

Request for change to ordinance to include interior of home at 201 West Charles Street, Matthews NC.

The site and the exterior of this home are currently designated with the HLC and I am requesting that the designation be extended to the entire home **including** the interior.

#### Background

The home was extensively renovated in 2008. The termite damage was extensive throughout first and second floor. Interior retains all original molding, doors, mantles and wood work where possible and custom matching replacements were fabricated when needed. Most of the original mantles and fireplaces remain and the chimneys were rebuilt to restore functionality.

On the first floor, the West side porch which had been enclosed in the 50's was opened to restore the original wrap around front porch design from 1904. The first floor bathroom was expanded into a portion of the rear porch and the east sun room was incorporated into a walk-in closet to allow a first floor master suite to be created. The open porch on the Southeast corner was enclosed with large swing out windows. The original foundation/footprint of the home was not changed but virtually 100% of the foundation and floor system had failed due to termite damage and the entirely rebuilt during renovation. It may be interesting to note that the new 1<sup>st</sup> floor flooring was milled by our cabinet maker from turn of the century heart pine from the roof of an old cotton mill on Hovis Road that was turned into an Exide battery plant in the 40's and later abandoned. Fortuitously, it was being demolished at the time of our work and need for replacement flooring.

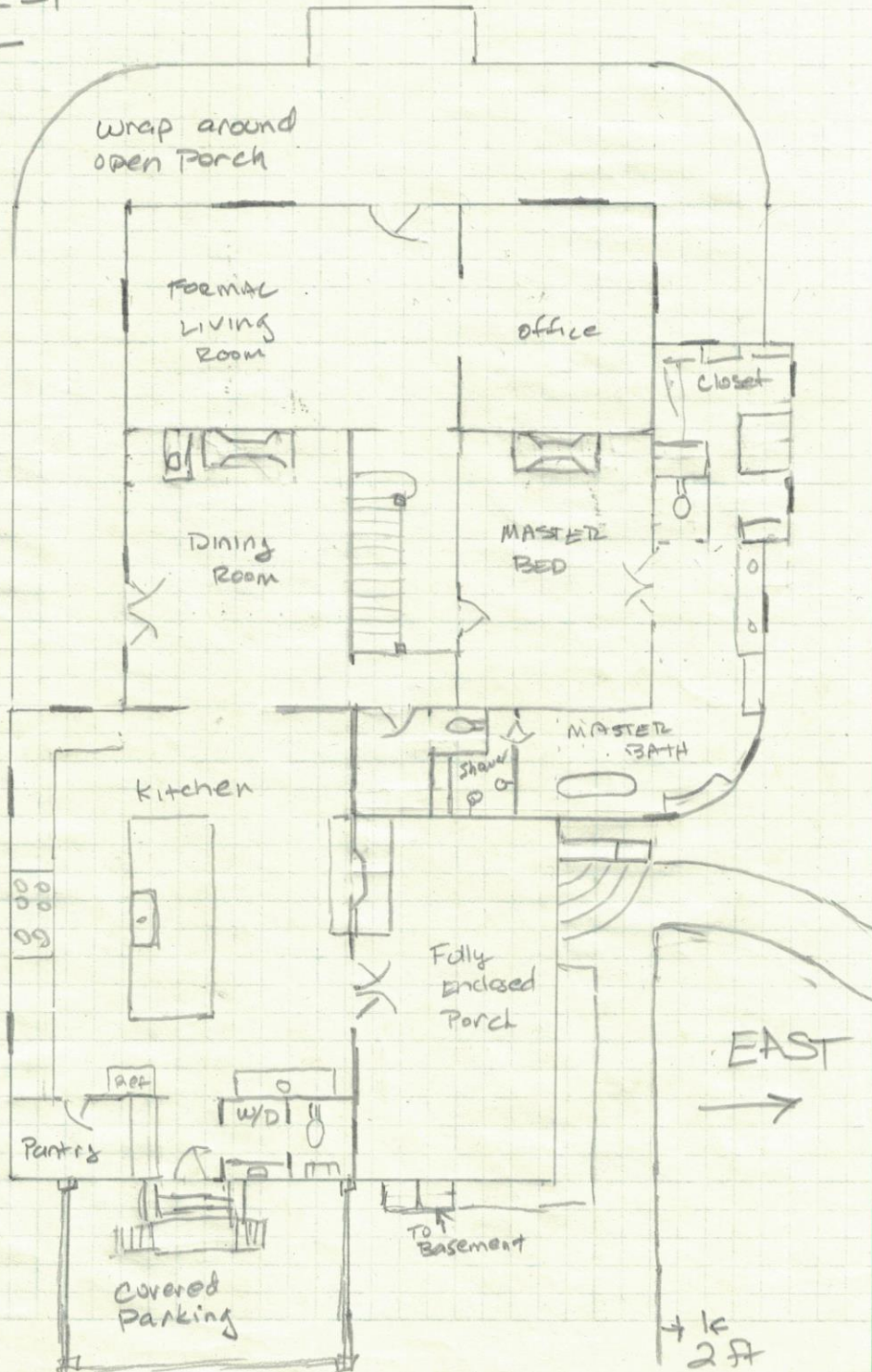
On the second floor a raised floor bathroom added in the 50's was removed and jack and jill bathrooms were added on both the East and West sides to create suites on each side of the second floor. All the mantles and woodwork are original or replaced with identical wood work and all original flooring was preserved.

On the third floor, everything was also preserved including the original paint scheme! We were able to utilize the space under the eaves for a small but efficient bathroom for the third floor.

GROUND FLOOR

WEST  
←

↑ NORTH





1st floor dining room facing Northwest thru dining room onto covered porch





1<sup>st</sup> Floor West Porch facing North

Note: West porch enclosure had poorly constructed bath with tub supported by 2x4 on a drain line!





1st Floor Kitchen facing South toward covered parking area.





Southeast Porch Facing Northeast

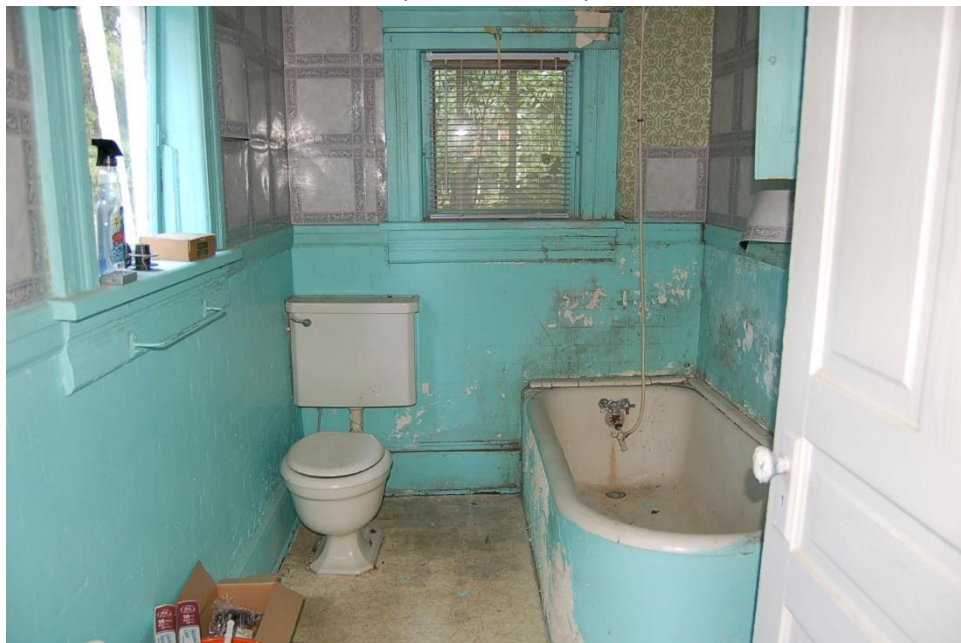


Southeast Porch facing South.jpg

Note: This porch was enclosed with the large windows which open to allow outside access



1st floor rear entry facing north. The laundry room/half bath was part of the original porch and had an abandoned bathroom in this area. I am told it was the first "Indoor" bathroom in Matthews and drained into the old outhouse in the backyard. Here is a pic of that bathroom when we started.







1st Front Formal Living Room Facing Back (South) toward stairwell



1st Front Formal Living Room Facing Front (North )

Note that the front door and the two large double hung windows on the front of the house are original as well as the Tiffany stain glass features.



1<sup>st</sup> floor Front Office Facing East.

Here is a picture of the damage on that East wall under the office window.







1st Front Office Facing Northwest toward formal living room



1st Master Bath Facing East



1st Master Bath Facing West





1st Master Closet Facing South

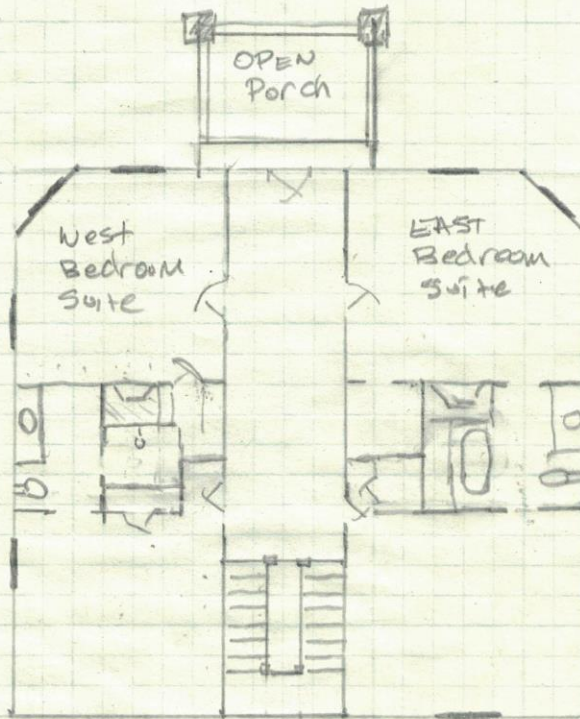


1st Rear Entry To Stairwell facing back into dining room

# Second Floor

WEST  
←

↑ NORTH



→ ←  
2 ft

EAST  
→





2nd Floor East From Room



2nd floor hallway facing South.jpg



2nd Floor West Side Back Room facing Northeast into hallway



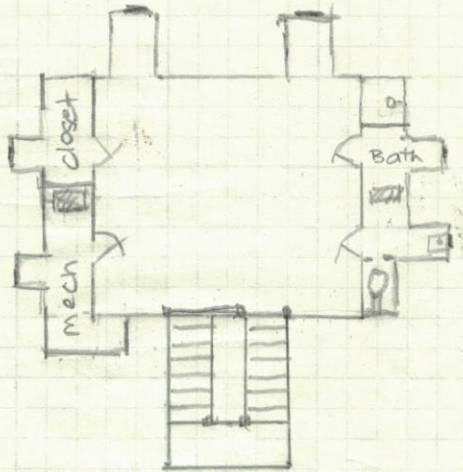


2nd Floor West Side Front Room facing Southeast into hallway

THIRD FLOOR

WEST  
←

↑ NORTH



EAST  
→

#1  
28



3rd Floor Bathroom under eaves facing South





3rd Floor Bathroom shower tucked in under eaves



3rd Floor facing Northeast showing doors leading to bathroom



3rd Floor room facing Southwest showing doors entering mechanical room and closet





Second Floor Hallway Facing North toward open from porch



Stairway Landing Facing South from second floor hallway.jpg



First Floor stairway showing original wainscoting.jpg



Stairwell Facing Front (North) toward formal living room.jpg





Stairwell from Landing Facing North down to formal living room.jpg