

# MARION R. AND LAVONNE MARSH HOUSE LOCAL LANDMARK REPORT

1642 Hertford Road Charlotte, North Carolina 28207

Charlotte-Mecklenburg Historic Landmarks Commission Local Landmark Designation Report

Prepared by Gate City Preservation L.L.C.

July 2024

# Charlotte-Mecklenburg Historic Landmarks Commission

# HISTORIC NAME(S) OF PROPERTY

• Marion R. and Lavonne Marsh House

# **ADDRESS OF PROPERTY**

• 1642 Hertford Road, Charlotte, North Carolina 28207

# PARCEL ID #: 15306111

DEED BOOK & PAGE: Book 17724 Pages 437-439

**ZONING** Single Family Residential

Amount of land/acreage to be designated  $\underline{0.376 \text{ acres}}$ 

# **Property Owner's Address:**

Kenneth and Laura Corsig 1642 Hertford Road Charlotte, NC 28207 Interior to be designated ⊠ Yes □No

# **Applicant's Address:**

Gate City Preservation L.L.C. 211 Tate Street Greensboro, North Carolina 27403

#### I. Abstract

#### Statement of Significance

The Marion R. and Lavonne Marsh House, located in the Myers Park National Register Historic District, is a locally significant historic resource to Mecklenburg County as the home of one of the most influential and successful architects in Charlotte and the greater North Carolina piedmont, Marion R. Marsh (October 21, 1893-September 4, 1977). Marsh lived here during the most prolific time in his career until his death. After acquiring a desirable lot in Myers Park, Marsh designed his home in the popular Colonial Revival style. Active from 1922 to 1964, during a major boom in Charlotte's development, Marsh designed numerous high-style buildings, from revival-style residences to modern office buildings while residing in this home. Several of his buildings are designated on the national and local level for their architectural significance. On the National Register of Historic Places, a Tudor Revival residence in Charlotte designed by Marsh for Fritz Seifart (1938), was listed in 2006 and the Gem Theater (1936) in Kannapolis, North Carolina, designed by Marsh, was listed in 2019. On the local level, Builders Building (1926), Carolina Cadillac Company (1926), Coca-Cola Bottling Plant (1929), and Eastover Elementary School (1935), described in the Associative History section, are all Marsh-designed local designated landmarks in Mecklenburg County. The Marion R. and Lavonne Marsh House is an excellent surviving example of Marsh's residential work in Charlotte and retains a high level of integrity.

#### Archaeological Comments

No known archaeological features are present at this time.

# Integrity Statement

- Location: The Marion R. and Lavonne Marsh House remains in its original location (High).
- **Design:** The house retains its original form and design features and is an excellent example of Marsh's residential design work. The Marsh-designed 1947 addition above the screened-in porch on the south side of the façade did not materially alter such original design elements as the house's form, space, structure, massing, proportion, and scale, and has acquired its own architectural significance and historic association with the house and its inhabitants in the subsequent 70+ years. In 2021 a second-floor addition was made to the garage on the north side of the façade and retained as many design features and historic materials as possible (Appendix 1) (Medium).
- <u>Setting</u>: The home stands among other historically significant early-20th century residences in the Myers Park National Register Historic District. It is located on an elongated corner lot with mature trees and plantings. A running bond brick walkway leads to the front door (High).
- **Workmanship:** The workmanship put into the handsome exterior and interior features of the residence is of the highest quality. From the details in the woodwork to the delicate brick pointing, craftsmen of the highest level of skill have made their mark on this home over the decades (High).
- <u>Materials</u>: As a testament to the excellent workmanship and design of the home, many historic or historically appropriate materials remain. Over the years, the family has taken great care to retain a high level of integrity in materials and techniques used, including their 2021 addition, which retained the gable and gable window of the original garage (High).
- <u>Feeling</u>: Despite the 2021 addition, the feeling of the home remains as intended (High).

Charlotte-Mecklenburg HLC Landmark Designation Report

• <u>Association:</u> The home is associated with architect Marion R. Marsh as his place of residence during the most prolific time in his career. Designed and seamlessly expanded twenty years later by Marsh, the house is an excellent example of his residential architecture (High).

#### **Proposed Boundary Justification**

The proposed boundary for local landmark designation is the building's .376 acre parcel.

#### Interior Designation Parameters

In order to recognize the historical and architectural significance of the Marion R. and Lavonne Marsh House, it is recommended that the landmark designation include the entire interior of the house. In support of the request for landmark designation of the interior of the Marion R. and Lavonne Marsh House, the property owners have provided written consent for interior review of the house pursuant to N.C. Gen. Stat. § 160D-947(b). Character-defining features of the interior of the house include the following:

<u>Features Located Throughout the House</u> Maple and heart pine wood floors Plaster walls Crown, baseboard, and decorative wall moldings Brass doorknobs and other door hardware Window and door surrounds Solid wood shaker-style interior doors

<u>Interior: First Floor</u> Living Room Fireplace and mantel

#### Kitchen

Arched opening to stair hall

#### Stair Hall and Stairs

Colonial Revival stairway with wood runners and turned balustrade, posts, and newel post Decorative wainscotting

Study

Wooden beamed ceilings Stuccoed walls Arched bookshelf openings Fireplace and mantel

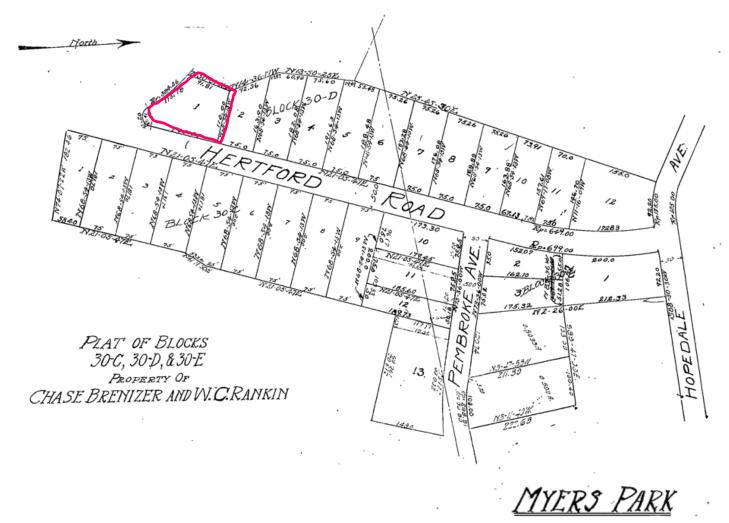
#### Interior: Second Floor

#### Main Hall

Rounded stair balustrade Sitting nook with large window on stair landing Arched entry to garage addition

# II. Maps and Floor Plans

# Plat Map from October 1923

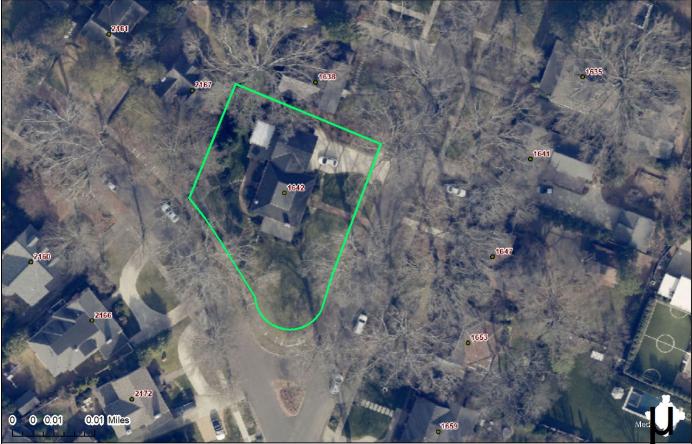


October 5, 1923. Scalelin=100st.

Mecklenburg County GIS Tax Map

# Polaris Map – Mecklenburg County, North Carolina Mecklenburg GIS

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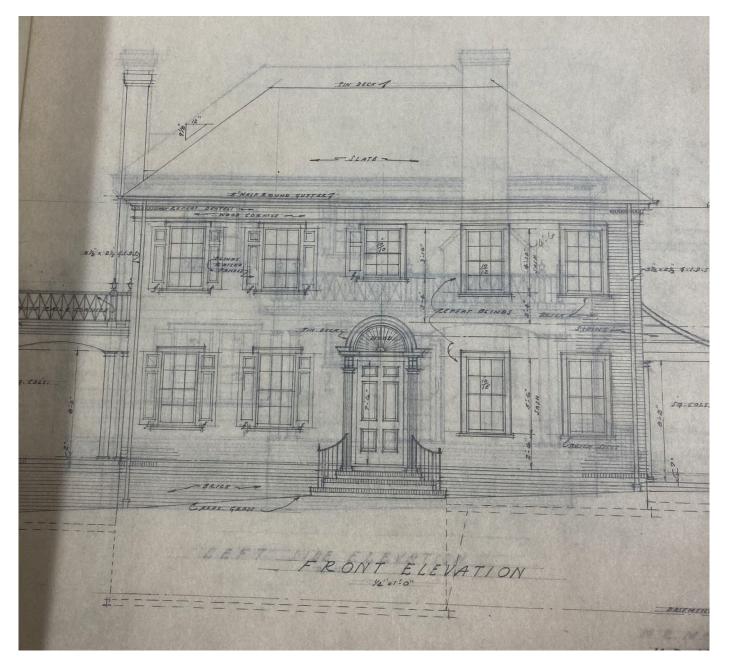


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds; plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

# HPOWeb Map showing designation boundaries



# Architectural Drawings: Main House



Front elevation of main house as part of Marsh's plans for addition construction in 1947.

#### III. Associative History

#### Marion R. Marsh, Architect and Engineer

Marion Rossiter "Steve" Marsh (1893-1977) is renowned as one of the most influential and successful architects in Charlotte and the greater North Carolina piedmont.<sup>1</sup> Marsh was born in Duval County, Jacksonville Florida to William W. and Barbara F. Marsh on October 21, 1893. His father, born in Georgia, was a furniture merchant and his older brother Mulford was an architect. By 16 years old, Marion was working as a draftsman apprentice at his brother's architectural firm, Marsh and Saxlebye, in Jacksonville and taking correspondence courses from Columbia University. Notably, Marsh and his brother designed numerous army camps for the government during World War I.



In 1916, Marsh came to Charlotte to become chief draftsman for the architectural firm of James M. McMichael and, later, the chief architect of the chemical engineering firm of Peter Gilchrist.<sup>2</sup> McMichael, an architect based in Charlotte, was one of the principal church architects in North Carolina in the early 20<sup>th</sup> century, designing over 900 churches by the end of his 50-year career.<sup>3</sup> These formative years under McMichael were significant to Marsh's development as an architect as he was immersed in the architecture of religious, public, and residential buildings across the state. Like McMichael, Marsh went on to design theaters, Masonic lodges, and residences in various Classical styles, starting his own firm, "M. R. Marsh Architect & Engineer" in 1922.

During Charlotte's development boom in the mid-20<sup>th</sup> century, the city was steadily growing into an industrial and financial powerhouse, resulting in an increase in construction of both commercial buildings and residences. Between 1922, when Marsh began working as an architect for his own firm, to his retirement in 1964, Marsh was well known for designing several important commercial buildings in Charlotte, most notably the Builders Building (1926, 312 West Trade

<sup>&</sup>lt;sup>1</sup> Thomas W. Hanchett, updated by Catherine W. Bisher, "Marsh, Marion R. (1893-1977)," in North Carolina Architects & Builders A Biographical Dictionary, https://ncarchitects.lib.ncsu.edu/people/P000535, 2015.

<sup>&</sup>lt;sup>2</sup> In the 1921 Charlotte City Directory, Marsh was listed as a Mechanical Engineer at Chemical Construction Company. In 1926, he was listed as an architect and construction engineer.

<sup>&</sup>lt;sup>3</sup> Thomas W. Hanchett, updated by Catherine W. Bisher, "McMichael, James M. (1870-1944)," in North Carolina Architects & Builders A Biographical Dictionary, https://ncarchitects.lib.ncsu.edu/people/P000266, 2012.

Street, LL 2006) (Appendix 4)<sup>4</sup>, Carolina Cadillac Company (1926, 1310 South Tryon Street, LL 2018) (Appendix 5)<sup>5</sup>, the Charlotte Auditorium and Armory (1929, Demolished, LL 2006) (Appendix 6)<sup>6</sup>, Coca-Cola Bottling Plant (1929, 1401-1409 W. Morehead Street, LL 1988, NR 1998) (Appendix 7)<sup>7</sup>, Eastover Elementary School (1935, 500 Cherokee Road, LL 2012) (Appendix 8)<sup>8</sup>, Plaza Theater (1941, Demolished) (Appendix 9)<sup>9</sup>, Fire Station Number Eight (1949, 1201 The Plaza; LL 2018) (Appendix 10)<sup>10</sup>, and Oasis Temple (1953, Demolished, LLD 1980) (Appendix 11)<sup>11</sup>.

One of the pinnacles of Marsh's career was his design of the Builder's Building (312 West Trade Street) in downtown Charlotte. The purpose of the Builders Building was to showcase the modernity and technological advancement of Charlotte and the abilities of Charlotte's construction professionals during the development boom. Despite significant competition among the city's most highly regarded architects (including Louis Asbury Sr., James McMichael, Martin Boyer, C.C. Hook, William H. Peeps, and Willard G. Rogers), Marsh won the contract for the building. Although the philosophy was to exhibit the modernity and technological advancement of Charlotte, Marsh's design was steeped in the Classical, with traditional design elements throughout the building, namely a Classical, stepped masonry cornice, which would have appealed to the traditional-minded business elite. The building housed architects (including Marsh for a time), realtors, surveyors, general contractors, accountants, and other professionals in the construction field with the goal that it would "facilitate sharing of technical information and hiring of subcontractors, part of a nationwide movement for 'builders exchanges' that had begun around the turn of the century."<sup>12</sup>

Marsh utilized diverse styles for all his builds, from Art Deco to Tudor Revival. Although most of his designs were for commercial, public, and religious buildings, he also designed a few prominent residences in Charlotte, the Fritz Seifart House (1938; Tudor Revival; NR 2006) (Appendix 2) and Peter D. Burks House (1934; Tudor Revival; SL 1999) (Appendix 3), along with his Colonial Revival own home in Myers Park. In 1938, Marsh was described in the *Charlotte Observer* as a "prominent Charlotte architect, who has drawn plans for some of the main buildings in the Carolinas."<sup>13</sup>

<sup>7</sup> Mattson, Alexander and Associates, "Charlotte Coca-Cola Bottling Company Plant," The National Register of Historic Places, United States Department of the Interior: National Park Service. January 1998. https://files.nc.gov/ncdcr/nr/MK1819.pdf

<sup>13</sup> Charlotte Observer, August 5, 1938

<sup>&</sup>lt;sup>4</sup> "Builder's Building," Charlotte Observer, July 17, 1927.

<sup>&</sup>lt;sup>5</sup> "Carolina Cadillac Company," Charlotte Mecklenburg Landmarks Commission. May 2018. http://landmarkscommission.org/wp-content/uploads/2018/05/Carolina-Cadillac-Company-SR.pdf.

<sup>&</sup>lt;sup>6</sup> Howard, John and Tommy Warlick, "James Jones and Nancy Anderson Akers House," Charlotte-Mecklenburg Historic Landmarks Commission. Local Landmark Designation Report. January 2024. http://landmarkscommission.org/wp-content/uploads/2023/12/Akers-House-DR 1-5-2024.pdf.

<sup>&</sup>lt;sup>8</sup> "Survey and Research Report on Eastover Elementary School," Charlotte-Mecklenburg Historic Landmarks Commission. Local Landmark Designation Report. May 2018. http://landmarkscommission.org/wp-content/uploads/2018/05/Eastover-Elem-School-SR.pdf

 <sup>&</sup>lt;sup>9</sup> "Plaza Theater: 1610 Central Avenue, Charlotte, NC 28205," Cinema Treasures, https://cinematreasures.org/theaters/8263.
 <sup>10</sup> Morrill, Dan L. and Stewart Gray, "Survey and Research Report on Fire Station Number Eight." Charlotte-Mecklenburg Historic Landmarks Commission. January 2018. http://landmarkscommission.org/wp-content/uploads/2018/01/Fire-Station-No-8-EASedit.pdf.

<sup>&</sup>lt;sup>11</sup> "Masonic Temple," Charlotte-Mecklenburg Historic Landmarks Commission. Local Landmark Designation Report. April 2, 1980. http://landmarkscommission.org/wp-content/uploads/2017/07/Masonic-Temple-SR.pdf.

<sup>&</sup>lt;sup>12</sup> Morrill, Dan L., "Survey and Research Report on the Builders Building." Charlotte-Mecklenburg Historic Landmarks Commission. October 2016. http://landmarkscommission.org/wp-content/uploads/2016/10/Builders-Building-Survey-and-Research-Report.pdf.

Although he was based in Charlotte and completed many projects there, Marsh's firm designed buildings across North Carolina, South Carolina, Virginia, and Florida, namely public and religious buildings. In 1925 and 1940, Marsh traveled to Cuba to oversee his designs for chemical plants in Central and South America. According to his obituary in *The Charlotte News* on September 5, 1977, "Marsh designed Morris Field, a U.S. Army airbase where Douglas Airport is today. He also designed Harry and Bryant Funeral Home, the Charlotte City Club, Fairview Homes, the educational building of Myers Park Baptist Church, Chantilly Elementary School on Briar Creek Rd. and several other schools in Charlotte."<sup>14</sup>

As both a licensed architect and licensed engineer, Marsh possessed a unique skillset that enabled him to utilize new technologies in his building designs. Although he has been remembered mostly for his architectural work, Marsh also served on the Executive Committee of the Charlotte Chapter of the American Association of Engineers. He won awards for his engineering prowess and accomplished a few "firsts" in the city of Charlotte, including plans for the first electric elevator in an apartment building.<sup>15</sup> On March 17, 1931, in an address to the Charlotte Rotary Club, Marsh discussed trends in contemporary architecture, including the "application of modern methods and materials…and the trend of American business [bringing] elevators, plumbing, electrical apparatus, and acoustical materials into the modern architectural picture."<sup>16</sup>

In his obituary, Marsh was remembered by Tebee Hawkins, President of the North Carolina American Institute of Architects and Marsh's partner until his retirement in 1964, as "one of the pioneer architects in North Carolina…He came along at a time when there weren't many architects and designed many of the buildings we have."<sup>17</sup> His legacy as both an architect and engineer lies in the preservation and designation of the various buildings he designed, including the Marion R. and Lavonne Marsh House.

# Family Life

On August 14, 1917, at the age of 24, Marion married Catherine "Lavonne" Maxwell (1897-1948), aged 20, at her family home (Appendix 12). Lavonne was born and raised in Charlotte and was a graduate of Queens-Chicora College.<sup>18</sup> Lavonne coined Marion's nickname, "Steve." When they first met, Lavonne was reading the book *Stephen March*. When Marion introduced himself, she misunderstood him and thought his last name was "March" so she started calling him "Steve" and the nickname stuck for the rest of his life.<sup>19</sup> *The Charlotte News* reported that Marion and Lavonne's wedding was "a quiet home affair, marked by the utmost simplicity but witnessed by a number of friends and attended by keen social interest."<sup>20</sup> As the article alludes, the Marshes may have decided to move up their wedding date after Marion filled out his draft card

<sup>&</sup>lt;sup>14</sup> "Designer of Oasis Temple, 'Steve' Marsh, Dies," *The Charlotte News*. Monday, September 5, 1977.

<sup>&</sup>lt;sup>15</sup> Morrill, Dan L. and Stewart Gray, "Survey and Research Report on Fire Station Number Eight." Charlotte-Mecklenburg Historic Landmarks Commission. January 2018. http://landmarkscommission.org/wp-content/uploads/2018/01/Fire-Station-No-8-EASedit.pdf.

<sup>&</sup>lt;sup>16</sup> Charlotte Observer, March 18, 1931.

<sup>&</sup>lt;sup>17</sup> "Designer of Oasis Temple, 'Steve' Marsh, Dies," *The Charlotte News*. Monday, September 5, 1977.

<sup>&</sup>lt;sup>18</sup> "Mrs. Marsh Dies Here," *The Charlotte News*, Friday, October 29, 1948.

<sup>&</sup>lt;sup>19</sup> The Charlotte News, Sunday September 9, 1934. https://www.newspapers.com/image/617232064.

<sup>&</sup>lt;sup>20</sup> "In Pretty Home Ceremony Miss Lavonne Maxwell and Marion R. Marsh are Wed." *The Charlotte News*. Tuesday, August 14, 1917.

in June of that year.<sup>21</sup> Marion and Lavonne lived with Lavonne's parents for several years before buying a home at 27 Dartmouth Place in Myers Park (Appendix 13). In 1921, Marsh and Lavonne welcomed their first child, Elizabeth. Their second child, Mary, was born in 1923.

By 1929, the city directory lists the Marshes in their new home, designed by Marion, in Myers Park. This is corroborated by the completion of the house in 1929. The 1930 Federal Census lists the couple as living on "242 Hertford Road" with 9-year-old daughter, Elizabeth, and 7-year-old daughter Mary. Either "242" changed to "1642" as Myers Park expanded and perhaps updated its address system, or the census taker made an error. In 1931, the *Charlotte Observer* reported that the Marshes hosted an event for their church at "1642" Hertford Road. Marsh worked and lived in Charlotte his entire adult life except during World War II when he was stationed in New York and Washington D.C. with the War Production Board as their liaison architect for the construction division of the production board.<sup>22</sup>

The Marshes hosted parties and social events in both of their Myers Park homes, on Dartmouth Place and on Hertford Road, and at the Charlotte Country Club. In his spare time, Marsh was an avid golfer and he and Lavonne were charter members of Christ Episcopal Church.<sup>23</sup> By 1940, the Marshes' eldest daughter, Elizabeth, was living in the home with her first husband David George, their son, Eric, and daughters, Gayle and Kathryn.<sup>24</sup> In April of 1947, Marsh designed a second-floor addition to the south-facing porch on the family home. One year later, at the age of 51, Lavonne died suddenly of a heart attack.<sup>25</sup> Marsh, his daughter Elizabeth, and her family continued living in the home after Lavonne's death. In 1956, Elizabeth and David divorced.<sup>26</sup>

In 1963, Elizabeth married Palmer Quackenbush in an intimate ceremony at the family home. In 1968, four years after his retirement, Marsh deeded the house to Elizabeth and Palmer, who had been living in the home together since their wedding in 1963. Marsh continued to live at 1642 Hertford until he died peacefully at home in 1977. In 1979, the house was sold to Joyce and Charles "Bruce" McIntyre, who moved to Charlotte so Bruce could start his own foodservice sales and marketing agency, McIntyre Sales. In 2004, the McIntyres moved to a home on Sharon Road and sold the house to their daughter, Laura McIntyre Corsig, and her husband Kenneth, who are now the current owners of the home.

# IV. Architectural Assessment

#### Architectural Importance

<sup>22</sup> Hanchett, Thomas, "M.R. Marsh," Charlotte Mecklenburg Historic Landmarks Commission. October 2006.

<sup>&</sup>lt;sup>21</sup> "City Board Calls 27 Men To Report For Their Text: Will Be Examined on the Afternoon of Tuesday, August 13, for Service in Next Call." *The Charlotte Observer*, August 8, 1918.

<sup>&</sup>lt;sup>22</sup> "Designer of Oasis Temple, 'Steve' Marsh, Dies," *The Charlotte News*. Monday, September 5, 1977.

https://web.archive.org/web/20061009155649/http://www.cmhpf.org:80/educationpersonalitymrmarsh.htm.

<sup>&</sup>lt;sup>23</sup> "Designer of Oasis Temple, 'Steve' Marsh, Dies," *The Charlotte News*. Monday, September 5, 1977.

<sup>&</sup>lt;sup>24</sup> Mrs. George To Entertain Miss Beatty This Evening," *Charlotte News*, November 22, 1940; "Mrs. David George Will Honor Son," *The Charlotte Observer*. Friday, July 19, 1946.

<sup>&</sup>lt;sup>25</sup> "Mrs. Marsh Dies Here," *The Charlotte News*, Friday, October 29, 1948. Mecklenburg County Certificate of Death (22868).

<sup>&</sup>lt;sup>26</sup> "Nine Divorces Granted by Court," Charlotte News, May 23, 1956.

The Marion R. and Lavonne Marsh House is a fine example of Colonial Revival architecture designed by Charlotte architect Marion R. Marsh in 1929 to be his family home. The home is a contributing resource among several other high style Revival residences in the Myers Park Historic District. The home is locally significant to Mecklenburg County as the place where Charlotte architect Marion R. Marsh lived during the most prolific time of his architectural career.

#### Architectural Context

Comparable homes in Mecklenburg County can be found close by in the Myers Park National Register Historic District, Charlotte's premier streetcar suburb in the 1920s. The district is home to many of the more notable styles of the early 20<sup>th</sup> century and is known to house "several of the best Colonial Revivals."<sup>27</sup> Colonial Revival, now seen as a traditional and popular style across the United States, was not so prolific early on in the development of Myers Park. According to the National Register Nomination for the district, "only a handful of surviving pre-World War I houses are in the style...[however,] Colonial Revival became Myers Park's favorite style after 1919, and never fell from favor."<sup>28</sup> At the time of the National Register nomination, 128 homes were listed as "Colonial-style" resources built between 1920-1929, including all variants of the Colonial style. The Marion R. and Lavonne Marsh House, constructed in 1929, is representative of the Colonial Revival boom that hit Mecklenburg County and, specifically, the Myers Park Historic District in the post-war period. A few comparable homes to the Marion R. and Lavonne Marsh House in the Myers Park National Register Historic District include the James Buchanan Duke House (Duke Mansion) (1915) located at 400 Hermitage Road (Appendix 14), the Gilbert House (1928) located at 720 Bromley Road (Appendix 15), and the Sebrell House (1926) located at 2111 Coniston Place (Appendix 16).

The James Buchanan Duke House (Duke Mansion) is the most influential, high-style Colonial Revival home in Charlotte. Listed individually on the National Register in 1978 and as a Local Landmark in 1977, the home is an exceptional Colonial Revival style home in the Myers Park Historic District. The house has retained a high level of integrity and is now a bed and breakfast. The home differs greatly from the Marion R. and Lavonne Marsh House in both materials, massing, and form, but is included in this report due to its influence on the popularity of the Colonial Revival Style in the post-war period and was undoubtably one of the major inspirations to Marsh, either directly or indirectly, when deciding on the style of his home.

The Gilbert House and the Sebrell House are both listed as contributing Colonial Revival style homes in the Myers Park National Register Historic District and are still extant and minimally altered. A surprisingly large number of Colonial Revival style homes in the district have been demolished or significantly altered, however these two remain as comparable homes to the Marion R. and Lavonne Marsh House in material, style, massing, and form. It could be argued that the Sebrell House is a Colonial Revival/Craftsman transitional style with architectural design features like a hipped-roofed dormer and hipped-roof front porch, all of which, including the main room, possess deep overhanging eaves with Craftsman-style brackets. All three are constructed of brick and contain a main block and side blocks, with a garage or carport structure on the right side of the façade. The Marsh House, slightly grander than the Gilbert House and the Sebrell House, has been affected by a substantial garage addition.

<sup>&</sup>lt;sup>27</sup> Hanchett, Thomas W. "Myers Park Historic District," The National Register of Historic Places, United States Department of the Interior: National Park Service. November 30, 1986. Section 7 Page 3.

<sup>&</sup>lt;sup>28</sup> Hanchett, Thomas W. "Myers Park Historic District," The National Register of Historic Places, United States Department of the Interior: National Park Service. November 30, 1986. Section 7 Page 6.

#### Architectural Description

#### Setting

The Marion R. and Lavonne Marsh House is located deep in the heart of the Myers Park National Register Historic District along Hertford Road, a curvilinear street lined by mature trees and other high-style homes of the period. The home is placed on an elongated corner lot facing east. Mature trees and decorative plantings on the lot highlight the natural beauty of the home's residential setting. A brick walkway leads from the neighborhood sidewalk to the entrance door of the home, with rounded brick steps contributing to the symmetry and archway details throughout the exterior.

#### Front (East) Elevation

The front (east) façade of the Marion R. and Lavonne Marsh House includes the main house, which is a highly symmetrical, five-bay wide and two-stories tall Colonial Revival main block constructed of running bond brick, and two additional blocks on either side of the main house: a screened in porch with second story addition (1947) to the south, and a garage with second story addition (2021) to the north (Photo 2).

The roof of the main block is an architectural shingle (faux slate) hipped roof with a handsome pedimented eave and modillioned cornice and copper flashing and gutters. A modest brick corbeled chimney rises between the wall of the southern block and the main house. The second chimney, located at the rear, is not visible from this elevation. The windows are highly symmetrical, six-over-six Colonial Revival style wood windows with a simple row of headers as the sills and, on the second floor only, the lintels. The entrance door is highlighted by an arched portico with copper roof and decorative engraved fan. Square pilasters frame both sides of the entrance door and a wooden screen door with six lights contributes to the symmetry. This decorative entrance door surround contributes to the Colonial Revival style of the home.

The southern block, originally comprised solely of the screened in porch on the first story, was expanded by Marsh in 1947 to include an enclosed, elongated second story room. The windows and modillioned cornice on the second story, as well as the pedimented pilasters supporting the porch, are an exact match to architectural details found on the main house. This block is differentiated from the main house by its weatherboard siding and shaker-style paneled window shutters.

The garage addition to the north, originally a one-story front-facing gable garage, was expanded by the current owners in 2021. The owners expanded this block by adding a second story to the garage but took care to retain the original front-facing gable and window of the existing garage. The addition was designed to be harmonious with the rest of the home, employing matching wood windows with shaker-style paneled shutters, a modillioned cornice, pedimented squared columns, identical weatherboard siding to the southern addition in both profile and size, and arches over both garages, which reflect architectural details throughout the rest of the home. An entrance door to the pass-through hallway, underneath the second level connector and between the main house and the garage, is visible on this location.

#### Side (North) Elevation

The side (north) elevation reveals the garage block with its white painted weatherboard siding, copper gutters, and modillioned cornice. This elevation has two symmetrical six-over-six wood windows on both the first and second stories. None of the windows on this elevation have shaker-style paneled wood shutters like the windows on the façade. On the first story, there is a side garage access door all the way to the west side

of this elevation. To the rear (west) a wood terrace is visible from the rear of the first story of the garage (unattached to the home but resting on brick piers).

#### Rear (West) Elevation

The rear (west) elevation of the home, moving from north to south, is comprised of the two-story garage structure, a small wing connecting the block to the main house, and a rear covered porch terrace (unattached to the main house) with matching square columns resting on brick piers that match the main block of the house. On the first story of the main block, there is a bay window consisting of 28 lights and a copper roof, a smaller nine-light window, and a rear egress door. The rear corbeled brick chimney is revealed on this elevation as is the two-story screened-in porch block. On the second story, there is a row of wood windows in various shapes and sizes. Like the façade, this rear elevation continues the modillioned cornice. A concrete patio extends north from the exterior wall of the main block to the garage block. Towards the south, steps lead down to a brick patio extending across the main block to the screened-in porch.

#### Side (South) Elevation

The side (south) elevation reveals the first story screened-in porch with arched screen openings and square pedimented columns. The second story is comprised of two six-over-six windows with shaker-style wood paneled shutters. To the rear (west) of this elevation, the rear of the main block is visible with a pair of six-over-six windows on the first story and a single six-over-six window on the second story. Both chimneys are visible from this elevation.

#### Interior

The interior of the home possesses a high level of integrity. Maple and heart pine (in the 1947 addition) hardwood floors are found throughout the house. Crown molding and other decorative wall moldings are found throughout the house. The living room mantel is stylized with Classical details, with a cornucopia in the center and two urns topping either side of the columns. The surround is made of black marble. The home is still warmed with radiant heat.

The kitchen has been updated over the years and has a large island in the center of the room. The travertine tile of the kitchen is matched in the foyer between the kitchen and garage addition. An arched opening connects the kitchen to the rear egress door and main passageway. The stairs have a high level of integrity, possessing their original turned posts, rail, newel post, and wood runners. Decorative wainscotting lines the stairwell wall. A study to the south of the stairwell has a beautiful wooden beamed ceiling and stuccoed walls with arched bookshelf openings and a unique, Spanish-style hearth. A small bathroom, remodeled recently, finishes off the first floor of the main block.

On the second floor of the main block, hardwood floors are retained throughout as is wainscotting and crown molding. The second floor contains six bedrooms with attached bathrooms (one a Jack-and-Jill and all recently updated). The second-floor garage addition in 2021 is harmonious with the original features of the home. Continuing the theme, an arched hallway opens to a new primary bedroom and bathroom suite with a large closet and laundry room. The second-floor addition also allowed for a bathroom to be built off one of the bedrooms which previously did not have a bathroom (see plans for specs).

The current owners wish to designate the entire exterior and interior of the home along with the property's parcel, as deemed appropriate by the Historic Landmarks Commission, County of Mecklenburg tax department, and County Commissioners.

#### V. Chain of Title

- 1. Book 35495 Page 40
  - a. Recorded on September 3, 2004
  - b. Grantor: Charles and Joyce McIntyre
  - c. Grantee: Kenneth and Laura Corsig (current owners)
- 2. Book 4254 Page 653
  - a. Recorded on November 20, 1979
  - b. Grantor: Elizabeth and Palmer Quackenbush
  - c. Grantee: Charles and Joyce McIntyre
- 3. Book 2966 Page 216
  - a. Recorded on June 6, 1968
  - b. Grantor: M. R. Marsh (Widower, wife Lavonne died in 1948)
  - c. Grantee: Elizabeth M. Quackenbush
- 4. Book 582 Page 194
  - a. Recorded on May 13, 1925
  - b. Grantor: Chase and Louise Brenizer; W. C. and Ophelia Rankin
  - c. Grantee: M. R. Marsh

#### VI. Finding Aid for Photographs

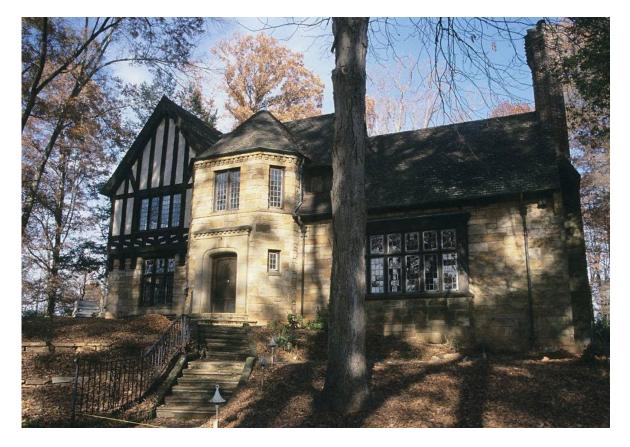
- Photo 1: Setting
- Photo 2: Front (East) Elevation
- Photo 3: Side (South) Elevation
- Photo 4: Rear (West) Elevation
- Photo 5: Side (North) Elevation
- Photo 6: Windows
- Photo 7: Front Door
- Photo 8: Exterior Brick
- Photo 9: Side porch
- Photo 10: Living room
- Photo 11: Living room mantel
- Photo 12a-b: Dining Room
- Photo 13a-b: Kitchen
- Photo 14: Mudroom
- Photo 15: First Floor Hallway
- Photo 16a-c: Study
- Photo 17: Downstairs Bathroom
- Photo 18: Stairs
- Photo 19: Stair Landing
- Photo 20: Second Floor Bedroom
- Photo 21: Jack and Jill Bathroom
- Photo 22a-b: Upstairs Bedroom
- Photo 23: 1947 Addition Above Porch
- Photo 24: Window in 1947 Addition
- Photo 25: Window in Original House
- Photo 26: Second Floor Landing
- Photo 27: Second Floor Hallway to Garage Addition
- Photo 28a-b: Second Floor Bedroom/Bathroom
- Photo 29a-e: Primary Bedroom/Closet/Bathroom/Laundry Addition Above Garage
- Photo 30a-b: Family Room (Original) and Bathroom Addition (Part of Second Floor Garage)

# VII. Appendix

Appendix 1: Marion R. and Lavonne Marsh House before and after garage addition



# Appendix 2: Fritz Seifart House



Appendix 3: Peter D. Burks House



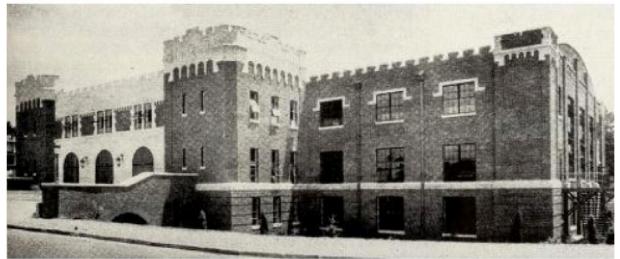
# Appendix 4: Builders Building



Appendix 5: Carolina Cadillac Company



# Appendix 6: Charlotte Auditorium and Armory



1929 Charlotte Armory, Goode Construction Company. Source: Employment Security Commission Quarterly 13, nos. 3-4 (Summer-Fall 1955): 99.



Appendix 7: Coca-Cola Bottling Plant

# Appendix 8: Eastover Elementary School



# Appendix 9: Plaza Theater



# Appendix 10: Fire Station Number Eight



# Appendix 11: Oasis Temple



# Appendix 12: Portraits



Marion Rossiter "Steve" Marsh (1893-1977)



Lavonne Maxwell Marsh (1897-1948)

Appendix 13: Their original Myers Park Home Located at 27 Dartmouth Place (From Fire Station Number Eight Local Landmark Report)



Completed July 2024



Appendix 14: James Buchanan Duke House (Duke Mansion) (1915) Located at 400 Hermitage Road

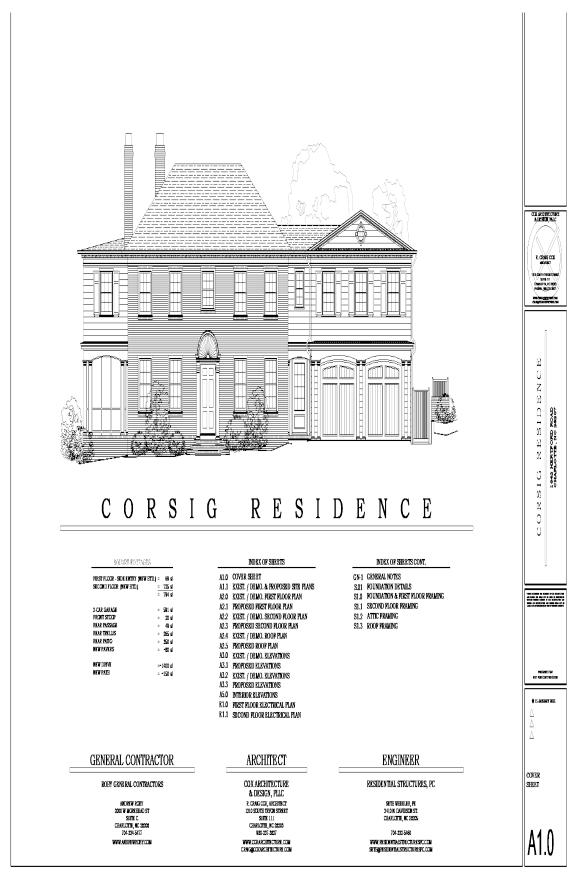
Appendix 15: Gilbert House (1928) Located at 720 Bromley Road

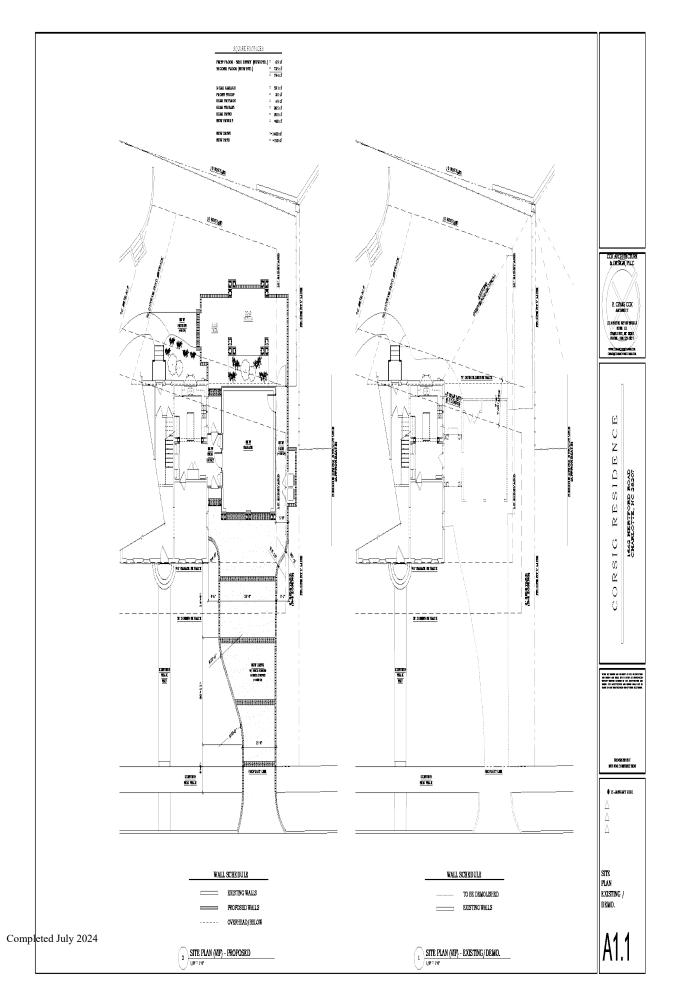


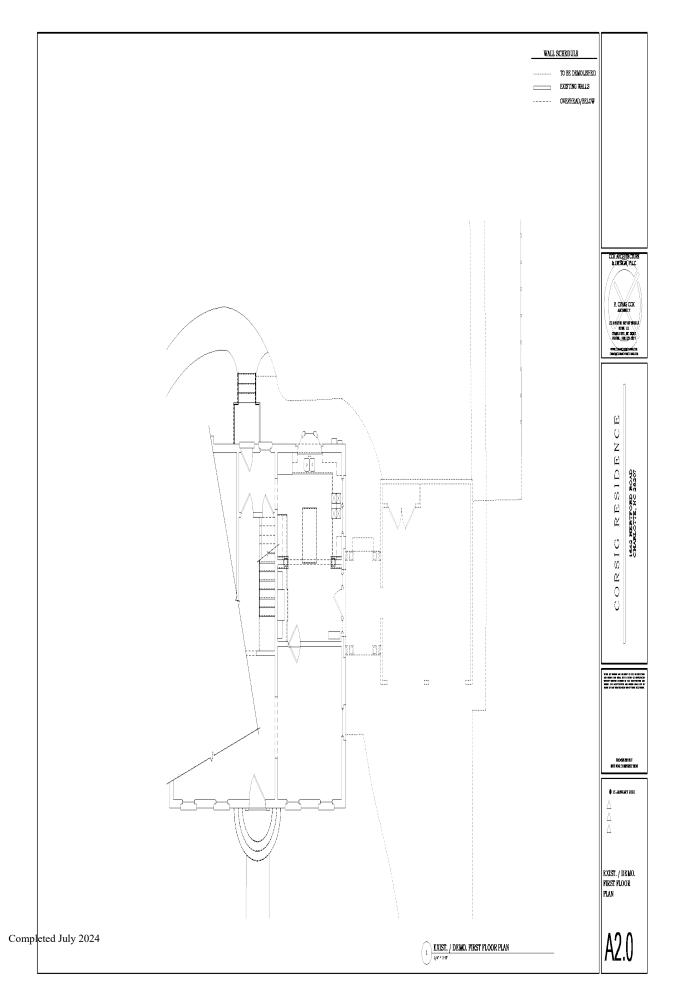
Appendix 16: Sebrell House (1926) Located at 2111 Coniston Place \



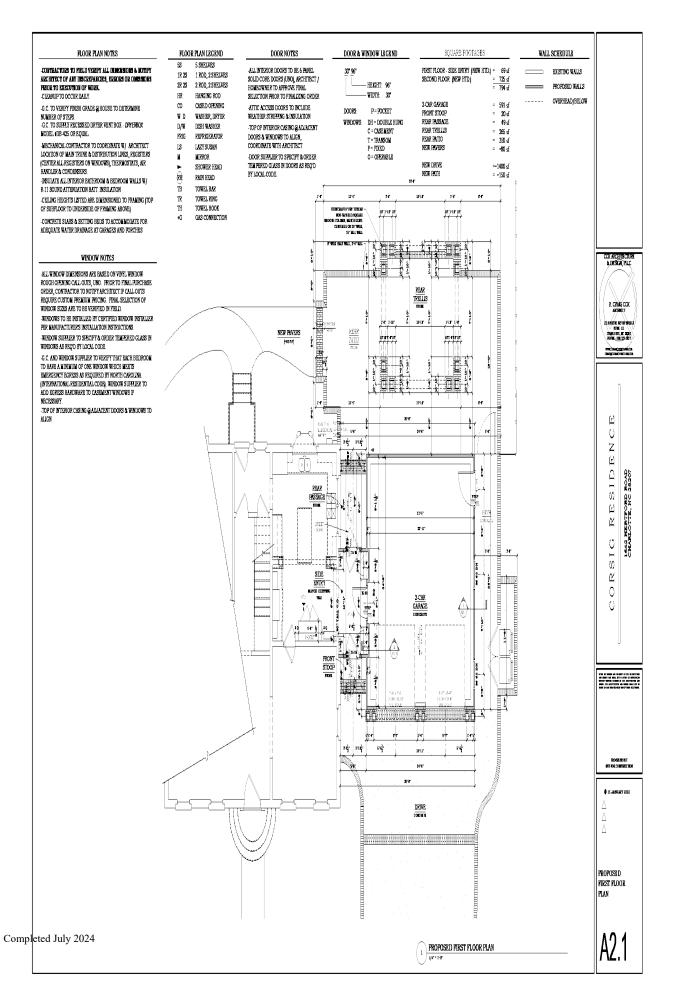
#### Appendix 17: Plans for 2021 Garage Addition

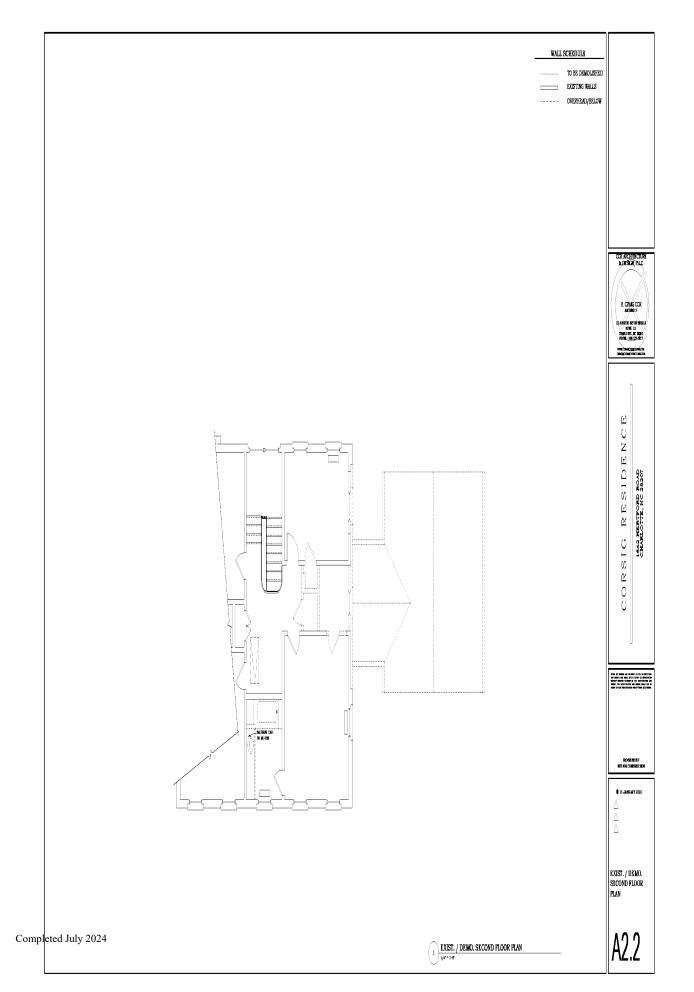


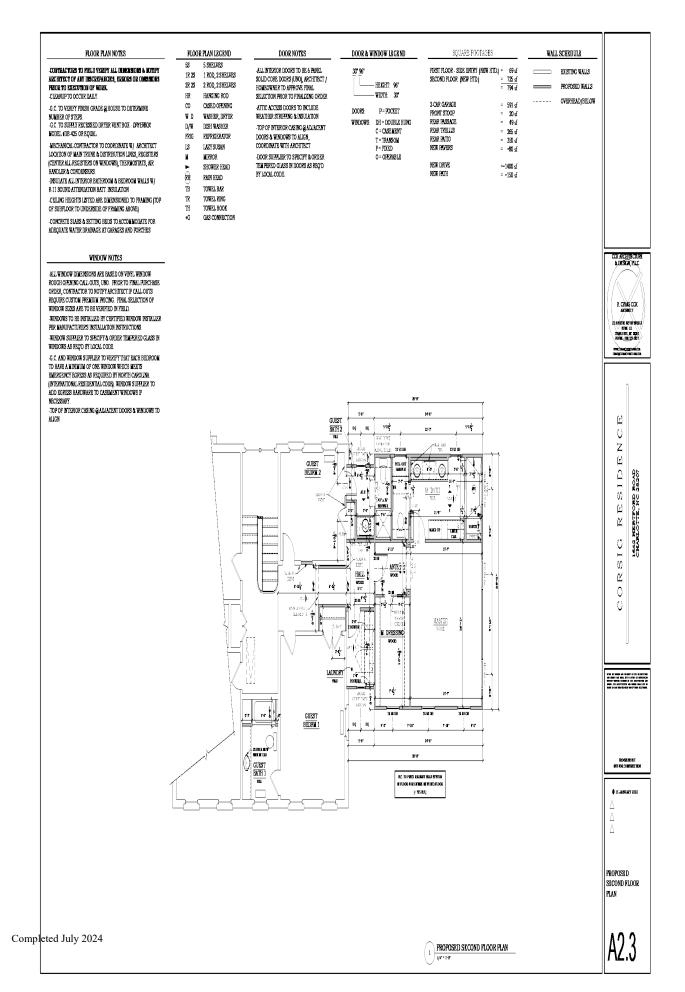


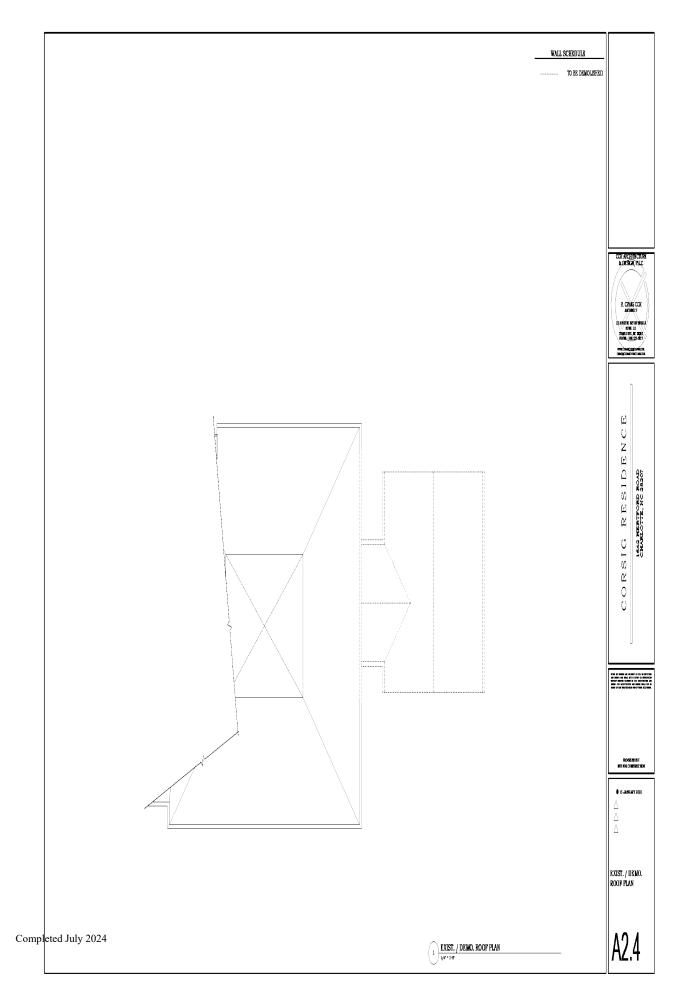


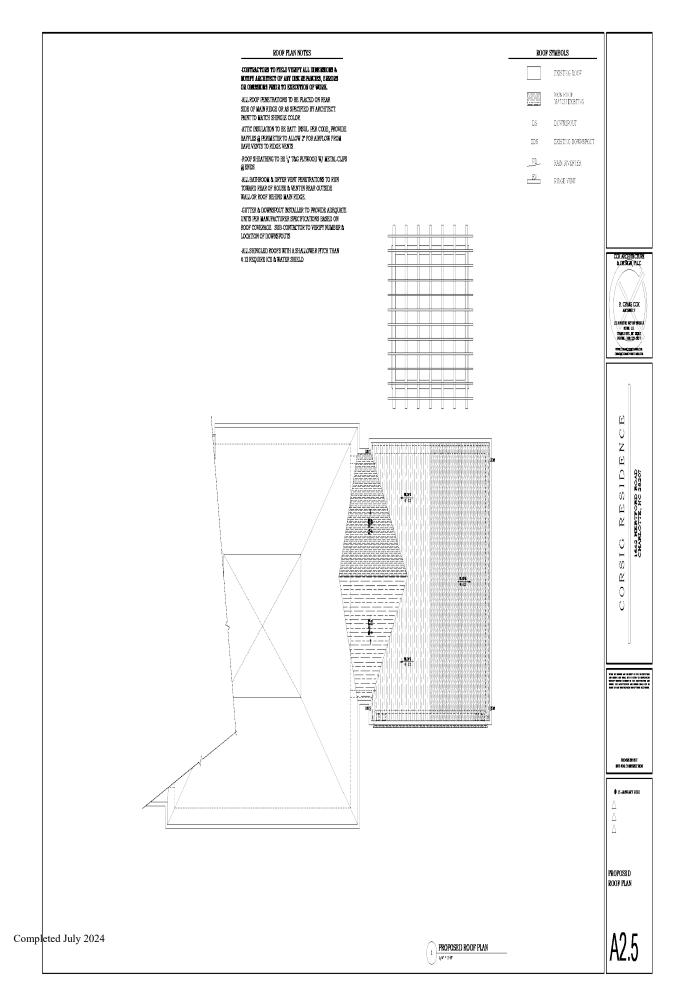
#### Page 31 of 86

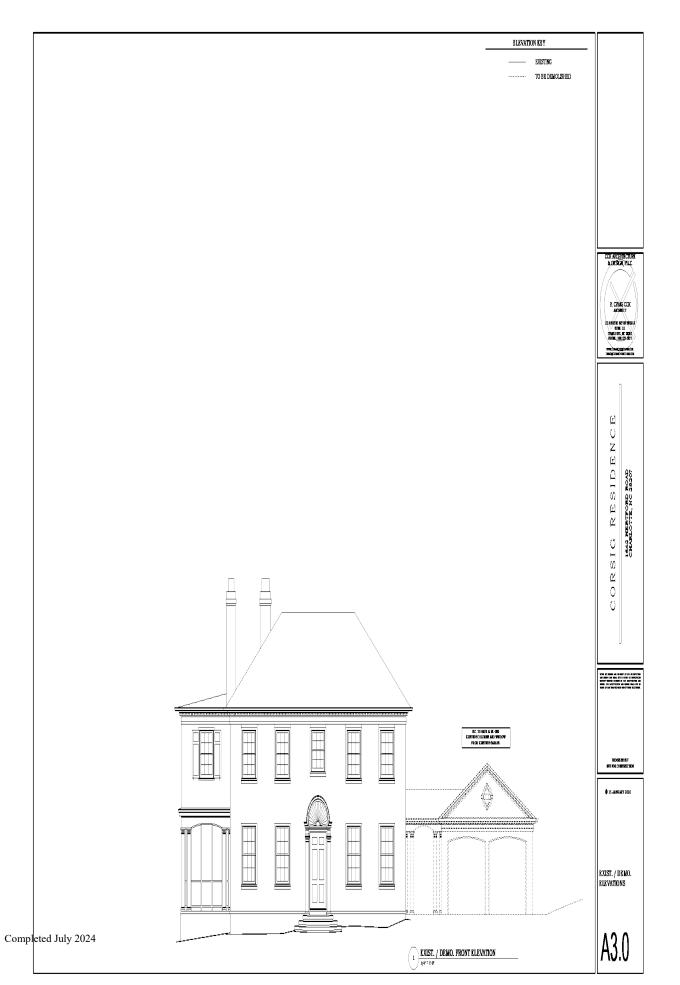


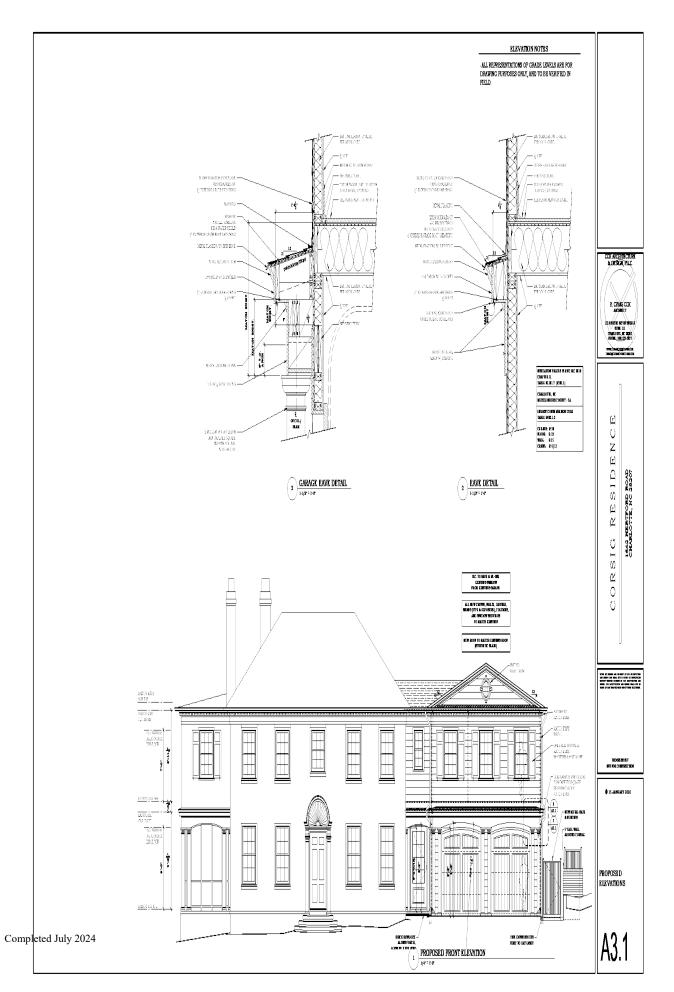




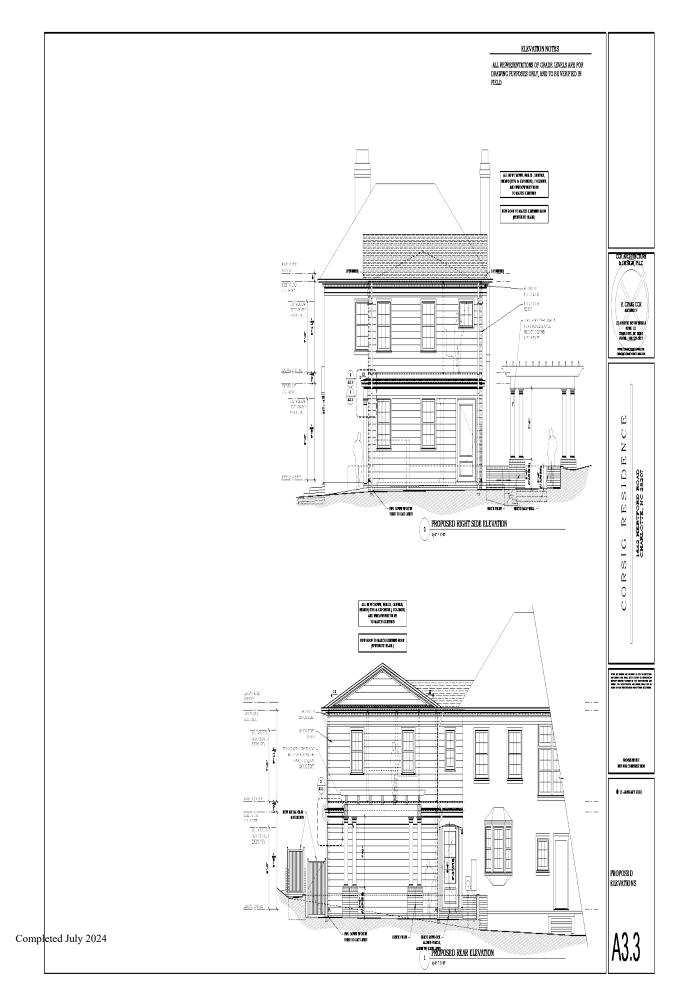


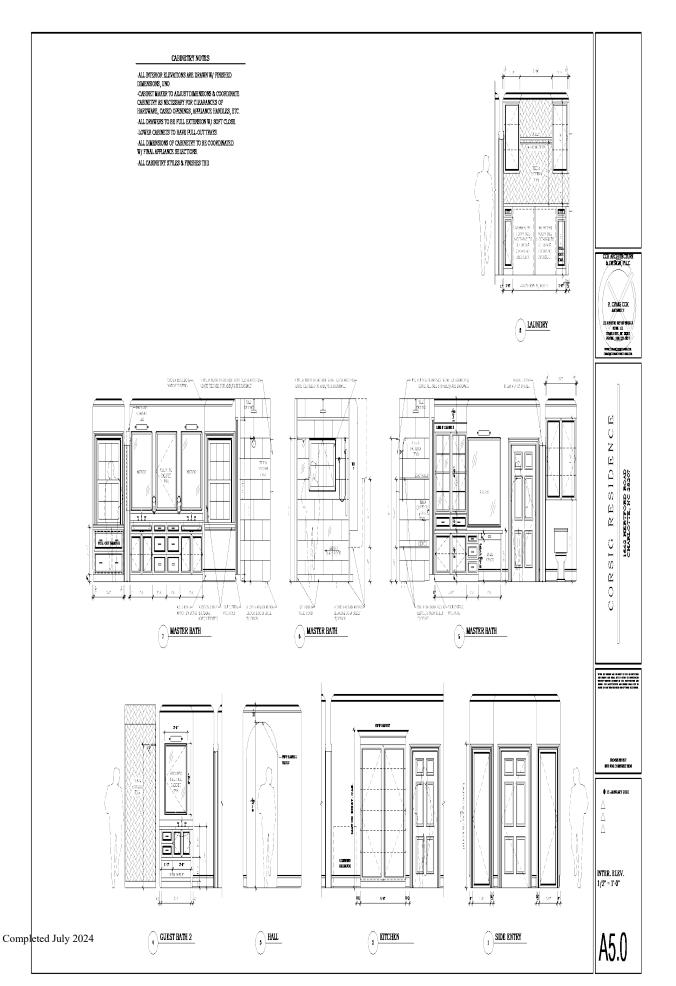












## VIII. Photographs

# Photo 1: Setting



## Photo 2: Front (East) Elevation



## Photo 3: Side (South) Elevation



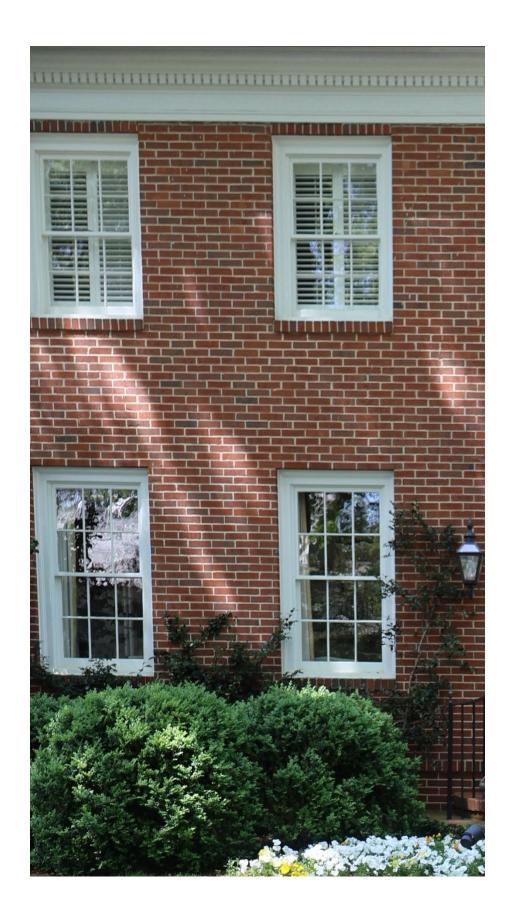
## Photo 4: Rear (West) Elevation



## Photo 5: Side (North) Elevation



### Photo 6: Windows



# Photo 7: Front Door



### Photo 8: Exterior Brick



Photo 9: Side Porch



## Photo 10: Living room



Photo 11: Living room mantel



# Photo 12a-b: Dining Room



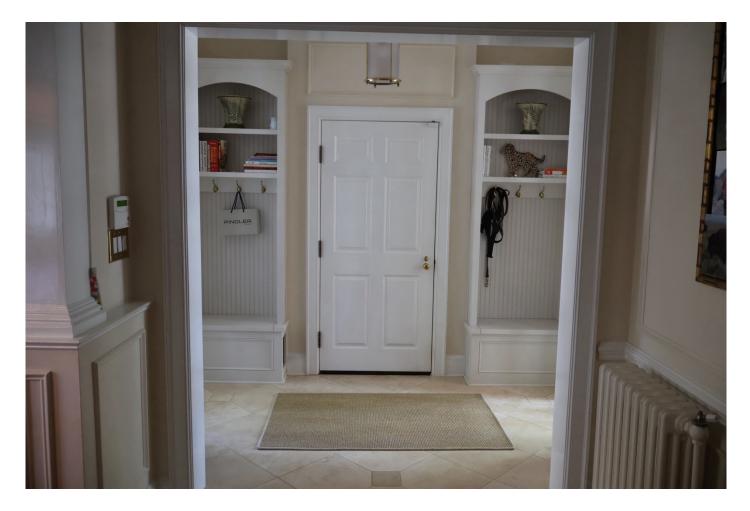


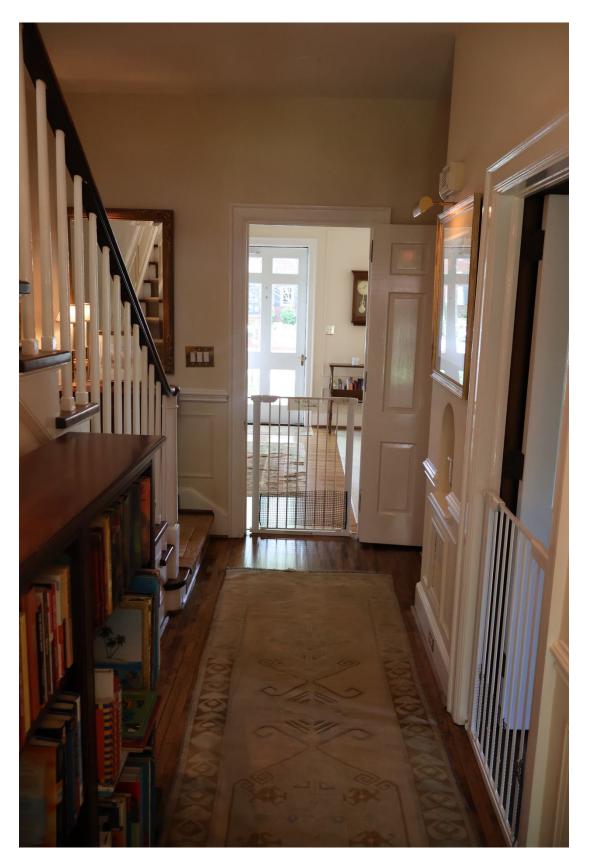
## Photo 13a-b: Kitchen





### Photo 14: Mudroom



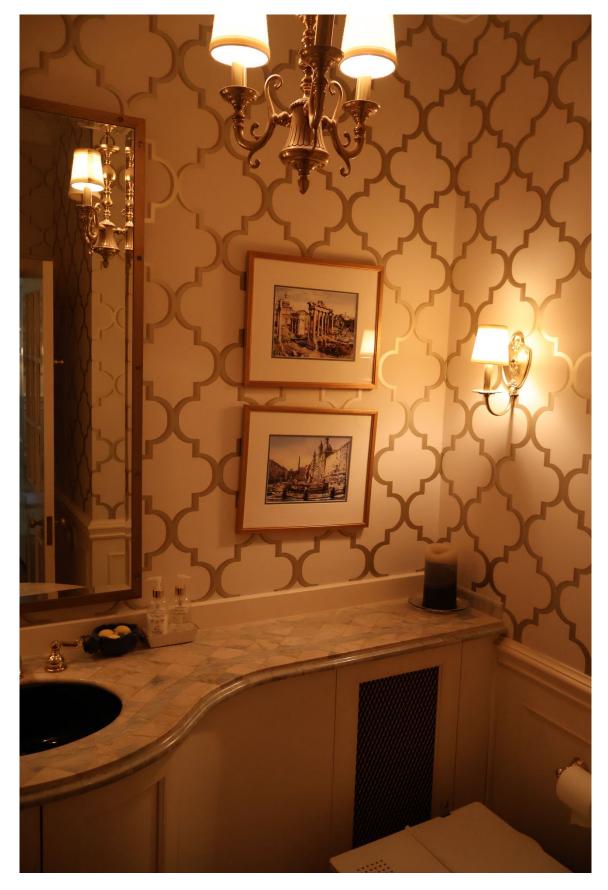


## Photo 16a-c: Study

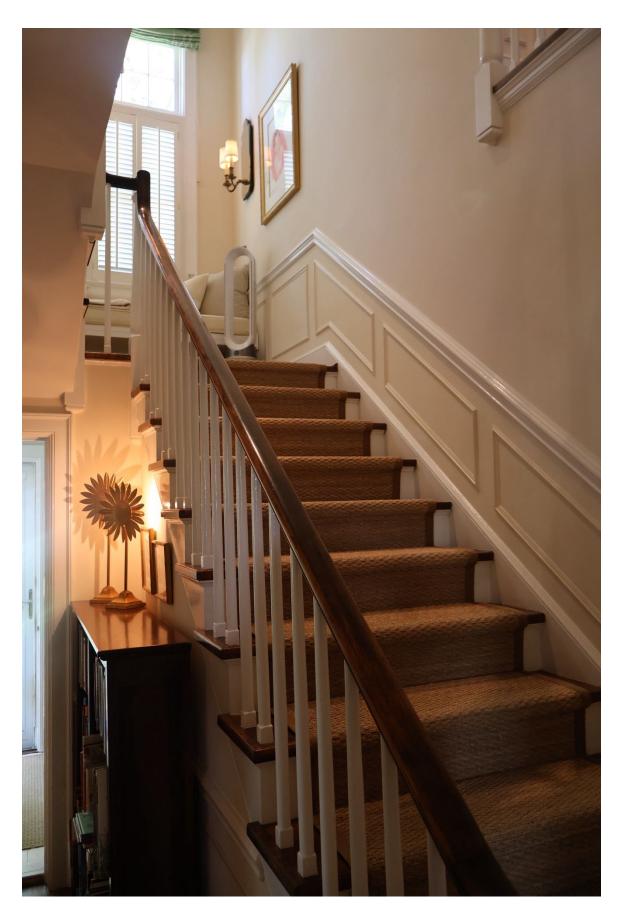




### Photo 17: Downstairs Bathroom



#### Photo 18: Stairs



# Photo 19: Stair Landing



### Photo 20:: Second Floor Bedroom



Photo 21: Jack and Jill Bathroom

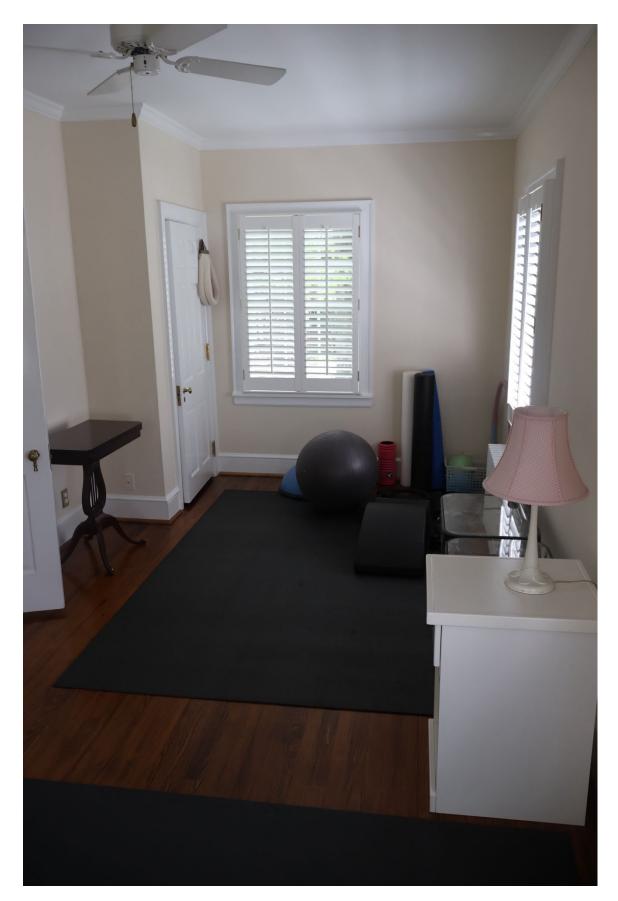


## Photo 22a-b: Upstairs Bedroom





## Photo 23: 1947 Addition Above Porch





# Photo 25: Window in Original House



## Photo 26: Second Floor Landing



Photo 27: Second Floor Hallway to Garage Addition



#### Photo 28a-b: Second Floor Bedroom/Bathroom

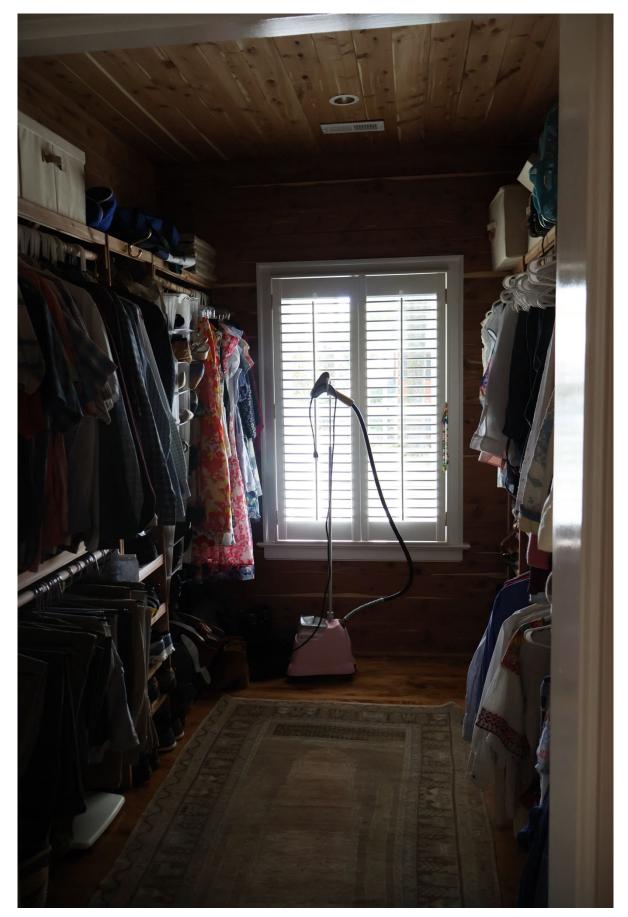


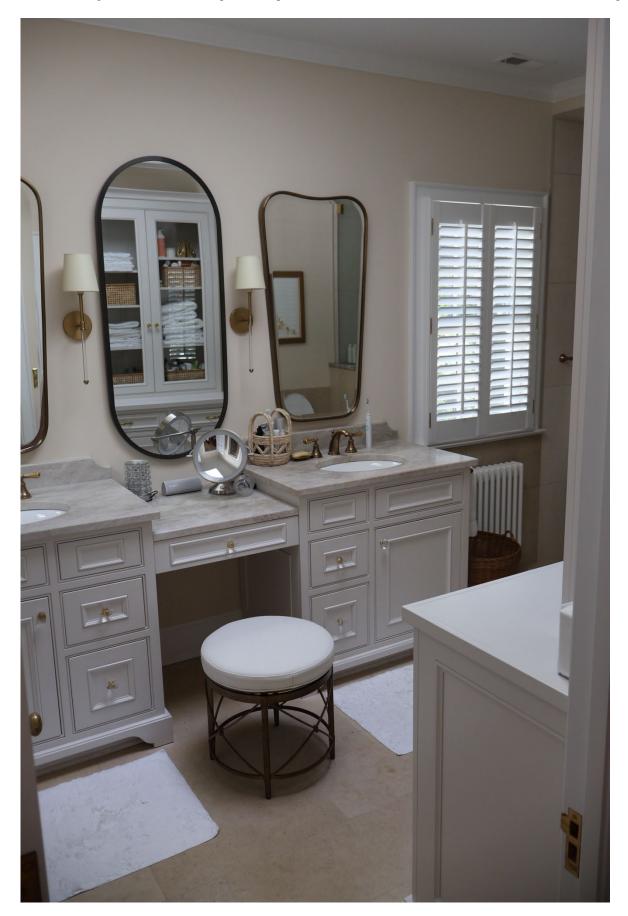


## Fig 29a-e: Primary Bedroom/Closet/Bathroom/Laundry Addition Above Garage











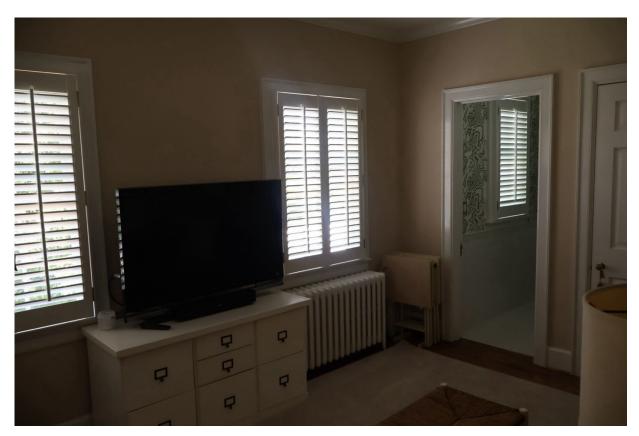


Fig 30a-b: Family Room (Original) and Bathroom Addition (Part of Second Floor Garage)



#### **IX. Additional Documents**

#### World War One Draft Card

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#### 1910 Census

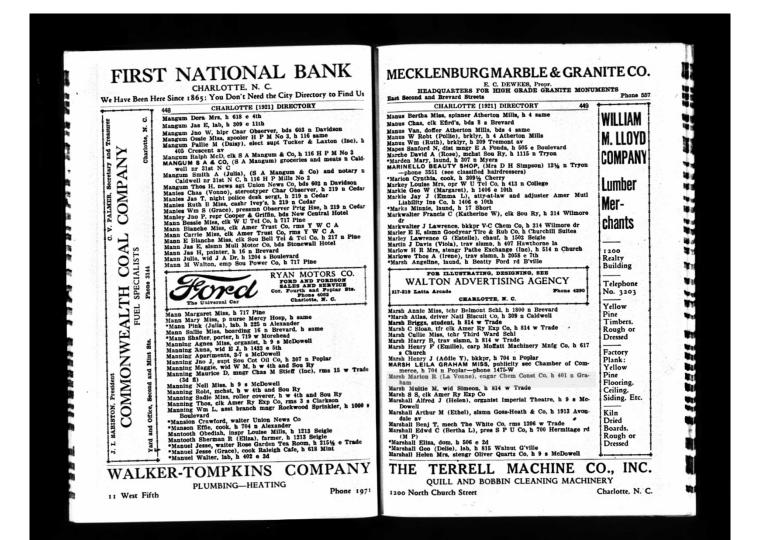
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#### Marion and Lavonne Marriage Certificate August 11, 1917

OFFICE OF REGISTER OF DEEDS State of North Carolina Mecklenburg County Ang To any Ordained or Authorized Minister of any Religious Denomination, of any Justice of the Peace of said County: the S. D. Sino unland having applied to me for a LICENSE for the Marriage of sh of lex aslatte n. g. aged 2.4 years; race m and S. B. White the son of M. M. M. wille 31 NTA resident of the ow de the mother 4. aged 3.0 And My Mo well and El A daughter of S m years; race.W al\_resident of ..... the mother \_do solemnly swear that the statement rendered 1, above is true, that the parties to the proposed Marriage are of legal age, and that there is no legal impediment to the said Marriage. Louis day of 191. 70 Register of Deds And with the written consent of filed with And there being no legal impediment to such Marriage known to me you are hereby authorized at any time within one year from date hereof, to celebrate the proposed marriage at any place within the said County. You are required within two months after you shall have celebrated such Marriage, to return this License to me at my office, with your signature subscribed to the certificate under this License, and with the blanks therein filled according to the facts, under the penalty of forfeiting two hundred dollars to the use of any person who shall sue for the same. W.M.Moon Register of Deeds State of North Carolina united the at wiship in said County, according to law. Witnesses present at marriage: 0 (Ministe

# 1920 Census

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		on hierman			of seves, president, district,		instructions.]	ENU	ERATED BY M	ON THE 2 M +3		of Somary			ca Herity	ENIT	MERATOR
· 1	PLACE OF ABODE.	NAME	RELATION.	TINKE.	Main the entries are made. Mission Discoving	CITIZENSHIP.	EDUCATION.			NATIVITY AND NOT		6		11	0	CUPATION.	
	f. House Man	of each person whose place of abode on January 1, 1920, was in this family.		2 2	. 1 1	11 11 11	14 : :	Place of bloth of each person	and parents of each per	on enumerated. If been in the Units and, in addition, the mother long	ied States, give the state gar. (fee fastractions.)	or territory. If of foreign bleth, gi	re the place of birth	1		1	Transformer 2
1. 23	Anna Anti Anti Anti Anti Anti Anti Anti Anti	Enter surname first, then the given mans and middle initial, if any.	Relationship of this person to the head of the family.	Total Contract	fat. Color or non. Arr of lact We Margin, mark	and the second s		PERSON		FATRER	15400	NOTHER	L	No. of	Trade, profession, or partis- ular kind of work done, as spinner, salesman, labor-	Indexiry, budases, or stal linkmout in which at work as codion cuill, dry poor	the set of
1	1 2 3 4	Indude every person living on January 1, 1998. Colit children bern slace January 1, 1990.		1 24	a lo Color	13 14 15	The state	Place of birth.	Wolker Longue.	Place of Mrth.	Mother tongue.	Place of Mrth.	Nother tangue.	à			Account.
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52	X	- Roy	Brother		7 71 15 2	8	110 420 420	2001 burling		north Carolina		Forth Corrolina		250	morenala	Rectronal offic	an
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# 1925 and 1940 Cuba Trips

A PROPERTY AND	S.S.CITY OF SE	ATTLE sail	ling fr	m		NA. CUBA , No	roh 12th.1925, 19	, Arriving at Port of MIAMi-FL	A. MAR-13 , 1925
Ne or Las	0. NAME IN N ST. FAMILY NAME.	FULL.	Yas 1	Sex.	MARIED OR	IF NATIVE OF UNITED STATES IF NATIVE OF UNITED STA PLACE OF BIRTH (CITY OF	INSULAR POSSESSION OR TES, GIVE DATE AND TOWN AND STATE).	IF NATURALIZED, GIVE NAME AND LOCATION OF COURT WHICH ISSUED NATURALIZATION PAPERS, AND DATE OF PAPERS.	ADDRESS IN UNITED STATES
Ġ	1 Ishan	Sincels.		×		New-York.City	Jun. 28-1892		New-York City
	2 Isham	Leahalma	32	,			Jun. 20-1072	Wife of above Lincoln Isham.	New-York City
	3 Warth	Louis J.	52			Spain	Sept. 5-1872	and of source himson inner.	Newark, N.J.
	4 Wenthe	Corine E.	36		-	Negark, N.J.	Aug. 22-1888		Newark, N.J.
			38			Newark.N.J.	Deg. 20-1886		Bucknon, Ga.
	5 Merritt	Kern W. Catherine	34	,		Stonemountain, Ga.	Nov. 22-1890		Bucknon, Ga.
	7 Thomas	/			17				
X		Harry	.34	м		Los Angeles.Cal.	Aug. 25-1891		Los Angeles .Cal.
	Invinae - tr	Emma	30			San Prancisco, Cal.	Lare 17-1894	· · · · · · · · · · · · · · · · · · ·	Los Angeles .Cal.
. 1		Gertrude J.	.27		, S .	Nashville, Fenn.	Feb. 16-1898		New-York City
	Dalley	Pearce	.22	и		Nem-York City	July 22-1902		New-York CityTerrehoute, Ind.
		Anton	.24	. 1		Terrehoute, Ind.	July 2-1900		Perrehoute, Ind.
. 1	recknam	Edith /.	21		S	Providence, R.I.	May 4-1903		Providence, R.I.
	Hulbert	Meda	.21		S	Everett, Washington,	Sept. 5-1903		New-York City
1	Arnat	Elsa	42			New-York City.	Feb. 14-1883		New-York City
1	Solomon	Carie	50	. 7	м	Brooklyn, N.Y.	Mar. 23-1875		New-York City New-York City
	7	Louis	.51	м	. м.	New-York City	July 24-1874		New-York City
. 1	SOLOMON	Harry L.	54	, м		New-York City	Jan. 25-1870		1.4
. 1	AIZOIS	George C.	45		M	St. Mary, Ga.	May 22 -1879		Miami, Fla. Webb City, Mas.
+ 2	Aright	Ivin	18		S	Webb City,Mo.	Dec. 13-1907		1
- 2		George	50		S	New-York City	May 30-1875		Phile, Pa.
. 2	and or oppor	John	34	м		Springfield, Mo.	Nov. 8-1890	an a particular analysis	Springfield, Mo
. 2	MG. DIGEOI	Mildred	33	7	M	Greenfield, Mo.	Mar. 19-1891		SpringfTeld, Mo.
2	Clemens	Charlotte	25	1	8	Stormlick, Ia.	Dec. 17-1899	and the second	Springfield, Mo.
	799	Raymond	28	м	S	Springfield, MO.	Oct. 20-1897		Springfield, Mo.
. 2	toung	Amy	-30	7	W	Newburg, N.Y.	June 14-1895	and a second	Newburg, N.Y.
• 2	Diair .	Julia	24	2	8	Nashville.Tenn.	Aug. 14-1900	· · · · · · · · · · · · · · · · · · ·	Nashville, Tenn.
· 2	Marsh	Marion R.	31	м.	M	Gaéksöhville, Fla.	Oct. 21-1893		Charlotte, N.C.
, 21	Maxwell	Samuel W.	24	x	8	Charlotte, N.C.	Oct. 1-1900	<u>, (</u>	unariotte, n.c.
* 2	Kelly	Tollis	69	×	X	South Braintree, Esta	Sep. 28-1855	- 1 those Ducker	South Weymouth, Mass.
C 30	Schaefer	Albert /	35	x	x	Columbus, 0.	Aug. 11-1889	Summer 1. Jack	Columbus, O.
3	/ Schaefer	Bles /	32	2	14	Columbos, O.	Sep. 4-1892	3/15/20	Columbus, 0.
	7 Rose	Max	33	X	X	Cedar, Rapids, Ia.	Jan. 16-1892		Chicago, ILL.

# Charlotte-Mecklenburg HLC Landmark Designation Report

	30-2000 DEPA	RTME	INT	OF LABOR	THE WE
1	- crew DEPA	5. IMMIC	GRATIC		JAN 2 1940
J		MAS	TER	LIST	
	1				
]	Passengers carried from	ene, (Place	Cuba of em	barkation)	anuary 26th.1940
	American Seaplane (Country in which licensed)				d aircraft No. NC 15375
	(Country in which licensed) ding at Mia mi, Fla-			2	
han	(Airport of entry for aliens	)			
	NAME	AGE	SEX	NATIONALITY	DESTINATION 35
1	Louis Lazar	46	M	Roumbuck	Phoenixville, Pa.
2	Rhenea Lazar	46	F	Pa USA	Pheenixville, Pa.
3	Henry K. Janiewicz	42	M	Polousa	Elizabeth, N.J.
4	Charlotte Janiewicz	85	F	Bussia My	Elizabeth, Not
5		51	M	Russa	Mt. Vernon, N.Y.
6	Anna Quint	-59	F	RUUSAN	Mt. Vernon, N.Y.)
5678	Henrietta Friedman	28	F	USA ALA	Bay Shore, L.I. Bayone, N.J.
* 8	Helen Topoleski	1		1/1	
9	Joseph Topoleski Chester Szymanski	45	M	Palmusa	Bayone, N.J. Bretto
10	Rose Szymanski	41	F	USAND	Bayone, N.J.
11	Mortis Fleisher	87	M	USA Pr-	Phila. Pa.
9 10 11 12 13 14 15 16	Ray G. Fleisher	45	F	USA PM	Phila. Pa. path
14	Samuel Weisbrod	39	M	RUSA	Phila. Pa.
15	Mollie Weisbrod	39	F	USA Po-	Phila. Pa.
16	Judirh Hicklin	28	F	USA SC	Charlotte, N.C.
17	Marion Marsh	46	M	USA 7.G	Charlotte, N.C.
18	Harry Schater	-30	M	USA Nog.	New York, N.Y.
19	Ted Shore	28	M	USA NU.Q	New York, N.Y.
20	Charles Burger	- 53	M	USA THE	Milvale, Pa.
	1				
21	Harry Pinkerton	48	M	USA PA	Warrandale, Pa.
22	Frank Lynch	38	M	USA X	Chicago, Ill.
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#### 1928 Charlotte City Directory





PHONE HEMLOCK 110

MODEL STEAM LAUNDRY

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PHCNE HEMLOCK 111

# 1930 Federal Census

Co	waship or other livision of county	hlenburz Chorlotto Tou	mehili	Ward of city	Were	* 2(	fain,	/ Block N	Io	titution	POPULATIO			Insmerate	d by me	on april 14	Supervisor's I		
	disart proper name and al	to name of class, as township, town, presiden, district, she	See Incrudices)	(Enter name of all	and the second second	PERSONAL DE	specielization of	EDERATIO	or more. Bee Lottractions.)	COST INC. I INTERNAL DESCRIPTION OF SIRTH	, and indicate the lines on which th				SHIP, ETC.		PATION AND INDUST		EMPLOTMO
		NAME of each person whose place of abode on April 1, 1930, was in this family	RELATION		A TASAS	1.1	1.1	315 2g			or her parents. If born in	LANGUAGE) O	FOREIGN BORN	t .	SHIP, ETC.	OCCUPATION	TATION AND INDUST	CODE	Whether acts at work maker
-	Ronas dweit- ber et nomber ing family (in cause house in	April 1, 1930, was in this family Enter excession first, then the given name and middle initial, if any	Relationship of this person to the head of the	These second or restored from Property of these and the second of the second of the second of the second of the se	14	or rai	Marital con dition Age at first	A labor	Place of birth of each per the United States, give which birthplace is no French from Canada-E	State or Territory. If of for a situated. (See Instruction atilish, and Irish Free State	or her parents. If born in reign birth, give country in ns.) Distinguish Canada- from Northern Ireland	Language spoke	(For effice use on Do not write these columns)	1 Summer	Table	Trade, prelession, or perfects kind of work, as aptrone	Industry or basiness, as of fees mill, dry-proofs after	int. (For office una cally, be tool write to this column)	In working d
å	Honas mother day in the second second frequencies and second frequen	Include every person living on April 1, 1930. On.3 children bern since April 1, 1930	family	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	11	Celor Age	Mar	Allon and	PERSON	FATRER	MOTHER	coming to th United States	San Comp	Tanta	Whether	er, elc.	etc.		Ten Band
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# 1940 Census

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	mind Caroline	Incorporated place Charlotte	City Word of eity 1 U	nincorporated place Otom of attimupment place and tates and the ball place	DEPARTMENT OF COMMERCE-BUREAU OF THE CENSU SIXTEENTH CENSUS OF THE UNITED STATES	S. D. No. 1 January B. D. No. 4 7 9 Sheet No.	
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### I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND SUPPORT LANDMARK DESIGNATION OF THE PROPERTY DEFINED HEREIN.

I also acknowledge that the Charlotte-Mecklenburg Historic Landmarks Commission may require additional information.

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Signature of Owner

Date

6-19-24

Signature of Owner

Date

I also acknowledge that the designation includes the interior, interior features and details; exterior, exterior features and details of all structures; and land, unless otherwise noted in the report. Any alterations of the property and/or features designated, requires an approved Certificate of Appropriateness (COA) issued by the Charlotte-Mecklenburg Historic Landmarks Commission.

6 - 19 - 24

Signature of Owner

Date

6-19-24

Signature of Owner

Date