

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 617 West Park Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Angie Lauer, applicant

The application was continued for the following: 1) Revisit the front porch design for acceptable solutions to the four foot depth, 2) Provide examples of shallow front porches if possible in the style of a Bungalow.

Details of Proposed Request

Existing Conditions

The existing site is a vacant lot with parcel dimensions of approximately 74' wide x 55' in depth (4070 square feet. Zoning minimum is 6,000 SF). The previous applicant received a variance for the front setback (10') and rear yard (10') because of the constrained parcel size and configuration. The adjacent parcel is similar in size and configuration. An alley easement exists between the properties and is unimproved and encroached upon by the adjacent owner. Adjacent structures are 1 to 2 stories in height. The HDC approved plans for a prior applicant May 2017.

Proposal

The proposal is the construction of a single family house. The front setback is 10' from ROW. Design features include brick foundation, wood lap and shake siding, and wood trim details. House height is approximately 23'-6". House footprint is 50'-6" x 28' (lot size is 74' x 55'). The applicant has presented examples of porches in the Wilmore District and images of historic porch design. Revised porch depth is 5'-4".

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

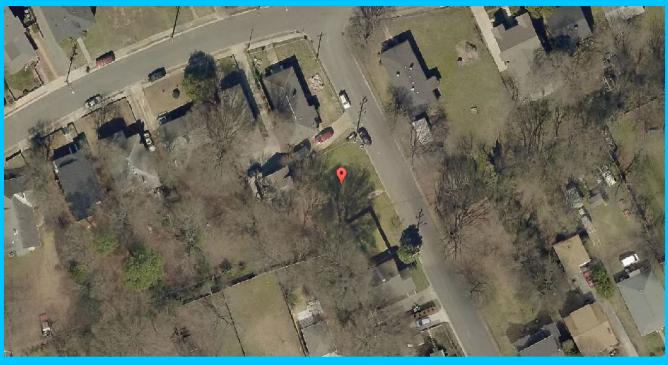
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.

The application was continued for the following:

- Revisit the front porch design for acceptable solutions to the four foot depth
- Provide examples of shallow front porches if possible in the style of a bungalow

Charlotte Historic District Commission Case 2017-614
HISTORIC DISTRICT: WILMORE
NEW CONSTRUCTION



PREVIOUSLY
APPROVED IN
MAY



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2017-00090

DATE: May 18, 2017

ADDRESS OF PROPERTY: 617 West Park Avenue

TAX PARCEL NUMBER: 11909610

HISTORIC DISTRICT: Wilmore

OWNER(S): Juan Herrera

DETAILS OF APPROVED PROJECT: The existing site is a vacant lot with parcel dimensions of approximately 74' x 55'. The applicant has received a variance for the front setback and rear yard because of the parcel size and configuration.

The project is the construction of a single family house. Design features include brick and shake siding, 6/6 pattern windows and wood trim. The front and rear yard setbacks will be approximately 12' from ROW. House height is approximately 22'-8". The HVAC unit is located in the rear yard. The driveway on the left side will continue as far as possible to the rear. Trim details are noted on the plans.

The project was approved by the Historic District Commission May 10, 2017.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman

Staff



JBA
JENNIFER BENSON
ARCHITECTURE, PLLC
735 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105
980-245-8447
980-225-0449 FAX
www.jbsonarch.com

PARK AVE RESIDENCE
617 W. PARK AVE
CHARLOTTE, NC 28203

0	Date:	Revision:

THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JENNIFER BENSON ARCHITECTURE. USE OF THIS DRAWING IS LIMITED TO A SPECIFIED PROJECT FOR THE PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REUSE OF SAID DRAWING IS STRICTLY PROHIBITED WITHOUT PERMISSION FROM JENNIFER BENSON ARCHITECTURE.

DATE: 5/17/2017	DRAWN BY: JAB
SCALE:	PROJECT NO. 16,980

CHECKED BY:
JENNIFER BENSON

SHEET TITLE:
RENDERING

SHEET NUMBER:

A-101



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2017-00090

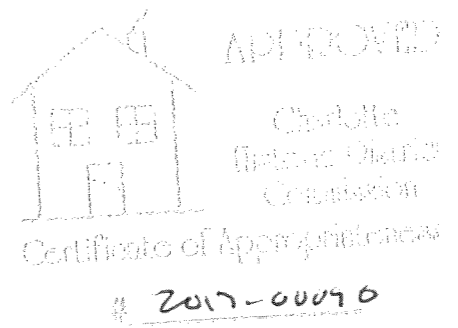
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DATE: 5/17/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.980

SHEET TITLE:
POLARIS MAP

A-103



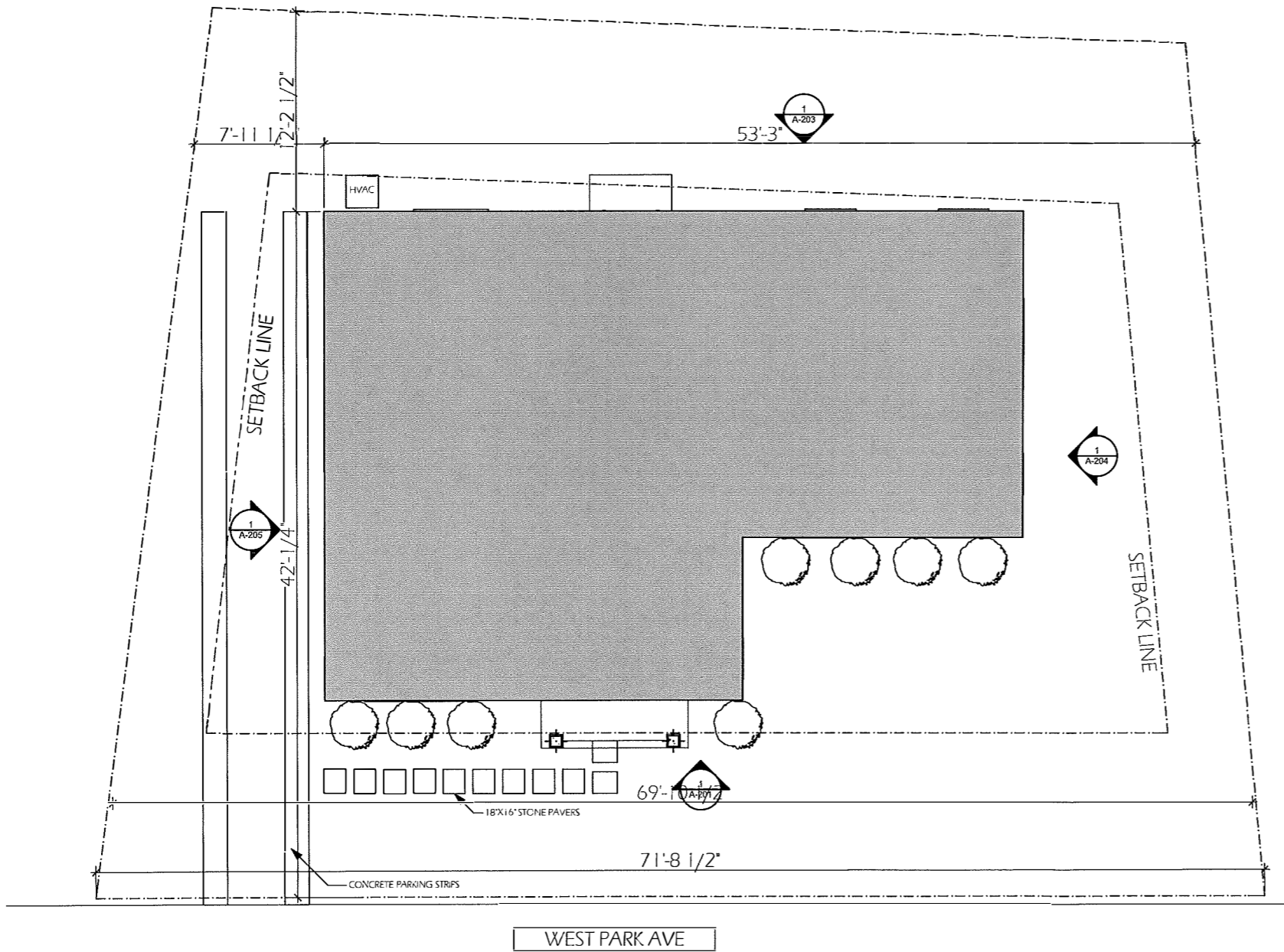
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DATE: 5/17/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 16,980
CHECKED BY: JENNIFER BENSON	
SHEET TITLE: SITE PLAN	
SHEET NUMBER:	

A-104

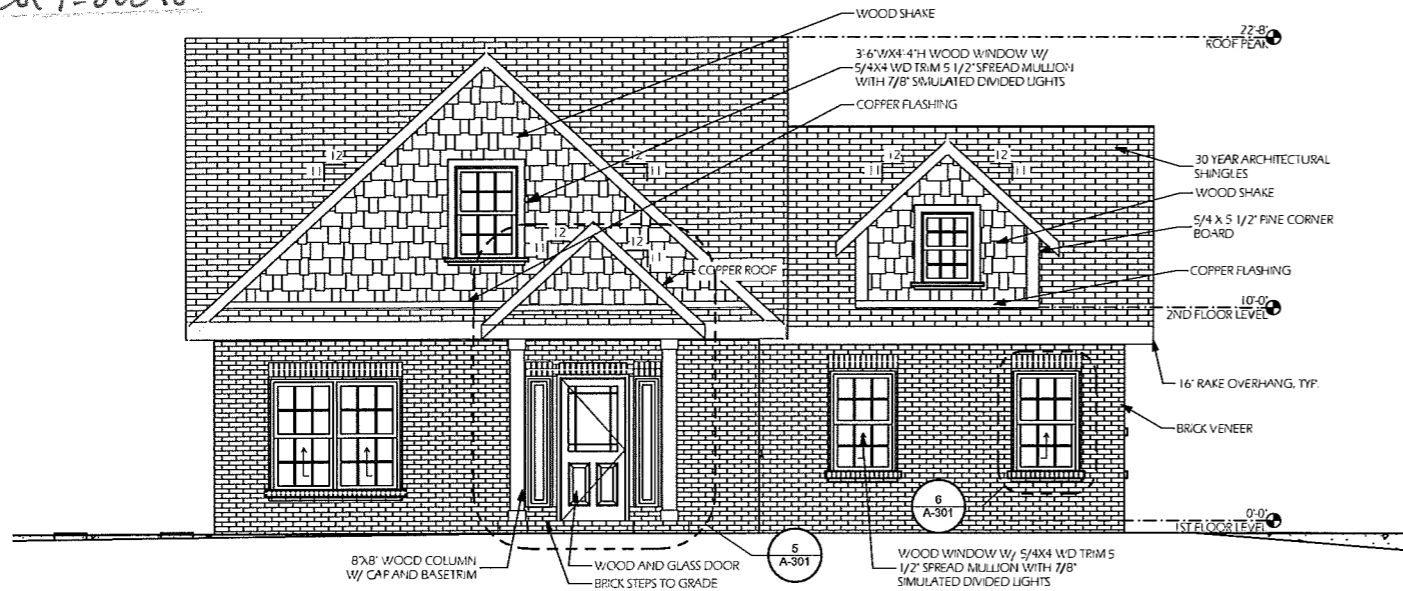


TOTAL LOT SQUARE FOOTAGE: 3221 SF
TOTAL HOUSE FOOTPRINT: 1110 SF
HOUSE IS 34% OF LOT

1 SITE PLAN
SCALE: 1/4" = 1'-0"

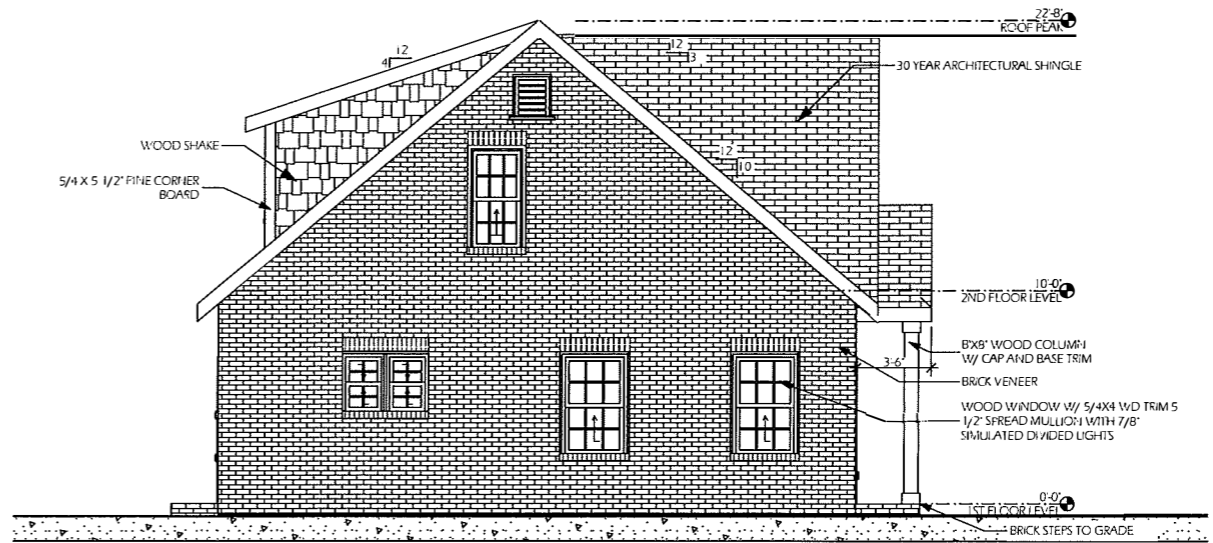
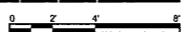
APPROVED:
Charlotte
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Certificate of Appropriateness
2017-00090

2017-00090



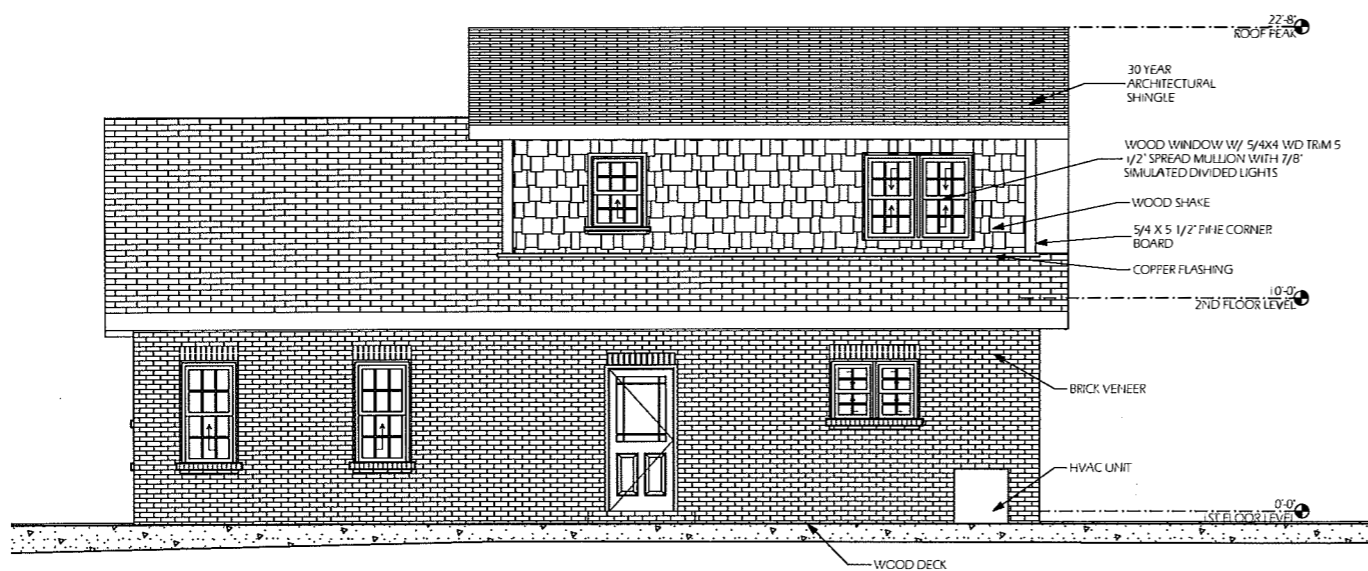
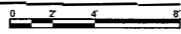
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



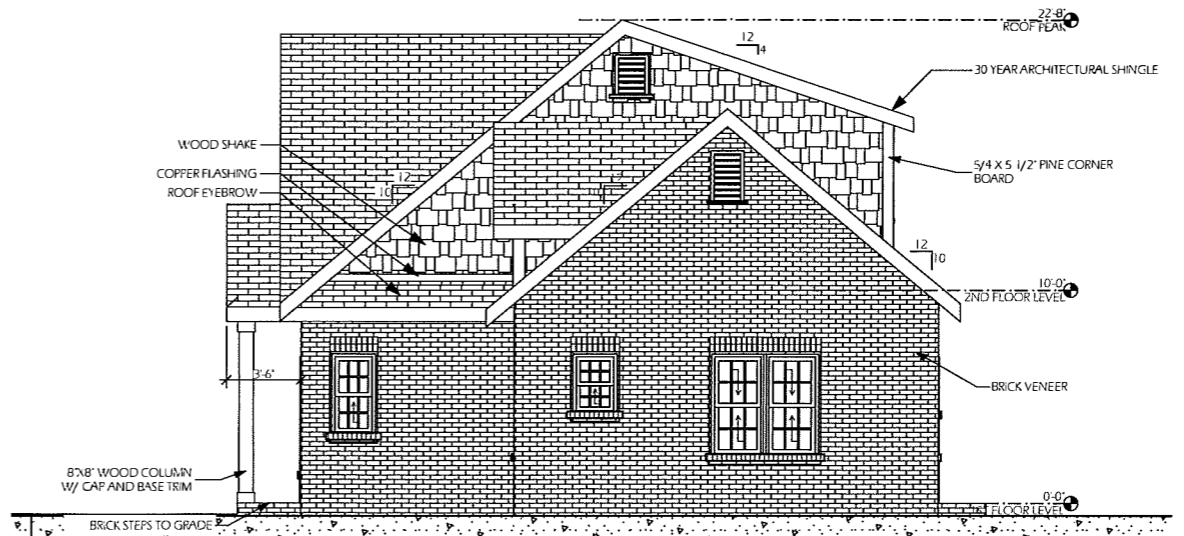
2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



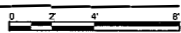
3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



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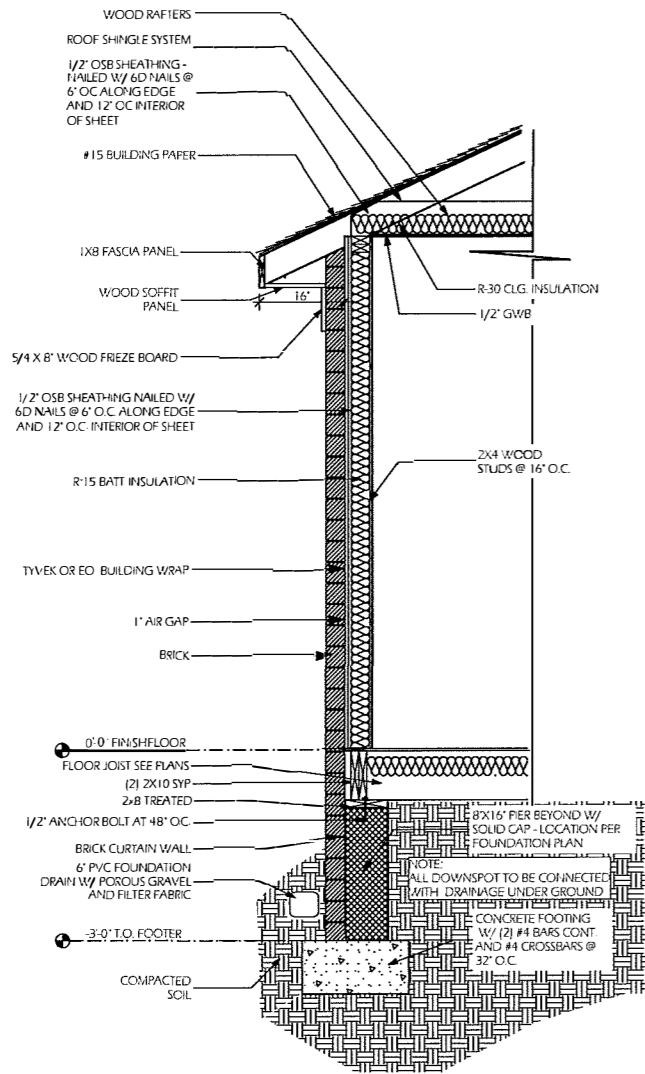
DATE: 5/17/2017	DRAWN BY: JAB
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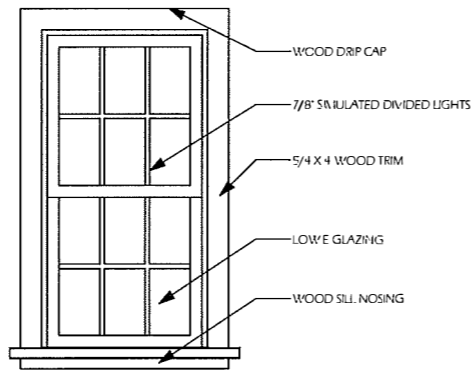
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A-201

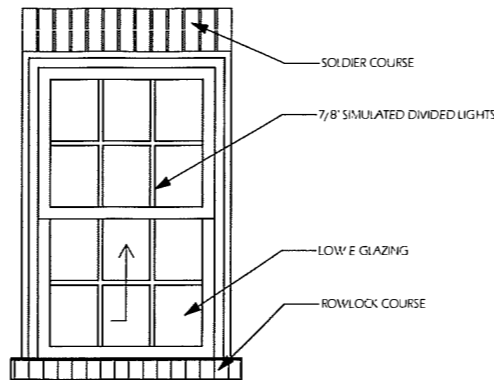


1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

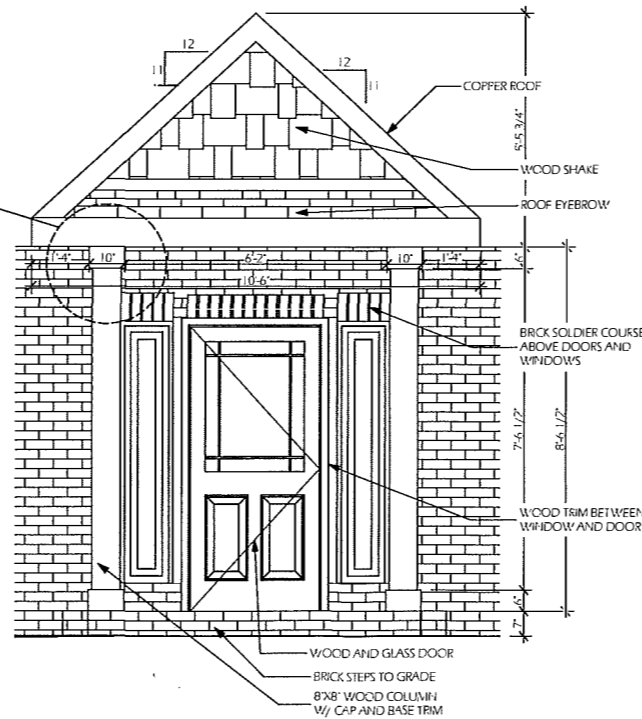
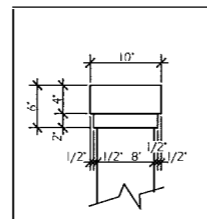


NOTE: TWIN UNITS HAVE 5 1/2" MULLION

2 WINDOW DETAIL
SCALE: 3/4" = 1'-0"



6 BRICK WINDOW DETAIL
SCALE: 3/4" = 1'-0"



5 ENTRY DETAIL
SCALE: 1/2" = 1'-0"



Lunn Enterprises, Inc.
1601 Remount Road
Charlotte, NC 28208-6238

RE: VARIANCE
617 W. Park Avenue
CASE NUMBER 2016-045

Dear Mr. Robert Lunn:

At its meeting on September 27, 2016, the City of Charlotte Zoning Board of Adjustment ("Board") granted a 10 foot variance from the required 20 foot setback along West Park Avenue and a 25 foot variance from the required 35 foot rear yard to allow for the construction of a single family home.

The Board based its decision on the following findings of fact:

1. The applicant is Lunn Enterprises, Inc. (Represented by President Robert Lunn).
2. The proposed site is located at 617 West Park Avenue, further identified as tax parcel 119-096-10.
3. The property is zoned R-5 (single family residential) and is also located within the historic district overlay for Wilmore.
4. The applicant is seeking a 10 foot variance from the required 20 foot setback along West Park Avenue and a 25 foot variance from the required 35 foot rear yard to allow for the construction of a single family home.
5. Per Code Section 9.205(1) (e2), a minimum setback of 20 feet is required for lots along a right-of-way approved prior to 12-20-2010.
6. Per Code Section 9.205(1) (g), a minimum rear yard of 35 feet is required.
7. The property size prohibits any structure to be located on the lot without a variance.
8. The minimum lot area for a detached dwelling in the R-5 district is 6,000 square feet.
9. The applicant's lot area is approximately 3,768 square feet.
10. Per Virtual Charlotte the lot depth is 52.46 feet along the right side property line and 55 feet along the left side property line which is not sufficient to develop using current development standards.
11. The hardship is unique to the applicant's property and is not neighborhood-wide or community-wide.
12. Granting the variance will not alter the essential character of the area.
13. Granting the variance will not adversely affect adjacent or contiguous properties.
14. The hardship is unique to the property because of the depth and size of the existing lot.
15. The applicant's act of purchasing the property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Based upon the above findings of fact, the Board concludes that the applicant has met

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
Ph: (704) 336-2205
Fax: (704) 336-5123

Decision Letter
Case # 2016-045
Page 2 of 2

the standards set forth in North Carolina General Statutes § 160A-388, and more specifically:

1. Unnecessary hardships would result from the strict application of the Ordinance.
2. The hardship results from conditions that are peculiar to the property (location, size or topography).
3. The hardship does not result from actions taken by the applicant or the property owner.
4. The requested variance is consistent with the spirit, purpose, and intent of the Zoning Ordinance, in that the public safety is secured and substantial justice is achieved.

If any permits are required, please make sure the variance case number is referenced on the permit application and/or site plan. Section 5.111 of the Zoning Ordinance provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit or a certificate of occupancy pertaining to the need for the variance is not obtained within two (2) years from the date of the meeting of the Board at which the Board rendered its decision.

Sincerely,

Paul Arena, Chairperson

Date

DECISION FILED IN THE
PLANNING DEPARTMENT:

Shad Spencer, Zoning Administrator

Date



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DATE: 5/17/2017	DRAWN BY: JAB
SCALE: -	PROJECT NO: 16,980
CHECKED BY: JENNIFER BENSON	
SHEET TITLE: DETAILS	
SHEET NUMBER:	

A-301

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[Home](#) > [Uncategorized](#) > A Brief Social History of 20th Century America, As Told By Porches

A Brief Social History of 20th Century America, As Told By Porches

February 27th, 2013 [Sears Homes](#) [Leave a comment](#) [Go to comments](#)

When you cut a tree down, you can learn a lot about local history by examining its exposed trunk. How many rings does it have? How old is the tree? During which years did the area experience a drought?

By studying America's early architecture, you can learn a lot about life in that time period. For instance, in the early 1900s, why did the Victorian Manse fall from favor so fast? Why did the diminutive bungalow gain ground so fast?

What ignited The Bungalow Craze?

The germ theory.

In the late 1800s, about one in five children died before their 18th birthday. Parents were desperate to do anything to protect their children's health. When it was discovered that "germs" were the culprit and that sanitation was the cure, people couldn't get out of those big houses fast enough. It's a fascinating topic, and to learn more about this one slice of American architectural history, click here.

Porches also tell a story about the social fabric in early 20th Century America.

In the mid-1800s to the early 1900s, we loved our front porches, and by design, they were intended to "woo and welcome the weary wanderer."

Men, women and children passed many happy hours on the oversized front porch, and it was an open invitation for folks to drop by a "set a spell" (as we say in the south).

In pre-air conditioning days, the front porch also provided a welcome respite from the summer heat.

Last but not least, there were the salutary effects of fresh air. Primitive heating systems (usually fired by coal) had no filtration, and were probably partly to blame for the fact that so many children suffered from pulmonary diseases.

And there was a body of belief that fresh air was a cure for so many diseases. Being “cooped up” in an unevenly heated, often drafty old house was a recipe for disease, according to the prevailing thought of the day. In the early 1900s, a daily dose of fresh air was akin to today’s fascination with vitamins and herbal remedies. (In the 1920s, “sleeping porches” became the rage for this very reason.)

And we were a society of walkers. Most communities were full of walkers, on their daily rounds. Without modern refrigeration, excursions to the butcher, the grocer, the baker and the general store were daily events.

And if you passed by The Thornton Home on Thornrose Avenue and saw Rose sitting in her wicker swing on the front porch, it was de rigueur to walk up to (but not on) the front steps and say hello. If Rosemary was in a fittin’ mood, she’d invite you to “set down for a bit and rest a spell.”

Front porches were a significant piece of our social construct in the late 1800s and early 1900s.

When houses got smaller, so did the front porch. By the 1910s, they were significantly downsized. And by 1920, a funny thing happened on the way to the wicker swing. The porch got moved to the *side* of the house. We still wanted to be part of the community, but we also wanted our privacy, and some alone time with our loved ones.

And in the 1950s, the porch moved again - to the *back* of the house. After making the commute back home from the foundry or the mill or the Skippy Peanut Butter Plant, we wanted to relax and put our feet up and enjoy our own little oasis in the back yard, away from the madding world. If someone wanted to drop by, they’d darn well better call first, and if they just showed up at the door, we could ignore them, and remain safely ensconced (and hidden) on the back of the house.

As I said, it’s a fascinating thumbnail sketch of American society.

*

LOCAL PORCH EXAMPLES

FRONT PORCHS 6' OR LESS WITHIN WALKING DISTANCE OF 617 W PARK

1536 WILMORE



1545 WILMORE



1563 MERRIMAN (DIRECTLY ACROSS THE STREET)



1601 WILMORE (NEIGHBORS HOUSE)



NEIGHBORS HOUSE 7 FOOT FRONT PORCH AT **4' FROM FRONT SETBACK**

MISC OTHER EXAMPLES OF HOUSE WITH 6' OR LESS FRONT PORCHES









117 HOUSE DESIGNS OF THE TWENTIES



Gordon-Van Tine Co.



Gordon-Van Tine Home No. 560

Two Bedroom Bungalow of New Arrangement

For Prices on This Home, See First Page.

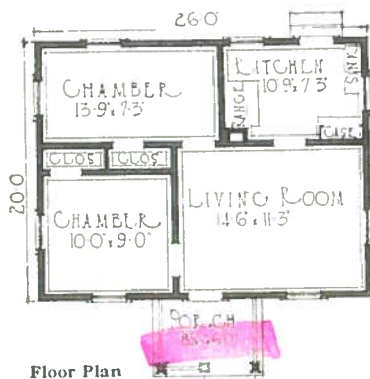
Read Pages 9 and 10 for Description of Materials Furnished for This Home.

Options that Will Save You \$78.75

Deduct the above amount from the regular price on this house if you are willing to buy it with the following changes from regular specifications:

6 to 2 Star A Star Red Cedar Shingles instead of 5 to 2 Clear; plain square edge casings for doors and windows instead of Craftsman design; all subflooring and kitchen case omitted.

PAINT—Unless otherwise instructed, we will furnish seal brown paint for body and white for trim.

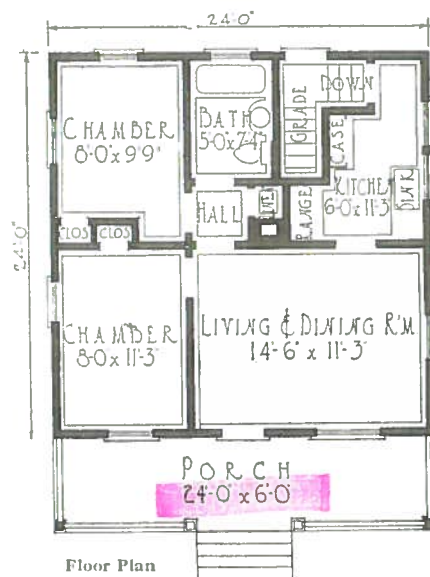


Floor Plan

Options that Will Save You \$72.40

Deduct the above amount from the regular price on this house if you are willing to buy it with the following changes from regular specifications:

6 to 2 Star A Star Red Cedar Shingles instead of 5 to 2 Clear; plain square edge casings for doors and windows instead of Craftsman design; all subflooring and kitchen case omitted.



Floor Plan



Gordon-Van Tine Home No. 569

An Unusual Value In This Little Home

For Prices on This Home, See First Page. Read Pages 9 and 10 for Full Description of Materials.

Here is a well-planned small home which is really an unusual value. Just the kind of home to build where a low building cost is necessary. It is entirely practical—especially desirable for tenant homes.

The gabled roof-porch breaks the otherwise straight front line of this design. The porch is not just "stuck on" but is decidedly a part of the house. Big square columns make the porch appear substantial and massive. Porch rail and square balusters complete the outline.

This house is sided with 1x6 siding. This effect makes the house look larger than it really is. The porch gable is shingled.

Through the glazed front door we enter a

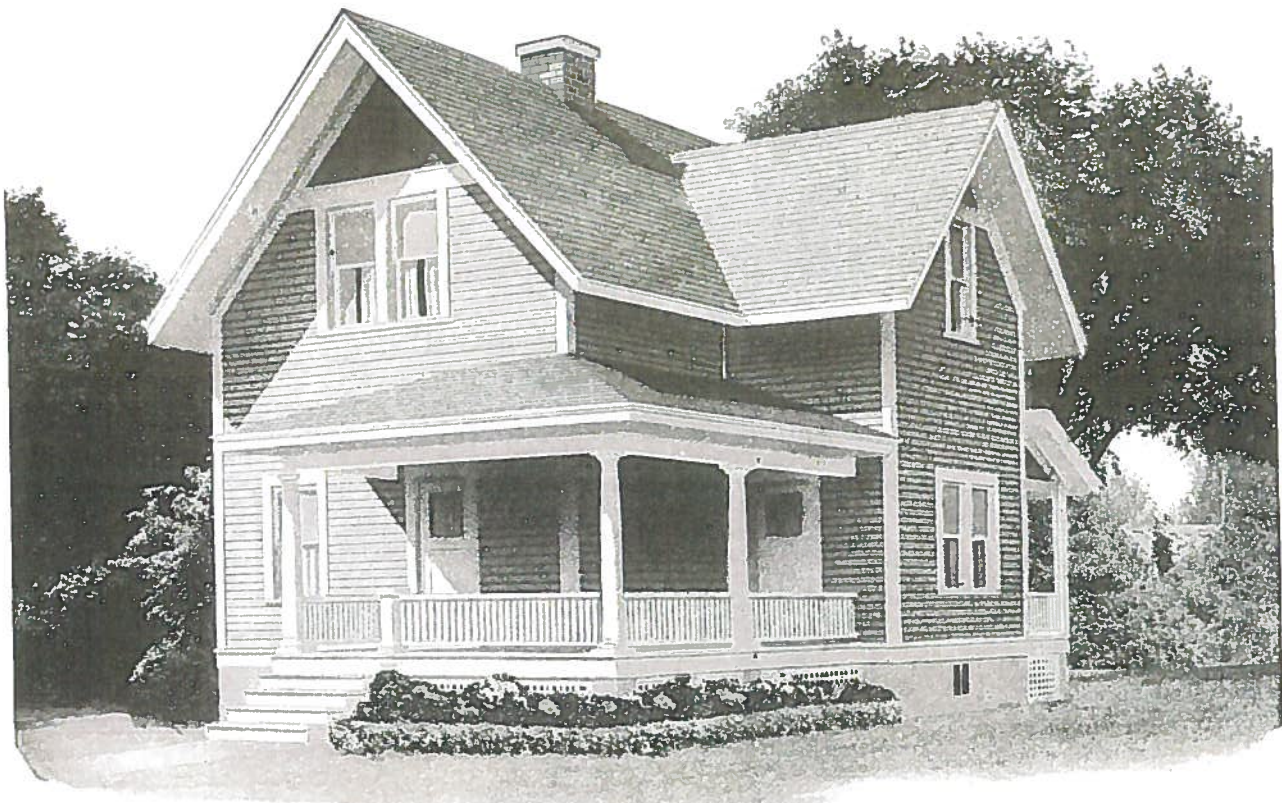
good-sized living room. This room can be made comfortable and pleasant because there is space enough for many convenient arrangements. From the living room you enter into either the front or rear chamber—both bed rooms large enough to prevent the necessity of "crowding in" your furniture. Large closets are provided for these chambers. Each chamber has two large windows—one in each outside wall which permits perfect ventilation.

The kitchen has two windows and a glazed door—always plenty of light. It is very convenient, the range placed close to the chimney insures a good draft—the sink is under the window in the right wall, and there's the big

Gordon-Van Tine kitchen case. You'll find the kitchen case a distinctive feature of the kitchen—and deservedly so from the housewife's viewpoint. This complete case is furnished with this home at no extra cost. This is our design "A" as shown in the colored section—note the fine detail of arrangement.

As planned, no basement is provided for. At a small extra cost, we add cellar sash and frames, outside-hatchway and door, and the necessary posts and girders required in basement construction.

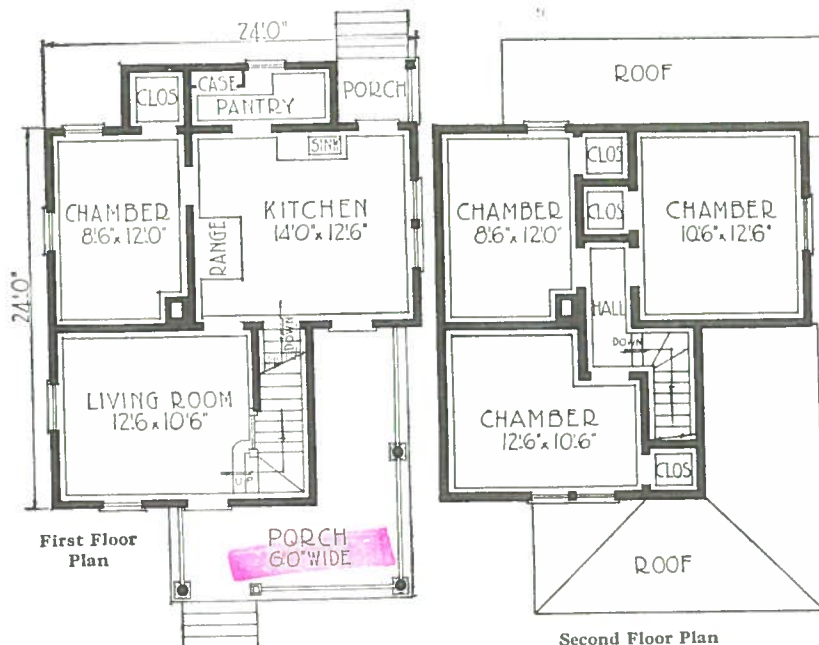
PAINT—Unless otherwise instructed we will furnish silver gray paint for the body and white paint for the trim.



Gordon-Van Tine Home No. 710

A Home That Will Always Be Popular

For Prices on This Home, See First Page.
Read Pages 9 and 10 for Full
Description of Materials.



PAINT—Unless otherwise instructed we will furnish maroon red paint for the body and white for trim.

"SAVED A NEAT LITTLE SUM"

Gordon-Van Tine Company, Davenport, Iowa.

Marion, Iowa.

Gentlemen: We are pleased with the material you furnished for our home. It is fine quality and first class in every respect; we also saved money by buying of you, although we cannot state the amount, we feel certain that it is a neat little sum.

Very truly yours, C. L. Wahl.

SIX rooms and a big pantry, for the price of a five-room cottage, is what you get here. Economy is the keynote of this design.

A practical house for a practical builder was planned by our architects to meet the demand for those who know values and are content with a more conservative plan. It is typically a farm house with big rooms, big kitchen, big porch and plenty of closets.

Outside it is finished in clear bevel siding up to the belt, with shingles in the gables. Note the big porch 6 feet wide, which extends from the side door clear around past the front door.

As one enters the living room from the porch, the Colonial stair with a square panel newel and handsome rail and baluster are immediately at your right. These add to the attractiveness of this large room, which is well lighted by the windows and glazed door. There is excellent space for furniture here. Note the economy secured by the placing of the chimney.

The down stairs bed room and big closet are sure to prove a convenient feature. While if the additional sleeping room is not needed, the room is cheery and light enough to be used for any purpose.

The porch is much appreciated. Part of this could be screened for use as a dining room in the summer time and it would make a most welcome retreat in the evening when the breeze springs up after sundown.

The kitchen provides space for the dining table in front of the large twin windows. In the pantry is our work table, design "B". This is shown in the colored section. It is so placed as to receive excellent light. This is a splendid place to work with all supplies and utensils nearby.

The basement stairs descend from the kitchen. We supply these and frames and sash for a basement under the entire house.

This comfortable farm house, roomy but not expensive, represents the planning of experienced architects and the low cost made possible by quantity production. Upstairs there are three bed rooms opening from the hall. The ceiling heights here are 8 feet. There is a slight slope at the side. These rooms are all well lighted, and by leaving the hall doors open excellent ventilation can be secured.

For Plumbing, Heating, Lighting for This Home, See Last Pages of Book



Gordon-Van Tine Home Nos. 579 A and B

Five Rooms of Comfort in This Cozy Home

For Prices on This Home, See First Page.

Read Pages 9 and 10 for Full Description of Materials.

THE style and character of this up-to-the-minute bungalow set it apart and pronounce it a home of good taste wherever it is built.

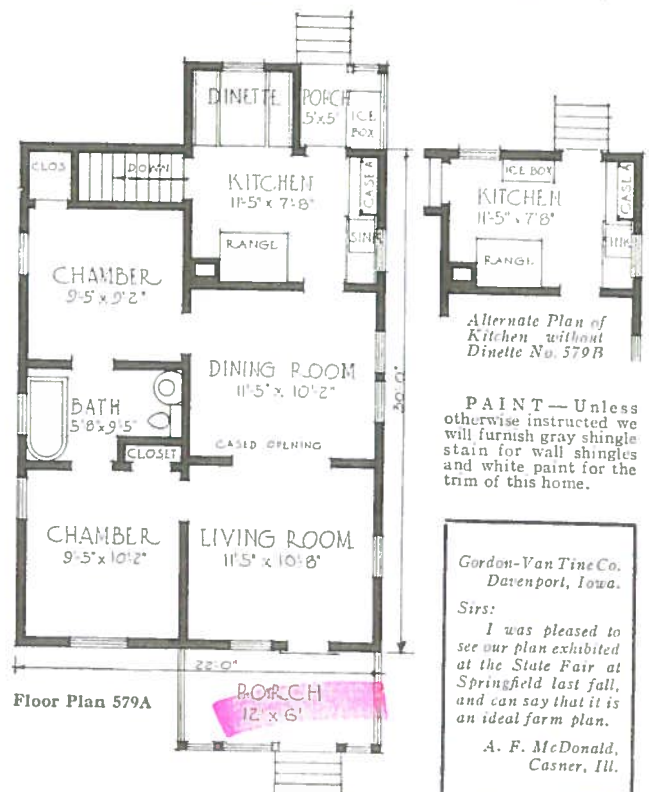
And inside are literally five rooms of comfort. Compact, with every inch livable, all unnecessary space is eliminated, but every necessary feature is included. Imagine this cozy home just finished on the lot you have in mind. Step inside and let's see how easily and attractively it can be furnished and how convenient it is. Note how the wall space in the living room is planned so your piano or davenport goes in just the right place—and how tables and chairs can be arranged without being in the way as you pass through the rooms. The double window makes the dining room light and airy, and the doors are placed right where they ought to be to have things convenient, yet there are two spaces thoughtfully arranged for buffet and china closet.

The kitchen has fine light and ventilation, and is so conveniently arranged that the work almost does itself. Our splendid kitchen case "A" which is included at no extra cost is built in from floor to ceiling and provides space for dishes and supplies of all kinds above the worktable, and below has a cupboard for pans, a tilting flour bin, removable maple cutting board, compartment utensil drawer, etc., a whole pantry in itself.

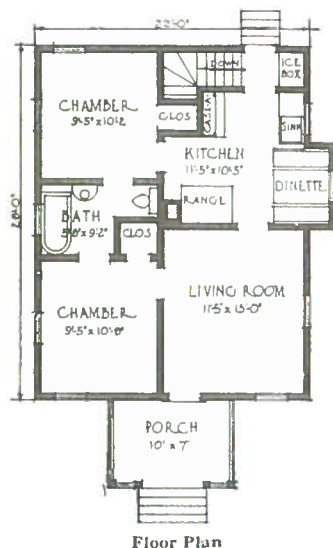
The dinette and back porch are convenience features worth many times the cost, but can be eliminated and the alternate kitchen plan substituted at the saving shown on price page if you desire it.

The bed rooms are so planned that all necessary furniture can be placed in them without obstructing light or ventilation. Each has a fine closet. The bath room being connected with both is the most convenient arrangement possible. Note the inside cellar steps—a feature which is a great convenience.

How could you get more real livable home for the money? It can't be done—you can't get as much, except from Gordon-Van Tine—and the only reason we can do it is through our organization—which **knows how**—plus our big buying and manufacturing facilities, which hammer costs down to the bottom.

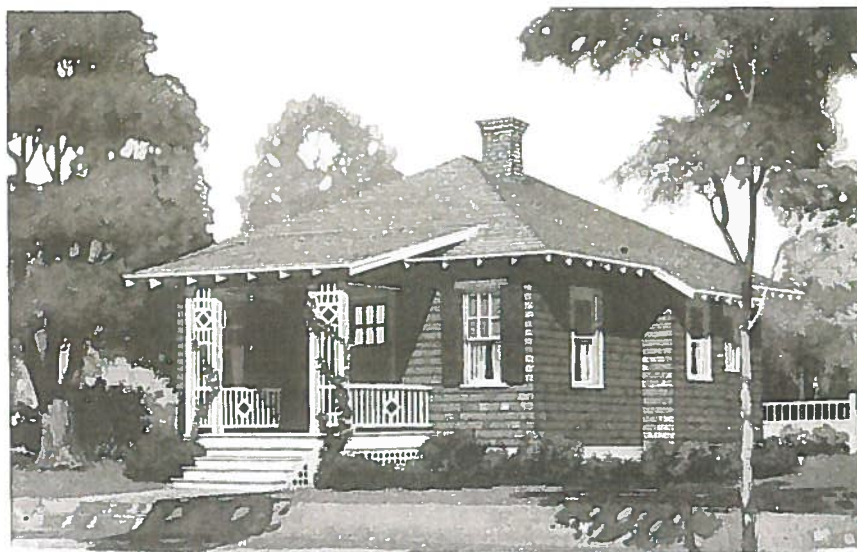


For Plumbing, Heating, Lighting for his Home, See Last Pages of Book



Floor Plan

For Prices on This Home
See First Page



Gordon-Van Tine Home No. 583

Unequalled for Convenience at Twice the Price

Read Pages 9 and 10 for Full Description of Material

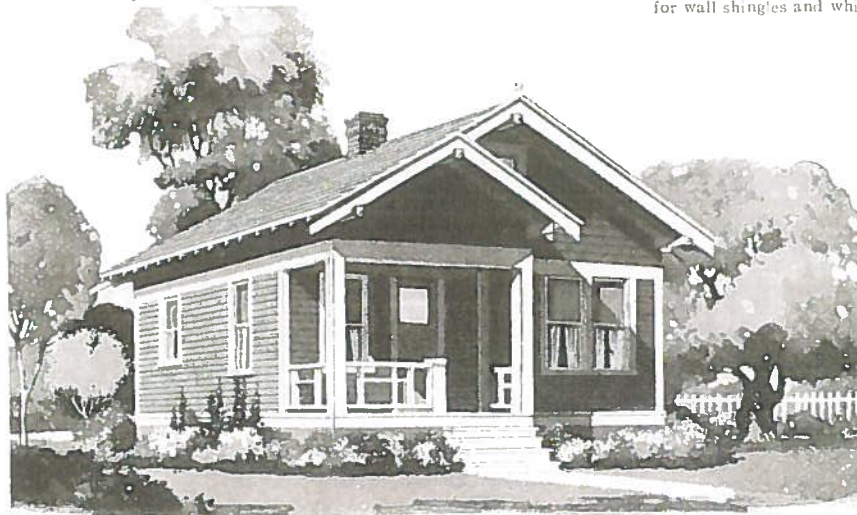
FRANKLY designed for the small family, this house can't be beaten for convenience and all around livability. Picture to yourself the joy of fitting your own key into this handsome front door and stepping into your own home.

The living room is plenty large to accommodate a dining table on special occasions—and for regular everyday use there is the handy dinette opening right off the kitchen. The convenience of this feature is hard to over-estimate. It cuts down the work so—why, you can set the table and serve the meal in half the time with half the steps—and as for cleaning up—it's all done before you start, no carrying dishes—just put them in the sink and

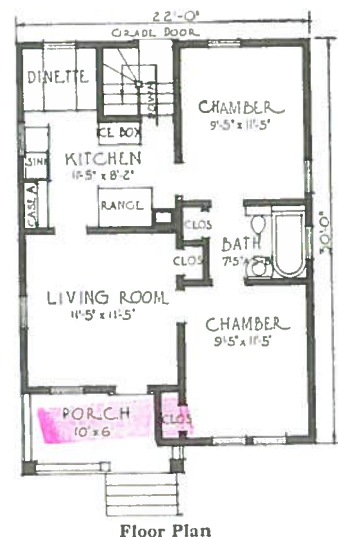
wash them. See how conveniently this kitchen is arranged. Sink and the fine big built-in pantry case are right opposite each other. You can reach either by simply turning around—ice box right at hand, but in the cool entry—stove where you serve right from it to the table, and the path from front to back absolutely clear of all obstruction. Did you ever see a better, more easy-to-work-in kitchen?

Note the fine closet space, and the very convenient bath room arrangement which includes doors into each bedroom. This feature is unusual in a place of this size. This is a real home—combining all the convenience of a city apartment, with the comfort and joy of **your own** place, at a cost that is possible to all.

PAINT—Unless otherwise instructed we will furnish brown shingle stain for wall shingles and white paint for the trim of this home.



Gordon-Van Tine Home No. 576
For Prices on This Home, See First Page



Floor Plan

Compact, Convenient Bungalow Home

Read Pages 9 and 10 for Full Description of Material

FOR the purchaser who wants to make every dollar buy a dollar's worth of usable, livable home, this plan will have a distinct appeal. Its very simplicity is its chief charm. The outside walls are sided up to the belt course and shingled above. Note the timber brackets supporting the eaves.

As you look at the plan, notice how every partition serves a double duty, how every bit of space is conserved, and how there are no "lost corners" of unusable space. Inspect the kitchen particularly closely. Notice the position of the sink under the window where light and air is plentiful—see how the icebox is placed where it is instantly accessible, yet close to the steps, it can be iced without muss or confusion. The big kitchen case with

cupboard shelves reaching to the ceiling and drawers, bins, etc., underneath is just where it is handiest.

That wonderful modern convenience, the dinette, or Pullman dining nook, is included right in the kitchen, yet secluded, and is placed where it gets the best of light and air.

The range, between the two doors is so situated that it helps heat both living room and back bedroom.

Note the fine proportions of the rooms, the splendid ventilation, the wall space for furniture, the closets, etc. There isn't an inch, or a cent, wasted.

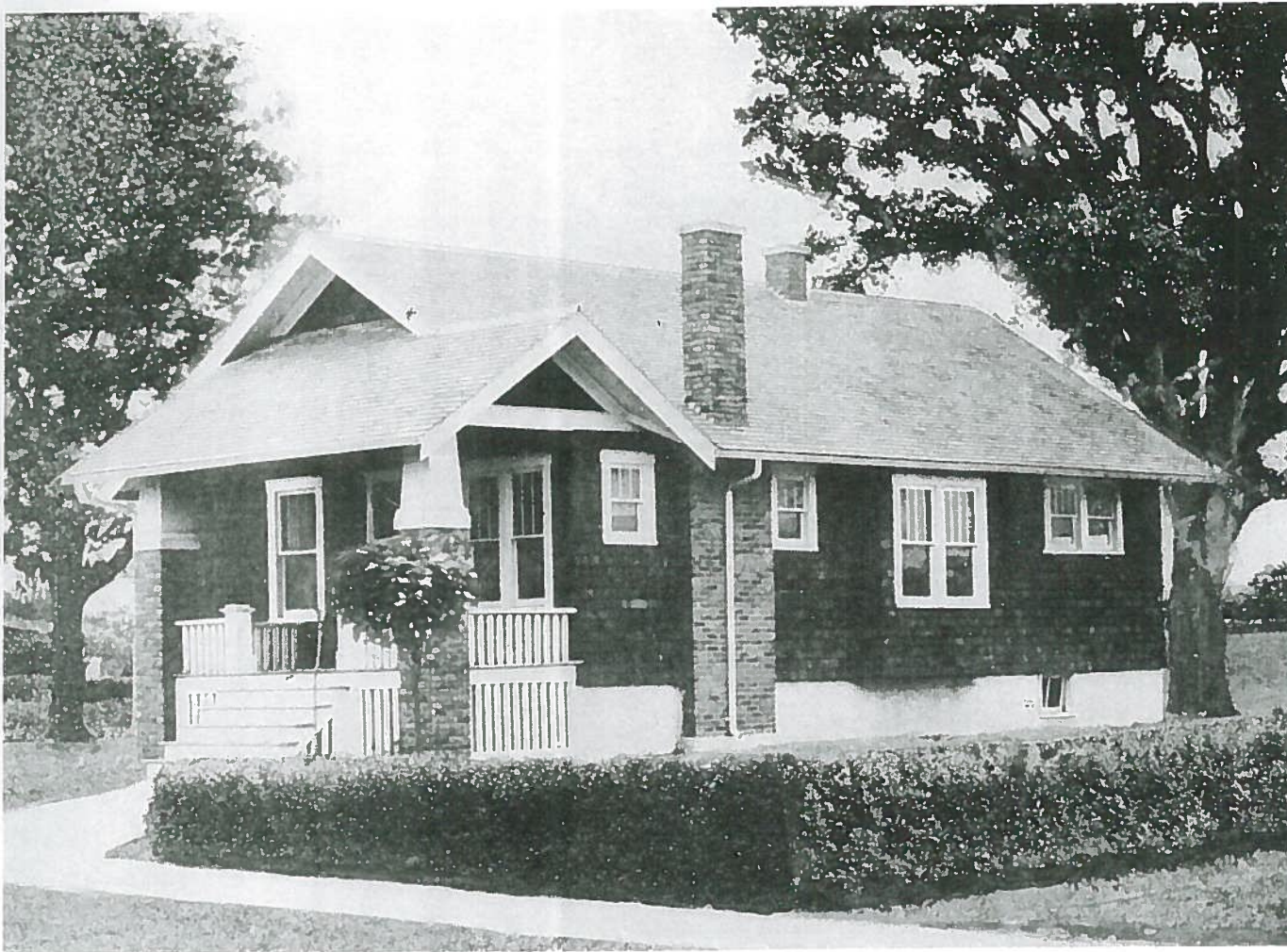
PAINT—Unless otherwise instructed we will furnish tan paint for the body, brown shingle stain for the wall shingles and white paint for the trim of this home.

For Plumbing, Heating, Lighting for These Homes, See Last Pages of Book

101 Classic Homes of the Twenties

Floor Plans and
Photographs

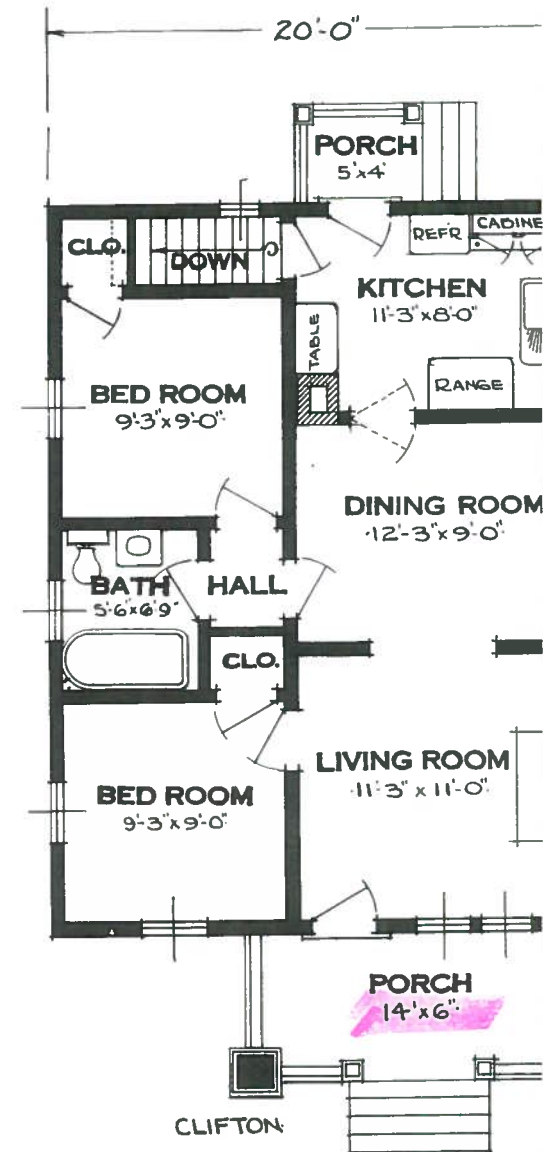


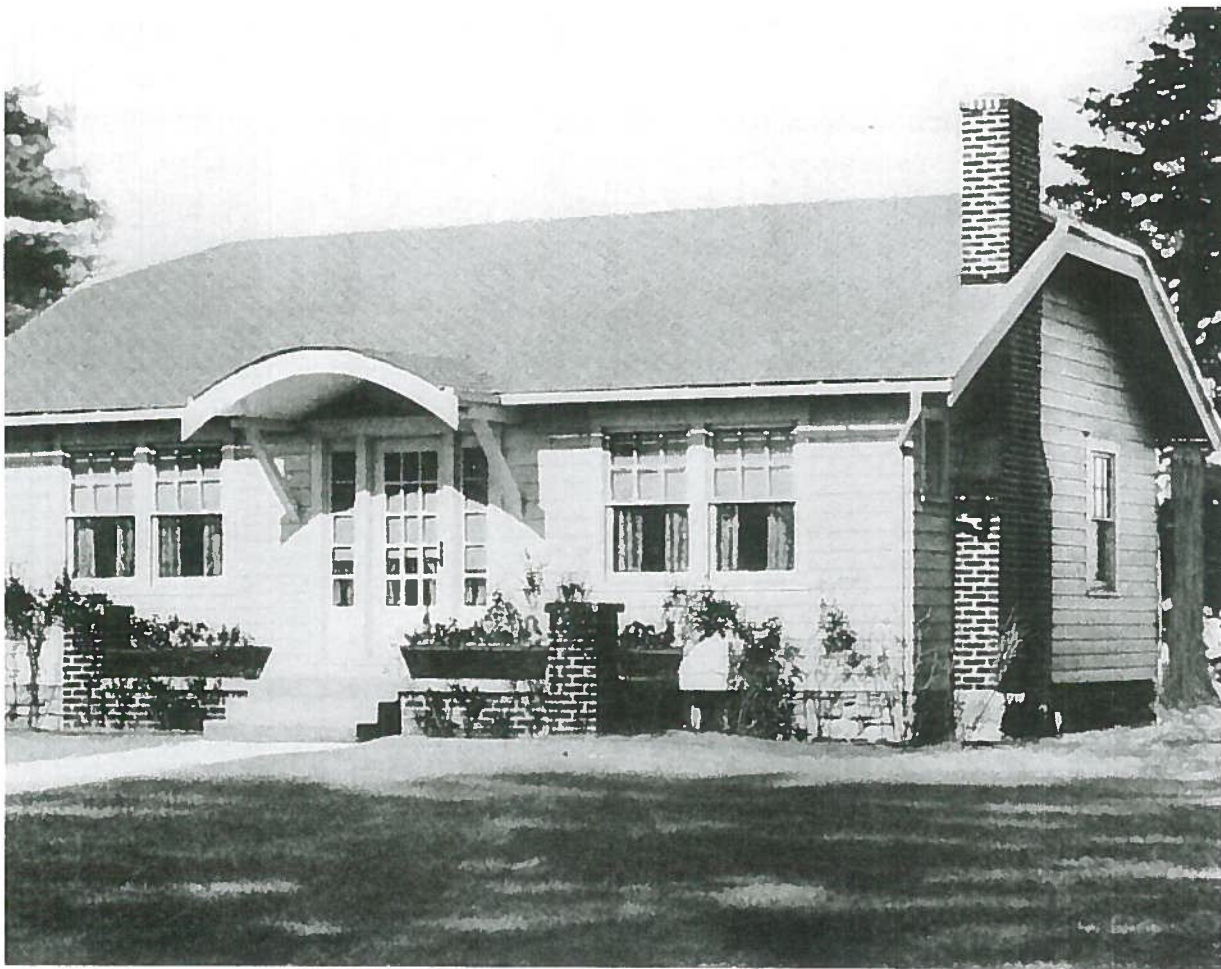


The CLIFTON (Size 22x30')

One of the greatest possible assets a man can plan and develop for the future safety of his wife and children is a home. If all men had the backbone and stamina to build for their family substantial homes similar to The Clifton, charitable institutions and orphan asylums would soon go out of business for the lack of inmates.

"One should know in the beginning what his home will cost in the end."

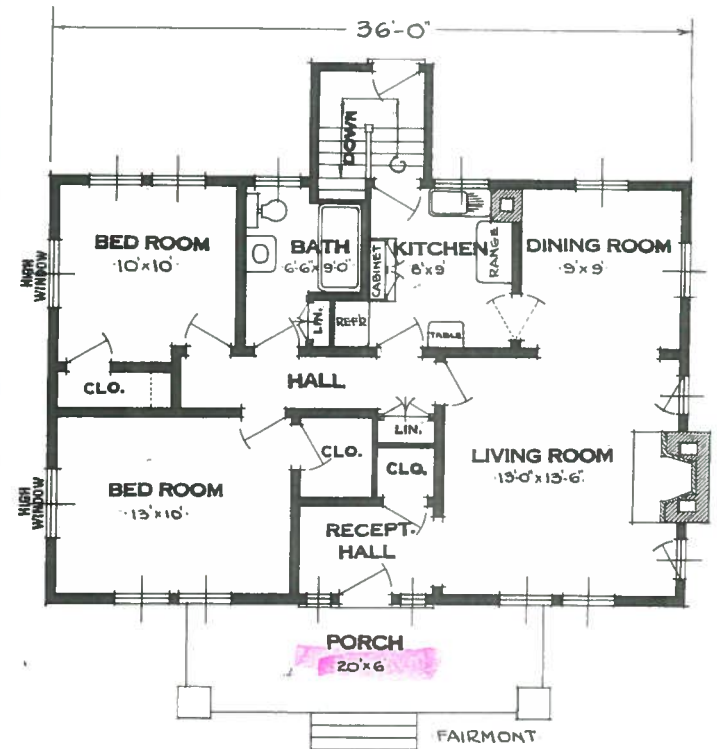




The FAIRMONT (Size 36x24')

Hundreds of hearts yearn for a fuller, freer life in a beautiful little bungalow like The Fairmont. In small, convenient homes, life is longer, because there is less labor and the hearts are lighter. Dodging unnecessary drudgery in housework is simply applying twentieth-century efficiency methods to the business of housekeeping.

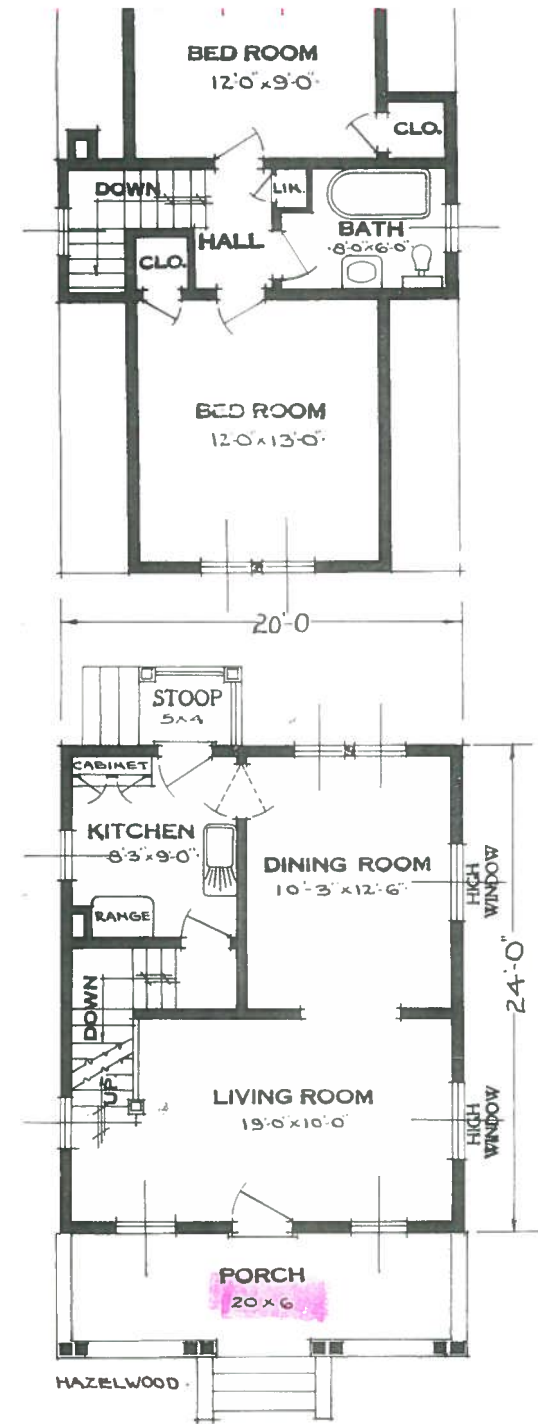
The happiest families are not those that rest in the lap of luxury, but rather those who express mutual sympathy in homes of simplicity.





The HAZELWOOD (Size 20x24')

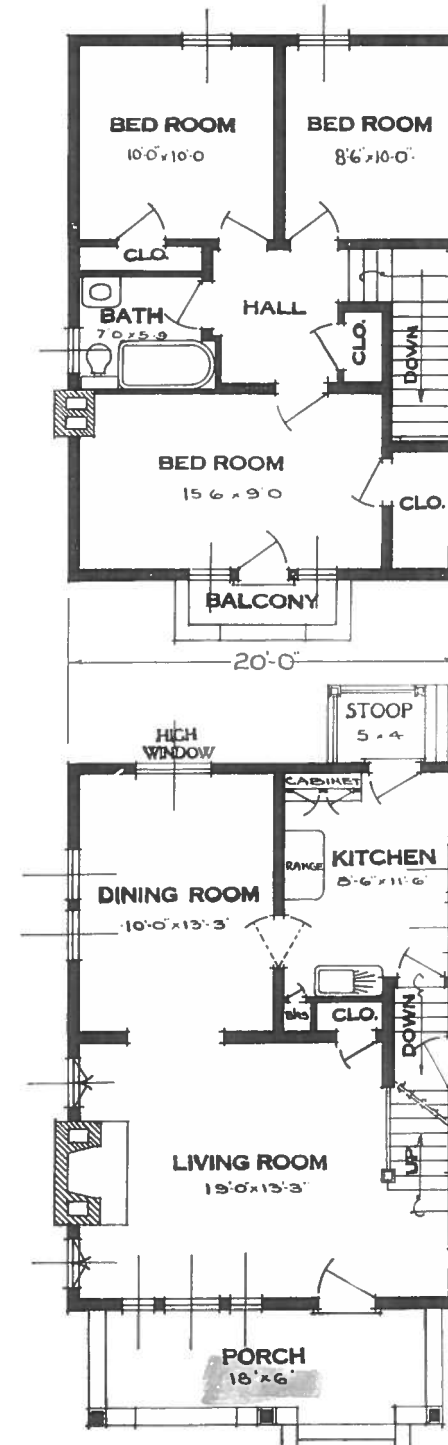
The money paid for rent will soon pay for the house rented, but it is still the landlord's, and the only thing of value which the renter has to show is a bundle of rent receipts. For those who resolve to spend their money more wisely, The Hazelwood will prove to be a permanent investment with daily dividends of independence beyond any monetary value.





The MAYFIELD (Size 20x28')

It is not a question for a man to decide which he prefers to own five years later—a bundle of rent receipts or a substantial home like The Mayfield. The point to be decided is: where he wishes to build and what style of home. Any man can purchase a home on easy terms, who has the desire and determination to do so.



NUMBER 1007



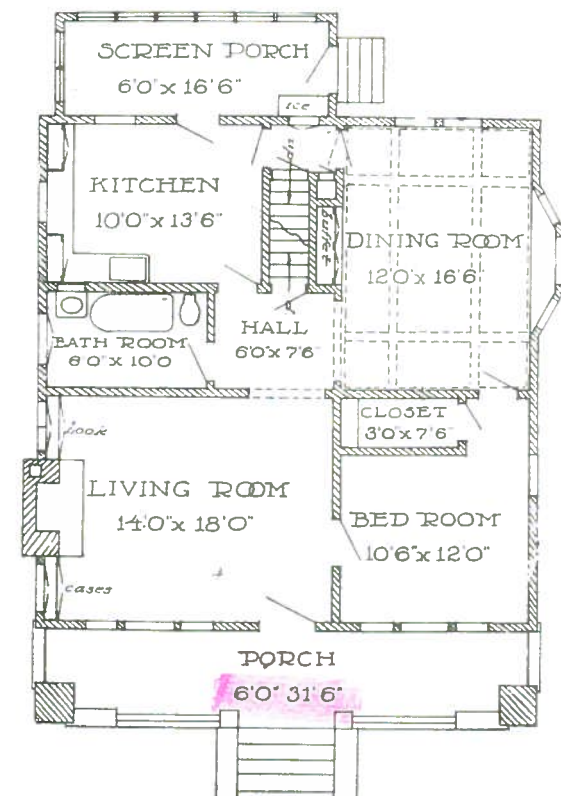
Stucco has been selected for the exterior walls of this bungalow. The continuous single span of the front porch is a feature that almost invariably is approved both from the standpoint of utility and beauty. Shingles are specified for the roof.

The predominating point of interest in the living-room is the brick mantel, constructed with a round arch. A pair of heavy wood brackets support each end of the wood shelf at the level of the top of the bookcases, the doors of which are divided into square lights by means of lead bars.

The dining room buffet is of simple but artistic, the upper part being supported by short tapering columns, octagon-shaped.

The stairway makes possible the utilizing of the second story as storage or a couple of bedrooms may be finished at a slight additional expense. The dimensions over all is 31 feet 6 inches by 44 feet 6 inches and can be built as shown for \$1,600.

Complete plans and specifications of this house, with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

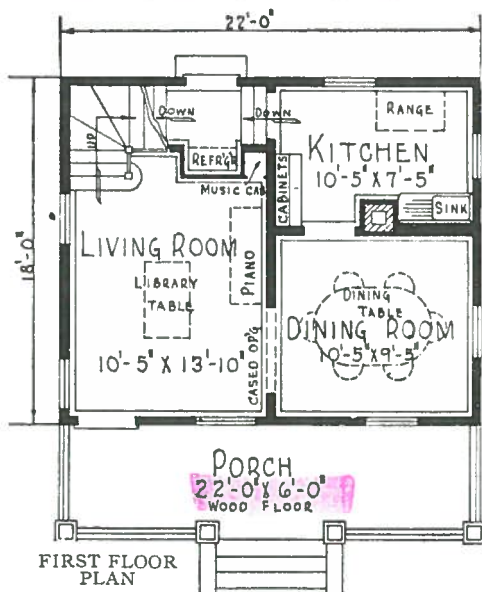


Floor Plan No. 1007

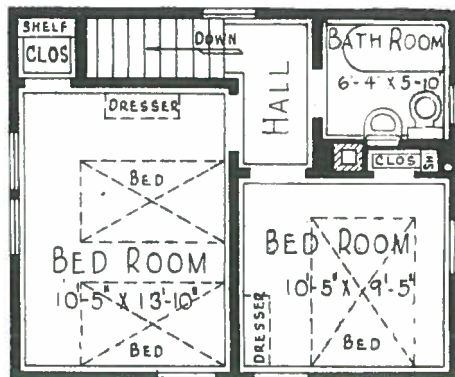
FIVE ROOMS, BATH AND PORCH



Can be built on a lot 28 feet wide



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BALCONY

THE WINDSOR is a two-story home, styled in the popular semi-bungalow architecture. Every detail of its beautiful exterior, and every room within, is planned to give lasting satisfaction.

The low price of the Windsor is proof of the big saving resulting from our "Honor Bilt" system. Besides, our direct-from-the-factory-to-you method has no equal.

Exterior. Just observe the striking effect of the second floor balcony! Also, the purlins underneath the wide overhanging eaves, the spacious front porch, 22 feet by 6 feet, and the combination of shingles and cypress siding!

FIRST FLOOR

The Living Room is entered from the front porch. It measures 10 feet 5 inches by 13 feet 10 inches. Directly opposite the entrance is the open stairway to the second floor. A piano and the furniture may be grouped attractively. Near the space for the piano is a built-in music cabinet. Light and air from two sides.

The Dining Room and the living room are connected by a wide cased opening. Size of dining room is 10 feet 5 inches by 9 feet 5 inches. Here the dining set has plenty of floor space, and accommodation for family and guests.

The Kitchen. From the dining room a swinging door leads to the bright and cheery kitchen. The built-in kitchen cabinet and the space for sink, range and table is handy, so that time and effort is not wasted. A door leads to the rear entry which has space for a refrigerator, stairs to basement, and grade.

SECOND FLOOR

The Bedrooms. A stairway from the living room leads to the hall on the second floor. This hall connects with the two bedrooms and the bathroom. Each bedroom has a clothes closet, and is well lighted and ventilated by windows.

The Basement. Room for furnace, laundry and storage.

Height of Ceilings. First floor, 9 feet from floor to ceiling. Second floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet from floor to

Honor Bilt

The Windsor

No. P3193 "Already Cut" and Fitted

\$1,577⁰⁰

What Our Price Includes

At the price quoted we will furnish all the material to build this five-room house, consisting of:

Lumber; Lath;
Roofing, Best Grade Clear Red Cedar Shingles;
Siding, Clear Cypress or Clear Red Cedar Bevel Below Belt Course, Best Grade Clear Red Cedar Shingles Above Belt Course;
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
Flooring, Clear Douglas Fir or Pacific Coast Hemlock;
Porch Flooring, Clear Edge Grain Fir;
Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock;
Finishing Lumber;
High Grade Millwork (see pages 110 and 111);
Interior Doors, Five Cross Panel Design of Douglas Fir;
Trim, Beautiful Grain Douglas Fir or Yellow Pine;
Windows, California Clear White Pine;
Medicine Case;
Kitchen Cabinets;
Eaves Trough and Down Spout;
40-Lb. Building Paper; Sash Weights;
Stratford Design Hardware (see page 132);
Paint for Three Coats Outside Trim and Siding;
Stain for Two Brush Coats for Shingles on Walls;
Shellac and Varnish for Interior Trim and Doors.
 Complete Plans and Specifications.

We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bilt" Houses on pages 12 and 13.

OPTIONS

Sheet Plaster and Plaster Finish, to take the place of wood lath, \$128.00 extra. See page 109.
Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$19.00 extra.
Storm Doors and Windows, \$57.00 extra.
Screen Doors and Windows, galvanized wire, \$37.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130



HERE is a masterpiece in a five-room "HONOR BILT" bungalow. The covered porch, size 12 feet by 6 feet, with its massive stucco columns, the stucco gable, the soft toned shingle sides and the wood gable siding, produce a perfect, harmonious effect. The Wellington has been built in many of the choicest locations and is admired wherever it is built. It has found ready sale at a profit of about \$2,000.00 to the builder.

By the use of 12-foot studding, the main floor joists are 2 feet 11 inches above the concrete foundation, giving an unusual height to the shingle walls. An artistic touch is added by the flower box beneath the front window and the massive brick chimney on the right elevation.

The Living Room. Crossing the porch, you enter the living room through an eight-light glazed door. Size of room is 12 feet 4 inches by 15 feet 7 inches. There is plenty of sunshine and air from three windows. A well designed brick mantel is located on the outside wall and on either side of the fireplace are hinged French windows. The ceiling is ornamented by cornice mold. Here is space for a piano, davenport and other furniture.

The Dining Room. The arrangement of the living room and dining room permits an unobstructed view through the wide cased opening, allowing the two rooms to be thrown into one very large room, if so desired. The dining room walls are ornamented with molded panels, used in high class buildings. A large double window provides an abundance of light and air. The size of room is 14 feet 4 inches by 11 feet 3 inches. There is plenty of space to seat the happy family around the dining room table. Space is provided for buffet on the inside wall.

The Kitchen. A swinging door leads to the kitchen. This is a well arranged housewife's workroom. Preparing a meal becomes a pleasure because of saving steps due to placing the sink, stove and work table where they belong. The built-in cupboard, where dishes, kitchen utensils and provisions can be stored, is an added feature. Cross ventilation and light are provided by a window on the side, and another in the rear. The door opens into a rear entry, which leads either to the basement or to the outside. Directly opposite the kitchen door, space is provided for refrigerator.

Honor Bilt

The Wellington

No. P3223 "Already Cut" and Fitted

\$1,988⁰⁰

The Bedrooms and Bath. A small hall, directly off the dining room, connects with two large bedrooms and bathroom—an ideal arrangement. Immediately off the hall is a coat closet. Each bedroom has a closet with hat shelf and wardrobe pole. Each bedroom has two windows, giving light and cross ventilation.

The Basement. Basement with cement floor under the entire house. There is ample space for a work bench, laundry, storage and fuel.

Height of Ceilings. Basement, 7 feet from floor to joists. Main floor, 8 feet 6 inches from floor to ceiling.

What Our Price Includes

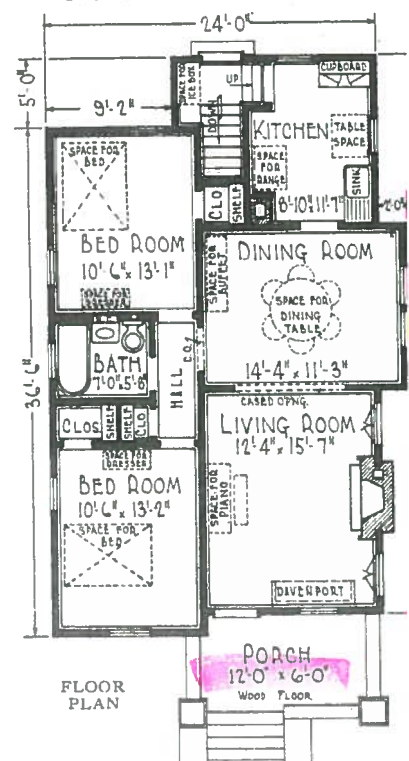
At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

Lumber; Lath;
Roofing, Best Grade Clear Red Cedar Shingles;
Siding, Clear Cypress or Clear Red Cedar, Bevel, Above Belt Course;
Siding, Best Grade Thick Cedar Shingles;
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
Flooring, Clear Maple for Kitchen and Bathroom, Clear Oak for Other Rooms;
Porch Floor, Clear Edge Grain Fir;
Porch Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock;
Finishing Lumber;
High Grade Millwork (see pages 110 and 111);
Interior Doors, Two Vertical Panel Design of Douglas Fir;
Trim, Beautiful Grain Douglas Fir or Yellow Pine;
Kitchen Cupboards; Medicine Case;
Brick Mantel;
Windows of California Clear White Pine;
40-Lb. Building Paper; Sash Weights;
Eaves Trough and Down Spout;
Chicago Design Hardware (see page 132);
Paint, Three Coats Outside Trim and Bevel Siding;
Stain, Two Brush Coats for Shingles on Walls;
Shellac and Varnish for Interior Trim and Doors;
Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors.

Complete Plans and Specifications.

We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bilt" Houses on pages 12 and 13.

Can be built on a lot 30 feet wide



OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$147.00 extra. See page 109.

Oriental Asphalt Shingles, guaranteed 17 years instead of wood shingles for roof, \$48.00 extra.

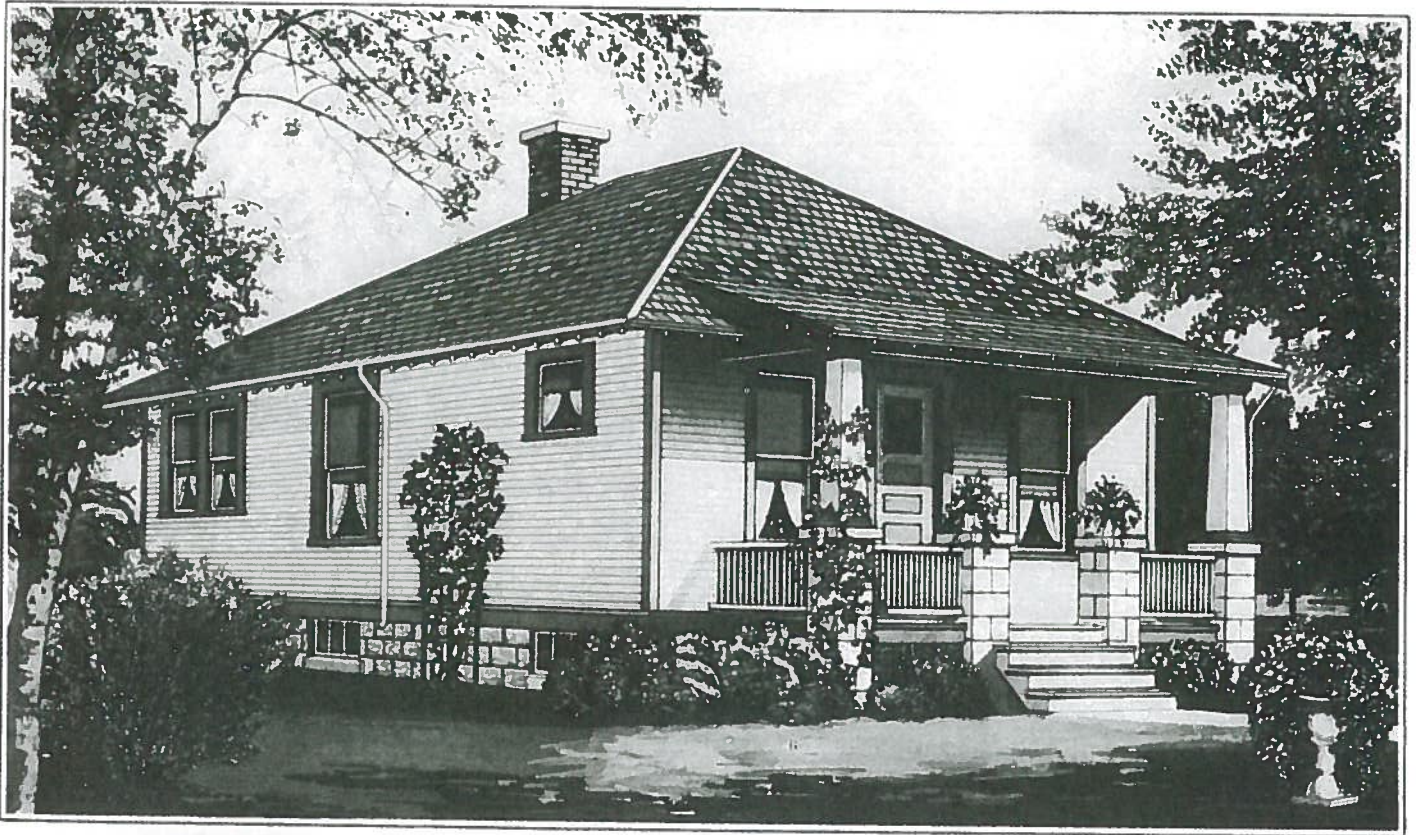
Oak Doors and Trim in living room and dining room, Maple Floors in kitchen and bathroom, \$8 extra.

Storm Doors and Windows, \$52.00 extra.
Screen Doors and Windows, galvanized \$34.00 extra.

For prices of Plumbing, Heating, Wire Electric Fixtures and Shades see pages and 131.

For Our Easy Payment Plan See Page 144

FOUR ROOMS AND BATH



Honor Bilt

The Kismet

No. P17002 "Already Cut" and Fitted

\$1,097⁰⁰

IN THE KISMET bungalow we offer a good home at a low price with an absolute guarantee as to the "Honor Bilt" quality of the materials we furnish. This four-room bungalow is suitable for almost any location. In many sections a four or five-room cottage and lot will sell for \$4,000.00 to \$5,000.00. Notwithstanding the low price which we ask for all of the material required in the construction of this bungalow, there is no sacrifice of quality and there will be no shortage of material. As this house can be built on a lot 25 feet wide, it is suitable for town or country. For a farm house, for a small family, it represents a splendid investment. It is gracefully proportioned and when nicely painted will look well anywhere.



The Living and Dining Room. From the shady porch, 15 feet by 6 feet, a glazed door opens into the modern combination living and dining room. Size of this room, 10 feet 8 inches by 17 feet 8 inches. The front part is used for living quarters and the part near the kitchen door is used for dining.

The Kitchen is 8 feet 8 inches by 7 feet 2 inches. It has space for sink, range, table and chair; also a closet with shelves. A double window provides light and ventilation. Immediately outside the kitchen door, in the rear entry, is space for the ice box. Here stairs lead to grade door and basement.

The Bedrooms. The front bedroom opens from the living and dining room. The rear bedroom and the bathroom are entered from an open hall, right off the dining end of room. Each bedroom has a clothes closet, and is lighted and aired by a window.

The Basement. Room for furnace, laundry and storage.

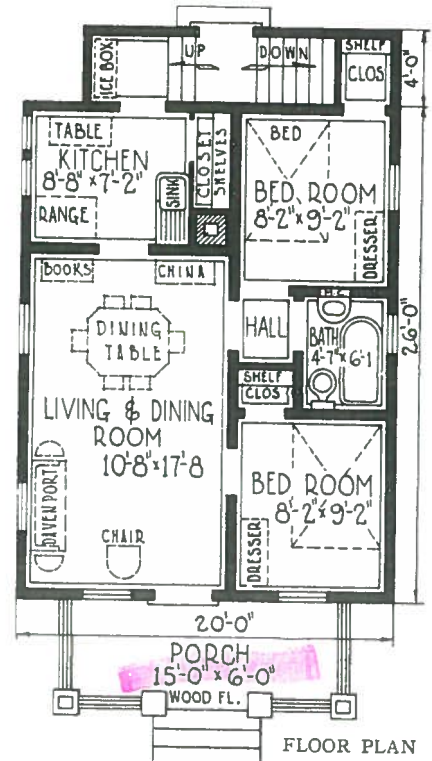
Height of Ceilings. Main floor, 9 feet from floor to ceiling. Basement, 7 feet from floor to joists.

What Our Price Includes

At the price quoted we will furnish all the material to build this four-room bungalow, consisting of:

Lumber; Lath;
Roofing, Best Grade Clear Red Cedar Shingles;
Siding, Clear Cypress or Clear Red Cedar, Bevel;
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
Flooring, Clear Douglas Fir or Pacific Coast Hemlock;
Porch Flooring, Clear Edge Grain Fir;
Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock;
Finishing Lumber;
High Grade Millwork (see pages 110 and 111);
Interior Doors, Five-Cross Panel Design of Douglas Fir;
Trim, Beautiful Grain Douglas Fir or Yellow Pine;
Windows, California Clear White Pine;
Medicine Case;
Eaves Trough and Down Spout;
40-Lb. Building Paper; Sash Weights;
Stratford Design Hardware (see page 132);
Paint for Three Coats Outside Trim and Siding;
Shellac and Varnish for Interior Trim and Doors.
Complete Plans and Specifications.
We guarantee enough material to build

Can be built on a lot 25 feet wide



OPTIONS

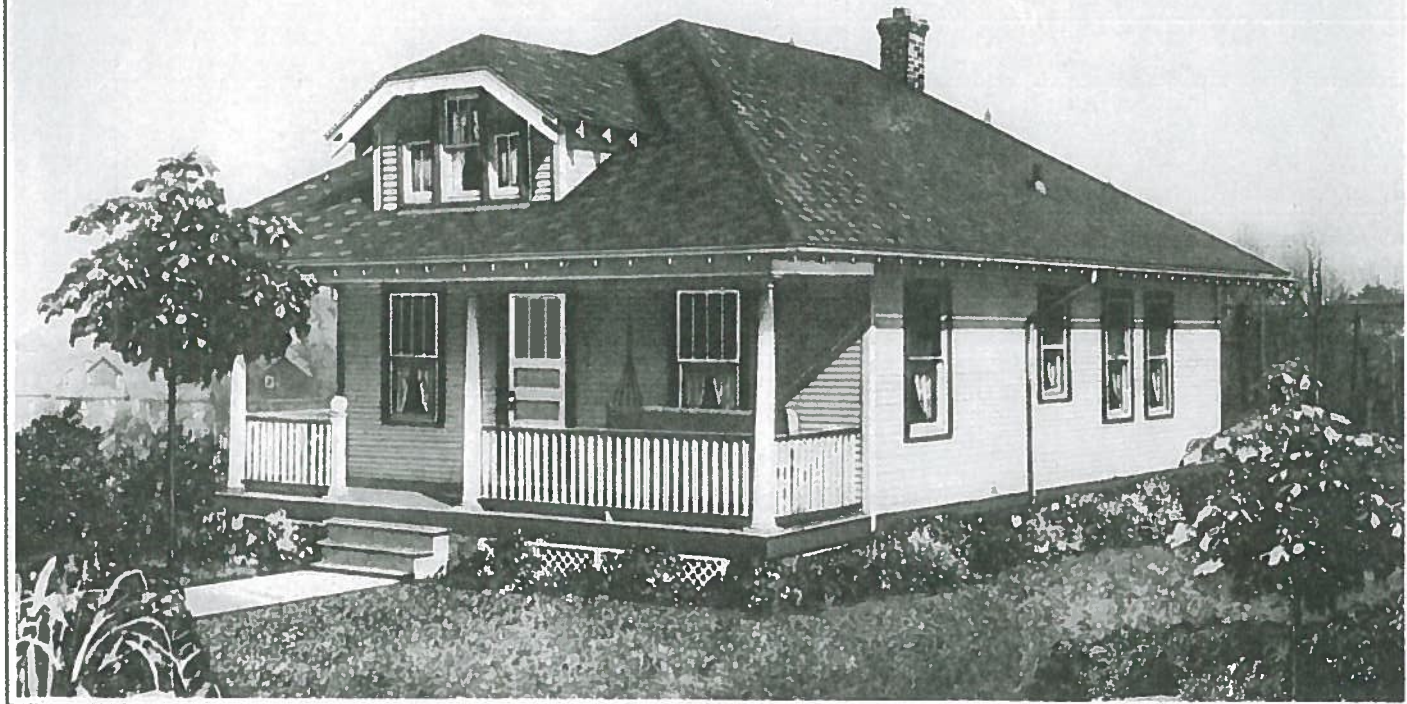
Sheet Plaster and Plaster Finish, \$114.00 extra. See page 109.

Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$28.00 extra.

Storm Doors and Windows, \$36.00 extra.

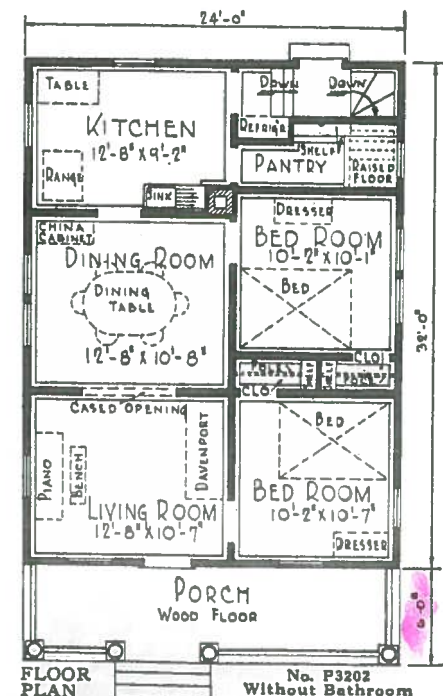
Screen Doors and Windows, galvanized wire, \$25.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130



THE STARLIGHT bungalow is one of our most popular designs. It is dignified and substantial in every detail. Architects and builders say the Starlight has as good an arrangement, considering its size, as it is possible to have. It has the proper number of rooms for the average family. The careful planning, together with our direct-from-factory prices, gives the utmost for the money spent. More than seven hundred have been built.

The main exterior features of this home are the hip roof which extends over the entire house and porch, the dormer, and the porch with its large columns and porch rail. Here in the Starlight you can enjoy comfort in every room, and on a warm day the shady porch bids you welcome for rest, as there is room for hammock, swing and other porch furniture. The porch is 24 feet by 6 feet, and can be glazed or screened in, making it practicable the twelve months in the year.



Designed for districts where no sewerage or cesspool facilities are available. Very much the same as No. P7009, but without bathroom.

Honor Bilt

The Starlight

\$1,424.00 No. P3202 (Without Bathroom)
"Already Cut" and Fitted.

\$1,542.00 No. P7009 (With Bathroom)
"Already Cut" and Fitted.

The Living Room. A three-light door opens into the living room. Size, 12 feet 8 inches by 10 feet 7 inches. There is enough wall space for piano, davenport and other furniture. Two windows and glazed door provide plenty of light and fresh air.

The Dining Room. From the living room a cased opening leads into the dining room. This arrangement makes it possible to use the two rooms as one, if occasion requires it. Size of dining room, 12 feet 8 inches by 10 feet 8 inches. A double window provides an abundance of light and ventilation.

The Kitchen. A swinging door from dining room leads to the kitchen. Size, 12 feet 8 inches by 9 feet 2 inches. The location for sink, range, table and chairs, has been planned with a view toward helping the housewife reduce needless steps. The kitchen has a shelved pantry in No. P3202 lighted by a window. Kitchen of No. P7009 has a closet with shelf and a pantry. Two windows keep the kitchen bright and well aired. A door leads to rear entry, which has space for ice box, steps to grade and basement. This arrangement permits entrance to basement without going outside.

The Bedrooms. There are two bedrooms. The front bedroom opens from the living room. It has a clothes closet and two windows. From the dining room through a cased opening into a small hall, the rear bedroom and bathroom are reached. The rear bedroom, too, has a clothes closet and two windows.

The bathroom has a medicine case, and is lighted by a window.

Basement. Excavated basement under entire house. Room for furnace, laundry and storage.

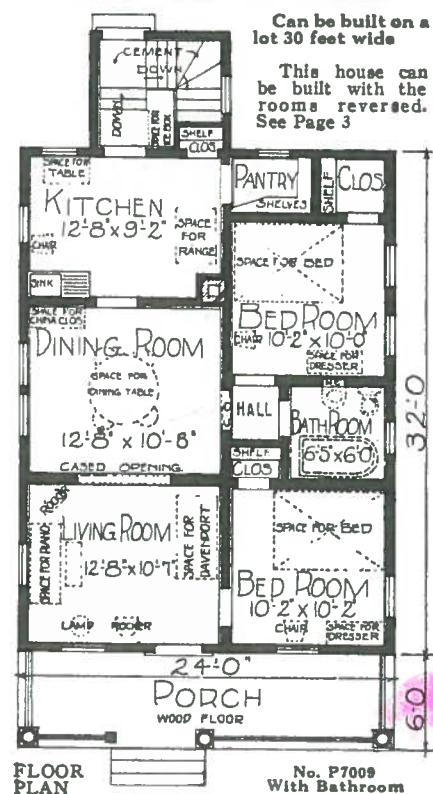
Height of Ceilings. Main floor, 9 feet from floor to ceiling. Basement, 7 feet from concrete floor to joists.

What Our Prices Include

At the prices quoted we will furnish all material to build this five-room bungalow consisting of:

- Lumber; Lath;
- Roofing; Best Grade Clear Red Cedar Shingles;
- Siding; Clear Grade Cypress or Clear Red Cedar, Bevel;
- Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
- Flooring; Clear Grade Douglas Fir or Pacific Coast Hemlock;
- Porch Flooring; Clear Grade Edge Grain Fir;
- Porch Ceiling; Clear Grade Douglas Fir or Pacific Coast Hemlock;
- Finishing Lumber;
- High Grade Millwork (see pages 110 and 111);
- Interior Doors, Five Cross Panel Design of Douglas Fir;
- Trim, Beautiful Grain Douglas Fir or Yellow Pine;
- Windows of California Clear White Pine;
- Medicine Case for No. P7009;
- Eaves Trough and Down Spout;
- 40-Lb. Building Paper; Sash Weights;
- Stratford Design Hardware (see page 132);
- Paint for Three Coats Outside Trim and Siding;
- Shellac and Varnish for Interior Doors and Trim.

Complete Plans and Specifications.



Can be built on a lot 30 feet wide

This house can be built with the rooms reversed. See Page 3

We guarantee enough material to build this house. Prices do not include cement, brick or plaster. See description of "Honor Bilt" Houses on pages 12 and 13.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

OPTIONS

Sheet Plaster and Plaster Finish, to take the place of wood lath, \$137.00 extra for No. P7009 and \$130.00 extra for No. P3202. See page 109.

Oriental Asphalt Shingles, instead of wood shingles, \$35.00 extra for No. P7009 and \$33.00 for No. P3202.

Oak Doors, Trim and Floors in living and dining room. Maple Floors in kitchen and bathroom, \$109.00 extra for No. P7009 and \$110.00 for No. P3202.

Storm Doors and Windows, \$53.00 extra for No. P7009 and \$49.00 for No. P3202.

Screen Doors and Windows, galvanized wire, \$35.00 extra for No. P7009 and \$32.00 extra for No. P3202.

For Our Easy Payment Plan See Page 144

DECEMBER PLANS



SQUARE FOOTAGE CALCULATIONS

	<u>Heated</u>	<u>Unheated</u>
Proposed First Floor:	1,167 S.F.	
Front Porch:		104 S.F.
Storage:		40 S.F.
Rear Porch:		24 S.F.
Proposed Second Floor:	569 S.F.	
Attic:		255 S.F.
Total:	1,736 S.F.	423 S.F.
Total Under Roof:		2,159 S.F.

617 W Park Avenue, Charlotte, NC 28203





611 WEST PARK AVENUE



611 WEST PARK AVENUE



SUBJECT PROPERTY (VACANT LOT)

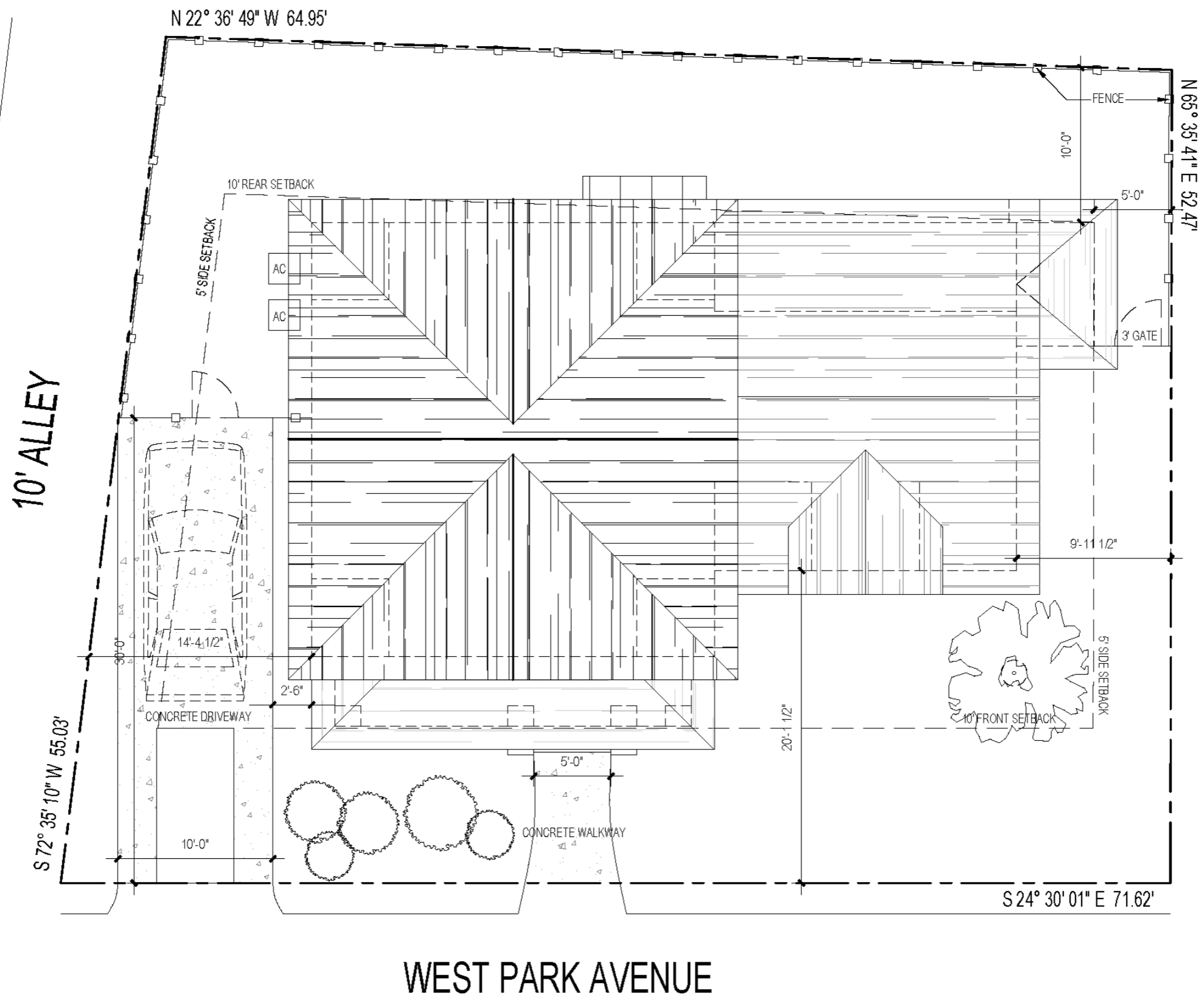


6101 MERRIMAN AVENUE
(IMAGE FROM WEST PARK AVENUE SIDE)



6101 WEST PARK AVENUE
(IMAGE FROM MERRIMAN AVENUE SIDE)

Context & Adjacent Structures



Proposed Site Plan

4 LOTS OF SIMILAR SIZE

650 total

SUBJECT LOT

Streets shown: Spruce St, Dunkirk Dr, Merriman Av, W Worthington Av, West Blvd, Wood Dale Tr, Woodcrest Av, Vision Dr, Wilmore Walk Dr, S Mint St, Wickford Pl, W Kingston Av, W Park Av, S Tryon St, Doggett St, Helix Way, W Tremont Av, Camden Rd, W Worthington Av, Abbott St, Toomey Av, Village, S Church St, Kee Ct, Commerce St, Wilma St, W Sunnyside, Penman St.

Other features: A yellow outline highlights a specific area. A pink circle marks the 'SUBJECT LOT'. Other pink circles mark lots on Merriman Av and W Park Av. A red hatched lot is also visible on Merriman Av.

June 21, 2016

MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 11/10/2017

Identity	
Parcel ID	GIS ID
11909610	11909610

Property Characteristics	
Legal desc	P13 B24 M230-297
Land Area	0.085 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer
Parcel Inside Water Quality Buffer No

FEMA and Community Floodplain	
FEMA Panel#	3710454400J
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
617 W PARK AV CHARLOTTE

Ownership	
Owner Name	Mailing Address
JUSTIN POOVEY	617 W PARK AVE CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
32008-732	07/31/2017	\$162,000.00
31341-698	11/15/2016	\$99,000.00
08287-681	09/12/1995	\$0.00
08155-043	05/25/1995	\$0.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	36

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	IRWIN

Built-Upon Area Restriction	
Allowed Built-Upon Area	0.00 sq ft

SUBJECT LOT

MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 11/10/2017

Identity	
Parcel ID	GIS ID
11909609	11909609

Property Characteristics	
Legal desc	P1 B24 M230-297
Land Area	0.107 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer	
Parcel Inside Water Quality Buffer	No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
611 W PARK AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
ROBERT PHILIPP WALKER	611 W PARK AV CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
15819-963	07/31/2003	\$68,500.00
07658-512	02/04/1994	\$0.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	36

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	IRWIN

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft



11909609 001

10/06/2000 from Mecklenburg County

7' FRONT PORCH
THAT ENCROACHES
INTO FRONT SETBACK

MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 11/10/2017

Identity	
Parcel ID	GIS ID
11908926	11908926
Property Characteristics	
Legal desc	P25&26B8M332-96
Land Area	0.109 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer
Parcel Inside Water Quality Buffer No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1617 SOUTHWOOD AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
MICHAEL D DELONG	1617 SOUTHWOOD AVE CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
29294-89	07/03/2014	\$202,000.00
22095-760	04/19/2007	\$195,000.00
05839-754	08/24/1988	\$0.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	36

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	IRWIN

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft



11908926 001

10/06/2000 from Mecklenburg County

MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 11/10/2017

Identity	
Parcel ID	GIS ID
11908925	11908925

Property Characteristics	
Legal desc	P11&12 B8 M209-409
Land Area	0.16 AC
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer	
Parcel Inside Water Quality Buffer	No

FEMA and Community Floodplain	
FEMA Panel#	3710454300K
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1615 SOUTHWOOD AV CHARLOTTE



01/04/2016 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
LINDA M CLARK-FLICK	3519 CAMPBELL DR CHARLOTTE NC 28203
DONALD B JR FLICK	3519 CAMPBELL DR CHARLOTTE NC 28203

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
30270-554	09/11/2015	
20731-286	07/17/2006	\$120,000.00
14049-942	09/11/2002	\$52,000.00
08752-778	09/26/1996	\$42,000.00
08213-632	07/14/1995	\$0.00
07964-249	11/04/1994	\$45,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	36

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	IRWIN

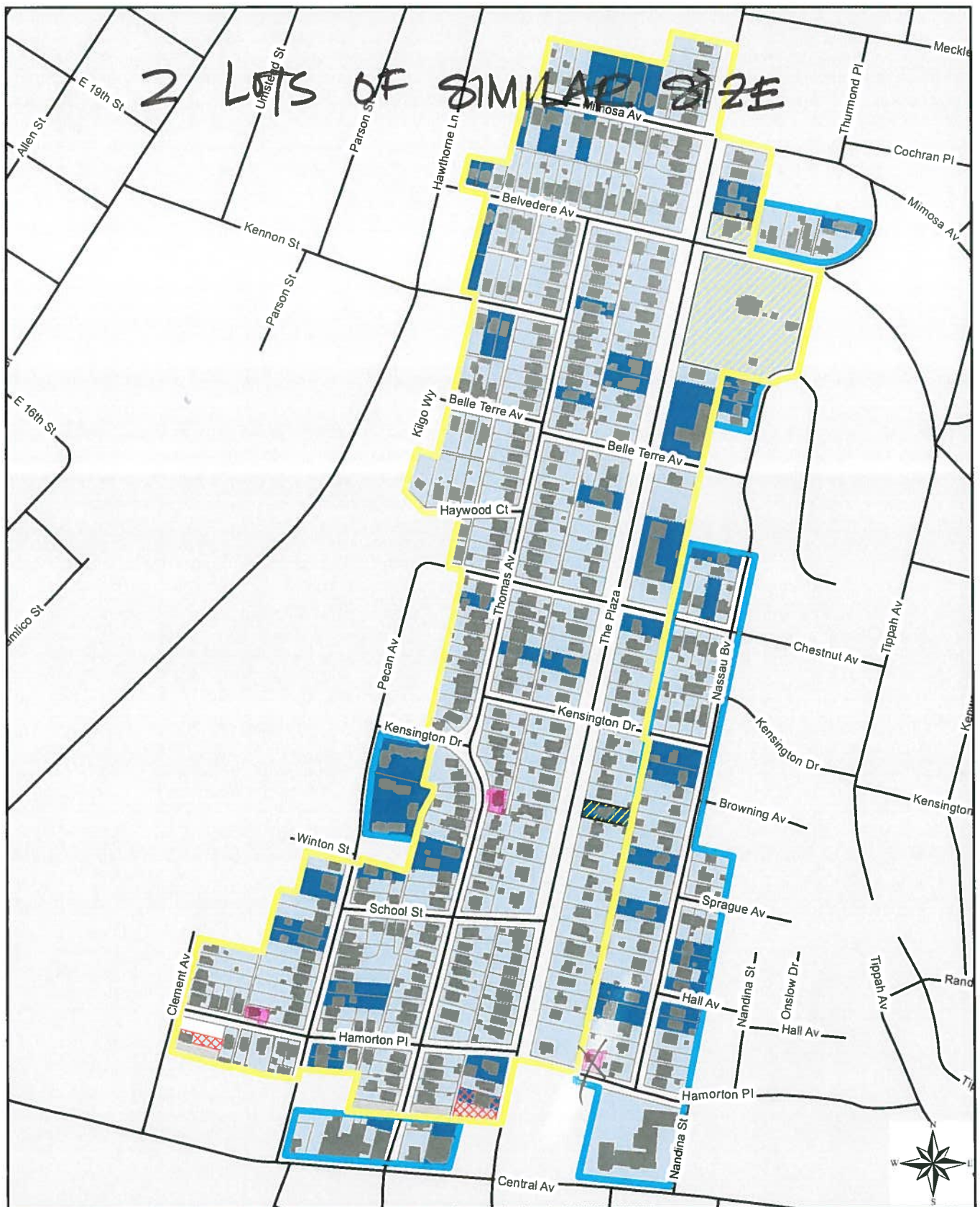
Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft



11908925 001

10/06/2000 from Mecklenburg County

Plaza Midwood District Assessment



Legend

- Local Historic District Boundary
- Expansion Proposal
- Buildings
- Historic Landmark
- Altered/Demolished/Replaced
- Parking
- Vacant

Period of Significance

- 1903-1947
- After 1947

0 162.5 325 650 975 1,300

September 16 2016

MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 11/10/2017

Identity	
Parcel ID	GIS ID
08118306	08118306
Property Characteristics	
Legal desc	P11 B28 M195-28
Land Area	0.100 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer
Parcel Inside Water Quality Buffer No

FEMA and Community Floodplain	
FEMA Panel#	3710455400K
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1425 HAMORTON PL CHARLOTTE



Ownership	
Owner Name	Mailing Address
LESA WESTHAFFER	13802 BRAMBOROUGH RD CHARLOTTE NC 28078
MIKE WESTHAFFER	13802 BRAMBOROUGH RD CHARLOTTE NC 28078

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
10753-163	09/10/1999	\$80,000.00
08616-151	06/13/1996	\$0.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	10

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft



MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 11/10/2017

Identity	
Parcel ID	GIS ID
08118718	08118718
Property Characteristics	
Legal desc	L15 B1 M332-8
Land Area	0.152 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	NC CORP
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer
Parcel Inside Water Quality Buffer No

FEMA and Community Floodplain	
FEMA Panel#	3710455400K
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1534 THOMAS AV CHARLOTTE



01/02/2017 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
MET PROPERTIES LLC	8812 FULTRAM LN MINT HILL NC 28227

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
31947-119	07/07/2017	\$265,000.00
01428-139	01/01/1975	\$0.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	10

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

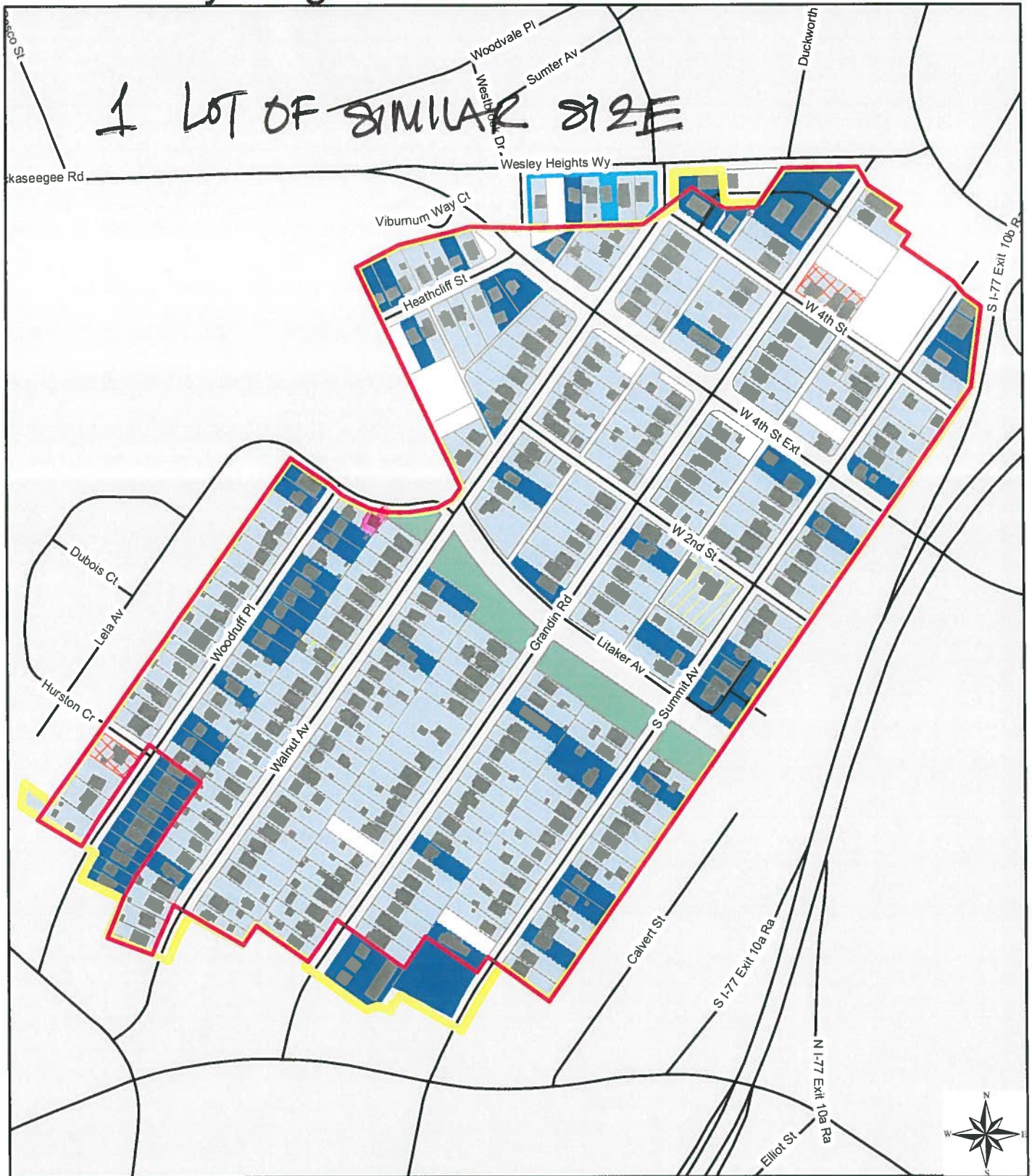
Stream Watershed Districts	
Stream Watershed Name	UPPER LITTLE SUGAR

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft



08118718 001
 11/10/2000 from Mecklenburg County

Wesley Heights Historic District Assessment



MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 11/10/2017

Identity	
Parcel ID	GIS ID
07102101	07102101

Property Characteristics	
Legal desc	P67&68B24M4-101 1615 LELA AVE
Land Area	0.089 GIS Acres
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	SINGLE FAMILY RESIDENTIAL

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer
Parcel Inside Water Quality Buffer
No

FEMA and Community Floodplain	
FEMA Panel#	3710454400J
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
1615 LELA AV CHARLOTTE



01/04/2014 from Mecklenburg County

Ownership	
Owner Name	Mailing Address
JAMES P STURDIVANT	428 AUTUMN DR HARRISBURG NC 28075

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
23064-784	11/16/2007	\$81,500.00
05422-139	01/30/1987	\$0.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	Yes
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	41

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

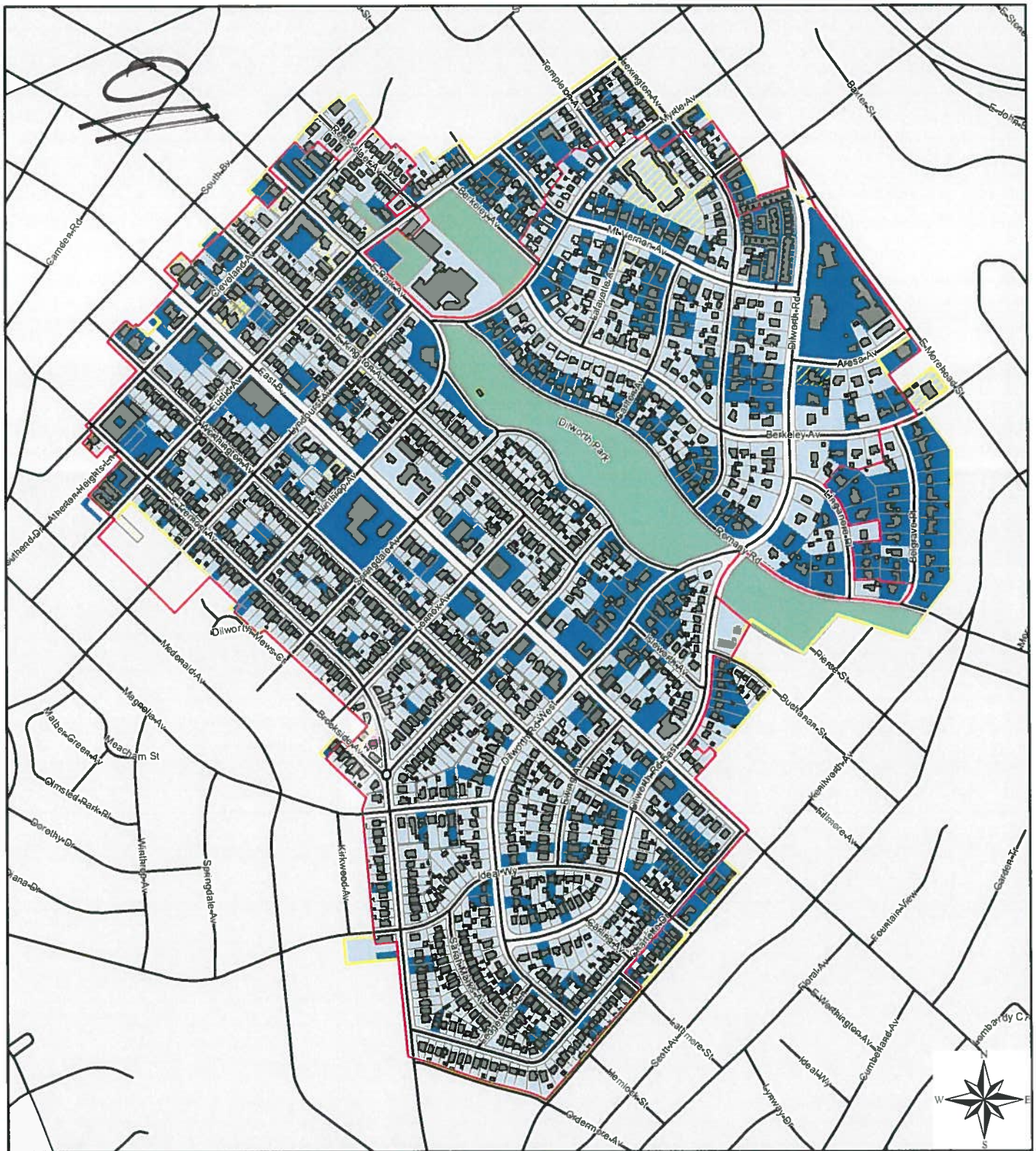
Stream Watershed Districts	
Stream Watershed Name	IRWIN

Built-Up Area Restriction	
Allowed Built-Up Area	0.00 sq ft



07102101 001
11/06/2000 from Mecklenburg County

Dilworth Historic District Assessment



Legend

- National Register Boundary
- Local Historic District Boundary
- Vacant
- Buildings
- Altered/Demolished/Replaced
- Parking
- Historic Landmarks
- Open Space
- Roads

Period of Significance

- 1891-1941
- After 1941

0 295 590 1,180 1,770 2,360 Feet



September 16, 2016

Hermitage Court Local Historic District



Legend

- Hermitage Court Local Historic District
- Buildings
- Altered/Demolished/Replaced
- Parking
- Vacant
- Roads

Period of Significance

- 1911-1943
- After 1943

0 50 100 200 300 400
Feet

September 16, 2016



Period of Significance

- 1776-1933
After 1933

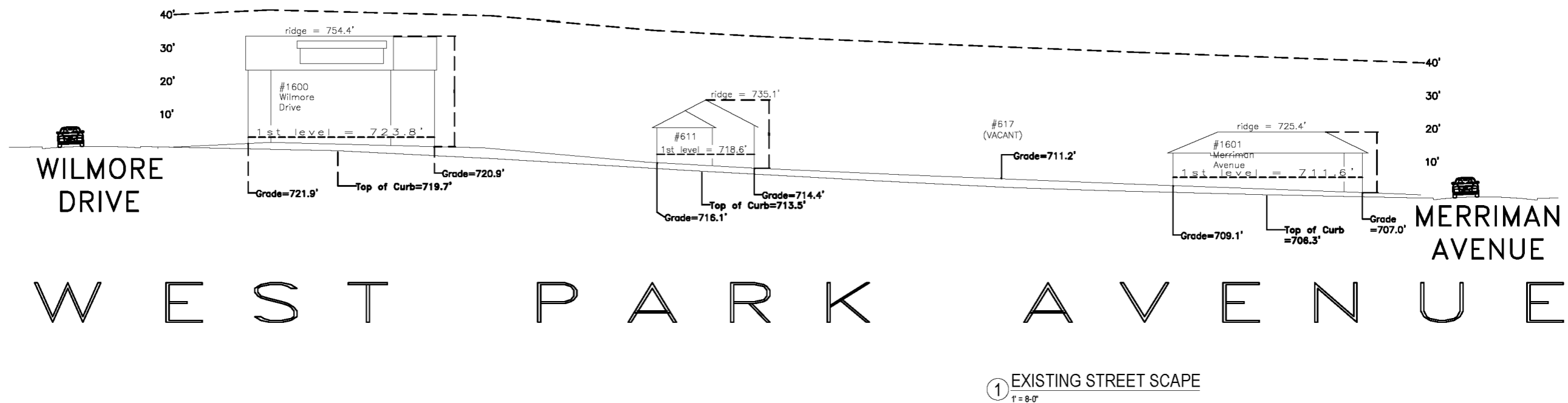
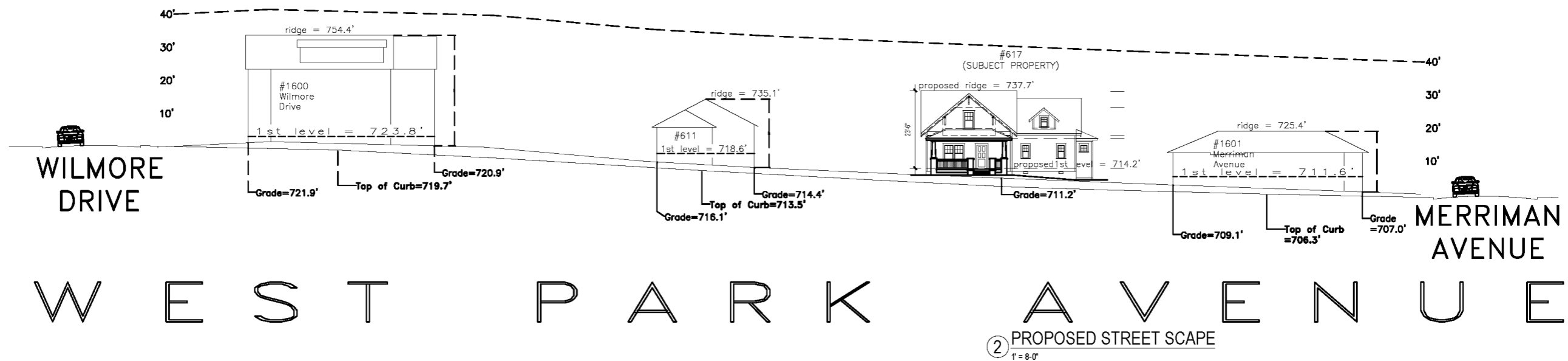
September 16.2



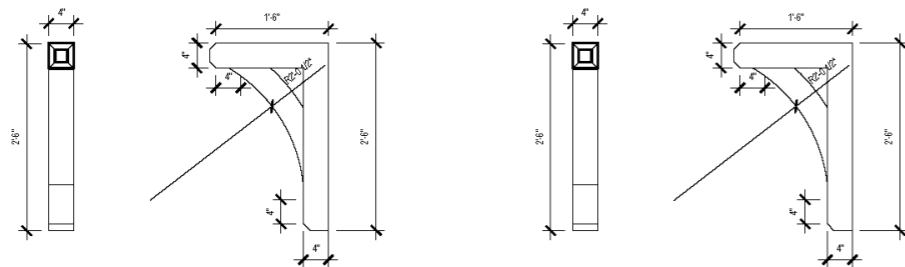
Proposed Rear Elevation



Proposed Left Elevation

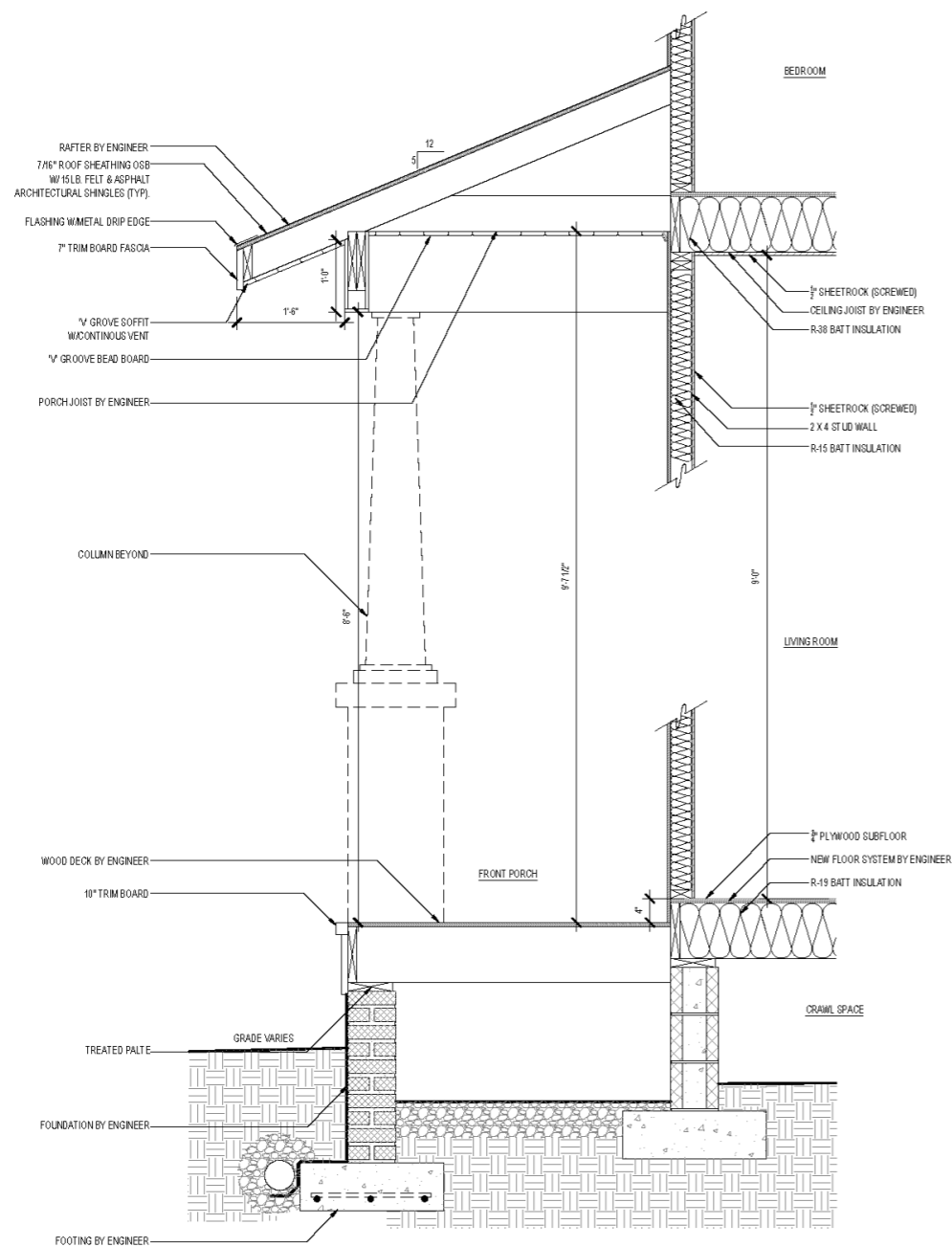


Street Scape Elevations

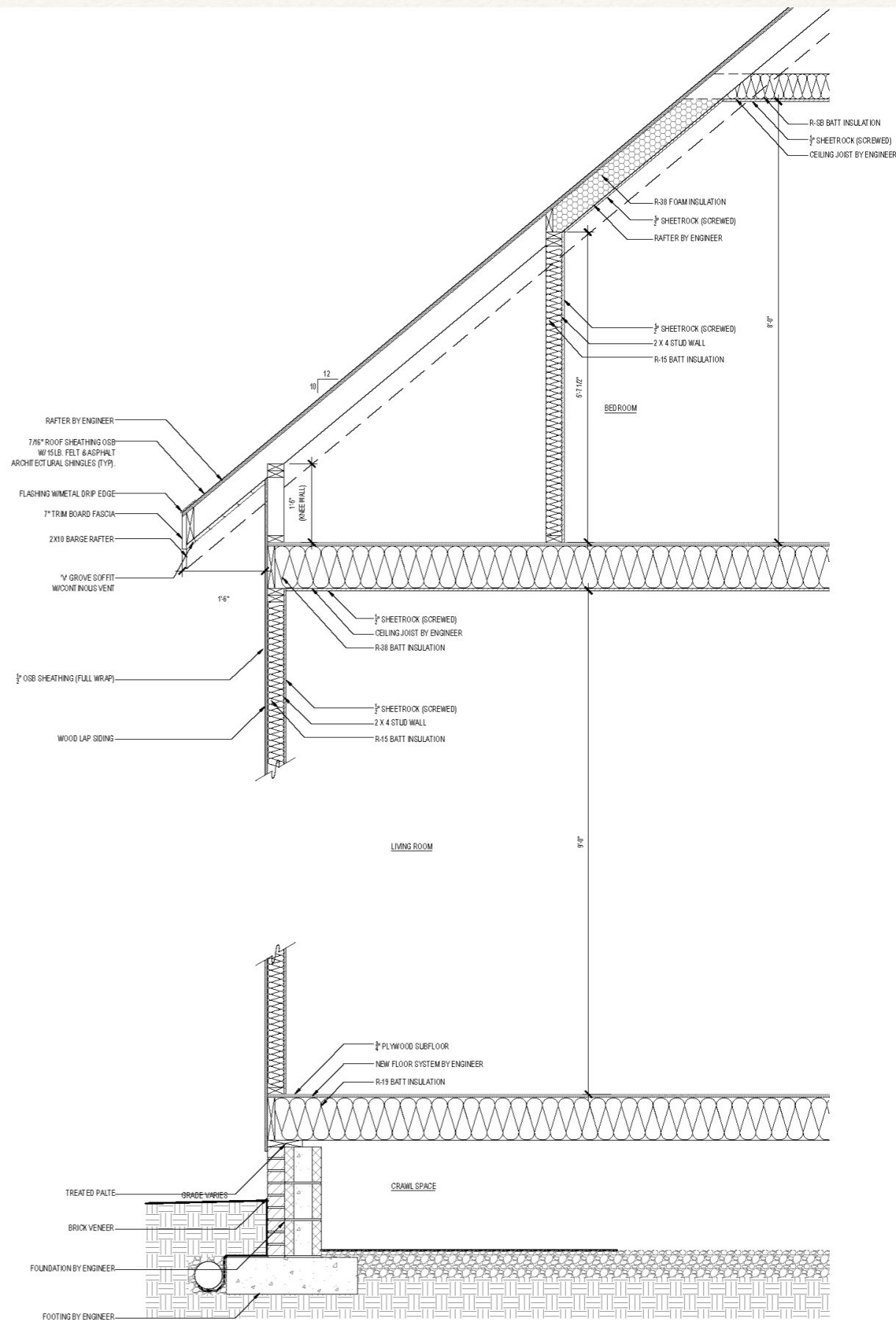


④ BRACKETS @ REAR PORCH
3/4" = 1'-0"

③ BRACKETS DETAIL
3/4" = 1'-0"

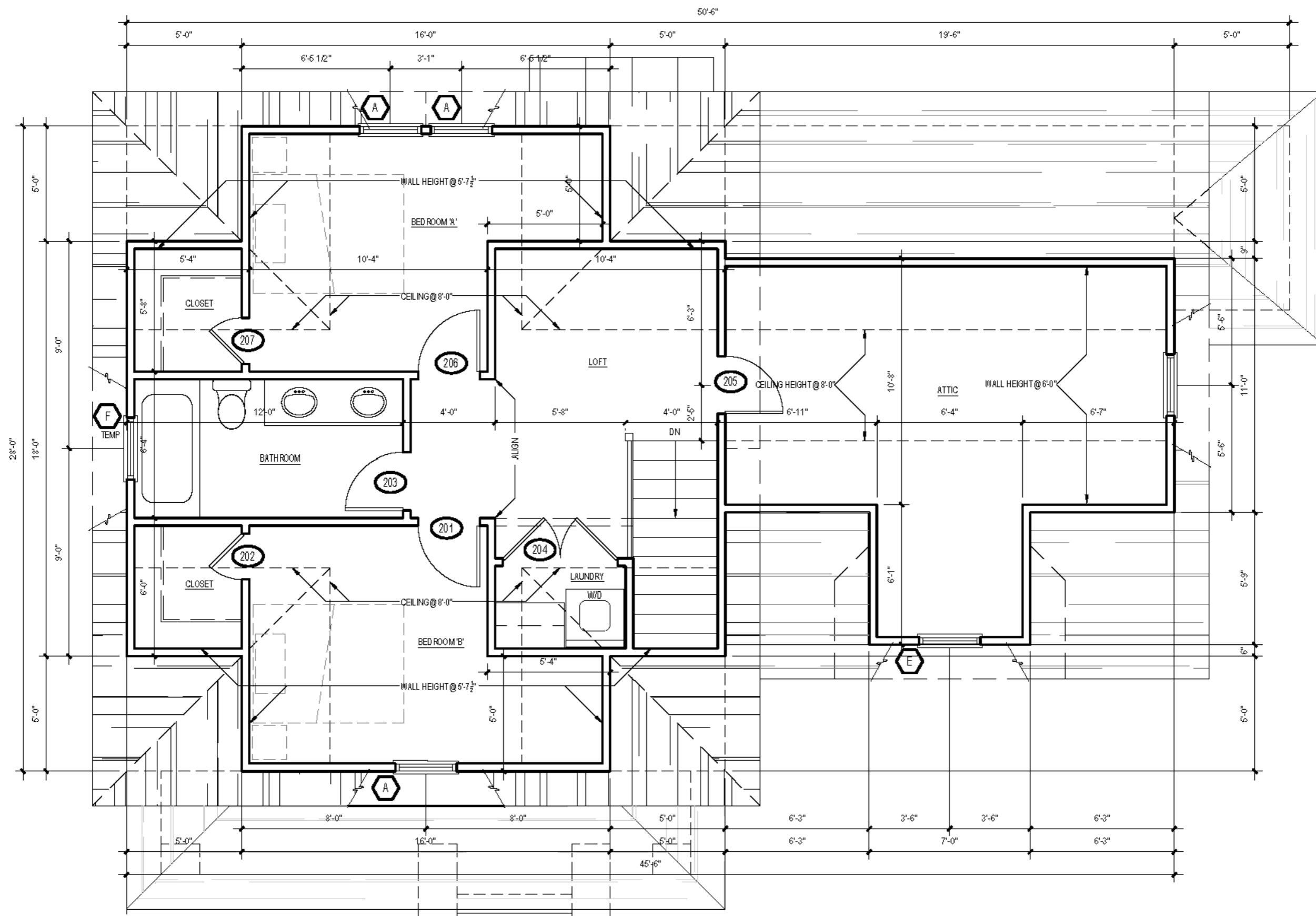


② SECTION @ PORCH
3/4" = 1'-0"

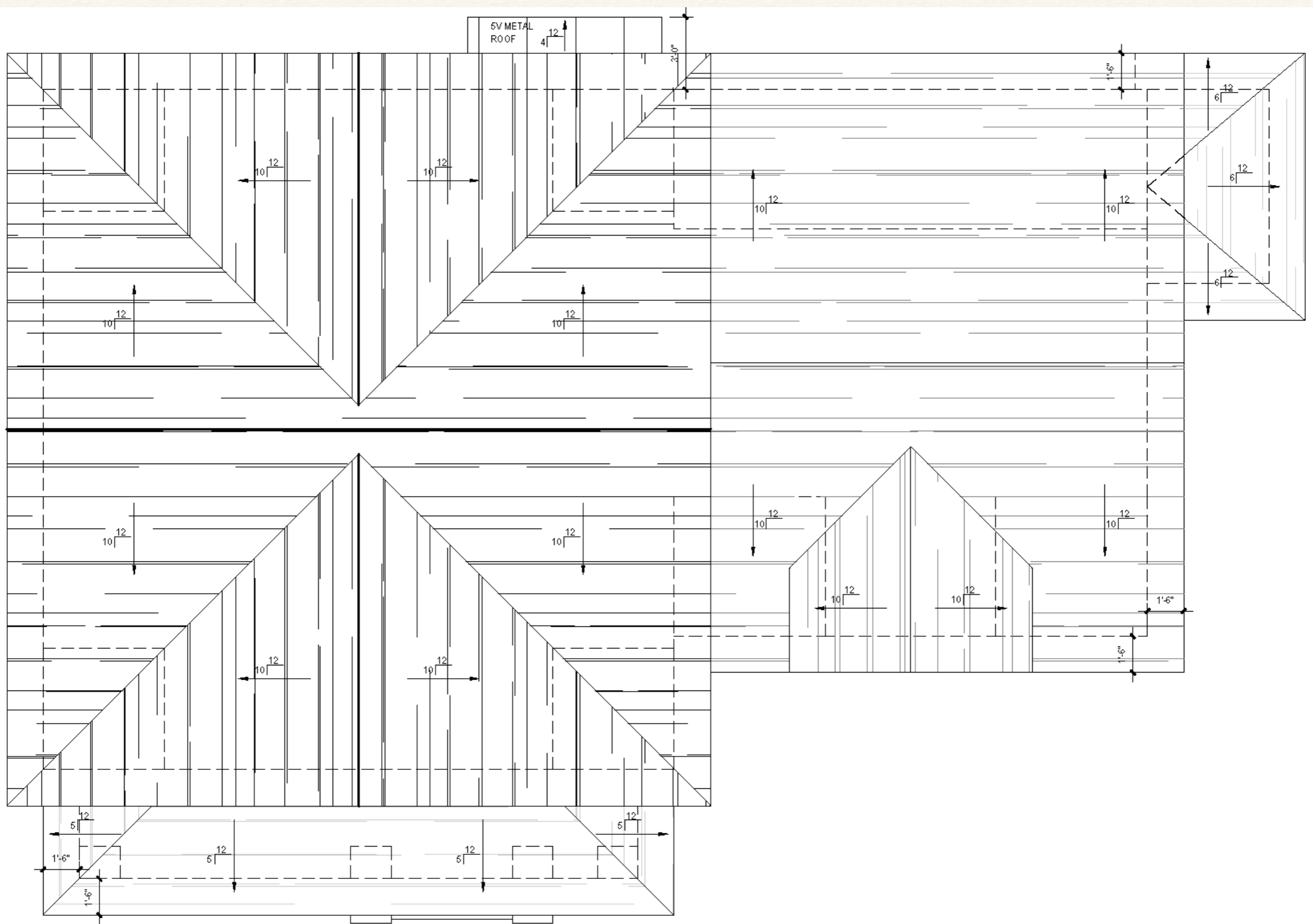


① TYPICAL WALL SECTION
3/4" = 1'-0"

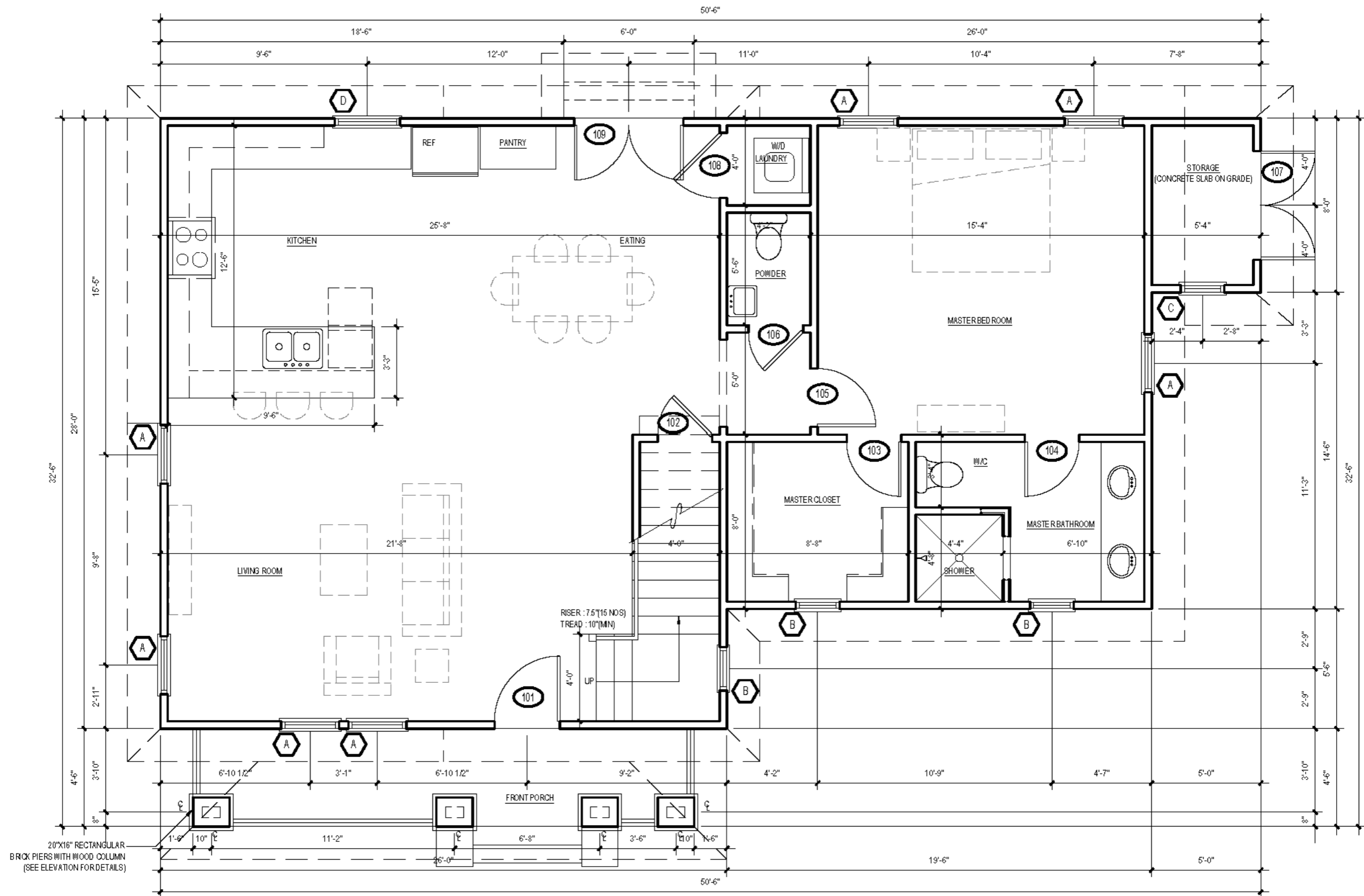
Architectural Details



Proposed 2nd Floor



Proposed Roof



Proposed 1st Floor

NOVEMBER VS. DECEMBER

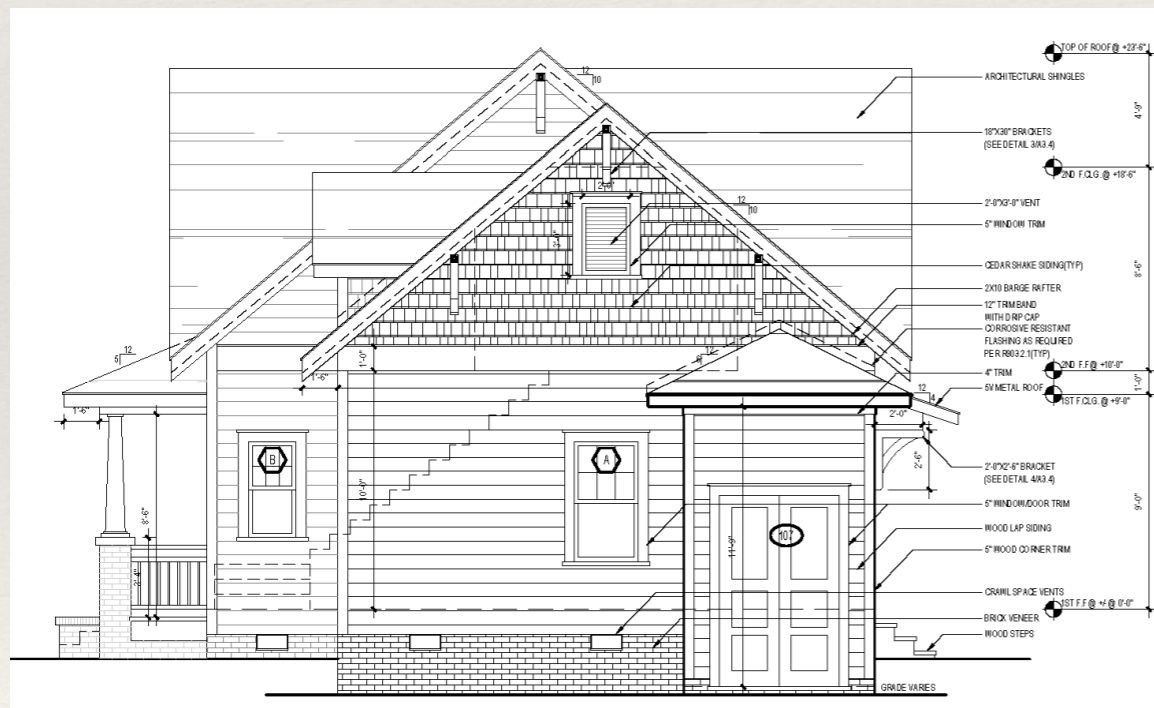


NOVEMBER MEETING



DECEMBER MEETING

Proposed Front Elevation

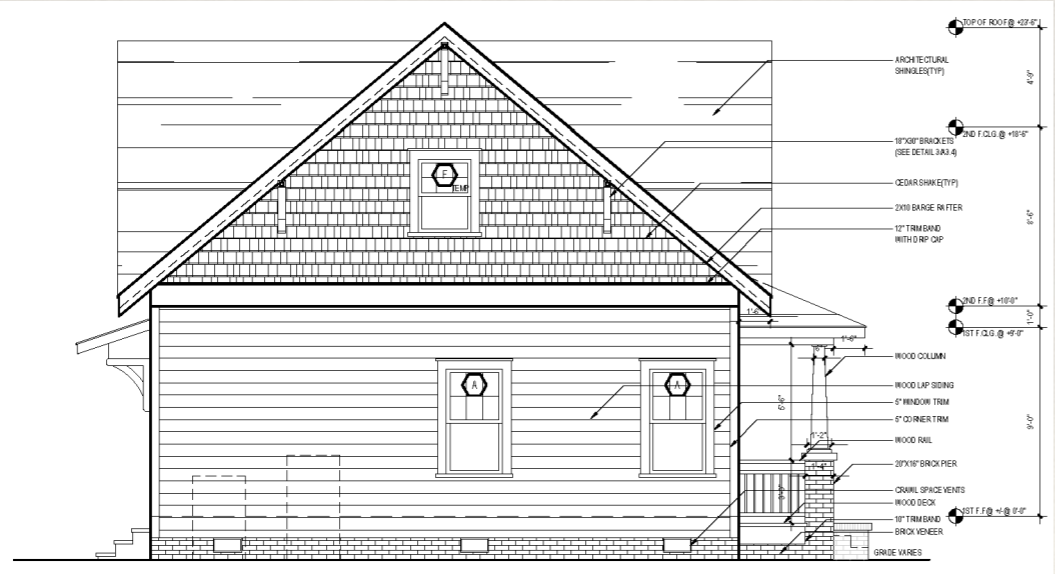


NOVEMBER MEETING



DECEMBER MEETING

Proposed Right Elevation



NOVEMBER MEETING



DECEMBER MEETING

Proposed Left Elevation

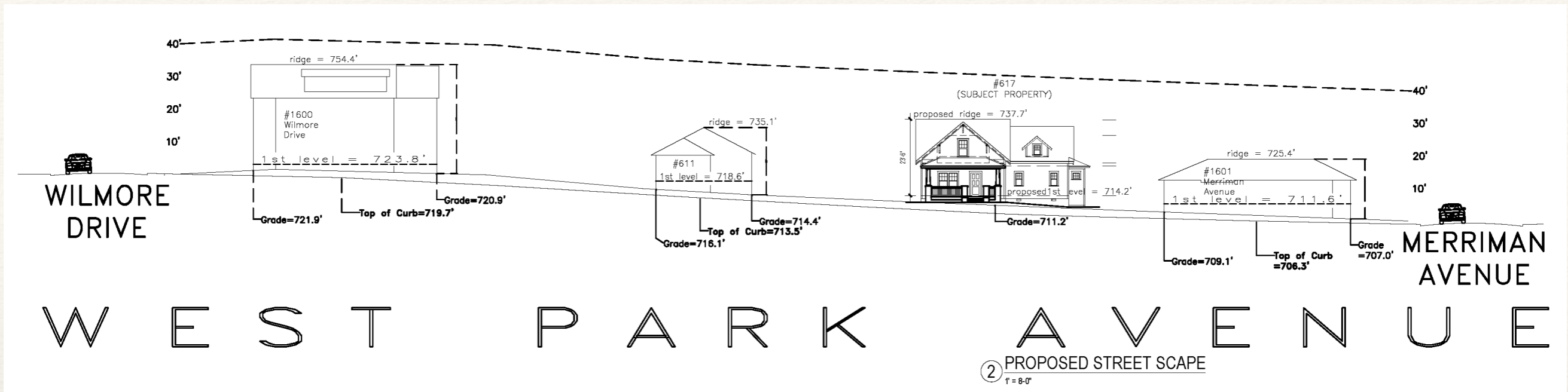


NOVEMBER MEETING

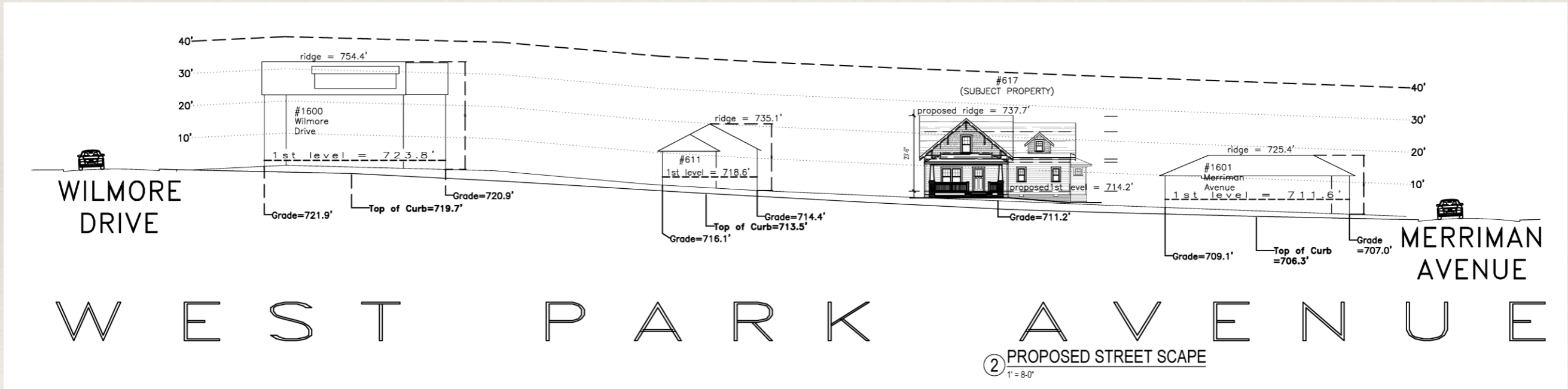


DECEMBER MEETING

Proposed Rear Elevation

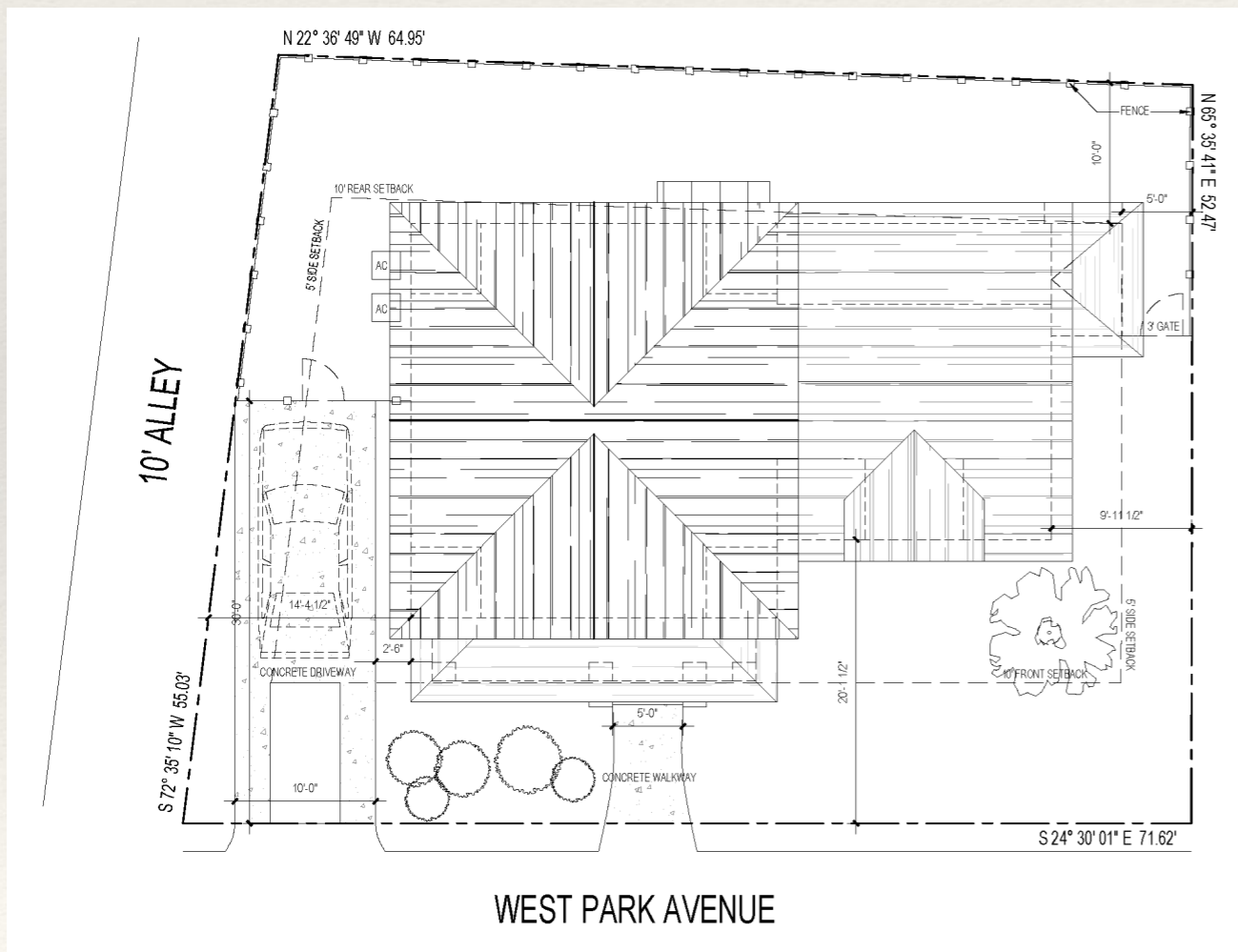


NOVEMBER MEETING

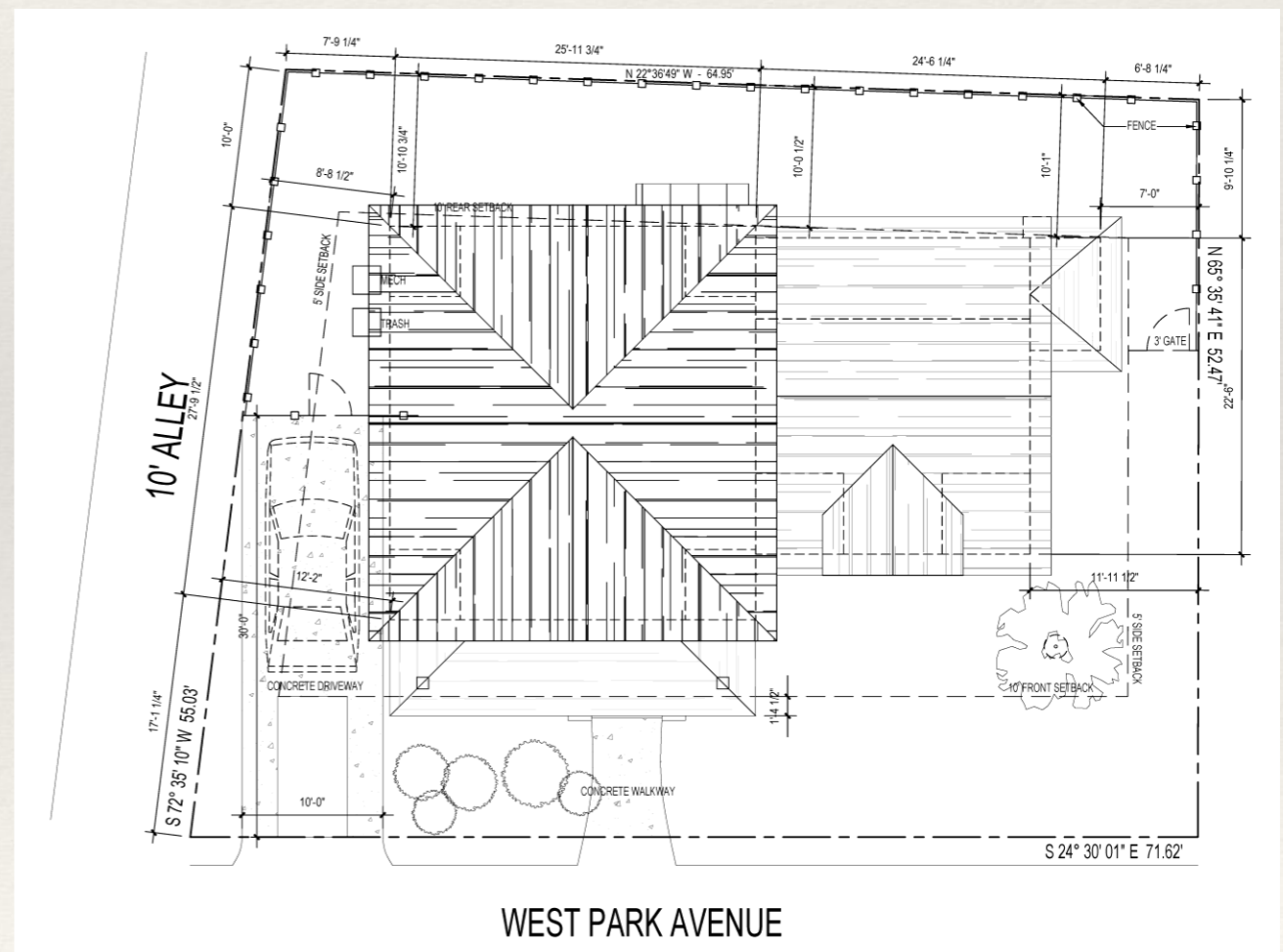


DECEMBER MEETING

Street Scape Elevations



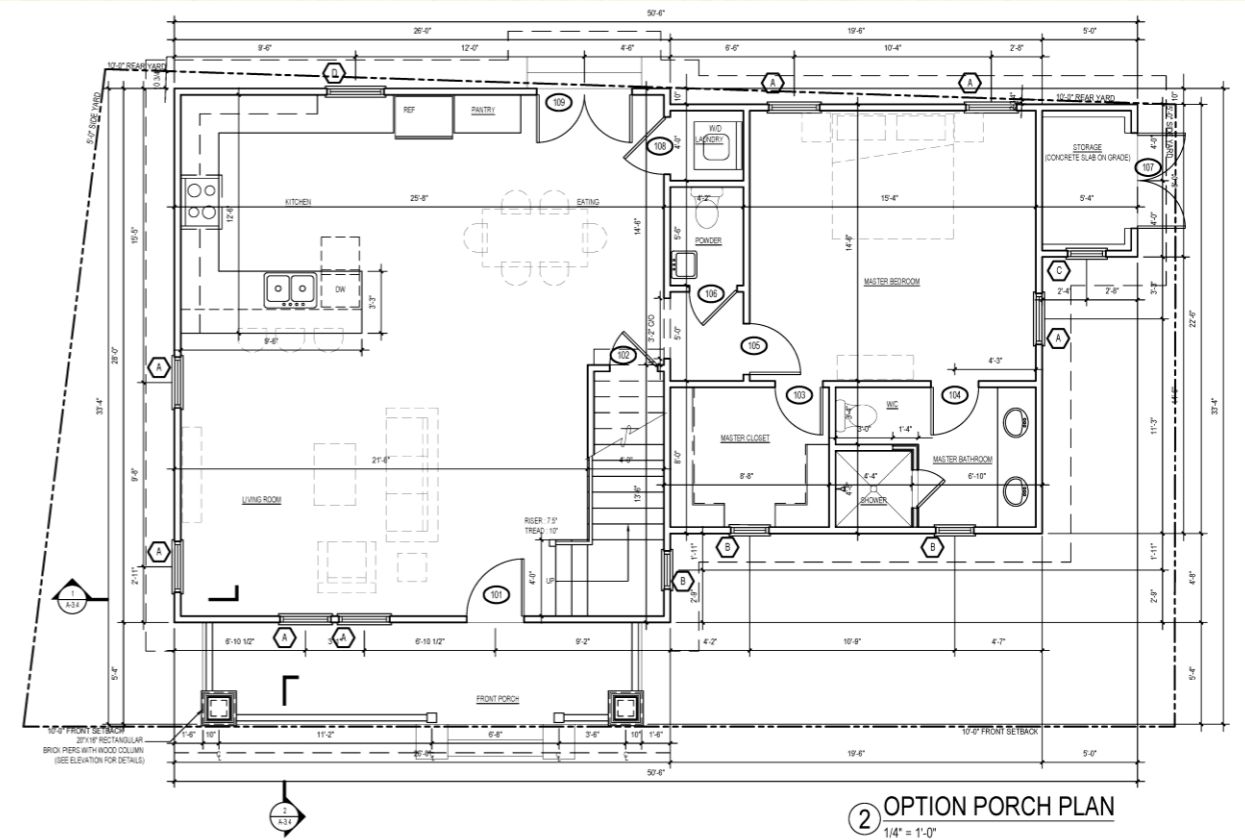
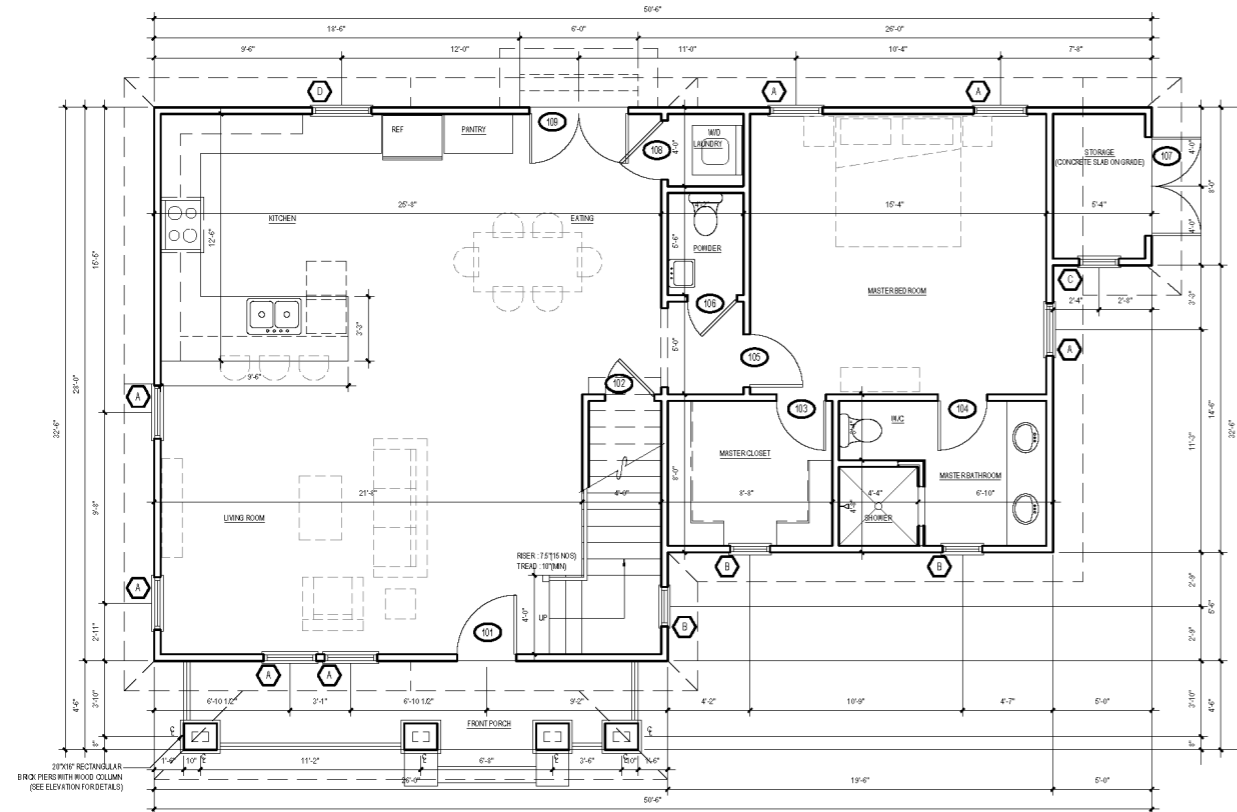
NOVEMBER MEETING



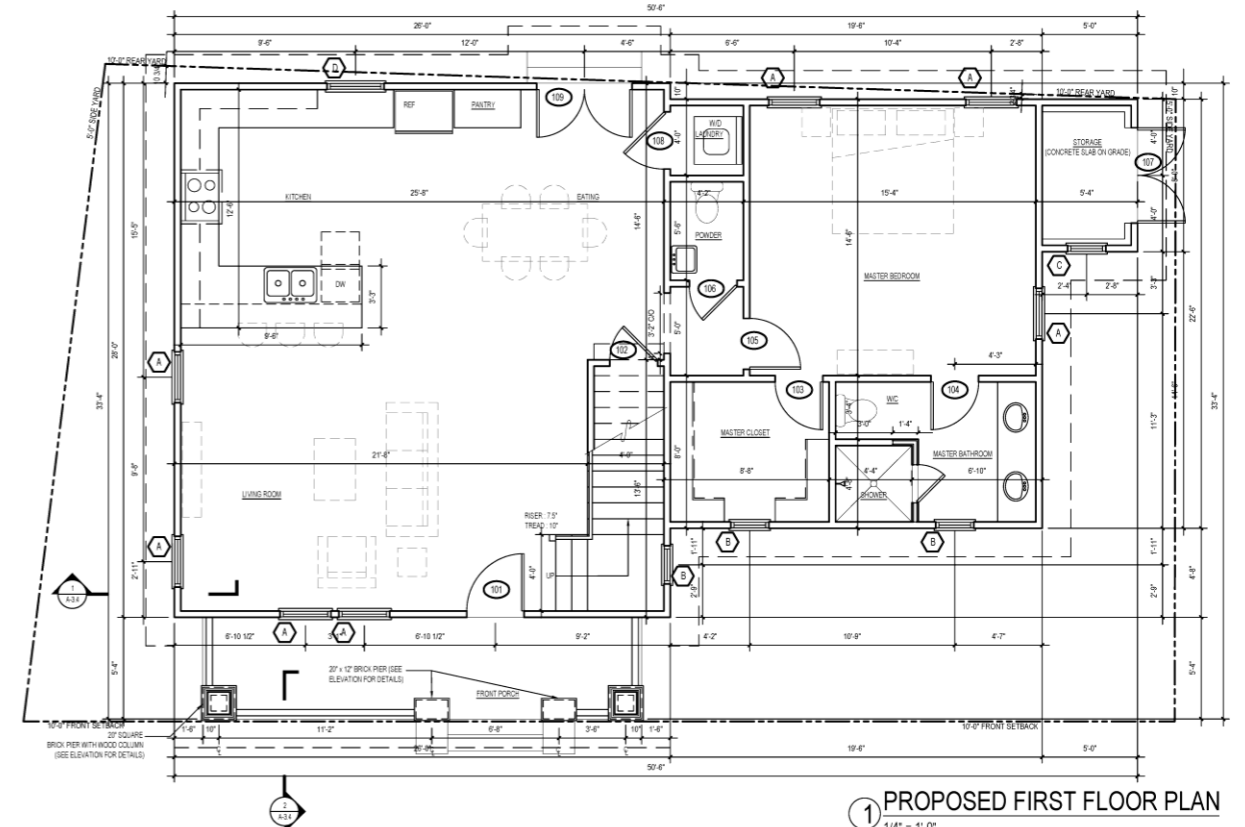
DECEMBER MEETING

NOVEMBER MEETING

1ST FLOOR PLAN

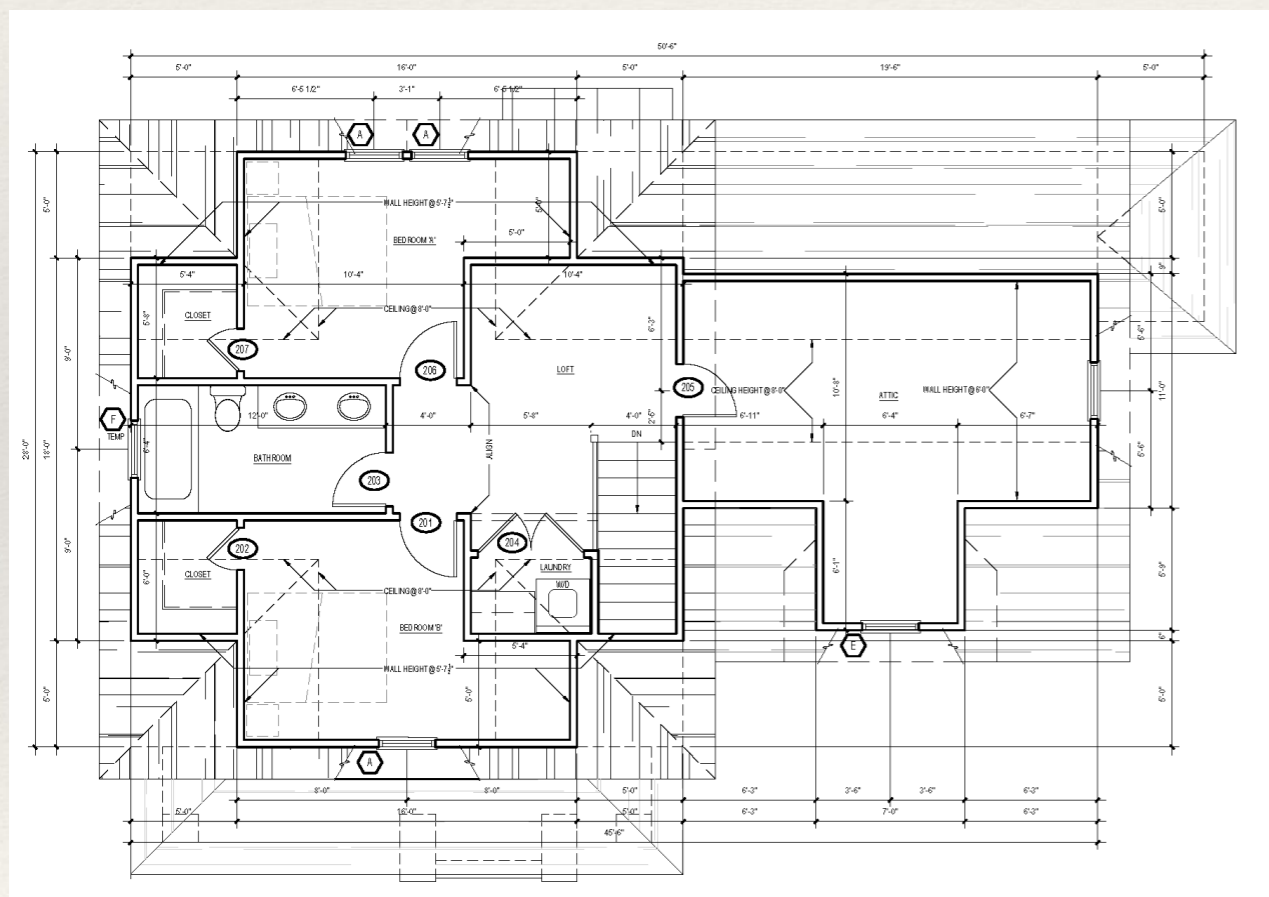


② OPTION PORCH PLAN
1/4" = 1'-0"

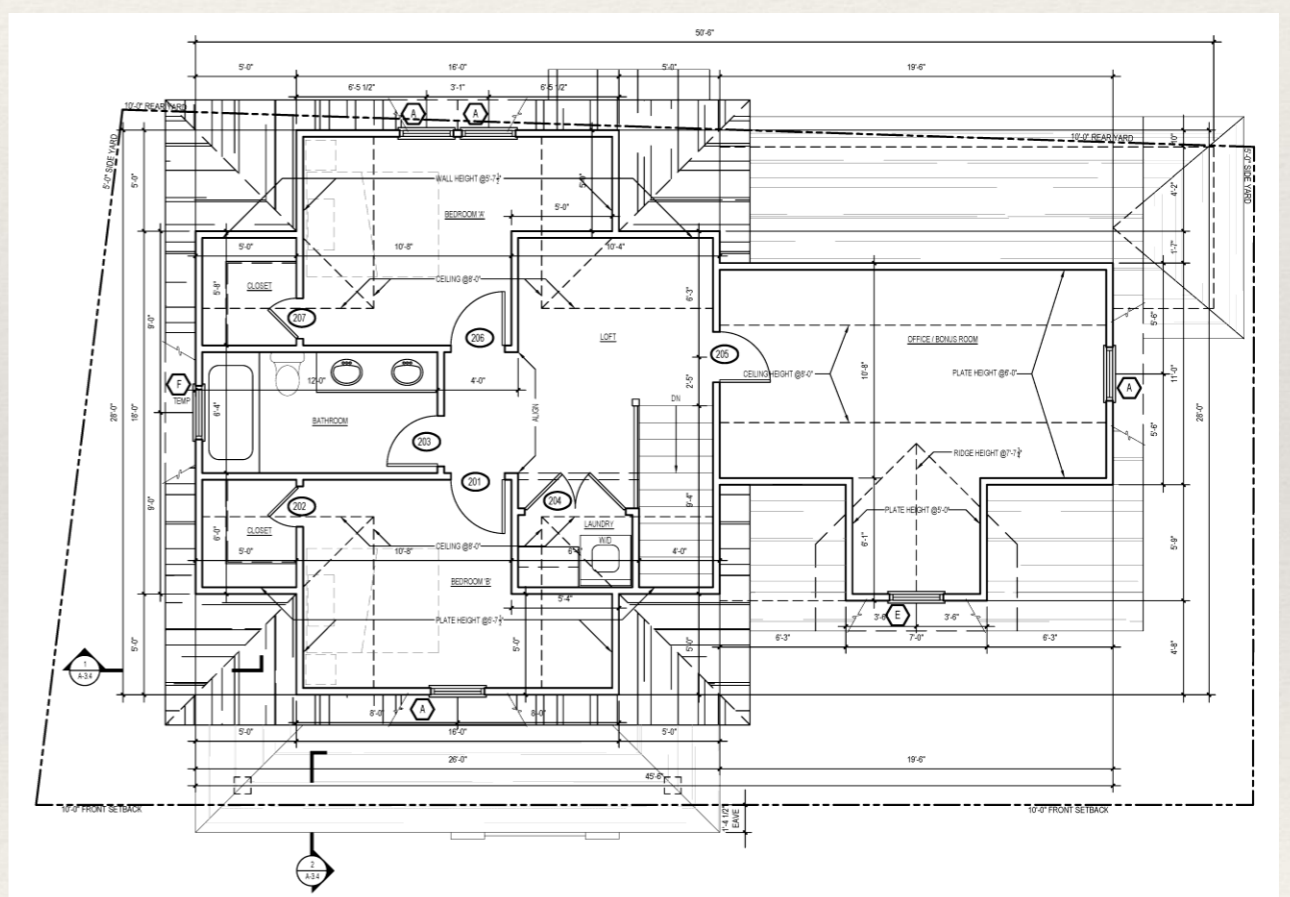


① PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

DECEMBER MEETING



NOVEMBER MEETING



DECEMBER MEETING

2ND FLOOR PLAN