

### **Staff Report and Comments**

**Name**            **John Douglas House**  
**Address**        **7601 Christie Lane**  
**City State Zip** **Charlotte, NC 28217**

**Item: Application for COA# HLC477**

#### **Project Description**

1. Relocation of the Douglas House to Steele Creek Church property including a rough-graded building pad, foundation, and stub utility connections for water, sewer, and electricity.

#### **Exhibits presented to and considered by the Commission:**

**Exhibit A** – Map

**Exhibit B** – Existing Conditions

**Exhibit C** – Plans

**The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property’s historic character. Based upon the information presented in the application, staff offers the following suggested findings of fact:**

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. **The relocation avoids demolition and will be relocated to an adjacent historic property for preservation and adaptive reuse.**
2. The project will meet the applicable HLC standards 2-7 during the reconstruction and renovation of the house. Those design changes will be reviewed in future COA applications.

**Staff suggests that the Commission approve the application as presented or with Conditions.**

## **THE HLC STANDARDS**

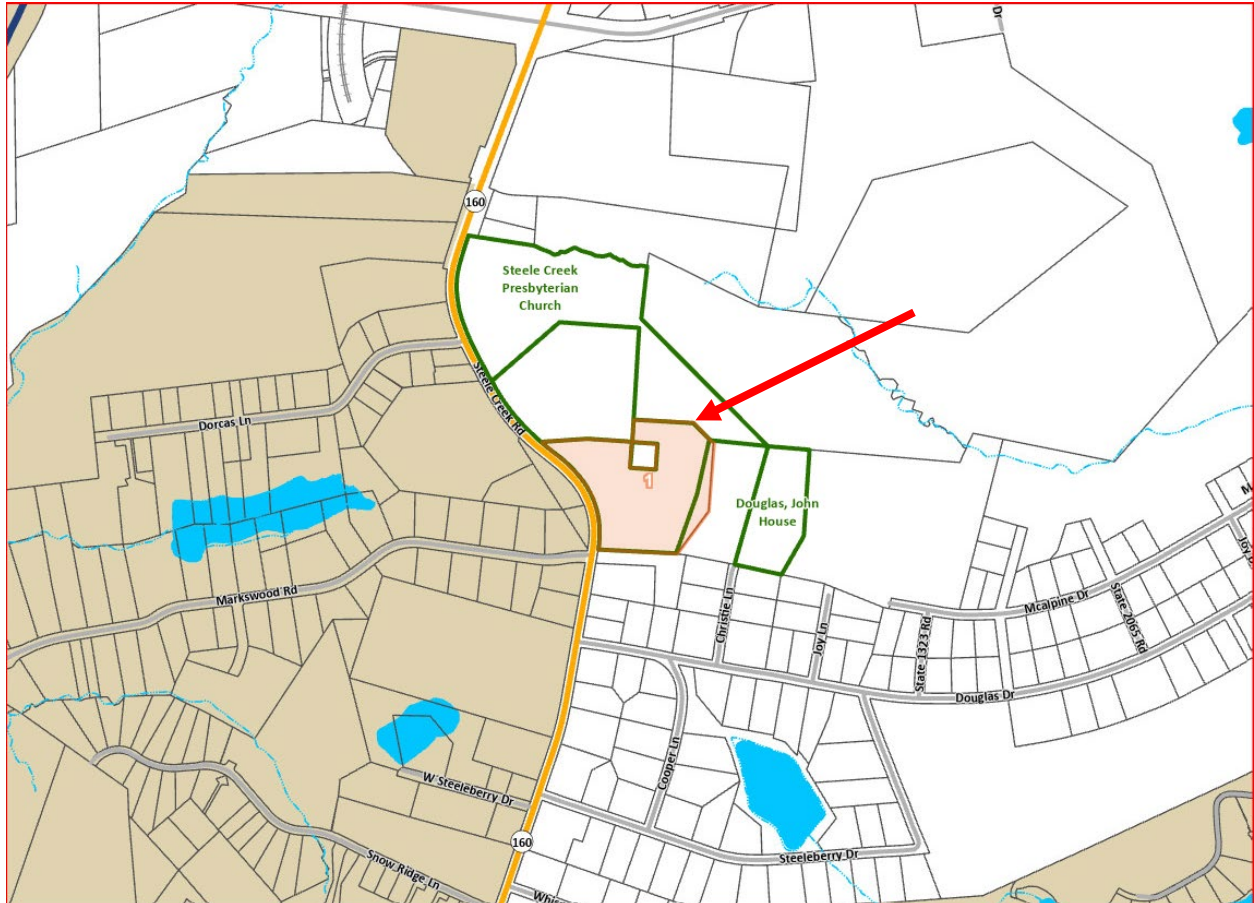
**Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.**

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

## Exhibit A

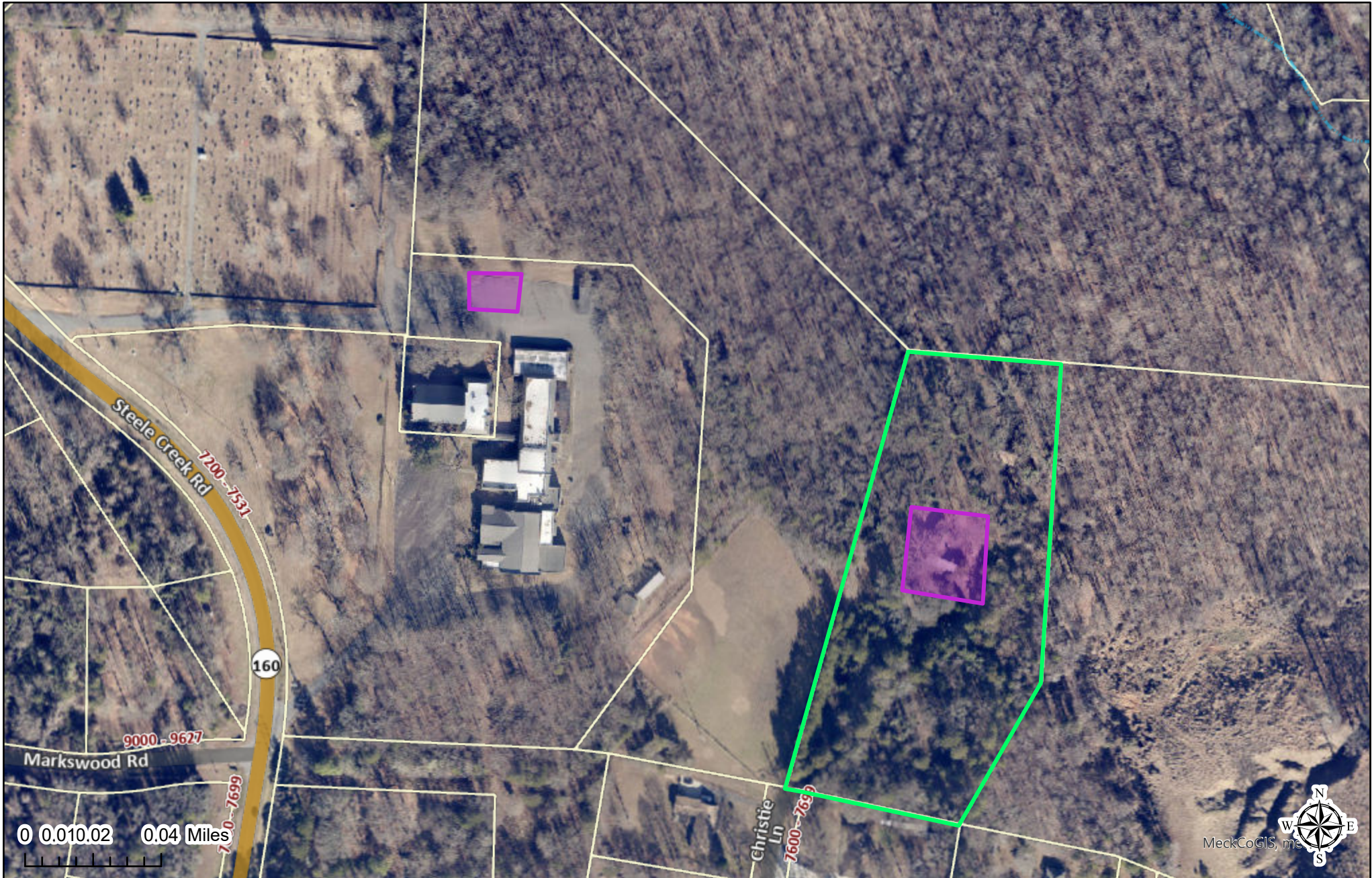
Date Printed: 1/23/2025 1:35 PM



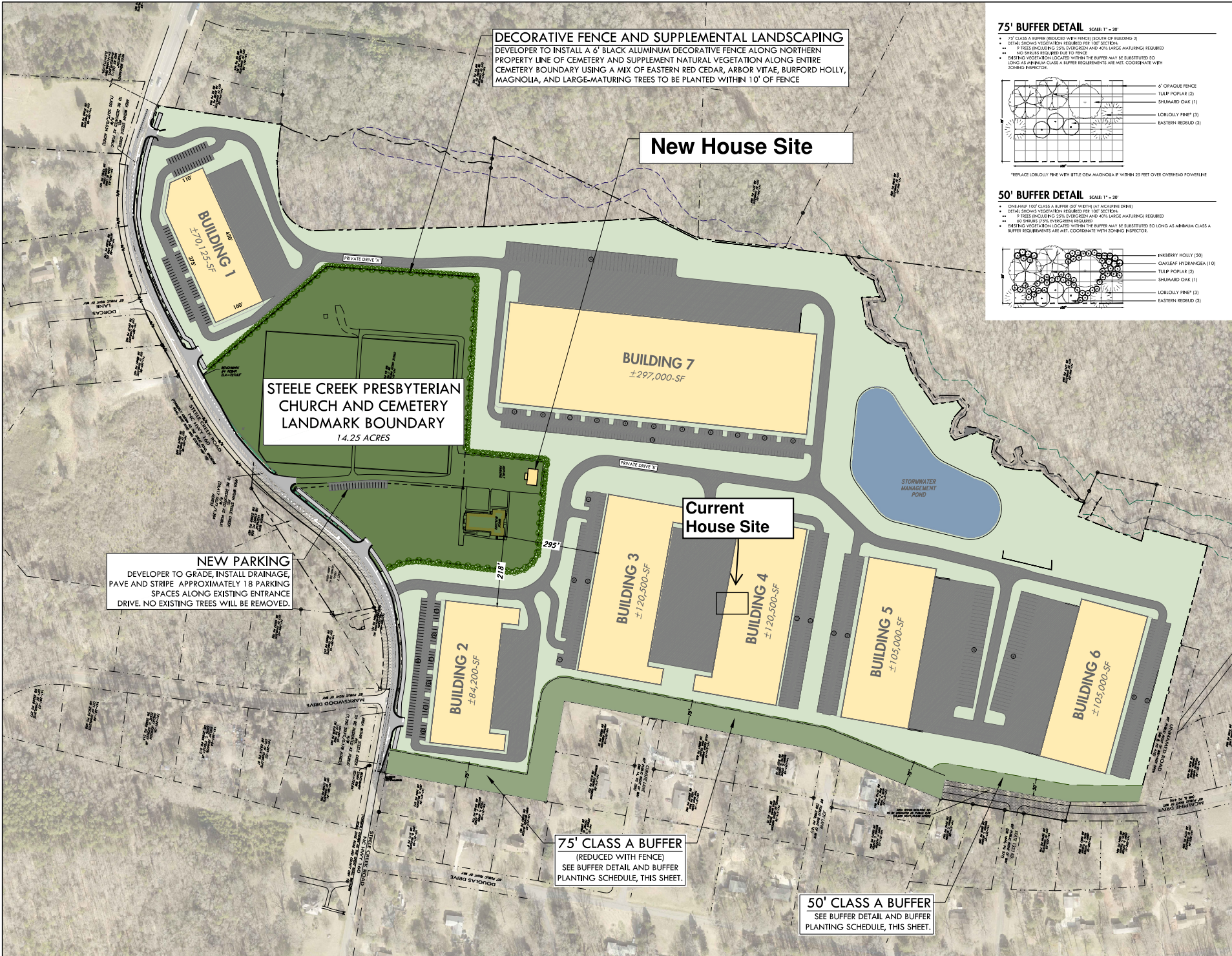
# Polaris Map – Mecklenburg County, North Carolina

## Douglas

Date Printed: 5/31/2024 12:19 PM



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.



**75' BUFFER DETAIL** SCALE: 1" = 30'

- 75' CLASS A BUFFER REDUCED WITH FENCE (DOUTH OF BUILDING 2)
- DETAIL SHOWS VEGETATION REQUIRED PER 100' SECTION
- 9 TREES (INCLUDING 55% EVERGREEN AND 45% LARGE MATURING) REQUIRED
- NO SHRUBS REQUIRED DUE TO FENCE
- EXISTING VEGETATION LOCATED WITHIN THE BUFFER MAY BE SUBSTITUTED SO LONG AS MINIMUM CLASS A BUFFER REQUIREMENTS ARE MET. COORDINATE WITH ZONING INSPECTOR.

LEGEND:  
 6" OPALQUE FENCE  
 TURP POPLAR (2)  
 SHUMARD OAK (1)  
 LORLOSLY FINE\* (3)  
 EASTERN REDUD (3)

\*REPLACE LORLOSLY FINE WITH LITTLE OGM MAGNOLIA IF WITHIN 25 FEET OVER OVERHEAD POWERLINE

---

**50' BUFFER DETAIL** SCALE: 1" = 30'

- ONE-HALF 100' CLASS A BUFFER (OFF WIDTH AT MCALPINE DRIVE)
- DETAIL SHOWS VEGETATION REQUIRED PER 100' SECTION
- 9 TREES (INCLUDING 55% EVERGREEN AND 45% LARGE MATURING) REQUIRED
- NO SHRUBS OF 17' TROPICAN SHRUBS
- EXISTING VEGETATION LOCATED WITHIN THE BUFFER MAY BE SUBSTITUTED SO LONG AS MINIMUM CLASS A BUFFER REQUIREMENTS ARE MET. COORDINATE WITH ZONING INSPECTOR.

LEGEND:  
 INKBERY HOLLY (50)  
 CAJALAN HYDRANGEA (10)  
 TURP POPLAR (2)  
 SHUMARD OAK (1)  
 LORLOSLY FINE\* (3)  
 EASTERN REDUD (3)



Douglas  
House



Front Door



West Elevation  
Principal and Rear Ell





West Elevation  
Principal Section



Front elevation  
of the  
principal  
section

East elevation  
of the  
principal  
section and  
porch





Collapsed rear porch

Stone pier and brick curtain walls





Front Hall

Stair Detail

