

PROGRESSIVE
DESIGNS
FOR
INFILL
LOTS

SAVING SPACES

Progressive Designs for Infill Lots



Wilmington, North Carolina
February 26, 2007



Joan Garner, President

Historic District Development Corporation of Atlanta

Monday, February 26 at 7 p.m.

First Baptist Church, 15 North Fifth Street

Reception following at the Bellamy Mansion Museum

503 Market Street.

The North Carolina Humanities Council sponsored Joan Garner, President and CEO of the Historic District Development Corporation (HDDC) and longtime activist for social justice, including affordable housing within historic districts, as guest speaker for the release of the *Saving Spaces: Progressive Designs for Infill Lots* catalogue. Garner demonstrates a commitment to maintaining the historical integrity of historic districts while accommodating the change necessary for transitioning communities. Ms. Garner currently heads up the HDDC's redevelopment efforts in the Martin Luther King, Jr. Historic District of Atlanta's Fourth Ward and has also partnered with other

organizations in the redevelopment of the Auburn Avenue Commercial District, including the celebrated Herndon Plaza.

The North Carolina Humanities Council's goal is to help people engage their world so they will come together with other North Carolinians to explore the state's history, identity, and culture. The Humanities Council is a 35-year-old nonprofit foundation dedicated to the humanities and a state affiliate of the National Endowment for the Humanities. Last year, the Humanities Council sponsored 287 programs in 76 of the state's 100 counties.

The Humanities Council's programs include:

Grants, to community groups and nonprofits to provide free programs that bring people together to explore the history, traditions and stories of North Carolina.

Let's Talk About It, a reading and discussion program which brings people together in libraries across the state;

Road Scholars, the Humanities Council's speaker's bureau which gives non-profit organizations the opportunity to offer free public humanities programs to local audiences;

Teachers' Institute Program, a series of institutes, seminars and workshops that provide professional development and intellectual stimulation for teachers;

Linda Flowers Prize, a statewide annual writing competition which honors the submission that best captures the richness of North Carolina, its people and culture;

John Tyler Caldwell Award for the Humanities, an annual award to an individual whose life and work strengthens the educational, cultural and civic life of North Carolina.

ENGAGE YOUR WORLD

To learn more, visit our website at www.nchumanities.org, call us at (336) 334-5325.

or contact

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The Idea Behind Saving Spaces

The City of Wilmington identified a need to bridge the gap between affordable housing and well designed housing, particularly in the historic districts. Well designed affordable housing on vacant lots benefits all citizens by eliminating the stigma associated with “affordable housing,” improving the overall appearance of our neighborhoods, enhancing the historic character of existing neighborhoods, instilling pride in homeownership and utilizing infill lots for housing opportunities, including home ownership and rental units. The Saving Spaces initiative has brought the affordable housing issue to the forefront of our community.

The City, in collaboration with the Historic Wilmington Foundation, the Wilmington Chapter of the American Institute of Architects, the Bellamy Mansion Museum of History and Design Arts and the Affordable Housing Coalition of Southeast North Carolina, hosted a juried architectural design competition/exhibition to develop a design catalogue of economical single-family and duplex housing infill units for use within the context of Wilmington’s Historic Districts. Competition registrants were asked to design single-family detached houses and duplexes with at least 2 bedrooms and 1 bath on 33-foot or 50-foot wide lots and to respect the past and embrace the future without creating a false sense of history.

The *Saving Spaces: Progressive Designs for Infill Lots* catalogue, represents the 21 Design Excellence award winners, selected by the Saving Spaces jury for their excellence in creating a progressive design for infill housing lots within Wilmington’s historic context. Each design offers some design elements that are desirable for Wilmington’s historic districts. Though none of the designs have been officially approved for use within Wilmington’s historic districts, they represent the values sought after in future infill housing—affordability, quality, efficiency, sustainability and harmonization with the existing historic neighborhoods.

“Saving Spaces”; Notes from Eleanor Price, a Jury Member

Some time ago, Maggie O’Connor, The City of Wilmington’s Preservation planner, told me about a design competition that she and a group of preservation advocates had in mind for new construction the city’s historic, residential districts. The project would focus on the design of affordable housing for the empty lots within the historic districts. I thought it was an interesting idea, long overdue, and agreed to be part of the jury.

As a former preservation consultant to the City, I was familiar with Wilmington’s historic districts, the different character of each block, the need for affordable housing, and the challenge of new construction for the Historic Preservation Commission and historic district residents.

The projects presented for review, were more than often, uninspired versions of traditional styles, without much thought given to planning, or the use of innovative materials. The residents, wary of change, were reluctant to support modern design. Because of planning restrictions, developers were hesitant to build in the historic districts. It was time for new thoughts and ideas.

Two years passed before I received information about the competition. It was given a name, "Saving Spaces," and was organized into categories, based on lot sizes and building types. The submitted projects included everything from interpretations of traditional style, to imaginative concepts of contemporary ideas. The standard of presentation was high. If some were short on detail, all were provocative and worthy of attention. How to judge them would be a daunting task.

The day of reckoning came as the jury assembled in the City Council Chamber of Thalian Hall in downtown Wilmington. We were a mixed group of architects, preservationists, contractors, affordable housing providers and representatives from the business community. I recognized a few familiar faces. The boards had been carefully arranged in order, along the walls of the City Council Chamber. After the usual pleasantries, we suddenly realized that nothing had been said about "Process." How would we judge the entries? For a moment, there was silence. Then, one of the group, a contractor and a former member of the Historic Preservation Commission had an idea, and suggested we use a process of elimination. Members would have a timeframe to study each entrant within their category and share the results. A scale of one to five was established. We decided to judge the students as a separate item and moved their boards to another part of the hall.

As we went through each category, made comments and compared results, a rhythm was established. Like some of the architects, I was drawn to the more contemporary designs, but made myself remember that I was also a preservationist, and should respect the district regulations. After much deliberation and discussion we selected those that we thought had fulfilled the requirements of design excellence. In retrospect, having to invent the "Process" was beneficial. It prevented unnecessary discussion, provided flexibility, and most of all enabled us to reach a consensus.

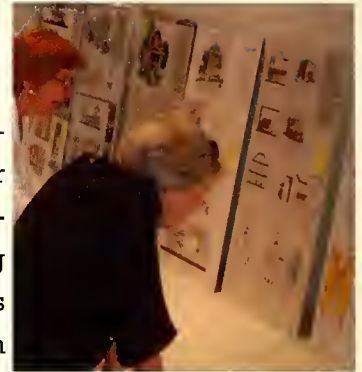
The designers of the selected designs should be commended for imaginative planning, the creation of modern interiors with traditional facades, and the ingenious landscaping used to achieve public and private spaces. Students gave new life to the traditional bungalow. Duplex designs fared better than the residential ones. The competition was successful. It increased public awareness of modern design and demonstrated how it could be used in the residential historic districts. It encouraged the use of energy efficient heating systems and recycled and environmentally-sensitive materials in affordable housing. While most of the selected designs are appropriate for the historic district, a few might be considered out of character, but could well have a place in the more eclectic blocks contiguous to the designated areas.



Saving Spaces Design Competition Jury

Renee Gledhill-Earley

Ms. Gledhill-Earley has been with the North Carolina State Historic Preservation Office since 1978 where she served as the National Register Coordinator for three years. For the last twenty-five years she has overseen the federal and state review and compliance program, including thousands of affordable housing projects in cities and small towns throughout the state. A graduate of Florida State University in American History, she earned master's degrees at the University of North Carolina at Chapel Hill in Southern History and Library and Information Science.



Frank Harmon, FAIA

Harmon, a Raleigh, N.C.-based architect and a professor of architecture at the College of Design, North Carolina State University, has served on many design awards juries, including the national jury for the American Institute of Architects' 2005 Institute Honor Awards. He is currently serving on the U.S. General Services Administration's National Register of Peer Professionals to improve public buildings. Educated at both the N.C. School of Design and the Architectural Association in London, where he studied under James Stirling, he worked for Richard Meier in New York before founding his own practice, Frank Harmon Architect. His projects and writing on architecture have been featured in national and international publications, and he is the recipient of many regional, national, and international design awards, including a *Business Week/Architectural Record* international honor award. In fact, Frank Harmon Architect has received more North Carolina design awards than any other firm in the state, and in 2005 was named "Top Firm of the Year" by *Residential Architect* magazine.



Michael Moorefield, AIA

Michael Moorefield received a Bachelor of Arts in Psychology from North Carolina State University in 1975 and a Master of Architecture from North Carolina State University in 1978. After spending five years with Ligon Flynn Architects, Michael formed a sole proprietorship in 1983. In 2000, Michael Moorefield Architects was incorporated as a full service design and planning firm specializing in residential design, community service and urban development. Michael has served on the Planning Subcommittee of the City of Wilmington's "Northside Community Plan" Oversight Committee and the Design and Facility Planning Subcommittee of the City of Wilmington's Convention Center Mayor's Task Force. From 1984 to 1985 Michael was a member of the Adjunct Faculty of North Carolina State University's School of Design. Michael is a member of the American Institute of Architects (AIA).



Eleanor Price

Formerly a professor in Museum Studies at New York University, Eleanor Price has a graduate degree in Architecture from the National University of Ireland and a Master's in Historic Preservation from Columbia University. She helped in the documentation of the North and South Expansions to Wilmington's residential historic district and updated the Design Guidelines in 1999. She has served as a preservation consultant for the City of Wilmington's Planning Division and Development Services Department on numerous occasions and as a preservation consultant in Montclair, NJ for a railroad suburb of New York City. In addition to serving as a preservation consultant, Eleanor has devoted time to such organizations as the Historic Sites Review Board in New Jersey, the Montclair Historic Society (vice-President), the New Jersey Chapter of Society of Architectural Historians.



Louis Rogers

Rogers is the Regional Director of Self-Help Credit Union. Self-Help is a statewide organization committed to community development through lending for mortgages and small businesses. Although it makes loans to anyone, the focus is on minorities, women and people in rural areas. Other Self-Help initiatives include fighting predatory lending and revitalizing NC downtowns. Louis is originally from Raleigh, NC. He received his BA in Economics at UNC-Ch and MBA at UNCW. He moved to Wilmington in 1994 to work at State Employees Credit Union until 1998. He then worked at the Small Business and Technology Development Center at UNCW for several years. He came to Self-Help Credit Union as a commercial loan officer and was promoted to director in 2002. Louis was recently asked by Self-Help to open an office in Raleigh and will be relocating to the Triangle area in April. Louis volunteers in the community by working with the Wilmington Downtown, Inc., Partners for Economic Inclusion, Rotary and is on the board of the Bellamy Mansion & Museum.



Chris Yerkes

Chris Yerkes is a builder, developer and Wilmington resident for 15 years. He lived for many years in the historic district and was involved in commercial and residential construction projects downtown. He sat on the Historic Preservation Commission and served as both Vice Chair and Chairman. He is currently involved with several green building projects.





Contextual Design Notes

You may look at some of these designs and say to yourself, how can this building possibly be appropriate in an historic district? Many of the designs presented here for your consideration are highly contemporary. In viewing these designs, please keep an open mind, as the judges did, and notice that certain elements of a house design may work better than others in achieving the particular criteria established by the competition. Although many of these designs may not be totally successful in meeting all these criteria, they all have certain aspects that the judges found either to be practicably useful, aesthetically pleasing or ingeniously innovative in designing affordable housing within a historic context.



Photo by John O'Connor

Since the design criteria established for the competition were not for a specific historic district, the catalog presents designs that may work in some historic contexts, while not in others. A particular design may be appropriate for the fringes of an historic area as it transitions to a later-developed neighborhood or to a more commercial area of development.

There is a difference between a context in which various buildings are of the same visual character – and one in which homogeneity creates monotony. It takes a skillful designer to discover the effective balance between the variety which creates an interesting contrast and that which is disrespectful to the historic streetscape. Often, appropriate mass, scale and orientation are sufficient to outweigh stylistic issues in the perception of compatibility.

We should strive to create designs that are true to the present by *interpreting* the past rather than literally recreating it. But we should also recognize that a certain degree of visual continuity and integration is an important element in rendering a streetscape aesthetically pleasing. The judges of this *Saving Spaces* competition believe that it is possible to respect an historic context while not precluding the innovation required to create affordability. You will see that philosophy exhibited in the delightful variety of designs presented in this catalog.

—Kaye Graybeal



Acknowledgements

Saving Spaces Competition Administrators

Maggie O'Connor, City of Wilmington Development Services

Kathryn Hoffman, City of Wilmington Development Services

Saving Spaces Committee:

Frank Ballard, Jr., Ballard Architects, AIA Inc.

George W. Edwards, Historic Wilmington Foundation

Madeline Flagler, Bellamy Mansion Museum of History and Design Arts

Blair Goodrich, Goodrich Architecture, PA

Lillie Gray, City of Wilmington, Community Services

Kaye Graybeal, City of Wilmington, Development Services

Adam Oaks, Goodrich Architecture, PA

Scott Ogden, B + O design studio, pllc

Philip Humphrey, John Sawyer Architects

Don Whitten, Michael Moorefield Architects

Debbie Haynes, City of Wilmington, Development Services

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Wayne Clark, City of Wilmington, former Development Services Department Director
Dewey Harris, City of Wilmington, Community Services Department Director
City of Wilmington's Historic Preservation Commission
Adrienne McTigue, City of Wilmington, Development Services Department
First Baptist Church, 15 North 5th Avenue

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AIA Wilmington
A Chapter of the American Institute of Architects



AFFORDABLE HOUSING COALITION
OF SOUTHEASTERN NORTH CAROLINA
THE KEY TO OPPORTUNITY

First Place Professional



Street Perspective

B1
Duplex Unit
 Front Unit -1280 s.f.
 Rear Unit -1240 s.f.

Building coverage - 1510 s.f.

The design focus for the two family dwelling lot was to maximize the living spaces inside and out, to create privacy from one another and to integrate the structure into the neighborhood. Each of the units has an ample outdoor living space for private gatherings, grilling food, and gardening. The interior layouts are open to maximize views and gain sunlight when possible. The units are attached by a small connection to maximize noise control and create a street presence for each unit. One unit has a large front porch facing the street while the other unit is offset allowing its front door and a gated garden to face the main street.

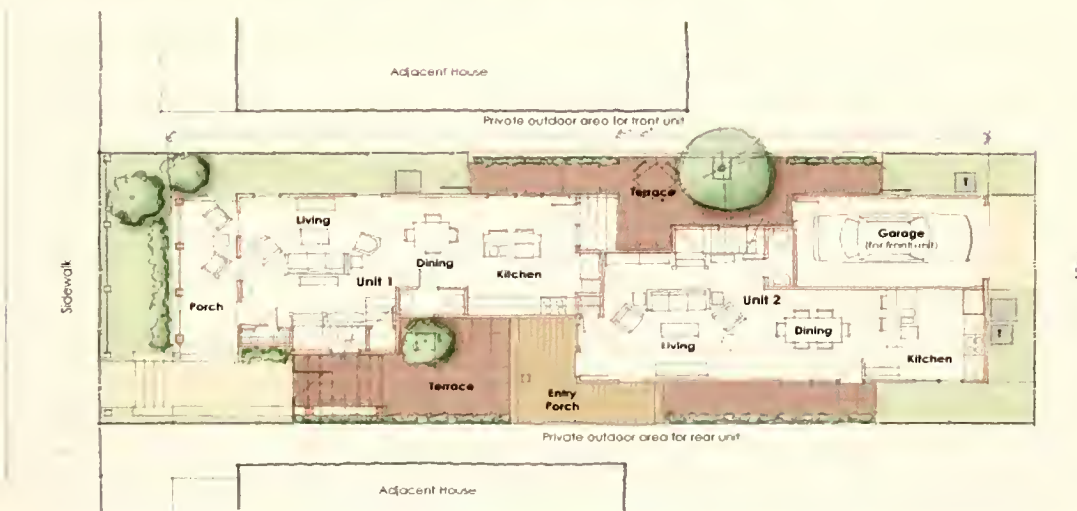
The exterior character is based on the existing traditional architecture typical in the Historic Districts of Wilmington. The modern use of materials on both the exterior and interior will differentiate the house prototype from the existing homes that surround it. These materials and systems will also contribute to the sustainability of the house. Some examples of the modern materials and technologies used are fiber/resin trim-boards, shutters, columns, insulated windows and doors, correctly sized mechanical systems, vapor barriers, insulated walls, light-colored roof and siding materials, and non-vented crawl space and attics. The traditional elements of the architecture such as porches, overhangs, and window locations will also contribute to passive cooling of the homes.



Street Elevation
 one story porch



Street Elevation
 two story porch



First Floor Plan / Site Plan



Longitudinal Building Section

Unit 1
 2 story unit
 2 bedroom, 1-1/2 bath
 1 car garage

Unit 2
 2 story unit
 2 bedroom, 1-1/2 bath
 street parking

2006157

First Place Student

saving spaces.... duplex



Infill lot - Option [B-2]

The concept of this design was to integrate modern materials in harmony with a traditional historical locale. The dominant exterior material is a composite pre-cast insulated panel. This panel offers a high level of energy efficiency that resembles the traditional look of wood siding while providing a more durable finish. In keeping consistent with typical Wilmington style, each duplex offers spacious shared and private outdoor patios that create a friendly neighborhood environment. In conjunction with the traditional exterior, the interior offers for more modern ideas with an open floor plan with a balcony overlooking the first level and vaulted ceilings allow for maximum natural lighting. By utilizing modern materials to maintain a traditional style this design harmoniously blends into the fabric of the Historical District of downtown Wilmington.

BUILDING COVERAGE: 3320
TOTAL SQ. FT. PER UNIT: 2380
OUTDOOR SPACES: 720



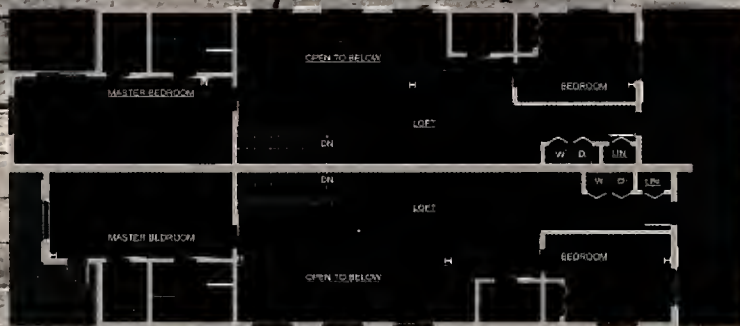
Interior View



Section Perspective



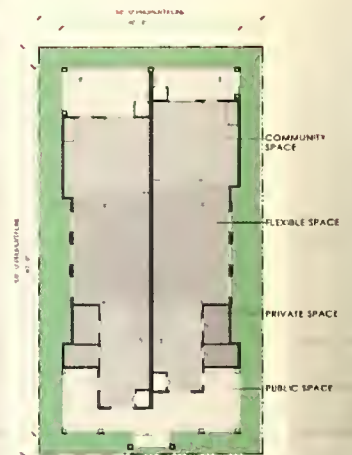
Interior View



Second level plan



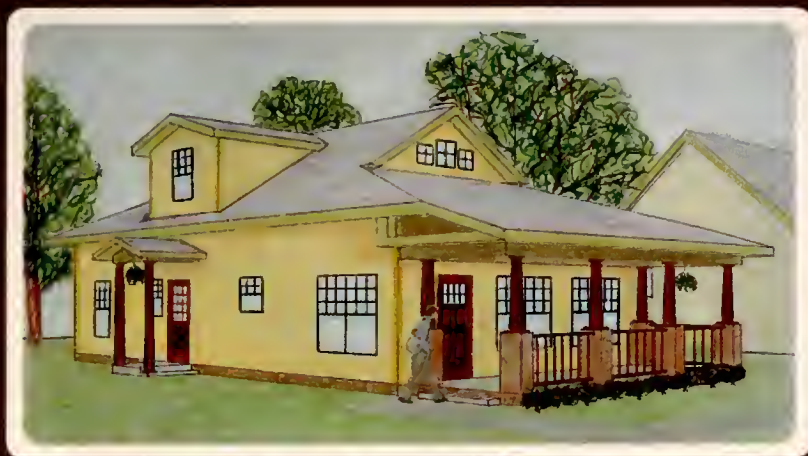
First level plan



Site plan

#2206147

Second Place Student



PERSPECTIVE

ASHLEY'S BUNGALOW

CATEGORY: A-2

SO. FOOTAGE: FIRST FLOOR: 860
SECOND FLOOR: 310
TOTAL HEATED SF: 1270 SF

BLDG. COVER: MAIN PORCH: 176 SF
SIDE PORCH: 18 SF
TOTAL BLDG SF: 1462 SF

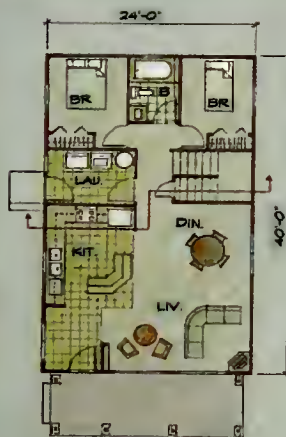
- INTERIOR AND EXTERIOR FINISHES SHOULD INCLUDE GREEN MATERIAL, SUCH AS HARDI BOARD SIDING, RECYCLED OR BAMBOO FLOORING. USE OF THESE MATERIALS WILL HELP MAKE THE HOME A GREEN SUSTAINABLE PROPERTY.
- ASHLEY'S BUNGALOW WAS DESIGNED TO PROVIDE AN OPEN LIVING AREA FOR THE FAMILY WITH THE BEDROOMS SEPARATED FOR PRIVACY. PLACING THE MASTER SUITE ON THE SECOND FLOOR GIVES IT ADDED PRIVACY.
- THE HOUSE IS SLAB ON GRADE AND THE FRONT PORCH IS ONLY A FEW STEPS FROM GRADE LEVEL. THIS IS TO ENCOURAGE THE PEDESTRIAN FEEL OF THE NEIGHBORHOOD, AND ASSOCIATED WITH THE BUNGALOW STYLE.



FRONT ELEVATION



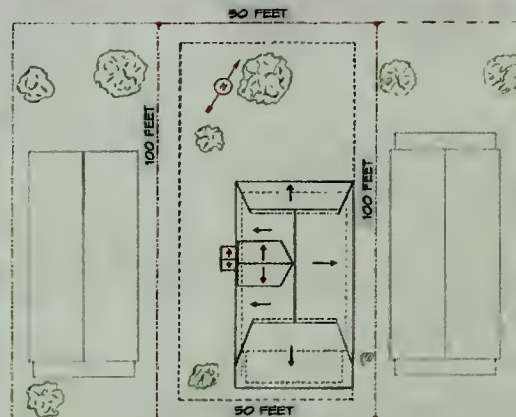
BUILDING SECTION
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



SITE PLAN
SCALE 1/16" = 1'-0"

Second Place Student Entry — Diane Alberts — Winterville, NC

REGISTRATION # 2006129

Third Place Student



STREET PERSPECTIVE

Saving Spaces The "Wilmington Classic"

Category A-2

First Floor: 1152 Heated Square Feet
Front Porch: 90 Bld. Square Feet
Side Porch: 36 Bld. Square Feet
Total Building: 1278 Bld. Square Feet

With its timeless style, this new "Wilmington Classic" home offers three full bedrooms and two full baths. The ample den / dining area covers over 21 feet by 12 feet and leads into the centrally located kitchen.

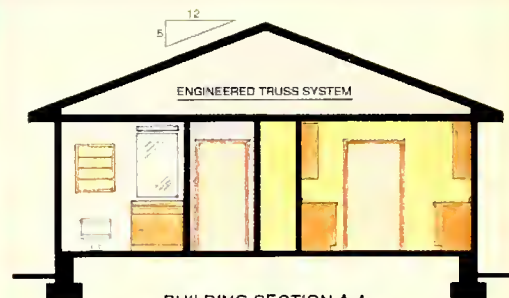
The hidden pocket door at the rear of the kitchen completely separates the laundry / pantry area from the public areas and adds that extra privacy to the master suite.

The master bath has double vanities, built-in linen closet and an extra large bath storage closet.

This home is built on a raised slab with exterior sheathing of 50 year "Hardi Board" cement siding for minimum maintenance.



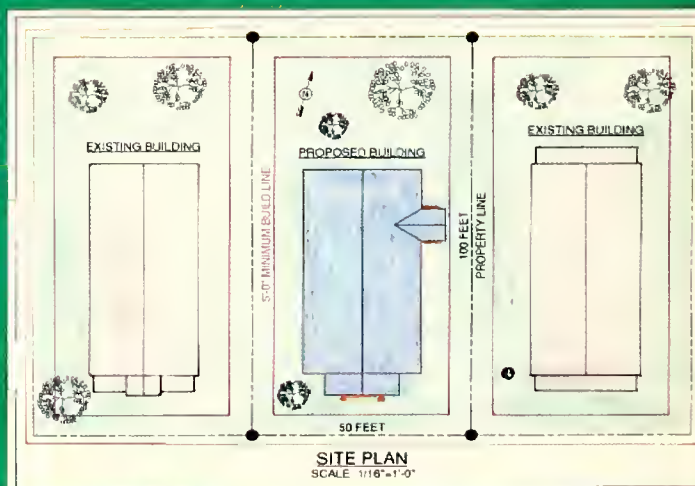
FRONT ELEVATION



BUILDING SECTION A-A
SCALE: 1/4"=1'-0"



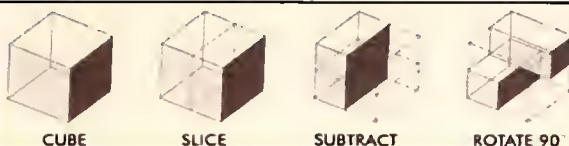
FLOOR PLAN
SCALE: 1/8"=1'-0"



SITE PLAN
SCALE: 1/16"=1'-0"

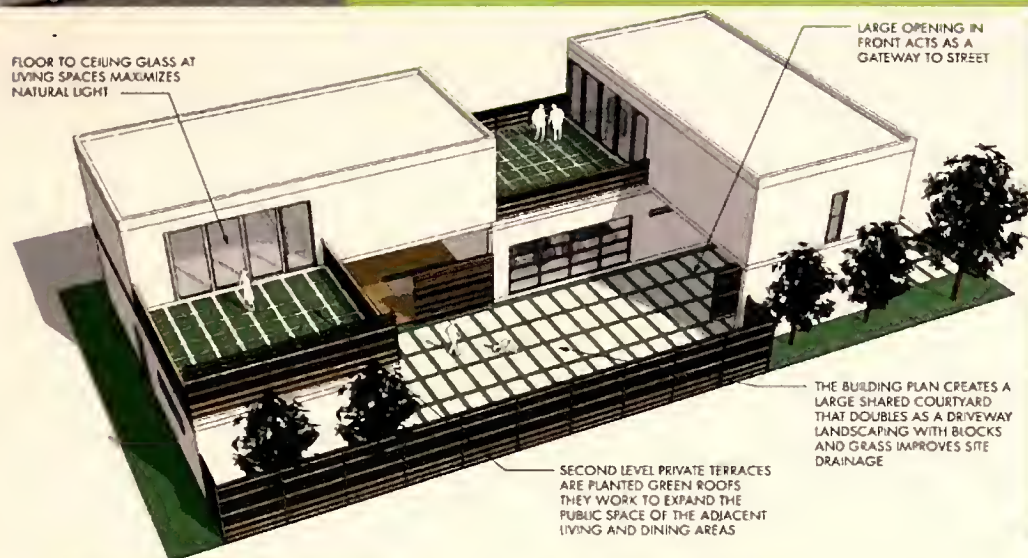
REGISTRATION # 2006124

People's Choice



FORM SEQUENCE

FLOOR TO CEILING GLASS AT LIVING SPACES MAXIMIZES NATURAL LIGHT



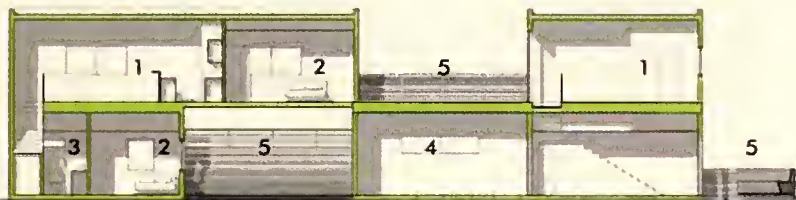
H³

DUPLEX UNIT [B-2]

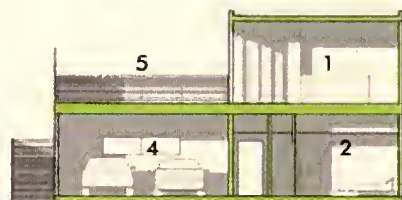
LOT SIZE: 5,000 ft²
LOT COVERAGE: 2,400 ft²
UNIT AREA: 1,200 ft² per unit
PROGRAM: 2 Bedroom, 2.5 Bath, 2 Car Garage

Cube House is a duplex unit that results from the formal manipulation of a forty foot cube. The cube is first sliced in half. Next, half of the volume is removed and sliced in half again. Then the upper portion of the remaining volume is rotated 90°. The resultant mass is then duplicated and rotated to form the second half of the duplex. This formal transformation creates a balance between outdoor public spaces, semi-public spaces, and indoor private spaces. The orientation of the building locates these outdoor spaces to encourage social interaction between neighbors. At the same time boundaries between interior and exterior are blurred to make a modest sized home feel much larger.

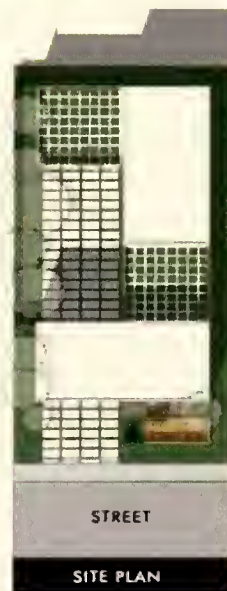
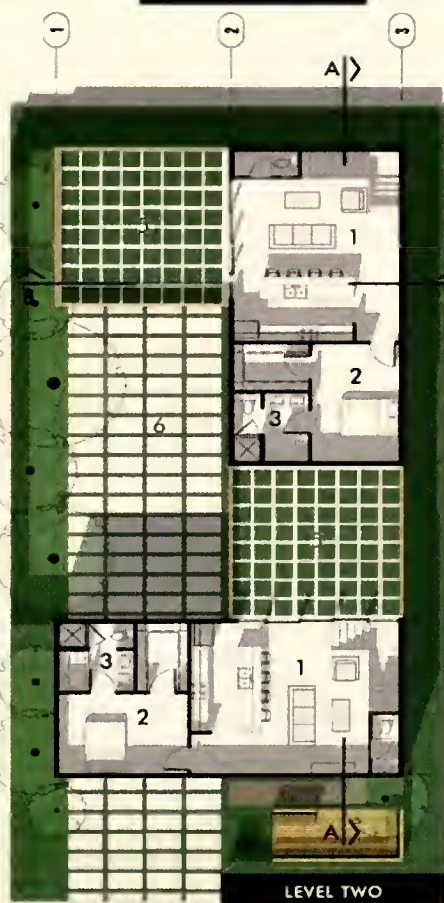
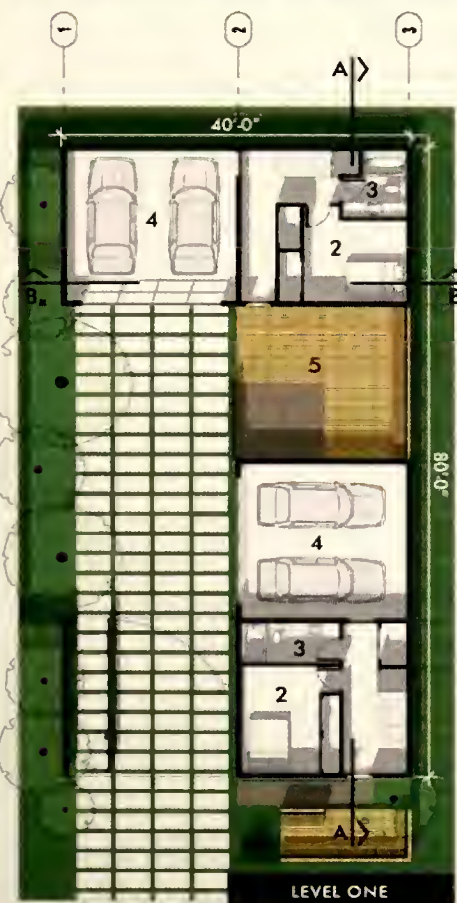
A simple module is used to minimize cost and complexity. The entire design is composed of 10'x20' modules that can be prefabricated and transported to the site. This also gives the homeowner an opportunity to have a customized home at an affordable price.



SECTION A-A



SECTION B-B



1. LIVING/DINING/KITCHEN
2. BEDROOM
3. BATHROOM
4. GARAGE
5. TERRACE
6. COURTYARD

2006163 - B2

People's Choice Award — Joshua Guerra and Brendan O'Grady — Dallas, TX



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AIA Wilmington

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BELLAMY MANSION

WILMINGTON, NORTH CAROLINA



The Bellamy Mansion is an exuberant example of North Carolina antebellum architecture built by free and enslaved black artisans. Today, it is a museum featuring tours, changing exhibitions and an informative look at historic preservation in action.

Bellamy Mansion Museum
503 Market Street
Wilmington, North Carolina 28401

HOURS: Tuesday through Saturday:
10am-5pm and Sunday: 1pm-5pm
910-251-3700
www.bellamymansion.org
info@bellamymansion.org

The Bellamy Mansion is a stewardship property of Preservation North Carolina

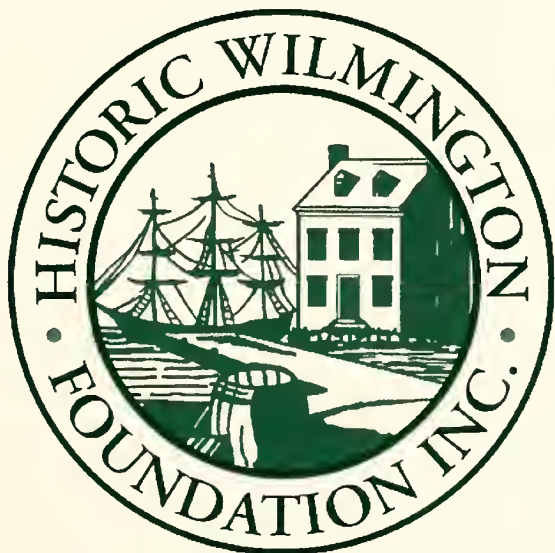


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To identify affordable housing needs and coordinate individual, community and government efforts toward increasing the supply and opportunity for affordable housing.



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Heritage Recognized
470 Plaques Placed

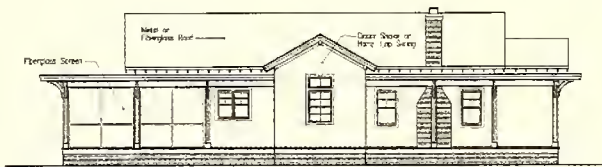
History Preserved
100 Buildings Saved Through
Revolving Fund and Easements



Buildings Saved
Most Threatened Historic
Places Program



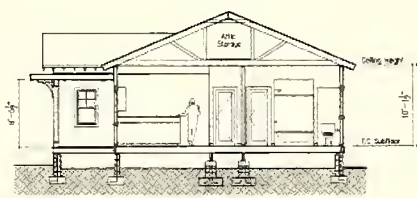
To Protect and Preserve the irreplaceable historic resources
of Wilmington and the Lower Cape Fear region



Side Building Elevation
Scale: 1/8" = 1'-0"



Front Building Elevation
Scale: 1/8" = 1'-0"



Building Section
Scale: 1/8" = 1'-0"

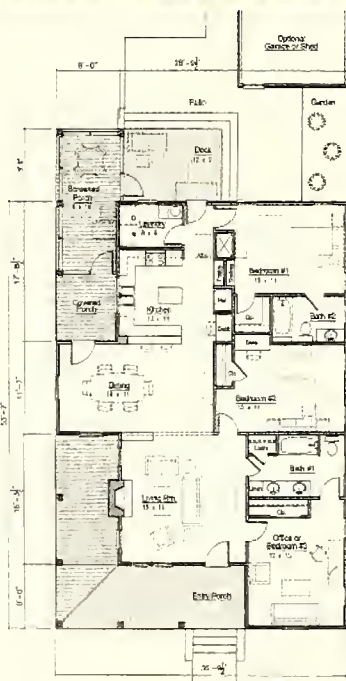
Design Category: A-2

The Porch House

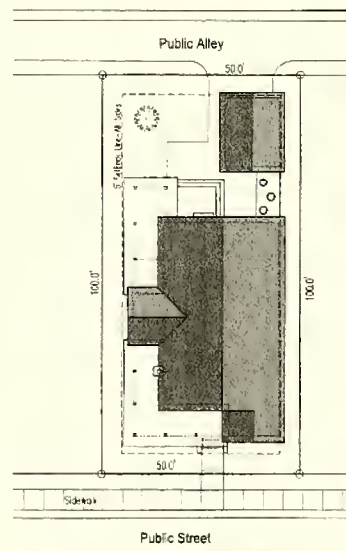
Three Bedroom-Two Bath
1500 Square Feet (House)
Garage or Shed (Optional) - 240 Square Feet

2830 Square Feet - Building Coverage

Emphasis of Design is on Outside/Inside Comfort
Historic Connection of Porches and Brackets
Flexibility of Exterior Finishes
Open/High Light Filled Interior Spaces
Intimate Private and Public Exterior Spaces
Ease of Construction Using Modern Prefab. Components



Floor Plan
Scale: 1/8" = 1'-0"



Site Plan
Scale: 1/16" = 1'-0"

Registration # 2006171

Resubmission #2004123



A2 The Bentley

Affordable housing and good design can, and should, coexist. This house delivers curb appeal with an efficient and affordable footprint. Designed for a new use in the historic neighborhood, it is a model for growing neighborhoods and community interaction with the welcoming front entry and porch. Accommodating the basic necessities for comfortable living, this streamlined design offers just what families need with no wasted space inside.

This design is efficient to build and affordable to maintain and is built around open and comfortable shared spaces that facilitate the flow of family life. Helping to minimize cost, increase efficiency and considering environmental sensitivity, this design incorporates standard sizes of lumber, masonry, and other materials to reduce waste on the jobsite.

This design has been approved by the North Carolina State Historic Preservation Office for use in most historic districts, and will allow the study to be easily reimagined as a single-story ending shoebox. Using historic materials in a modern and efficient way, keeps this design affordable.

The Bentley, a one and a half story bungalow, stands 12'6" to 11'8" high. It features a large open living and dining area and a first floor master bedroom suite and includes a total of three bedrooms, two full bathrooms, and an L-shaped galley kitchen with a breakfast bar that opens to the dining room. The second floor offers two bedrooms, shared bathroom, the laundry area, and abundant easily accessible storage. The A/C and ducts required are in a utility area to save space and a front porch, a covered front and rear porch, and exterior storage area. At 26'4" x 36'8" in width, it is ideally suited for a narrow lot.



Front Elevation



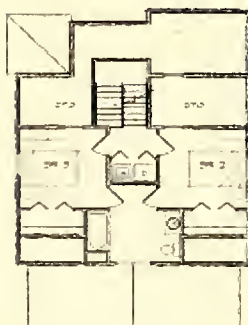
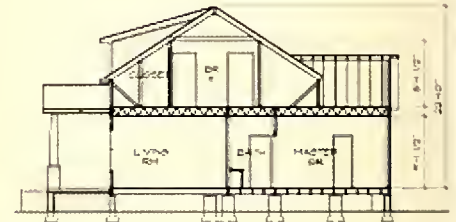
Right Side Elevation



Rear Elevation



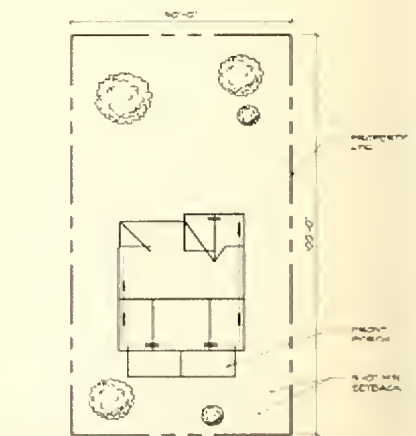
Left Side Elevation



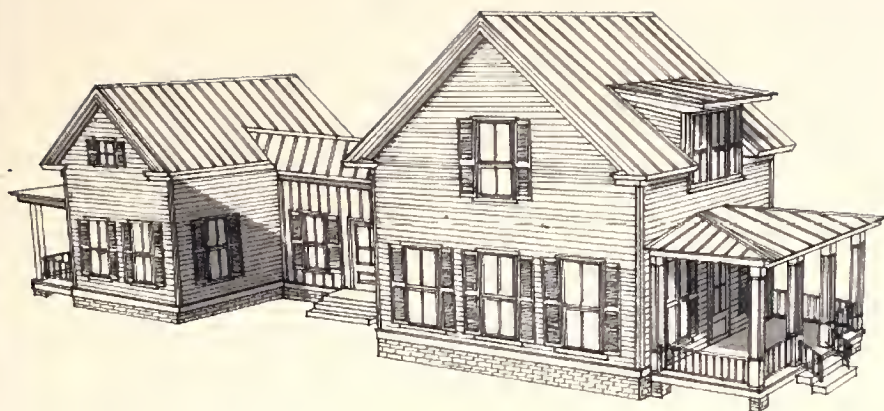
Upper Plan



Lower Plan



A1: Single Family: Designing "Inside" the Box



Neighborhood Usability: This design gives a main entry from a deep front porch along the main street. This is a key ingredient to creating a pedestrian friendly environment. Keeping with 1:3 proportions, the house is divided up which allows for a more public "main house" and a private master suite separated by a study and utility spaces. This helps to create a play yard for semi-private outdoor events as well as creating a much more secluded master suite. The master suite has a sleeping porch off the rear which can be closed in to allow for a larger master suite if needed.

Sustainable and Economical: The siding material choices for this project are fiber-cement siding, as well as corrugated metal siding. Both are durable and are also considered "green" products. The roofing is galvalume metal, which is a reflective material, cutting back on energy costs over asphalt shingles. The foundation would be built up slab with brick around. Brick is a regional material and can be purchased locally and holds up well.

The design also allows for an outbuilding in the rear of the property. It is shown here as a guest house that could be rented out (to a UNCW student) to bring in extra income, or could become a storage shed or extra heated space if needed.

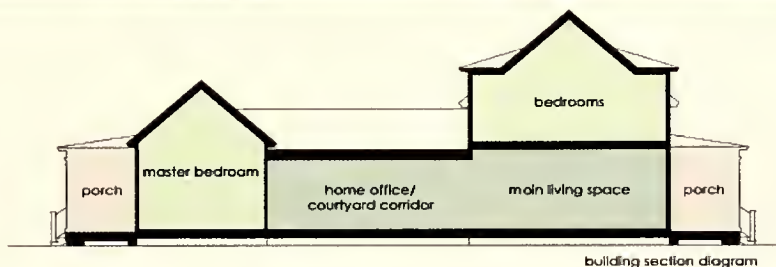
First floor square footage: 1,056
second floor square footage: 437
total heated: 1,493
front porch: 168
sleeping porch: 168
outbuilding square footage: 195
total building coverage: 1,589



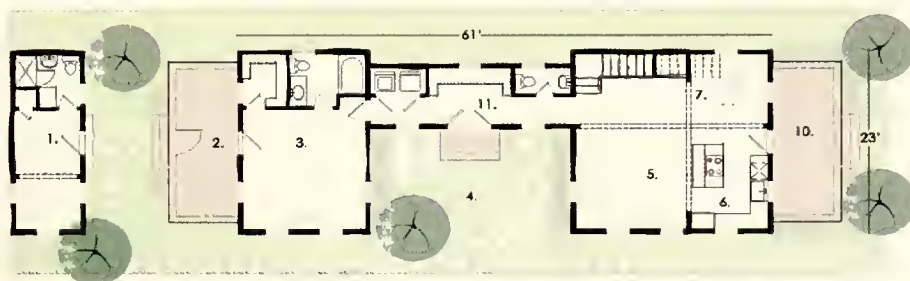
side elevation



front elevation

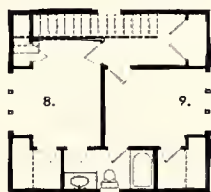


building section diagram



site/ first floor plan

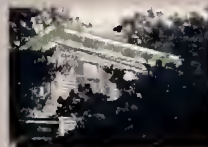
1. guest house
2. sleeping porch
3. master suite
4. play yard
5. living rm
6. kitchen
7. dining
8. bedroom #2
9. bedroom #3
10. entry porch
11. office



second floor plan



porch precedent



cornice precedent



courtyard precedent



site precedent



roof precedent

2006105

A2

Single Family

2750 s.f. heated space
Bld'g coverage - 1760 s.f.

The single family house is designed to meet the needs of a modern-day family on the inside, but to respect the surrounding traditional architecture on the outside. The floor plan locates the living room, kitchen, and the outdoor living space together to form a primary living area. The dining area and porch that fronts the public street creates privacy from the street. The exterior character is based on the traditional architecture of surrounding neighborhoods in the Wilmington Historic Districts. The elevations can have many elevation options, for example, single or double story porches at the street elevation, different siding exposures, and materials such as brick or stucco. They could also have a variety of roof materials, porch rail designs, house color, and a choice of three window mullion patterns. The modern use of materials on the exterior and interior will differentiate the house from the existing historic homes.



Street Perspective



Street Elevation
one story porch option



Street Elevation
two story porch option

Adjacent House



First Floor Plan / Site Plan

Adjacent House



Longitudinal Building Section

Single Family Unit
2 story unit
3 bedroom, 2-1/2 bath
2 car garage

2006156

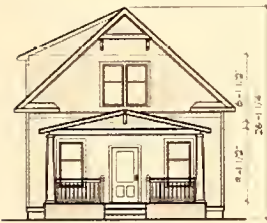
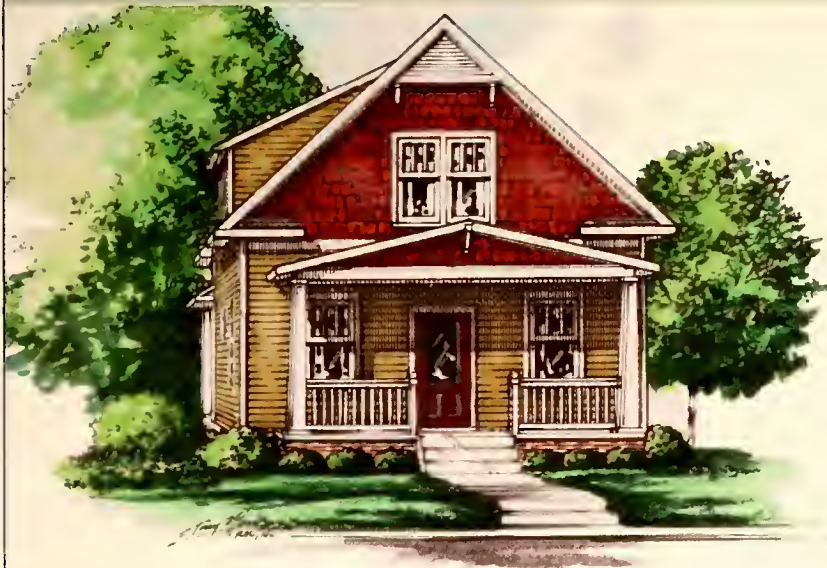
A1-The Ansley

Affordable housing and good design can, and should, coexist. This house delivers curb appeal, with an efficient and affordable footprint. Designed for a narrow lot, this house encourages density in growing neighborhoods and community interaction with the welcoming front entry and porch. Accommodating the basic necessities for comfortable living, this streamlined design offers just what families need with no wasted space inside.

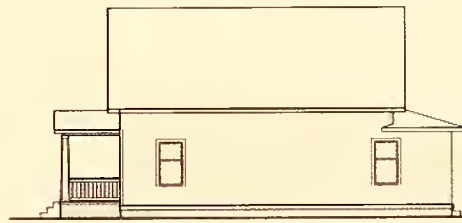
This design is efficient to build and affordable to maintain and is built around open and comfortable shared spaces that facilitate the flow of family life. Helping to eliminate cost, increase efficiency and considering environmental sensitivity, this design incorporates standard sizes of lumber, masonry, and other materials to reduce waste on the job-site.

This design has been approved by the North Carolina State Historic Preservation Office for use in most historic districts, and will have the ability to be easily interwoven in Wilmington's existing streetscapes. Using historic materials in a modern and efficient way keeps this design affordable.

The Ansley, a one and a half story, 1170 sq. ft. bungalow style house, features a large open living and dining area and a first floor master bedroom suite, and includes a total of three bedrooms, two full bathrooms and a laundry/mud room and a L-shaped galley kitchen with a breakfast bar that opens to the dining room. The second floor contains two bedrooms and a full bathroom, and abundant easily accessible storage. The Arts and Crafts inspired exterior offers a front gabled roof covered front and rear porch, and exterior storage room. At 22 ft in width it is ideally suited for a narrow lot.



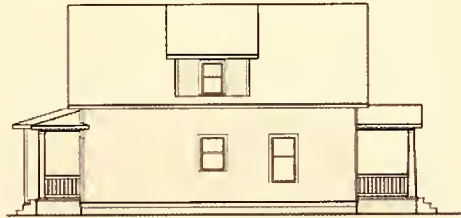
Front Elevation



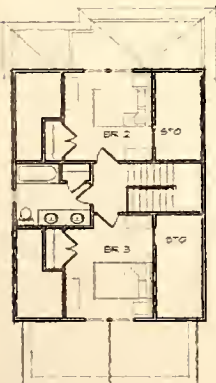
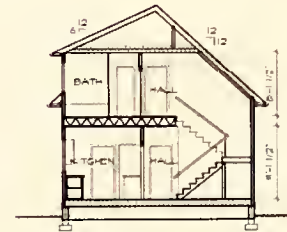
Right Side Elevation



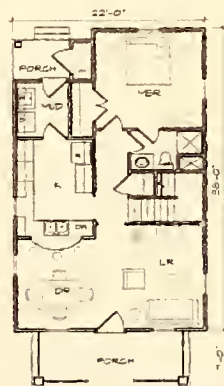
Rear Elevation



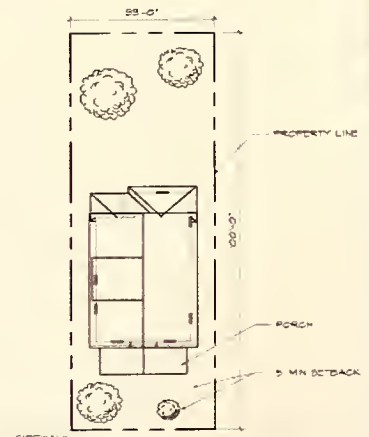
Left Side Elevation



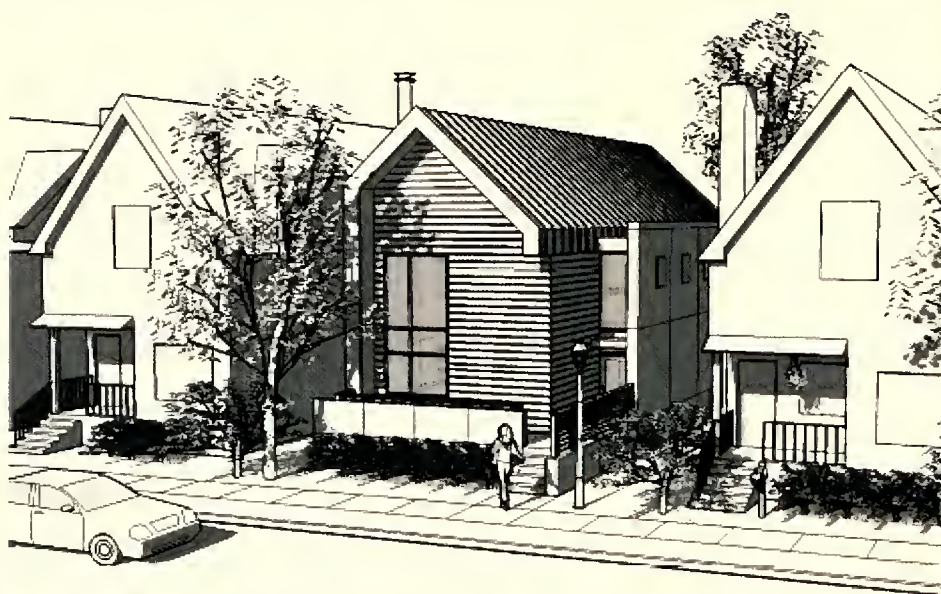
Upper Plan



Lower Plan



STREET



SINGLE FAMILY RESIDENCE

LOT SIZE	37' x 100'
FIRST LEVEL	1,162 SF
SECOND LEVEL	584 SF
TOTAL GROSS AREA	1,746 SF
LOT COVERAGE	4,628 SF (48.7%)
STRUCTURE	WOOD FRAME
MECHANICAL	RADIANT FLOOR HEATING FORCED AIR COOLING

The design reinterprets the classic two-story, gable end, shotgun house form. Double height public spaces open to the street at the front of the house while the intimate, private spaces focus on the rear of the lot. A utility volume, spanning both levels, separates the two.

This layout is further reinforced through the abstract use of such historic building materials as standing seam metal roofing, horizontal wood siding, and solid masonry elements.

On the interior, wood windows and doors, hardwood and porcelain tile flooring, and built-in wood casework and accent panels provide a natural counterpoint to monolithic gypsum board walls.



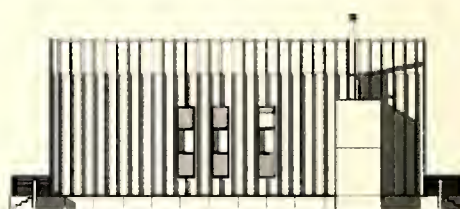
SOUTH ELEVATION



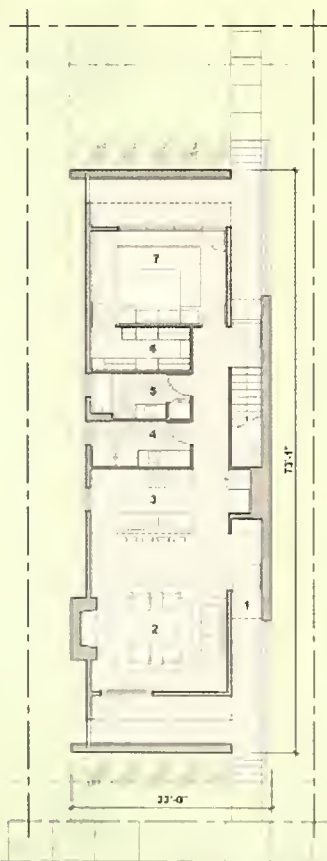
EAST ELEVATION



NORTH ELEVATION



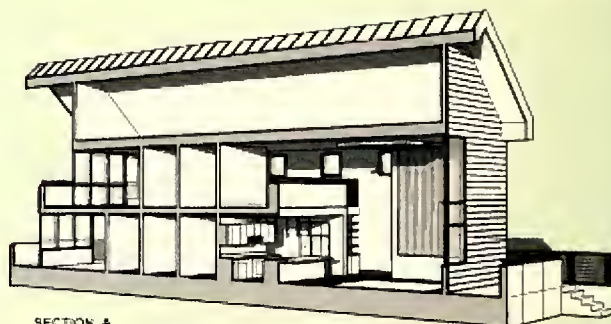
WEST ELEVATION



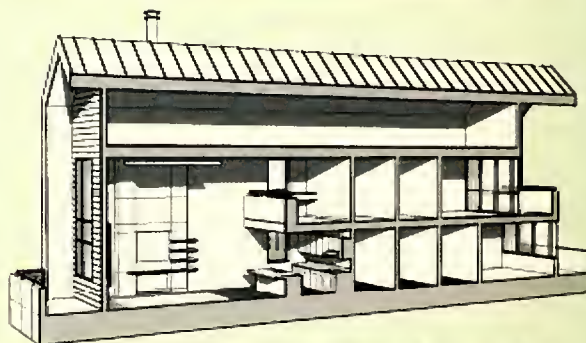
LEVEL_01
10' x 11' 0"



LEVEL_02
10' x 11' 0"



SECTION A

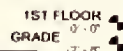


SECTION B

- 1 ENTRY
- 2 LIVING ROOM
- 3 KITCHEN
- 4 UTILITY
- 5 BATH
- 6 CLOSET
- 7 BEDROOM



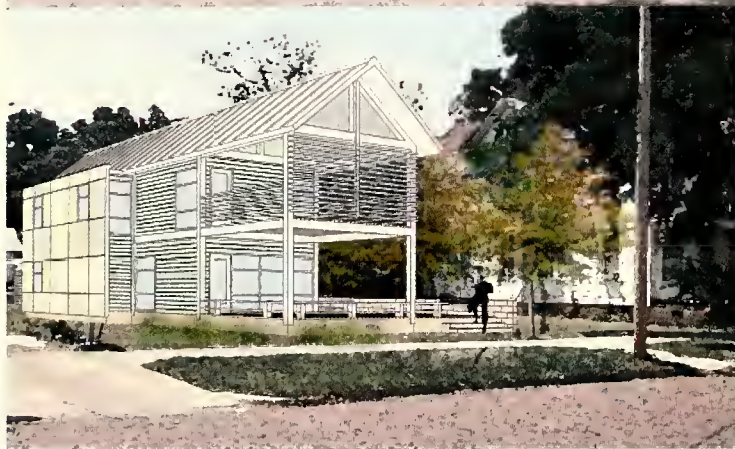
A Modern approach to traditional gathering spaces, this house has many intermingling dwelling spaces. As you enter through the traditional porch a welcoming fireplace greets you. The first level has a study, dining, kitchen and a double height living space facing the garden. Stepped living has clerestory windows that bring in light and views along the travel path of the sun. Furthermore, the fireplace continues on the second level hosting both indoor and outdoor living spaces. The second level has family areas and bedrooms. The master bed is located privately on the back end of the house with its own porch and quiet sitting area. Passive techniques such as cross ventilation and over hanging trellis on the south facade are incorporated in the design.



LONGITUDINAL SECTION



REGISTRATION # 2006148



A-2 (single family, 50'x100' lot)

MOD House

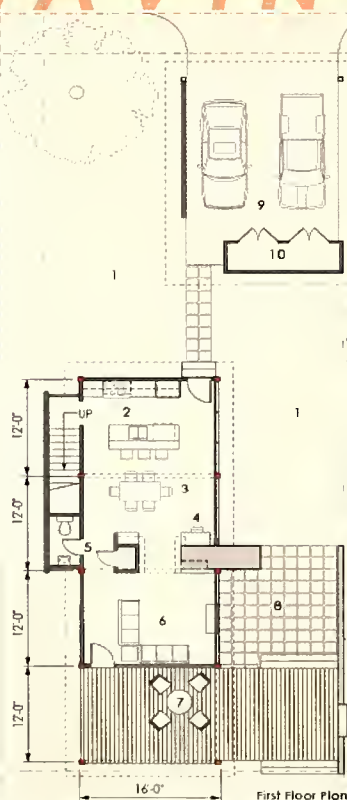
- 2-story, 1,350 sq. ft. + 450 sq. ft. carport
- 1,125 sq. ft. of site coverage

Conceived as a simple volume composed of five frames on a 16x12' grid, the MOD House reinterprets the form and spatial relationships of North Carolina regional vernacular houses with a modern twist. The house is a 2-story gabled-roof volume occupying the edge of a 50'x100' site. The house is shifted off-center of the site to create exterior garden spaces that mediate between the public street and neighboring properties and the private interior spaces of the house. By moving the house away from the middle of the site and providing a carport in the opposite corner, two garden spaces are created - one utilitarian garden off the kitchen and one social garden off the living spaces. The entry porch extends out to both the street and the garden creating a transition zone in the landscape. The design's modern open plan on the first floor is broken up by simple elements - a free standing case and fireplace - that divide the single space into discrete living zones. The 16 foot wide frames allow for at-site fabrication and easy transport, reducing building construction waste. They also provide a flexible medium for reconfiguring spaces as the home owner's needs change. Simple materials such as wood siding, masonry, and glass are incorporated to blend in with the surrounding neighborhood.

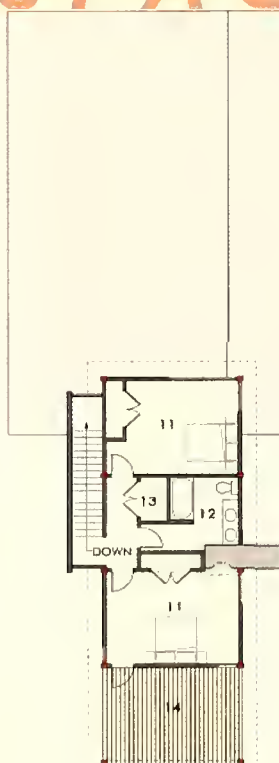
Frame Section Diagram

Model

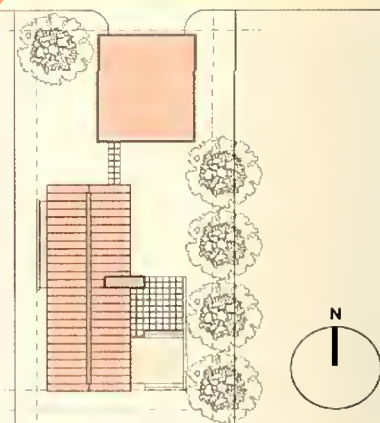
SAVING SPACES



First Floor Plan



Second Floor Plan



Site Plan

Legend

- 1 Garden
- 2 Kitchen
- 3 Dining Room
- 4 Study
- 5 Powder Room
- 6 Living Room
- 7 Front Porch
- 8 Patio
- 9 Carport
- 10 Storage
- 11 Bedroom
- 12 Bathroom
- 13 Laundry Closet
- 14 Upper Porch

A2 The Warren

Affordable housing and good design can, and should, coexist. This house delivers curb appeal, with an efficient and affordable footprint. Designed for a narrow lot, this house encourages density in growing neighborhoods and community interaction with the welcoming front entry and porch. Designed around the basic necessities for comfortable living, this streamlined design offers just what families need, with no wasted space inside.

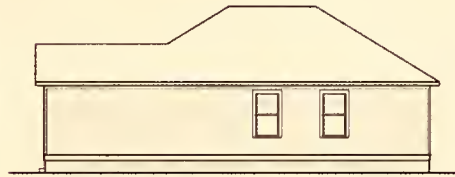
This house is efficient to build and affordable to maintain and is built around open and comfortable shared spaces that facilitate the flow of family life. Helping to eliminate cost, increase efficiency and considering environmental sensitivity, this design incorporates standard sizes of lumber, masonry, and other materials to reduce waste on the jobsite.

This house has been approved by the North Carolina State Historic Preservation Office for use in most historic districts, and will have the ability to be easily interwoven in Wilmington's existing streetscapes. Using historic materials in a modern and efficient way, keeps this design affordable.

The Warren, a single story 1128 sq. ft. Folk Victorian style house features a spacious living room, separate dining area and a private master bedroom suite with double closets. This open floor plan includes a total of three bedrooms, two full bathrooms, laundry area and centralized U-shaped kitchen with a breakfast bar that opens to the dining room. The historically inspired exterior offers a hip roof with side gables, wrap around front porch, covered rear porch, and exterior storage room. This design is ideal for a corner lot.



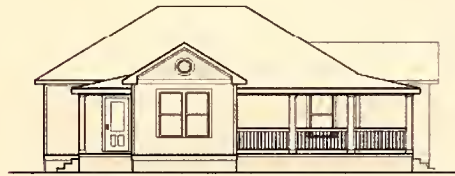
Front Elevation



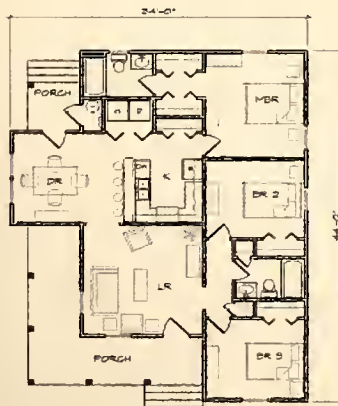
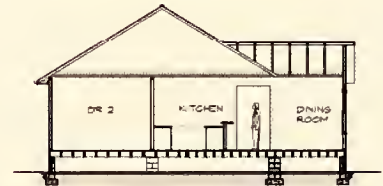
Right Side Elevation



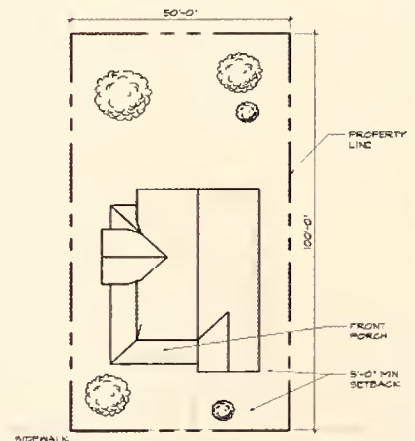
Rear Elevation



Left Side Elevation



Plan



STREET



STUDY MODEL



STREET PERSPECTIVE

A-1: VIEW PORT

Ground Floor: 733 sf
Second Floor: 667 sf
Total: 1400 sf

In Wilmington's urban residential areas there is a celebrated transition from sidewalk to home interior. One passes through an intimate entry garden onto the porch and then into the privacy of the interior. Backyards are typically intimate gardens for sitting and entertaining. This modest house offers an interpretation of this transition and uses it to inform the form and layout of the home.

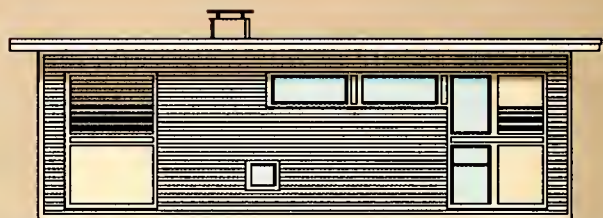
Architecture:

This 1400 sf urban infill home was designed with the major living spaces organized along a circulation spine. This spine extends from the public sidewalk through to the backyard. A water garden follows the spine on the outside, ending at a planter in the backyard. Each major space has direct access to the outdoors. Windows on the north and south elevations are view windows. Windows on the east and west elevations provide diffuse light while maintaining privacy from adjacent neighbors.

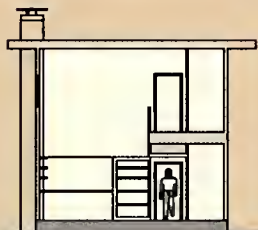
The home is built with standard wood framing and wood floor trusses, utilizing local building practice. The HVAC duct follows the circulation spine diffusing air to each space. Windows are aluminum framed and the roof is single-ply EPDM.



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



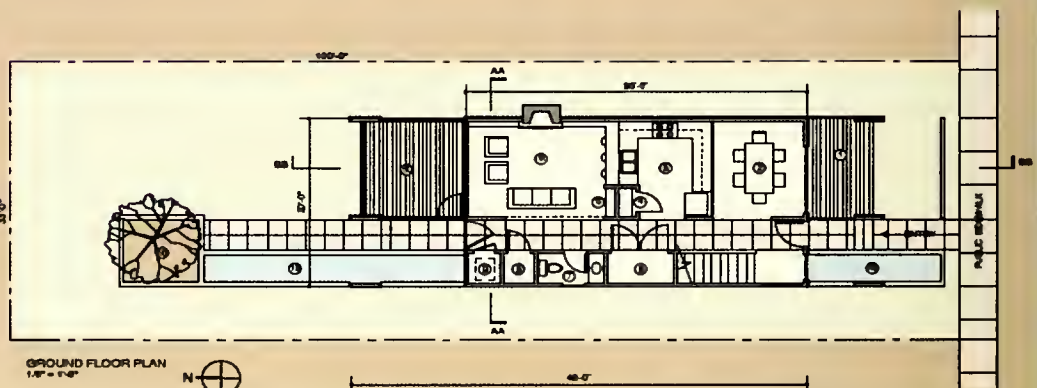
SECTION AA
1/8" = 1'-0"



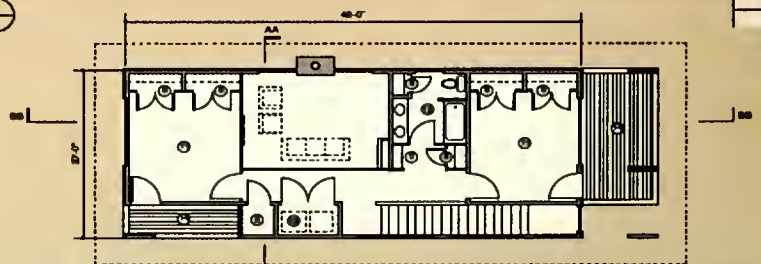
SECTION BB
1/8" = 1'-0"

plan key

- ① front porch
- ② dining
- ③ kitchen
- ④ pantry
- ⑤ shelving
- ⑥ living
- ⑦ powder room
- ⑧ storage closet
- ⑨ hvac
- ⑩ screen-enclosed porch
- ⑪ bedroom
- ⑫ bathroom
- ⑬ laundry
- ⑭ balcony
- ⑮ water garden
- ⑯ planter



GROUND FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"

2DOX HOUSE

The **DESIGN INTENT** is a multi design that fuses with the historic fabric of Wilmington's Historic Districts.

The residence becomes an expression of **LAYERED** spaces and materials. One will experience the building as a series of overlapping transparent and opaque planes whose relationship transforms as the observer moves through the space.

The **INTERIOR SPACE** is composed of large openings in the envelope that fill the space with natural light, creating a visual continuity between the interior and the exterior.

The **FRONT FACADE** is pulled toward the streetscape creating a transitional threshold releasing a progression of space and light.

WINTER SOLSTICE 12:00

EQUINOX 12:00

SUMMER SOLSTICE 12:00

SECTION A 1/8" = 1'

SECTION B 1/8" = 1'

LEVEL I 1/8" = 1'

LEVEL II 1/8" = 1'

SITE PLAN 1/16" = 1'

REGISTRATION # 2006108



Materials
 • FSC Certified wood (lumber, plywood, red and white cedar tongue and groove siding, cabinetry and bamboo flooring) • operable aluminum window and door systems with energy efficient glazing • corrugated metal siding • locally manufactured and/or reclaimed brick and masonry

PERSPECTIVE - STREET ELEVATION (WEST)



COMPONENT DUPLEX

CATEGORY B1

2 Floors @ 1,370 SF/Floor = 2,640 Total SF

1 Residence/Floor

Component Construction • prefabricated in a controlled environment in components and shipped to the site for installation • extends the building season year round • affords simultaneous site preparation and building construction thus expediting the overall construction time and cost of individual residences • familiar building technology • multiple units can be constructed at the same time • enables the homeowner to personally customize interior and exterior finishes • (re: component diagram)

Design Objectives • stacked floor plans promote construction efficiency throughout each residence • building massing allows for windows on 3 walls of the living, dining and kitchen spaces and the master bedrooms • the bedroom/office has 2 walls with windows • clerestory windows (second floor residence) and operable windows along with the building massing allow for natural daylighting and give a sense of openness to the interior • operable windows and spatial relationships promote natural air circulation • both residences address the street with individual front doors, stoops and porches promoting a sense of ownership and identity • corrugated metal and cedar siding pay respect to the lap siding of the adjacent architectural vernacular • the front porch dressed with floor to ceiling windows, porch swings, operable louvered shutters, and brick planters is comfortably separated from the sidewalk by a small front yard and a low brick wall • altogether with pitched roofs and appropriate massing COMPONENT DUPLEX pays homage to the neighboring residential detailing, scale and proportion maintaining a sense of community while providing the residence with a distinct identity within the historic context.



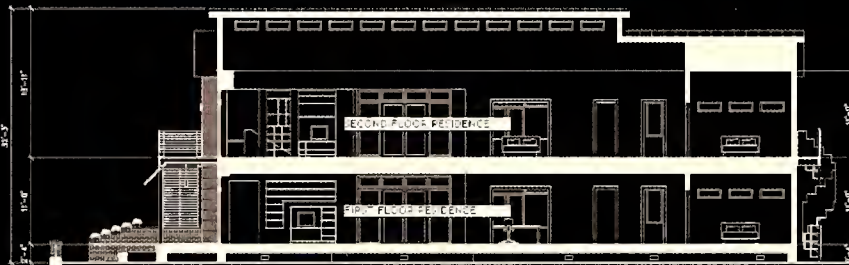
NORTH ELEVATION
SCALE: NTS



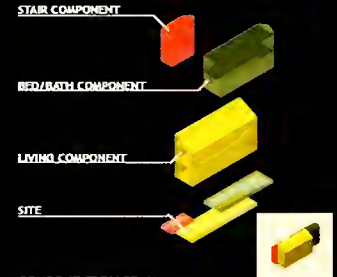
EAST ELEVATION
SCALE: NTS



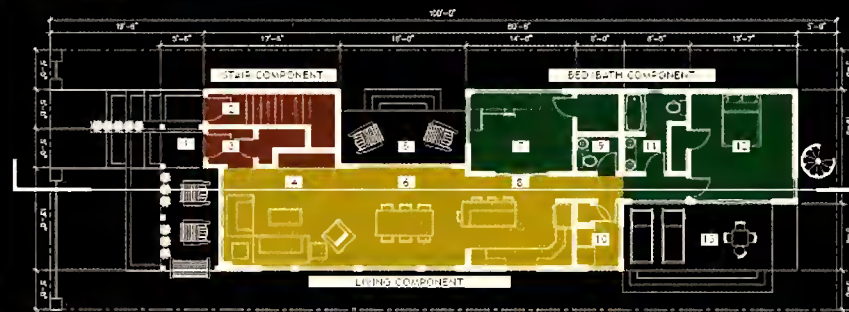
SOUTH ELEVATION
SCALE: NTS



BUILDING SECTION
SCALE: 1/8" = 1'-0"



COMPONENT DIAGRAM
SCALE: NTS



FIRST FLOOR PLAN - (SECOND FLOOR SIMILAR)
SCALE: 1/8" = 1'-0"

- 1 STAIR COMPONENT
- 2 BED/BATH COMPONENT
- 3 LIVING COMPONENT
- 4 SITE
- 5 STOOPT/FRONT PORCH
- 6 ENTRY FOYER TO SECOND FLOOR RESIDENCE
- 7 ENTRY FOYER TO FIRST FLOOR RESIDENCE
- 8 LIVING AREA
- 9 SIDE PORCH/YARD AREA
- 10 DINING AREA
- 11 BEDROOM/OFFICE
- 12 KITCHEN
- 13 BATHROOM
- 14 LAUNDRY
- 15 BATHROOM
- 16 MASTER BEDROOM
- 17 BACK PORCH/YARD AREA (TRELLIS ABOVE)

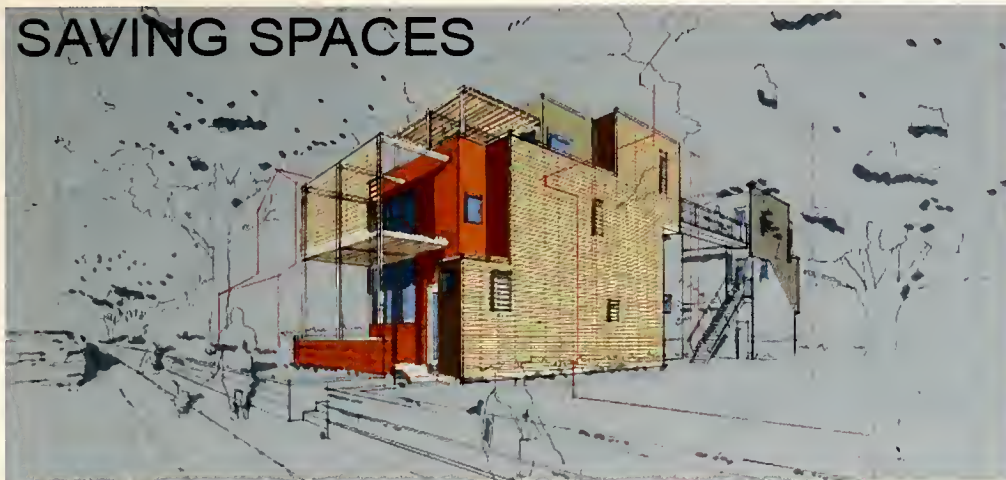


SITE PLAN
SCALE: 1/16" = 1'-0"

- 1 STREET AND STREET PARKING
- 2 SIDEWALK AND STREET TREES
- 3 5' BUILDING SETBACK (FRONT)
- 4 FRONT YARD
- 5 86'-0" BUILDING DEPTH
- 6 5' BUILDING SETBACK (REAR)
- 7 ALLEY PARKING (WHERE APPLICABLE)
- 8 5' BUILDING SETBACK (SIDE)
- 9 23'-0" BUILDING WIDTH
- 10 5' BUILDING SETBACK (SIDE)

REGISTRATION # 2006138

SAVING SPACES



VIEW FROM STREET

OPTION B1 - Infill Duplex

The proposed infill duplex design is based on the traditional building form of a Main house fronting the public street with a Carriage house placed along the alley. These 2 forms have been articulated as rectangular sculpted interlocking elements separated by a small courtyard, and connected at the upper floor with a bridge. This connection allows the structures to function as 2 separate units or 1 larger house. The Main house form addresses the public streetscape and the scale and context of the adjacent neighborhood by use of a 2-story porch/screen element. Similar wood screen elements have been placed on the south elevation and used as shade structures at the roof terraces. These screens also provide a platform on which to grow vines.

Building Materials used
 Hard coat Stucco - 2 colors
 Aluminum windows - clear anodized finish
 Wood Screen - Galvanized steel tubes with cypress 2x4's
 Railings - steel tube frame & welded wire fabric
 Roofing - TPO

Unit A (main house) - 1887 sq. ft.
 Unit B (carriage house) - 1064 sq. ft.



SOUTH ELEVATION
3/32"=1'-0"



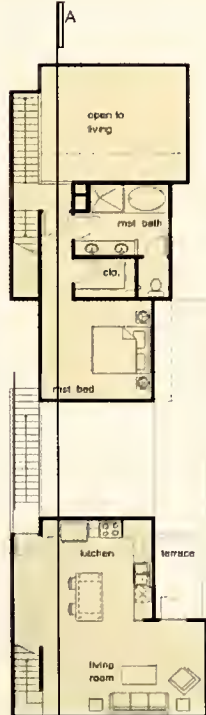
NORTH ELEVATION
3/32"=1'-0"



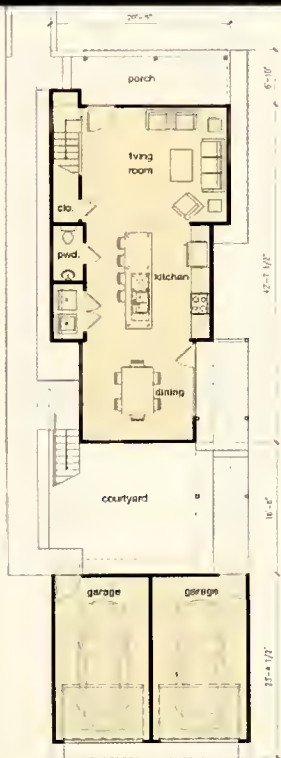
SECTION - A
1/8"=1'-0"



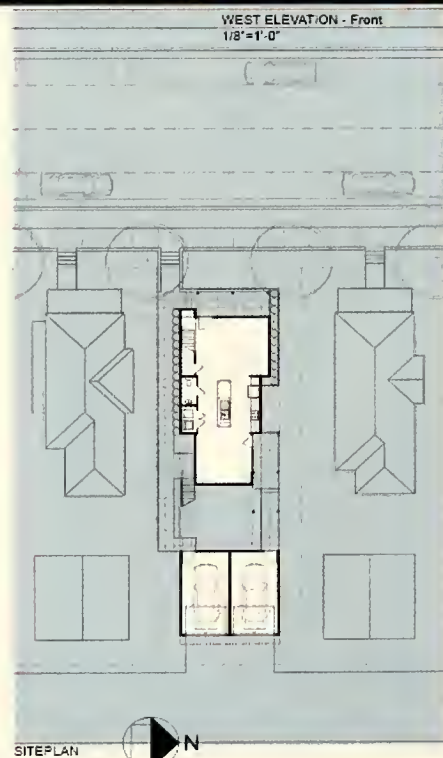
THIRD LEVEL
1/8"=1'-0"



SECOND LEVEL
1/8"=1'-0"



GROUND LEVEL
1/8"=1'-0"



SITE PLAN
1/12"=1'-0"

#:2006126



Competition Category: B2

Modern Two-Story Duplex

Square footage/measurements - each unit	
First floor	896 square feet
Second floor	731 square feet
Total	1,427 square feet
Front porch	37 square feet
Covered deck	128 square feet
Depth	52'-8"
Width	40'-0"
Ceiling height	9'-0"
Height	28'-2" +/-
Roof pitch	8/12
Total square footage of building coverage	1,722 square feet - incl. both units

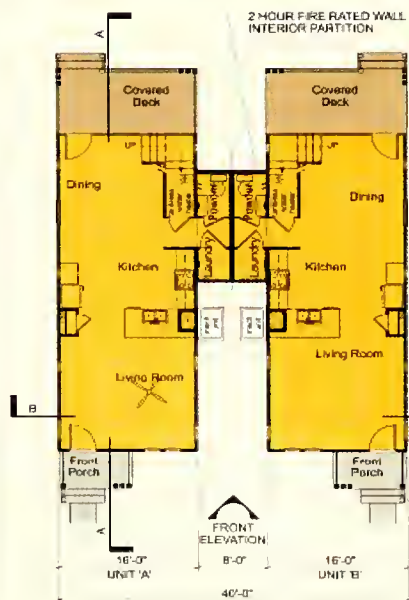
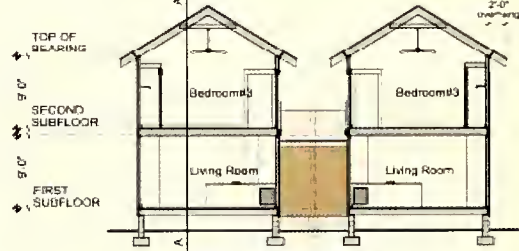
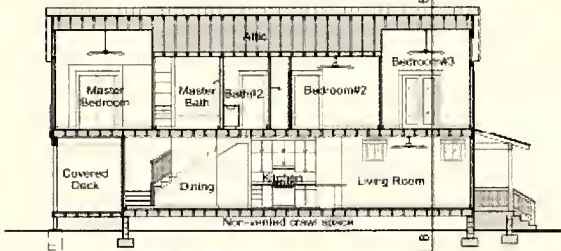
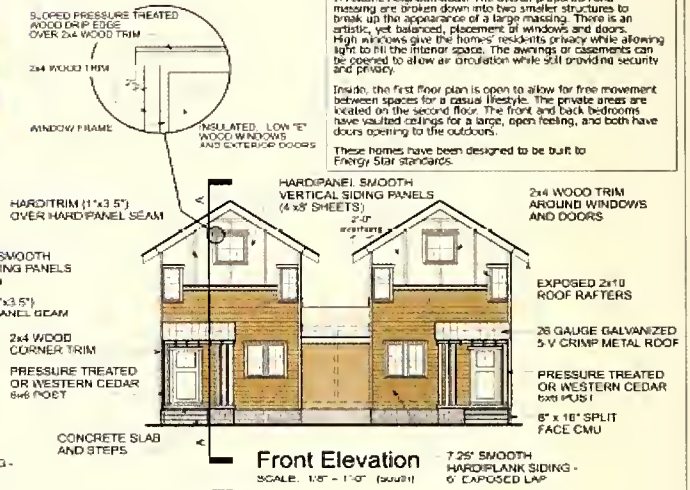
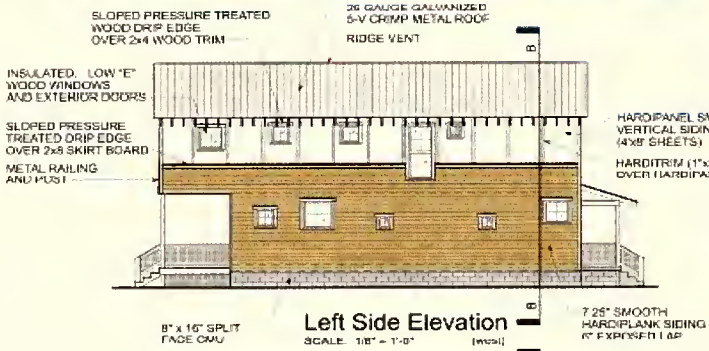
Description:

This two-story duplex has a very clean, simple appearance which, while modern in design, has both Victorian and Craftsman influences.

With Craftsman exposed rafter tails, fiber cement siding, wood trim, and Victorian massing, the exterior fits well in historic neighborhoods. The overall proportion and massing are broken down into two smaller structures to break up the appearance of a large massing. There is an artistic, yet balanced, placement of windows and doors. High windows give the homes' residents privacy while allowing light to fill the interior space. The awnings or casements can be opened to allow air circulation while still providing security and privacy.

Inside, the first floor plan is open to allow for free movement between spaces for a casual lifestyle. The private areas are located on the second floor. The front and back bedrooms have vaulted ceilings for a large, open feeling, and both have doors opening to the outdoors.

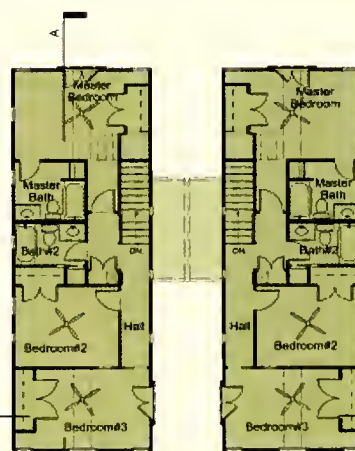
These homes have been designed to be built to Energy Star standards.



First Floor Plan

SCALE: 1/8" = 1'-0"

First Floor Finishes:
Hardwood, Ceramic Tile or Birch Plywood Floors



Features of an Energy Star Qualified Home:

- *Effective Insulation
- *High-Performance Windows
- *Tight Construction and Ducts
- *Efficient Heating and Cooling Equipment
- *Lighting and Appliances
- *Third-Party Verification

Second Floor Plan

SCALE: 1/8" = 1'-0"

Second Floor Finishes:
Hardwood, Carpet, Ceramic Tile or Birch Plywood Floors



Site Plan

SCALE: 1/16" = 1'-0"

REGISTRATION#: 2006168

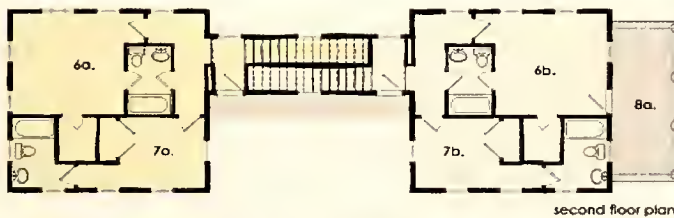
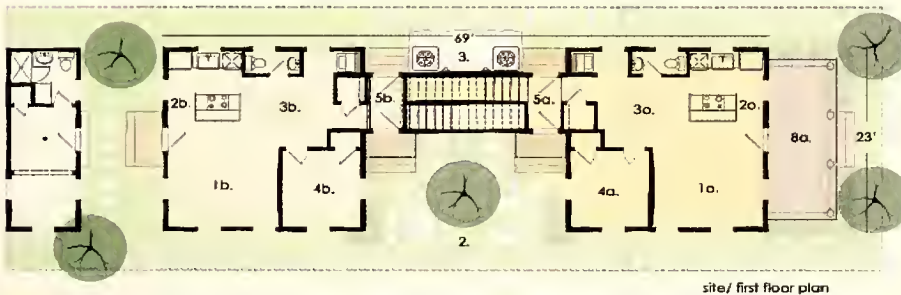
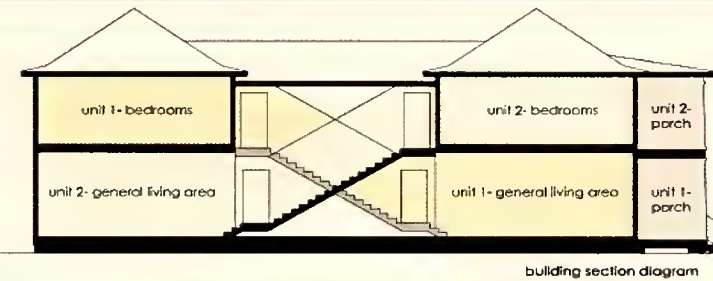
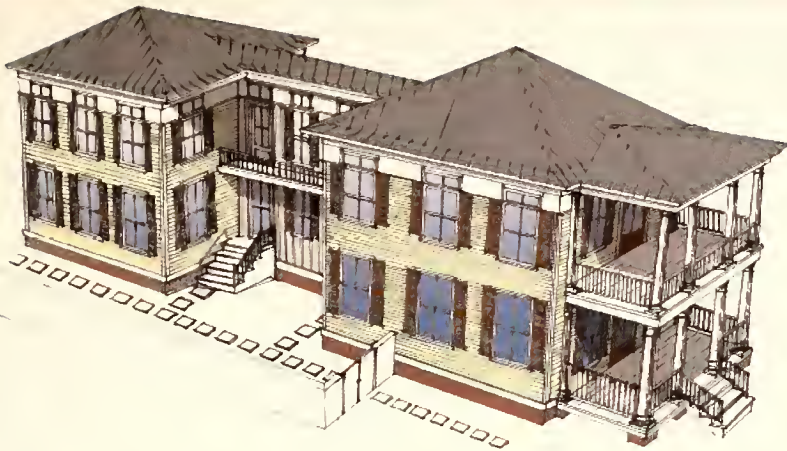
B1: Duplex Living: Designing "Inside" the Box

Neighborhood livability: This design allows both families access to the street front by making the main street. This is a key ingredient to creating a pedestrian friendly environment. By creating those "bivots" in a 1:1 and then 1:3 proportion, the plan lends itself to versatility as well because the units first and second floors could be swapped if needed, or can be swapped by the second floor of unit "A" is above first floor of unit B and vice versa as it is shown in this design. This design also creates a courtyard and shared balcony in the center. The primary entrance to unit "B" would be accessed through the courtyard while the primary entrance to unit "A" could be from the street or courtyard.

Sustainable and Economical: The siding material choices for the project are fiber cement siding as well as corrugated metal siding. Built-in Jurado and tile are considered "green" products. The roofing is galvalume metal which is a reflective material reflecting back on energy with over radiant infrared. By using a truss system and making both designs 23' x 23', minimal cuts would have to be made and all cuts would be the same length for both units. The foundation would be built up 200 with block around brick is a regional material and can be purchased locally and holds up well.

The design also allows for an outbuilding on the rear of the property. It is shown here as a guest house that could be rented out (see a LNCW shown) to bring in extra income, or could become a storage shed or extra space for one of the duplex units if needed.

1st floor square footage duplex "A"	375
2nd floor square footage duplex "A"	329
total 1st floor duplex "A"	124
1st floor square footage duplex "B"	375
2nd floor square footage duplex "B"	329
total 1st floor duplex "B"	124
total 1st floor duplex "A"	124
total 1st floor duplex "B"	124
total building coverage	327



1. guest house
 2. courtyard
 3. service
 - 1a. living rm
 - 2a. kitchen
 - 3a. dining
 - 4a. bunk rm
 - 5a. foyer
 - 6a. master suite
 - 7a. bedroom #3
 - 8a. porch
- * optional guest house

- 1b. living rm
- 2b. kitchen
- 3b. dining
- 4b. bunk rm
- 5b. foyer
- 6b. master suite
- 7b. bedroom #3
- 8b. porch

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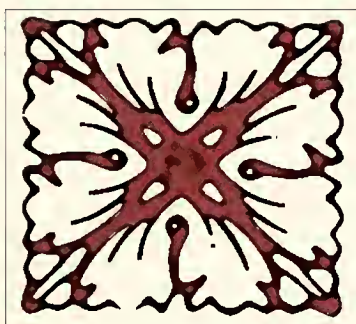
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