

DOWD HOUSE

Historic Landmark
Commission Presentation

September 25, 2020

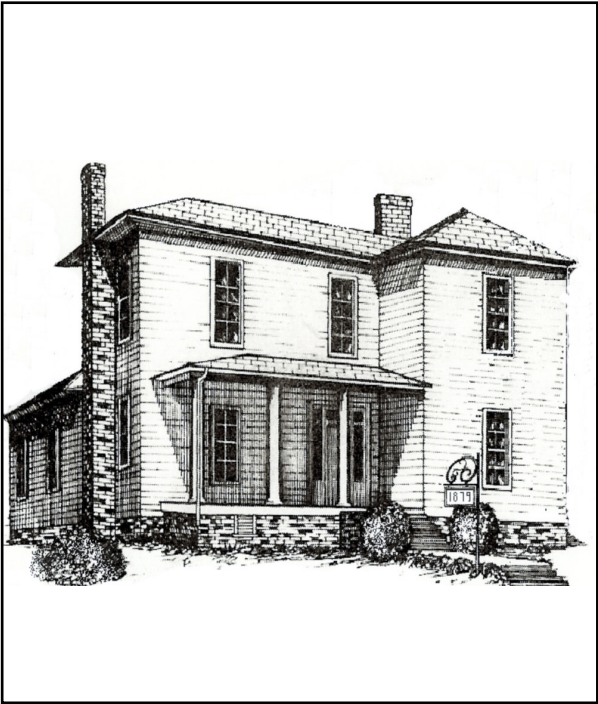


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Historic Information

Built in 1879, this historic home was once at the center of a 250-acre farm. The childhood home of Willis Frank Dowd, founder of Charlotte Pipe and Foundry, and William Carey Dowd, former publisher of The Charlotte News, the Dowd house also served as the U.S. Army's headquarters during the construction of the 2,500 acre Camp Greene, which housed more than 60,000 soldiers during World War I.



Incorporation of Historic References:

The Property will be known as The Historic Dowd House resulting in the company occupying the property to be known as CBC MECA located at The Historic Dowd House. The grounds and interior of the home will pay tribute to the historic nature of the property including but not limited to artifacts woven into the grounds and displayed in the structure. For example, we intend on naming rooms after military divisions founded at the property, the conference room will be known as the Camp Greene Room and walls filled floor to ceiling with Camp Greene photos and visual artifacts. The "gathering garden" will be named after former owners and/or others with significant historical ties to the property.

Inside Details to Enhance the Historic Value:

It is common knowledge the Dowd House's interior was altered over time because of its numerous uses. While most of those additions have been removed and its current state is believed to be close to its original floor plan, no one knows for sure its exact original condition. Additionally, vandalism has occurred over the years during which certain architectural features we removed. While partial restorations have occurred, and the home retains much of its old character, we believe a more substantial restoration would greatly enhance the property's historic character.

DOWD HOUSE

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Existing Conditions



EXISTING GRADE CHANGE
TIGHT TO SIDEWALK



SECURITY GATE TO BE
REMOVED

EXISTING RAMP TO BE
REMOVED



SIDING TO BE REPAIRED

FRONT PORCH -
HANDRAILS TO BE ADDED
PER CODE

COLUMNS TO BE PATCH
AND REPAIRED



SHUTTERS TO BE
ADDED TO WINDOWS

RESTROOM ADDITION
IS NOT ORIGINAL

UTILITIES TO BE
RELOCATED



WOOD LAP SIDING TO
BE RESTORED

EXISTING WINDOWS
ARE NOT ORIGINAL;
WILL BE REPLACED
WITH REPLICA WOOD
CLADDED SASHES



KEEP AND
MAINTAIN ROOF

DOWD HOUSE

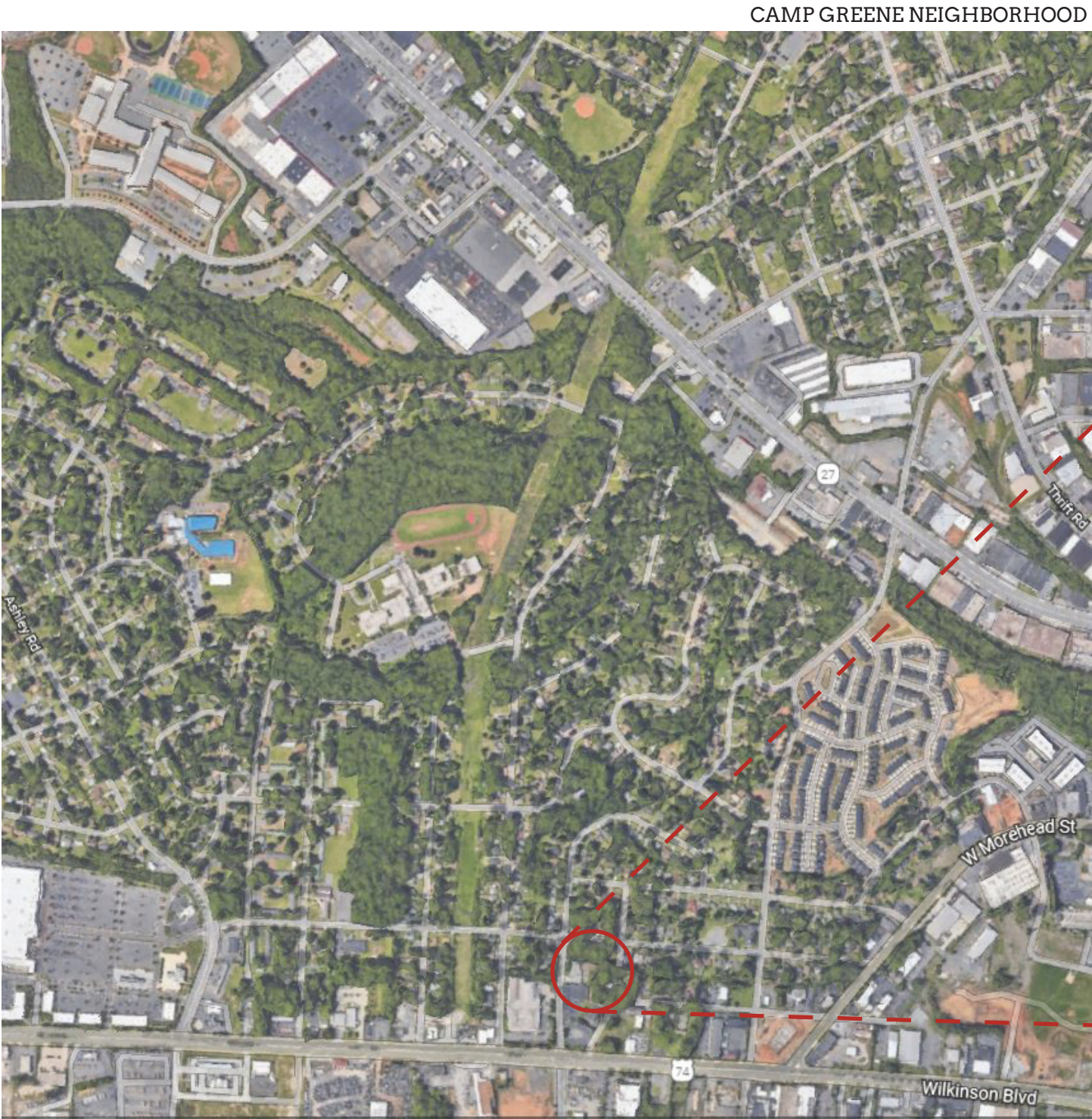
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Vicinity Map



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Proposed Site Development



Parking Plan:

All necessary parking for daily use will be accommodated on site. As we do not desire the parking to be a focal point and for other aesthetic reasons, parking will be designed to be incorporated into the landscape plan and situated around the structure.

Circulation Plan:

We plan to use the existing driveway location on Monument Street at the Southern end of the property as the “entrance” and wind the drive around through the back of the property exiting at the Northern end of the property back onto Monument Street. This allows us to disperse pods along the drive as opposed to one large singular lot. We believe the beauty of the grounds and structure will not be distracted by a large paved parking lot. We intend on using pea gravel as the primary surface type and only using impervious surfaces where required by building code (i.e. handicap parking).

Outside Garden integrated with County green space:

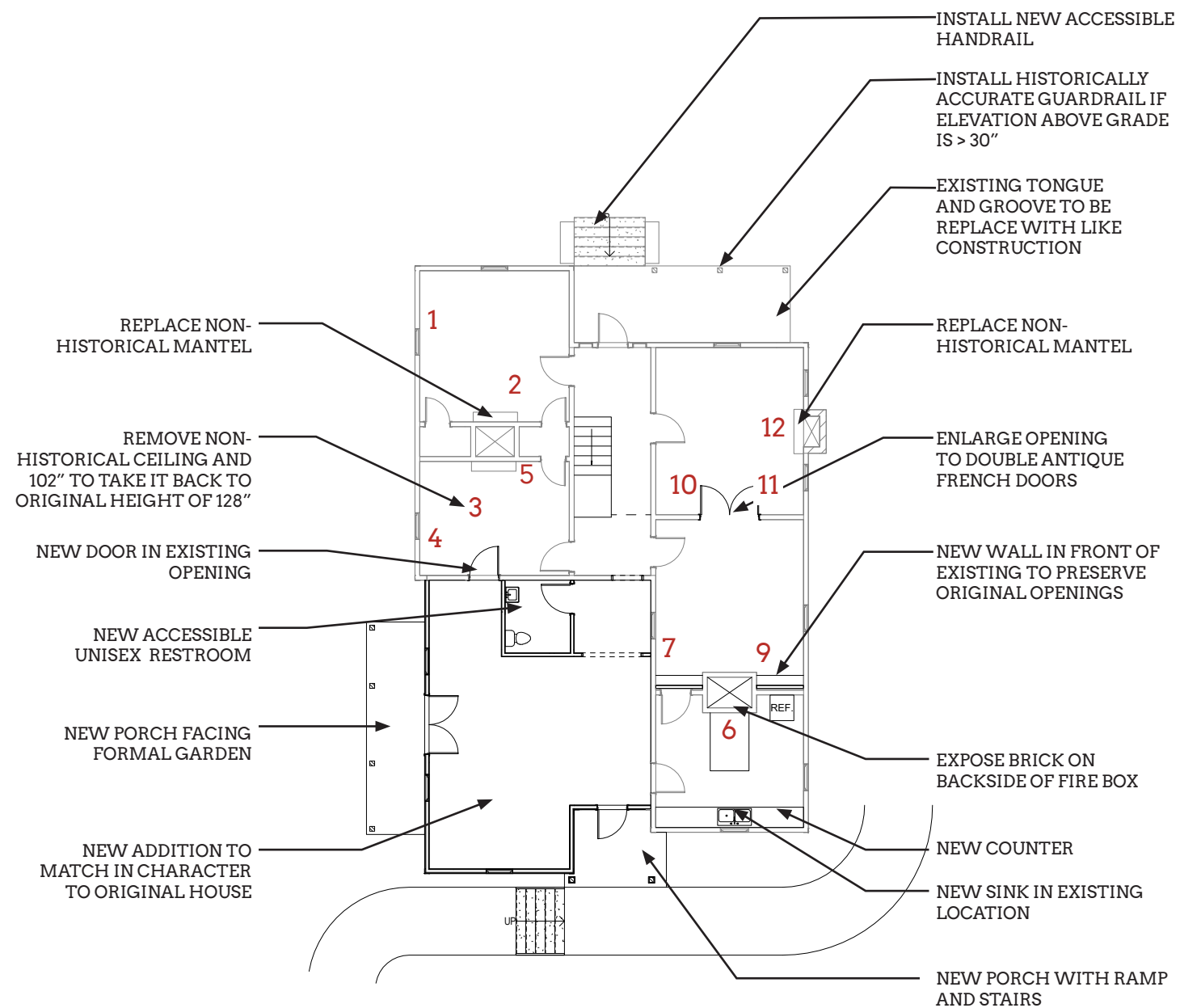
Grounds will be substantially redesigned into a garden like setting similar to Charlotte’s Duke Mansion or Van Landingham Estate. Features will include an “event lawn”, gathering garden with a fountain for receptions and events, one or more locations for historic monuments and statues and/or historic items on loan from military sources and a visible site for possible relocation of historic monument or military statue. While the Dowd House grounds will flow with the future adjoining park, they will be separated from the park by landscaping and decorative fencing with gates that can be opened for community gatherings allowing flow from one to the other during events.

DOWD HOUSE

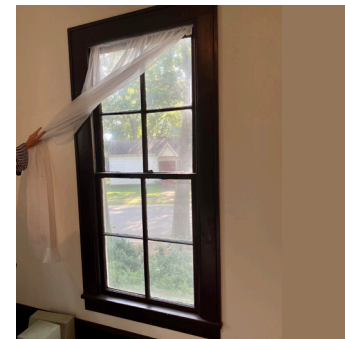
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DOWD HOUSE
FIRST FLOOR PLAN



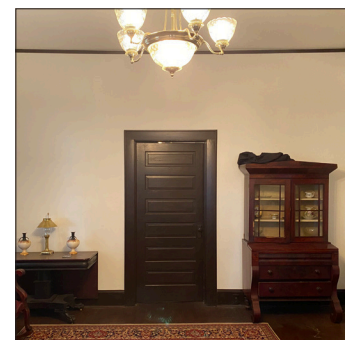
1: REMOVE EXISTING NON-HISTORICAL WINDOW; REPLACE WITH DIVIDED LITE REPLICA TO MATCH ORIGINAL HOUSE



4: REMOVE EXISTING NON-HISTORICAL WINDOW; REPLACE WITH DIVIDED LITE REPLICA TO MATCH ORIGINAL HOUSE



7: NEW WALL IN FRONT OF EXISTING TO PRESERVE ORIGINAL OPENINGS



10: REMOVE DOOR; REPLACE WITH NEW ANTIQUE FRENCH DOORS



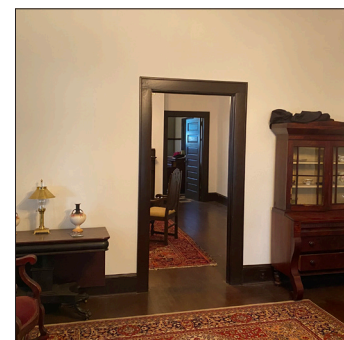
2: REPLACE NON-HISTORICAL FIREPLACE MANTEL



5: REPLACE NON-HISTORICAL FIREPLACE MANTEL



8: REMOVE EXISTING NON-HISTORICAL WINDOW; REPLACE WITH DIVIDED LITE REPLICA TO MATCH ORIGINAL HOUSE



11: ENLARGE OPENING TO DOUBLE ANTIQUE FRENCH DOORS



3: REMOVE NON-HISTORICAL CEILING AND 102" TO TAKE IT BACK TO ORIGINAL HEIGHT OF 128"



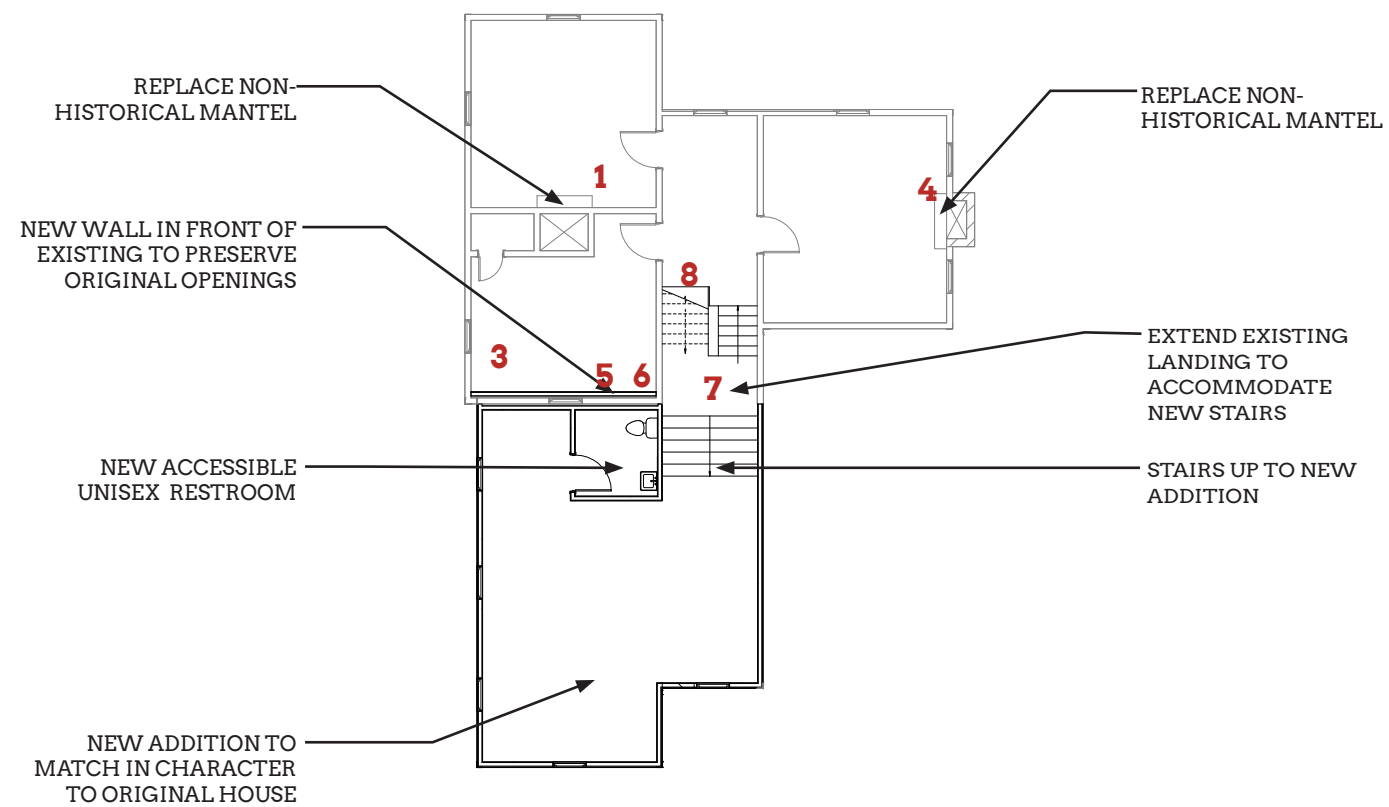
6: EXPOSE BACKSIDE OF FIREBOX



9: REPLACE NON-HISTORICAL FIREPLACE MANTEL



12: REPLACE NON-HISTORICAL FIREPLACE MANTEL



DOWD HOUSE
SECOND FLOOR PLAN



1: REPLACE NON-HISTORICAL
FIREPLACE MANTEL



2: EXISTING CONDITION OF
UPSTAIRS BEDROOM



3: EXISTING CONDITION OF
UPSTAIRS BEDROOM



4: REMOVE EXISTING NON-HIS-
TORICAL WINDOW; REPLACE
WITH DIVIDED LITE REPLICA TO
MATCH ORIGINAL HOUSE



5: REMOVE NON-HISTORICAL
PLUMBING FIXTURES



6: REMOVE NON-HISTORICAL
PLUMBING FIXTURES



7: EXTEND EXISTING LANDING
TO NEW ADDITION



8: EXISTING CONDITION OF
STAIR



DOWD HOUSE
EAST ELEVATION



DOWD HOUSE
WEST ELEVATION



DOWD HOUSE
SOUTH ELEVATION



DOWD HOUSE
NORTH ELEVATION

DOWD HOUSE

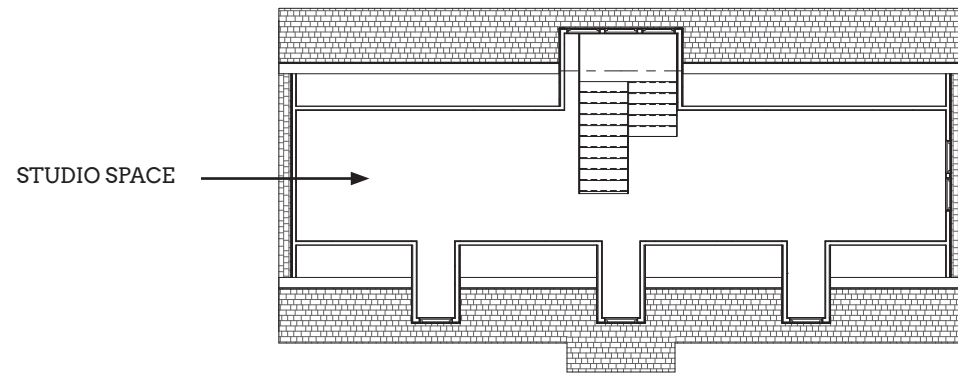
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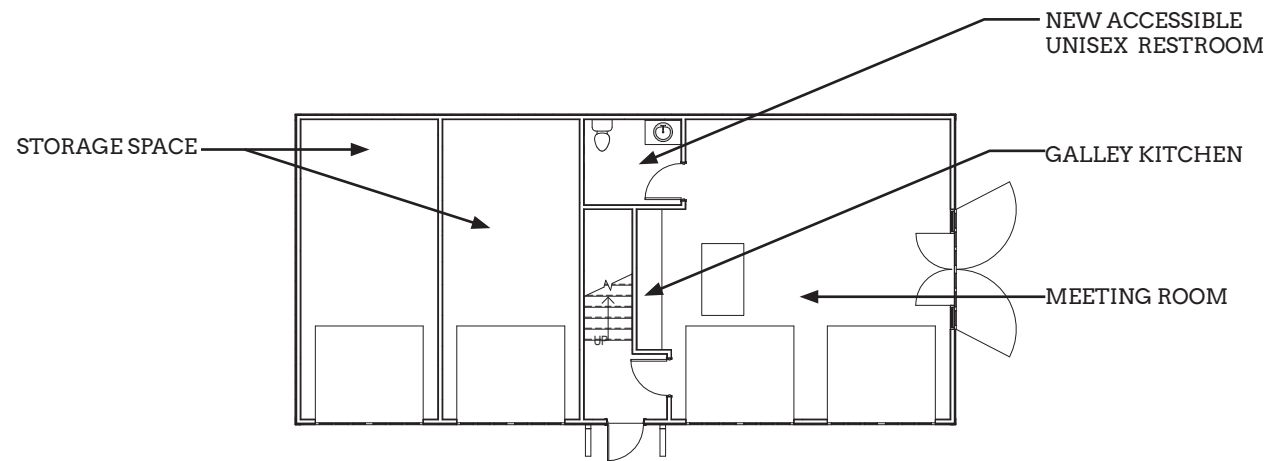




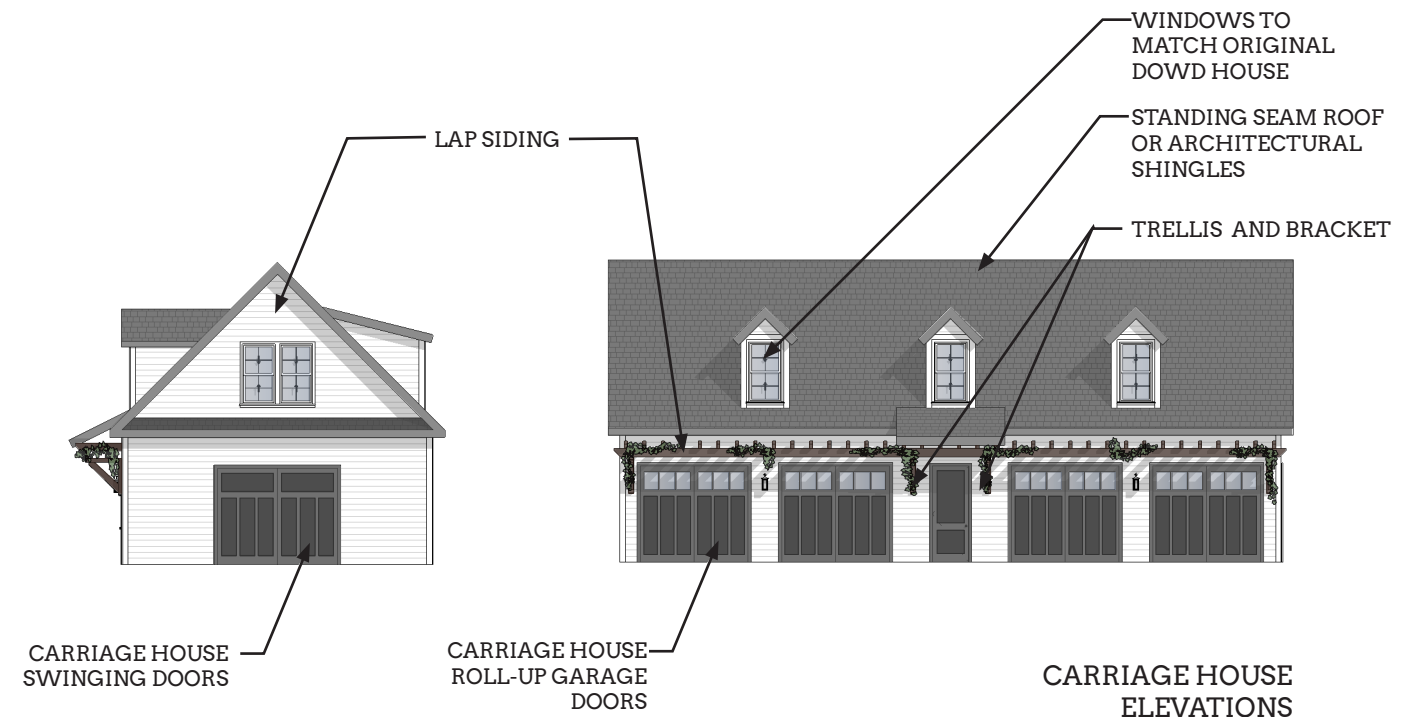
DOWD HOUSE
ADDITION PERSPECTIVE



CARRIAGE HOUSE
SECOND FLOOR PLAN



CARRIAGE HOUSE
FIRST FLOOR PLAN



CARRIAGE HOUSE
ELEVATIONS



CARRIAGE HOUSE
PERSPECTIVE

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