, provide long-term protection, and further enhance neighborhood vitality.

**4 QUADRUPLEX (c.1939)**  
131 Grandin Road, Wesley Heights Historic District

The structure at 131 Grandin illustrates a building type found throughout Charlotte's older residential neighborhoods – the quadruplex. These two-story, four-unit apartment buildings were popular in Charlotte during the 1920s and 1930s and prevalent in the Wesley Heights neighborhood. Once threatened by demolition, 131 Grandin Road has become an integral part of a planned townhome development that takes its architectural inspiration from the quadruplex. An example of how imposing a 365-day delay of demolition to study alternative solutions, this quadruplex exemplifies how the past is leading the Wesley Heights neighborhood forward.

**2 ATHERTON MILL HOUSE (c.1900)**  
2005 Cleveland Avenue, Dilworth Historic District

Charlotte industrialist D.A. Tompkins considered this 'Four Room Gable House' an ideal housing type for mill workers, and in 1893 he purchased an entire block in Dilworth to construct these houses for the workers at his Atherton Cotton Mill. Considered the oldest residential structure in Dilworth, 2005 Cleveland Avenue would have cost approximately \$400 to build. Today, it is the last remaining Atherton mill house.

**5 SEARS, ROEBUCK AND CO. HOUSE (c.1920)**  
530 Hermitage Court, Hermitage Court Historic District

Sears, Roebuck and Co. sold mail-order houses from 1908-1940 and offered 447 architect-designed models that could be modified and customized. These mail-order homes helped popularize recent technologies such as central heat, indoor plumbing, and electricity for 'modern' kitchens and baths. The house at 530 Hermitage Court is a well-preserved example of the Sears, Roebuck and Co., "Verona" style. The "Verona" was part of the CHonor-Built line, which according to Sears was 'the most expensive and finest quality sold' by the company. The "Verona" first appears in the 1918 catalog and sold for \$2,461 to \$4,347. The cost included everything needed to construct the house from instruction manuals and pre-cut lumber framing to carved stair balustrades down to nails and varnish.

**3 VICTORIA (c.1891)**  
1600 The Plaza, Plaza-Midwood Historic District

Originally located at the corner of N. Tyron and East 7th Streets, 'Victoria' was built as one of two identical Queen Anne homes. Pulled by horses and rolled over logs for nearly 10 miles, the house was moved intact to its current location on The Plaza sometime between 1910 and 1920. Numerous occupants lived in the house until 1970 when the current owners purchased it and began a meticulous restoration and named the house 'Victoria.' The house is a classic prototype of Queen Anne Victorian design and in recognition of its architectural and historical importance was one of the first local landmarks designated by the Charlotte-Mecklenburg Historic Landmarks Commission.

**6 AMERICAN SMALL HOUSES (c.1940)**  
Merriman Avenue, Wilmore Historic District

Developed as a streetcar suburb during the early 20th century, most of the houses in Wilmore were built between 1920 and 1949. Unlike the Charlotte's other historic districts, Wilmore contains a notable number of 'American Small Houses.' Part of a larger housing phenomenon characterized by attention to the design, construction, and marketing of 'small houses,' across the country the 'small house' movement had its origins in the Great Depression, spanned World War II, and reached its height during the post-WWII nationwide housing shortage and recovery period. Built between the mid-1930s-1950s, these new 'small houses' were a brand new and completely American type of single-family house and are referred to by various names including "minimal traditional" house; "depression-era" cottage; "war years" cottage; "victory" cottage; "economical small house" and "FHA House".