

Staff Report and Comments
Dowd House
2216 Monument Street, Charlotte
Application for COA HLC232

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

Exhibit D – Motion from October 12, 2020

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 retention of historic features helps to preserve the historic character of a property.**
- 3. The project involves the conversion of a single door into double pocket doors.**
- 4. A proposal to replace the single door with double doors was specifically denied by the HLC on October 12, 2020, when plans for the rehabilitation of the house were first presented: THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT ... 2) THE EXPANSION OF THE SINGLE DOOR OPENING TO ACCOMMODATE DOUBLE DOORS ON THE FIRST STORY IS NOT ALLOWED (see Exhibit D for entire motion).**
- 5. It could set a bad precedent if changes that are denied by the Commission are approved at a later date as the project proceeds.**
- 6. It does not appear that the Dowd House ever had pocket doors in this proposed location.**
- 7. It is very unlikely that the Dowd House in its various iterations as a 19th-century farmhouse, an Army camp headquarters, or as an early-20th century farmhouse would have featured pocket doors. In Mecklenburg County, pocket doors were sometimes found on grand 19th century homes, and became more common on the homes of the elites in neighborhoods such as Myers Park early in the 20th century.**
- 8. The building is protected from demolition (by Deed of Easement for Historic Preservation dated March 8, 2021), which relieves the Commission from considering the endangerment of the property if changes are not allowed.**

9. The viability of the property for adaptive reuse would not be significantly affected by retaining the historic dimensions of the interior door being proposed for enlargement.
10. A range of factors can influence what is appropriate in terms of adaptive reuse for historic properties. The historic character of a smaller property, such as the Dowd House, could be affected by a project such as a door widening, whereas a similar change at a large property, such as a historic mill may have very little impact on the historic character of the larger property due to differences in the scale of the properties.
11. Significant alterations to the Dowd House were approved under COA HLC038 to allow for adaptive reuse, including new floors, an addition, changes to the layout of secondary spaces, and a change to a stairlanding to allow for access to the second-story of the addition. Thus, the importance of preserving surviving historic features, design, and layout (such as the layout of the two front rooms connected by a single door) in the Dowd House had increased importance when the rehabilitation was approved in 2020, and should continue to be taken into account as additional changes to the property are considered.
12. The Commission may judge if a proposed change meets the STANDARDS while considering what other changes were allowed in order to accommodate adaptive reuse.
13. The proposed project is in conflict with STANDARDS #2 as the project would alter the interior architecture of the house in a prominent location.
14. The proposed project would change the historic configuration of two prominent rooms, which would be in conflict with STANDARDS #3 and #4.
15. The proposed project is in conflict with STANDARDS #3 as it would allow historically inappropriate interior architecture in a prominent location.

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.

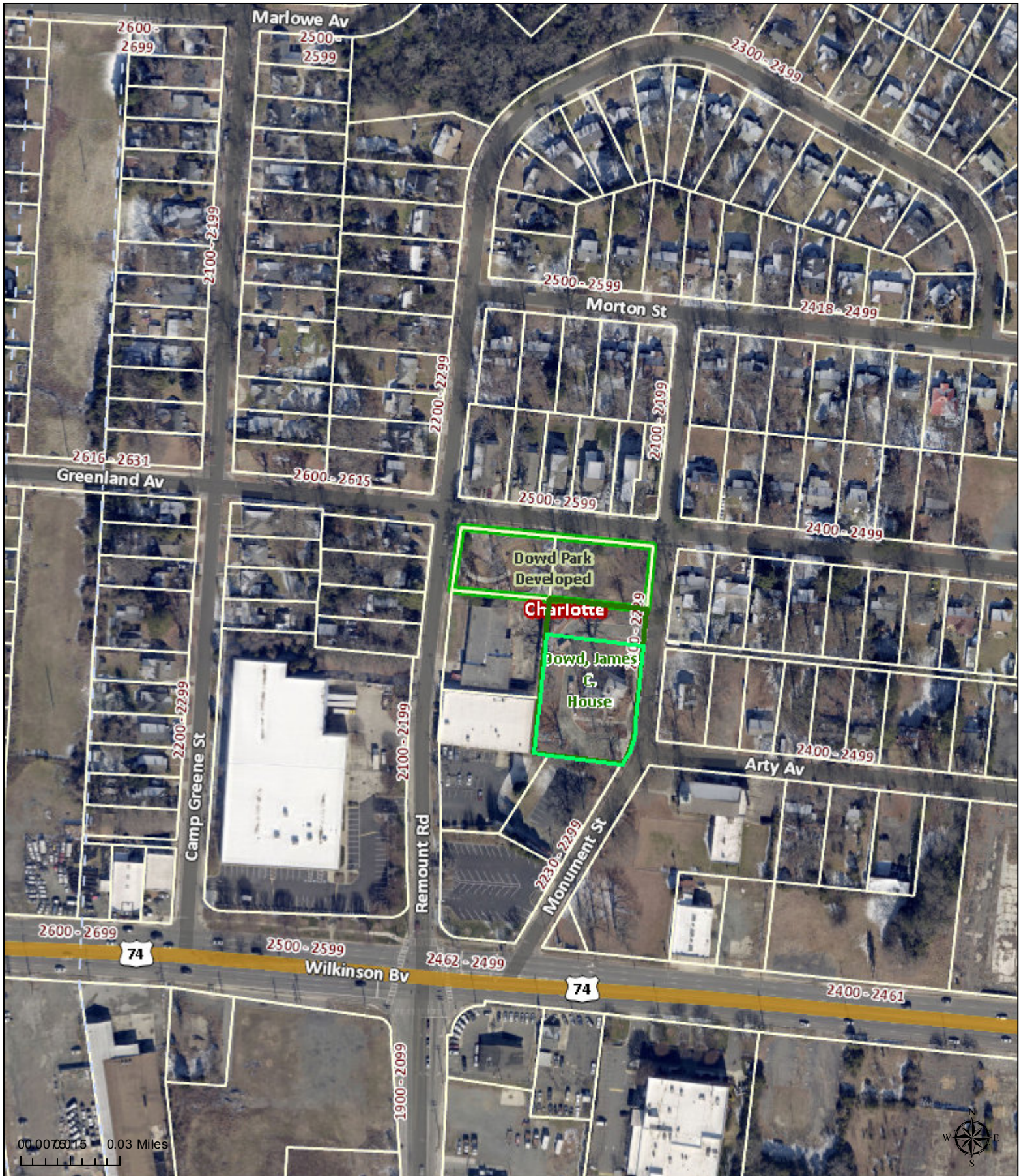
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated 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

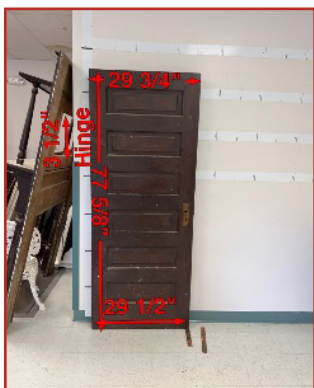
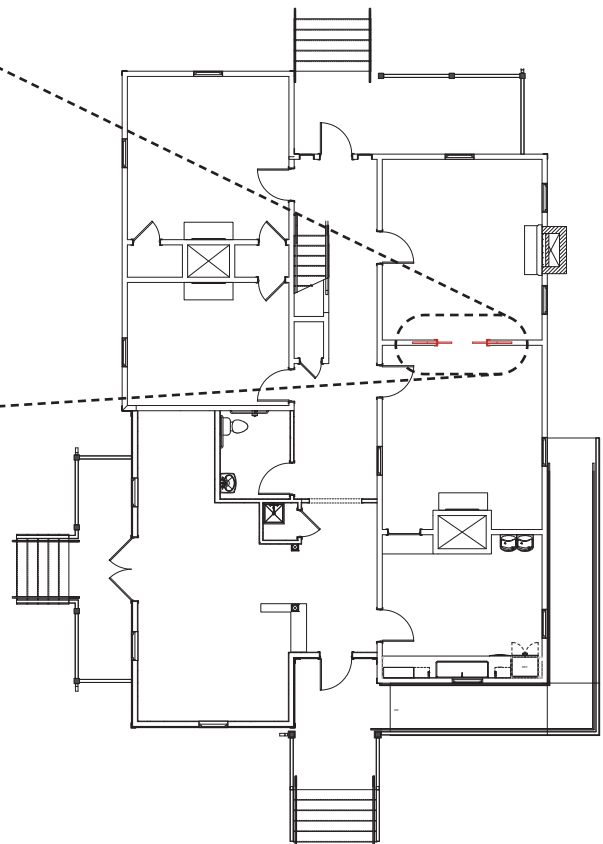
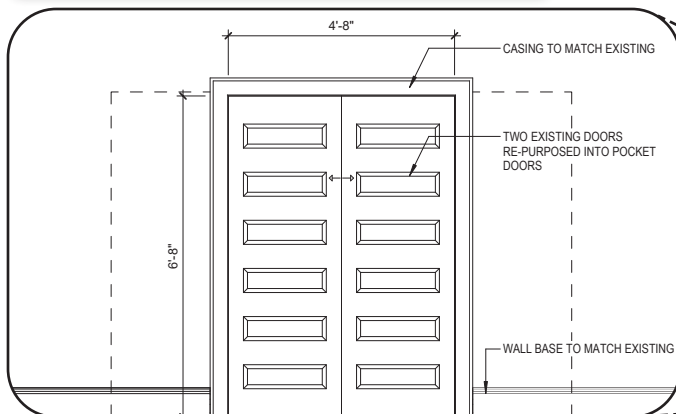


During the restoration of the Dowd House, it was determined the wall between the front two rooms of the house (former parlor and dining room) was not structurally sound nor did it provide the necessary structural support required by the roof above. Therefore, it was removed and rebuilt under the direction 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

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Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
October 12, 2020

Motion for HLC059 for the James C. Dowd House, 2216 Monument Street, Charlotte, N.C.

Mr. Gray stated that the prospective buyer, Rob Pressley, is planning to rehabilitate the historic house, which has retained a good degree of integrity and is in good condition. Mr. Gray reviewed the history of the house and stated that all of the changes made to the house have acquired historical significance.

Mr. Gray noted that the proposed project includes additional land from an adjacent pocket park. Mr. Gray stated that the additional land is needed to make the adaptive reuse of the property functional. Mr. Gray reviewed the project and noted that Mr. Pressley has stated that the design of the carriage house is not final. Mr. Gray stated that if the final design varies greatly from the proposal that it will be brought back to the Commission for further consideration.

Mr. Pressley stated that his intent is to design the carriage house so that it is an appropriate part of the historic property, but does not present as an original part. Mr. Pressley also stated that having a garden and event lawn would provide the public space to visit the site when it is opened for public events.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE PRESENTED PLANS FOR THE JAMES C. DOWD HOUSE, 2216 MONUMENT STREET, CHARLOTTE, N.C., WITH THE UNDERSTANDING THAT FINAL CONSTRUCTION DOCUMENTS WILL BE SUBMITTED FOR STAFF APPROVAL AND WITH THE FOLLOWING CONDITIONS: 1) THE ADDITION OF NEW WALLS PROTECTING BUT OBSCURING THE ORIGINAL WALL DESIGNS ON THE FIRST AND SECOND STORIES IS NOT ALLOWED; 2) THE EXPANSION OF THE SINGLE DOOR OPENING TO ACCOMMODATE DOUBLE DOORS ON THE FIRST STORY IS NOT ALLOWED; 3) THE EXISTING WINDOWS SHOULD BE RETAINED UNLESS IT CAN BE CLEARLY SHOWN THAT THE WINDOWS ARE MODERN REPLACEMENTS, AND THE DESIGN OF ANY REPLACEMENT WINDOWS MUST BE PRESENTED TO THE HISTORIC LANDMARKS COMMISSION FOR REVIEW; 4) THE EXISTING MANTELS MUST BE RETAINED UNLESS IT CAN BE CLEARLY SHOWN THAT THE MANTELS ARE MODERN ADDITIONS, AND THE DESIGN OF ANY REPLACEMENT MANTELS MUST BE PRESENTED TO THE HISTORIC LANDMARKS COMMISSION FOR REVIEW; 5) THE ORIGINAL ITALIANATE MANTEL ON THE SECOND STORY WILL BE PRESERVED; AND 6) THE FLOORING ON THE LANDING AND ALL OF THE SECOND STORY FLOORING WILL BE PRESERVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.