

**Staff Report and Comments
Dowd House
2216 Monument Street, Charlotte
Application for COA HLC216**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from application

Install double pocket doors between front two rooms using existing, restored doors from the property.

Exhibit B – Map

Exhibit C - Project plan

Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The designation includes the interior of the house.
2. The building is protected from demolition.
3. The proposed project would change the historic configuration of two prominent rooms, which would be in conflict with STANDARDS #3 and #4.
4. The proposed project is in conflict with STANDARDS #2 as the project would alter the interior architecture of the house in a prominent location.
5. A proposal to replace the single door with double doors was not approved by the HLC on October 12, 2020, when plans for the rehabilitation of the house were first presented.

Staff suggests that the Commission NOT approve the application.

THE STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as

adding conjectural features or architectural elements from other buildings, shall not be undertaken.

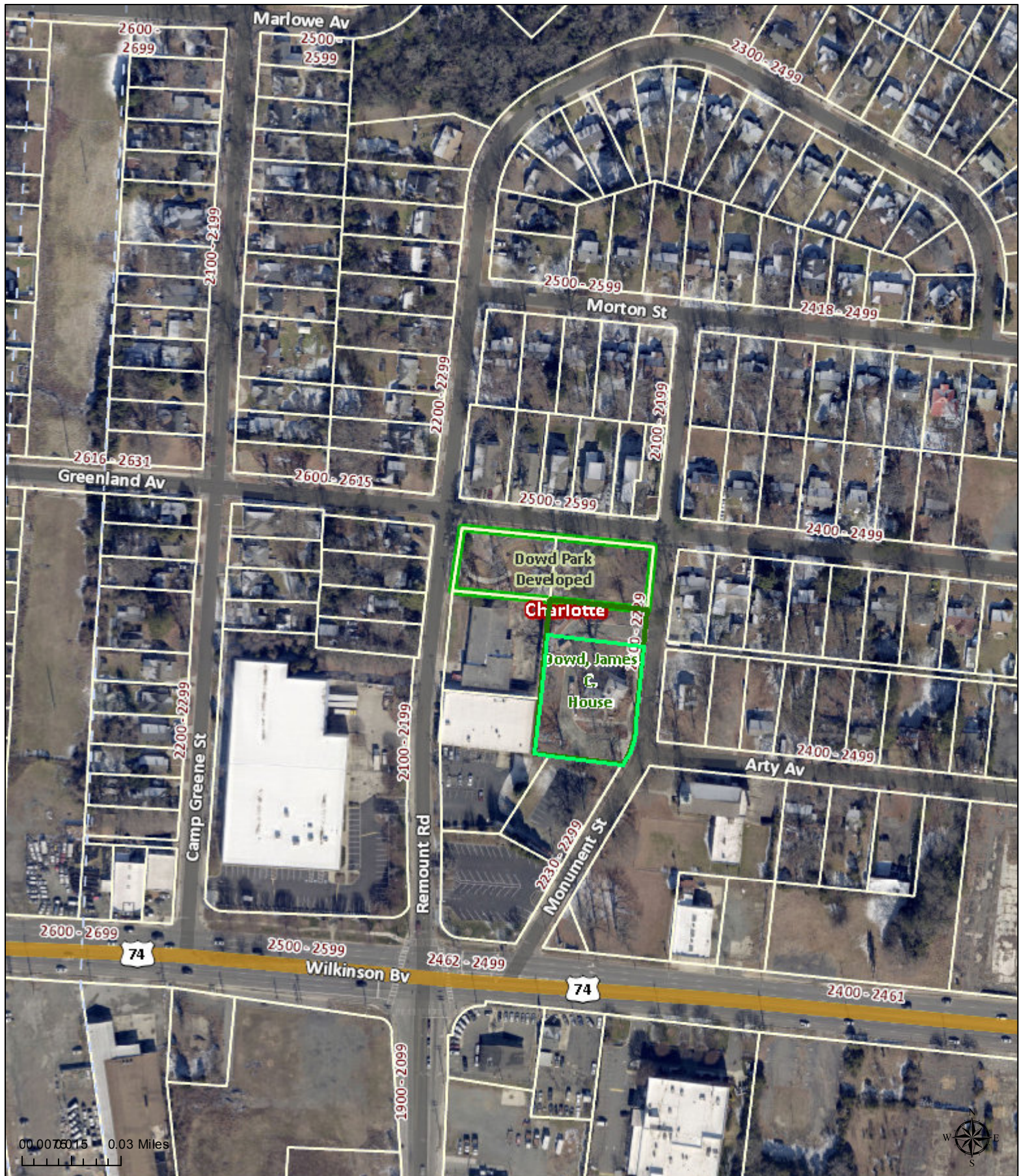
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Polaris 3G Map – Mecklenburg County, North Carolina

Dowd House

EXHIBIT B

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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.

EXHIBIT C

DOWD HOUSE

Historic Landmark
Commission Presentation -
Pocket Door

June 9th, 2022



Proposed Pocket Doors

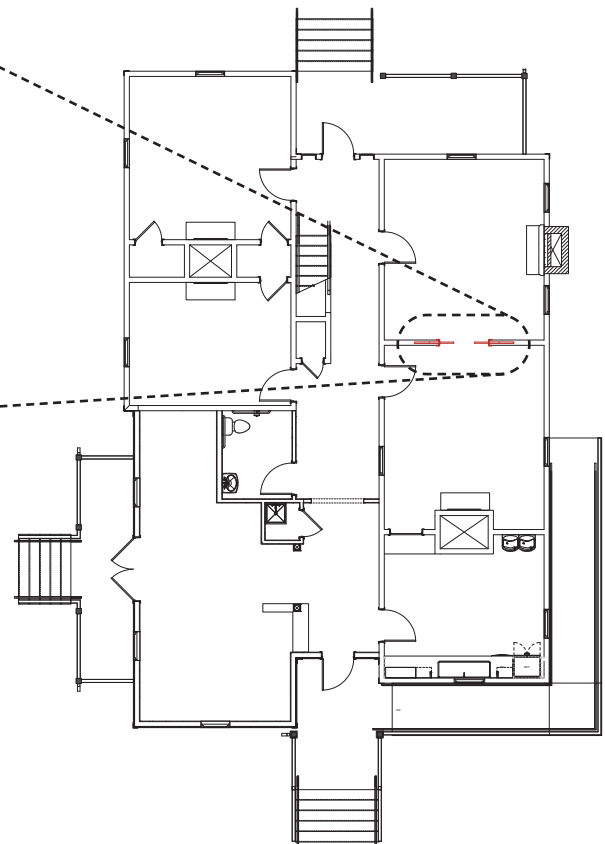
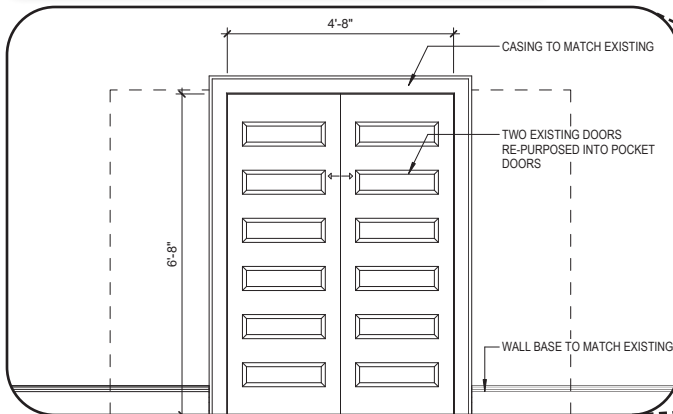


During the restoration of the Dowd House, it was determined the wall between the front two rooms of the house (former parlor and dining room) was not structurally sound nor did it provide the necessary structural support required by the roof above. Therefore, it was removed and rebuilt under the direction of the Structural Engineer. When doing so, we left flexibility in the door opening and are submitting this COA Application for approval of its ultimate design which differs from the door at the time of demolition.



During demolition, the COA Applicant/Owner realized the original wall has, over the years, been altered and the single swinging door that was in place at the time of demolition was not the original door evidenced by older openings existence behind the sheet rock covered, plaster walls. While the design and placement of the original door(s) is unknown, it was not uncommon for double pocket doors to exist between these two rooms during that period.

It is for these reasons, paired with allowing for better function of the space, the COA Applicant/Owner requests HLC approval to use two restored, original doors from the Dowd House and install them in a double pocket door fashion as shown on the plan included herein.



DOWD HOUSE

2216 Monument Street,
Charlotte, North Carolina 28208

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803.324.5531
312 Pendleton Street
Rock Hill, South Carolina
contact@vin-yet.com
web

