



HOUSE

BARN

garage

0.50 acres

200'

80'

100'

120'

220'

106-199

100-199

100-105

100-199

Emont St

W Charles

Matthews

Matthews

0 0.003 0.006 0.012 Miles



1. The .50-acre red shaded area is available for infill development. The height of any new buildings should be limited to one-and-one-half stories with a peaked roof, or two stories with a flat roof. Materials should be compatible with both the frame Phillips House, and the historic brick commercial buildings to the east. The portion of this section outlined in green will require strict design review to protect the historic character of the Reid House.

2. The blue-outlined area is important in protecting the integrity of the setting of the Phillips house. The blue-outlined area could be included with the lot associated with the house. If the area is essential for the development of the eastern portion of the property, then it could be included in the area used for infill development. If included with the infill development, the blue-outlined area should not contain any buildings, and would require strict design review to protect the historic character of the house.

3. The purple-outlined area contains the Morris Barn. The area could be divided from the original property, remain with the Phillips House, or be included with the area available for infill development. The area should remain largely open to protect the historic setting of the barn and of the neighboring Reid House. If changes to the purple-outlined area are required so that the eastern portion of the property could be successfully developed, or so that the Phillips House could be adaptively reused, then strict design review would be required to protect the historic character of the Morris Barn, Phillips House, and Reid House.

4. Significant alterations to the exterior of the Phillips House should be limited to the rear of the house. Significant alterations to the dining room, living room, parlor, central hallway, and staircase should be avoided. All exterior and interior material alterations must be approved by the Charlotte-Mecklenburg Historic Landmarks Commission.

5. Significant alterations to the exterior of the Morris Barn should be avoided. The rustic character of the exterior of the barn should be preserved. All exterior and interior material alterations must be approved by the Charlotte-Mecklenburg Historic Landmarks Commission.