



Davidson Pocket Neighborhood

“Carnegie Mews”

# Welcome to Davidson's First Pocket Neighborhood!



John Marshall Custom Homes is pleased to present Davidson's first pocket neighborhood. Featuring uniquely custom homes in a close-in downtown Davidson location, this neighborhood offers a rare opportunity to live in a custom home in a very walkable location in downtown Davidson, all at an affordable price.

*"With a centrally located green space or commons, in lieu of a street down the middle, a collective identity is created. Before long, neighbors get to know each other and provide a support system for each other. It is the opportunities for informal interactions that allow people to get to know their neighbors, and it is these interactions that provide the roots for true community to flourish."* – Sarah Susanka, author, "The Not So Big House"

# What Is A Pocket Neighborhood?



- A grouping of homes in a neighborhood with common features that bring neighbors together
- Home sizes are typically no more than 2,500 square feet. No single home towers over the others.
- The common areas provide a focus for the community, and encourage interaction amongst neighbors.
- A commons building provides a gathering space for neighbors, and can be used to host large gatherings. It can also be used as a guest cottage for overnight guests.
- The car is not the focus of a pocket neighborhood. Garages are located behind the house, or even separate from the homes.



# General Description



- A neighborhood of 15 single family homes located on Delburg Street between Beaty Street and Watson Street
- Four lots that front Delburg, an existing neighborhood street
- Eleven interior lots, with houses clustered around common green spaces
- This neighborhood is a pocket neighborhood, a historic style of development that has been rediscovered with great success.
- This will be a unique subdivision in a great infill location in downtown Davidson

# Where Is It?

**Walk Score**  
**85** **Very Walkable** [Agree](#) [Disagree](#)  
Most errands can be accomplished on foot.

Near 328 Delburg St  
Davidson, NC

**Add Nearby Photos**

- Restaurants & Bars**  
Brickhouse Tavern .15 mi
- Coffee**  
Toast Cafe .39 mi
- Groceries**  
Healthy Home Market .17 mi
- Outdoor Places**  
Lakeside Terrace .23 mi
- Schools**  
Mckinney Academy .33 mi
- Car & Bike Shares**  
RelayRides: 2004 Audi TT 4.53 mi

**Street View**

Google

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Delburg Street is in the heart of downtown Davidson, and is within an easy walk to many of Davidson's attractions including Davidson College, the downtown shops, and retail at exit 30. As walkscore.com shows, the location is considered 'very walkable.'

Pedestrian friendly locations command a greater value than those that are car-dependent, and hold their value over time because there is inherently a limited supply of walkable locations.

Delburg Street is also within ½ mile of Davidson's 3 largest employers: Ingersoll-Rand, Davidson College, and MSC Industrial Supply.

The Delburg Infill project is also ½ mile from the proposed station for the light rail line.

The Delburg Infill project will have pedestrian pathways throughout that provide connectivity to adjacent neighborhoods.

# Site Plan



Delburg Infill will feature 4 homes that front Delburg Street, and 11 homes clustered around a common green space in the interior of the property.

Homes will range from 1,500 to 2,500 square feet, and will be priced in the mid 300s to the mid 500s

There will be no front-loaded or attached garages in Delburg Infill. Homes will be available with detached garages which are accessed from the rear.

A commons building will provide a place for neighborhood gatherings as well as overnight accommodations for guests.

Community amenities include the common green space.



The site plan illustrates the layout of the Commons Building and its surrounding landscape. The building is a central structure with 16 units, numbered 1 through 16. The units are arranged in a grid-like pattern, with a central Commons Glade and two Visitor Parking Areas. The plan also shows a Commons Building, a Commons Glade, and two Visitor Parking Areas. Landscaping is indicated by green circles and numbers 1-6. A north arrow is located in the top right corner.

Number	Dimensions*	Maximum House Size*
1-4	53 x 103	2,455
5-12	34 x 110	1,682
13,14	44x110	2,200
16	Irregular	2,400

eet



The first 3 homes we have built in Carnegie Mews attest to the quality and style of the neighborhood. While they share common qualities, no home is alike.





# Sample House Plans

Lots 1-4

**NOTE: Lots 1-4 are sold!**



*Note: The following are examples of homes that could be built in the community. Other plans are available, and we will work with Davidson area architects to develop custom plans that meet the owners objectives and fit in with the overall style of the community.*



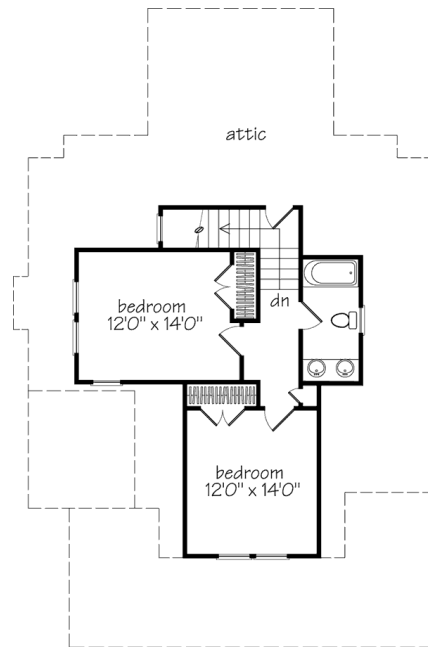
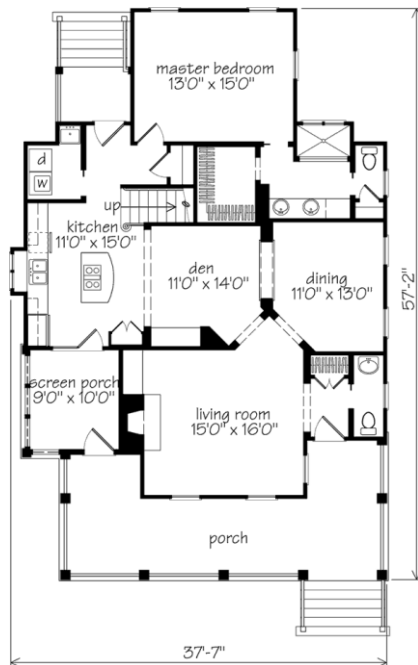
## Gresham Creek Cottage

Designed by renowned architect Eric Moser of Beaufort, SC, the Gresham Creek Cottage is a perfect fit for one of the lots fronting Delburg Street. The plan is undeniably charming, yet its modesty is the perfect complement for the existing neighborhood on Delburg.

A main level master appeals to a broad range of buyers. A large porch creates a nice public/private space, and the side screened porch acknowledges the common green.

Upstairs are two bedrooms and a full bath. Walk-in attic storage space can easily be converted to additional living space. As designed, this house has 1,831 square feet of finished space.

Nicely finished, this house will be priced in the \$400s with a 2 car detached garage.





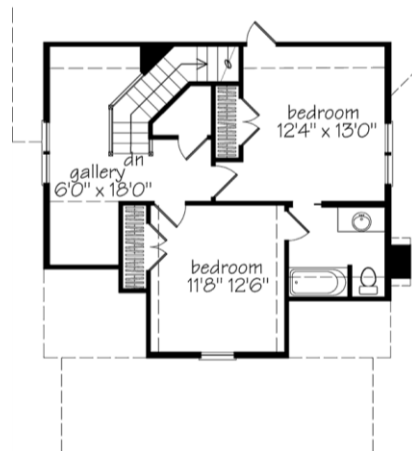
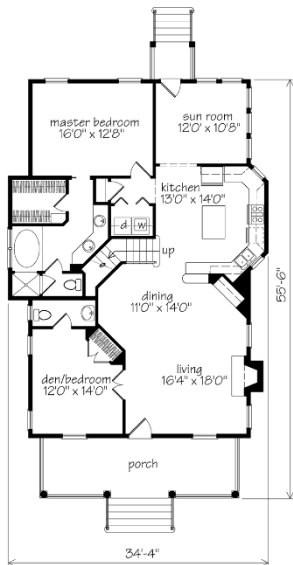
## Walterboro Ridge

Also designed by Eric Moser, the Walterboro Ridge is a cottage version of a 2-story home we built in 2008 with great results.

The main level master is in demand, and a 2<sup>nd</sup> bedroom on the first floor can also serve as an office. Our buyer on the 2-story version uses this room as an office, but with a Murphy Bed in the room to instantly transform it into guest sleeping quarters.

Upstairs are two bedrooms and a full bath as well as a gallery. Total finished space is 2,051 square feet.

Nicely finished, this house will be priced in the \$400s with a 2 car detached garage.







## Aberdeen Cottage

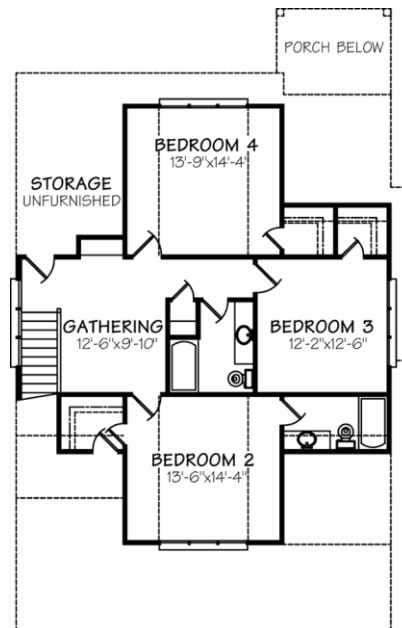
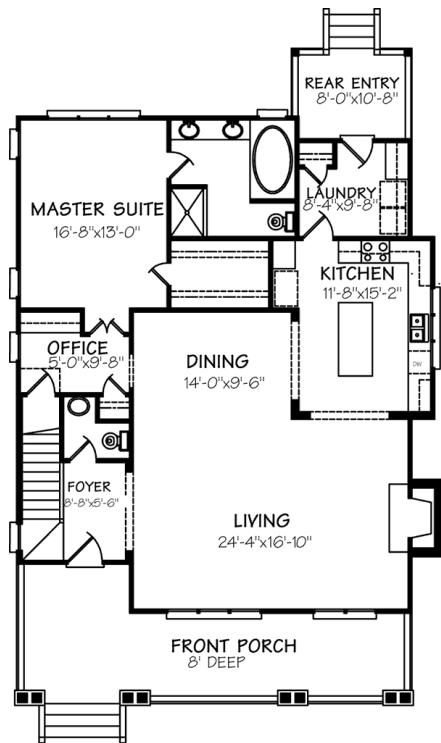
Designed by Sullivan Design, the Aberdeen Cottage is a great plan to be built on Delburg Street.

The front porch is generous, and the placement of the front door to the left results in a continuous outdoor space.

The first floor features a master suite with adjacent office, and a large kitchen.

Upstairs are 3 guest bedrooms, 2 baths, and a gathering space which can serve multiple purposes. There is also walk-in storage on the 2<sup>nd</sup> floor. All told, the Aberdeen Cottage is 2,500 heated square feet.

Nicely finished, this house will be priced in the \$400s with a 2 car detached garage.



# Sample House Plans

## Lots 5-16



*Note: The following are examples of homes that could be built in the community. Other plans are available, and we will work with Davidson area architects to develop custom plans that meet the owners objectives and fit in with the overall style of the community.*



Following are stock plans for lots 5 through 12 in the Carnegie Mews Pocket Neighborhood. We also have the option of developing custom plans using a local architect.

These plans all feature a main level master suite, and 2 bedrooms on the upper floor. All have a full front porch and open floor plans. All homes will be sited to provide a maximum level of privacy inside the house, and a sense of community outside of the home.

Finishes and colors may be customized for these house plans.

Note that all pricing shown is estimated and will be adjusted based on specific finishes. Our standard finishes are generous.

The standard detached garage is 20x20 with drywall and paint on the inside.





## The Madrona

Designed by Ross Chapin, the Madrona is an excellent home that utilizes its space well.

The front porch is generous, and the placement of the front door results in a continuous outdoor space.

The first floor features a master suite with adjacent office, and a large kitchen.

Upstairs are 2 guest bedrooms, 1 bath, and a fun loft space above that is accessed by a ship ladder. All told, the Madrona is 1,572 heated square feet.

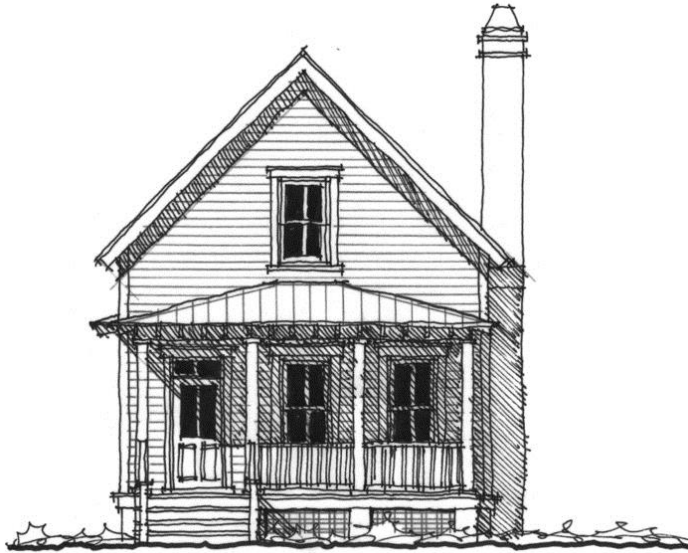
Nicely finished, this house will be priced at \$355,000 with a 2 car detached garage.



First Floor



Second Floor



## The Euhaw Creek

Designed by Allison Ramsey Architects, the Euhaw Creek is a classic low country home.

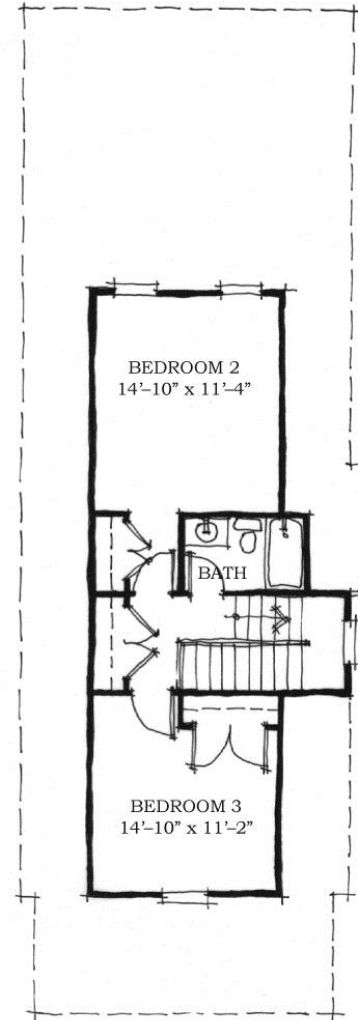
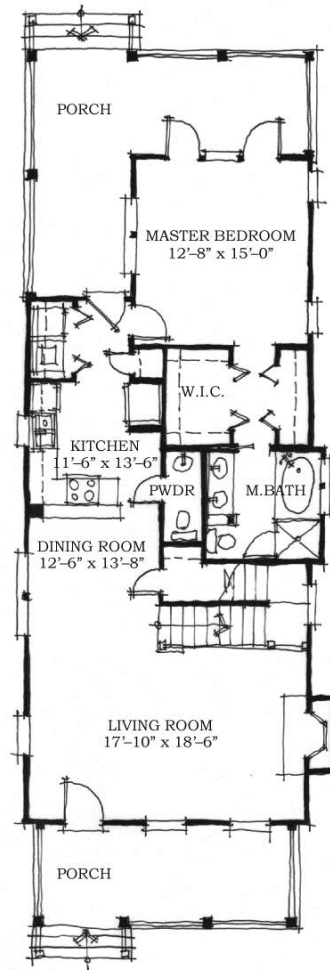
The front porch is generous, and the placement of the front door results in a continuous outdoor space.

The first floor features a master suite with double closets and a separate tub and shower.

Upstairs are 2 guest bedrooms and 1 bath.

Nicely finished, this house will be priced at \$355,000 with a 2 car detached garage.

Note: The chimney and rear porch beyond the back of the house is not included in the above pricing.





FIRST FLOOR PLAN



SECOND FLOOR PLAN



## The SC-42

Designed by the Moser Design Group, the SC-42 is another classic low country home

The front porch is generous, and leads into a large living and dining space.

The kitchen is particularly large for a house this size.

Upstairs are 2 guest bedrooms, 1 bath, and a gallery space that could be utilized as an office or TV space.

Nicely finished, this house will be priced at \$360,000 with a 2 car detached garage.