

Charlotte-Mecklenburg Historic Landmarks Commission

Historic Landmarks Department Staff Report - September 8, 2025

Landmark Name: Mallonee-Jones House

Landmark Address: 400 East Kingston Avenue (Dilworth)

City State Zip: Charlotte, NC 28203

Applicant Name: Jeanna Holmes, Charlotte In-Vironments

Item: Application for COA #HLC507

Landmark Description

The Mallonee-Jones House, ca 1926, was constructed by Charlotte builder Julius Morris Mallonee,. The house was designed by C.C. Hook, the first licensed architect to live continuously in Charlotte. Most of Hook's early commissions were homes in the Dilworth neighborhood. Mallonee himself was called the "pioneer builder of Charlotte, buying lots and building homes and selling them outright." The house is a two-story Queen Anne style with iconic exterior and interior details in the woodwork. *HLC SR* 1/2/1980.

Project Description

Proposed interior changes include kitchen renovation and expansion to incorporate the existing rear covered porch and new second floor bathroom. Exterior changes include new windows to the front sunroom and enclosing the rear lattice porch with wood siding, windows, and door for the kitchen expansion.

Exhibits presented to and considered by the Commission

Exhibit A – Context Map

Exhibit B – Existing Conditions

Exhibit C – Proposed Plans

Staff Comments

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 under the *Secretary of the Interior's Standards for Rehabilitation*. Based upon the information presented in the application, staff offers the following applicable findings of fact with staff comments italicized.

Secretary of the Interior's Standards for Rehabilitation

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.

- 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. <u>The extant</u> <u>building will remain a single-family house.</u>
- 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. <u>The proposed project does not negatively impact the historic character of the house. The window replacement is consistent with the historic window details, material, and proportions. The new wood siding on the rear porch matches existing historic siding and includes a new door and horizontal window. Interior improvements are minor and do not affect historic features.</u>
- **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. **Extant house will remain with appropriate**, **minor changes.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. <u>The rear porch enclosed with lattice is inconsistent with the character of the home.</u>
- **5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **Significant, original interior and exterior Queen Anne details will remain.**
- 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.
 <u>Deteriorated windows would be replaced with new windows to match original in appearance and detail.</u>
- 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. *Not applicable*.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. *Not applicable*.
- 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. The interior and exterior alterations proposed do not destroy the historic materials that characterize the property.
- 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. <u>Not applicable.</u>

<u>Staff Recommendation</u> - Staff recommends Approval of the application.

Exhibit A

Polaris 3G Map – Mecklenburg County, North Carolina

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Exhibit B
Existing Conditions



Front Elevation







Exhibit C Proposed Plans

MALLONEE JONES HOUSE

CHARLOTTE HISTORIC DISTRICT COMMISSION PROJECT REVIEW

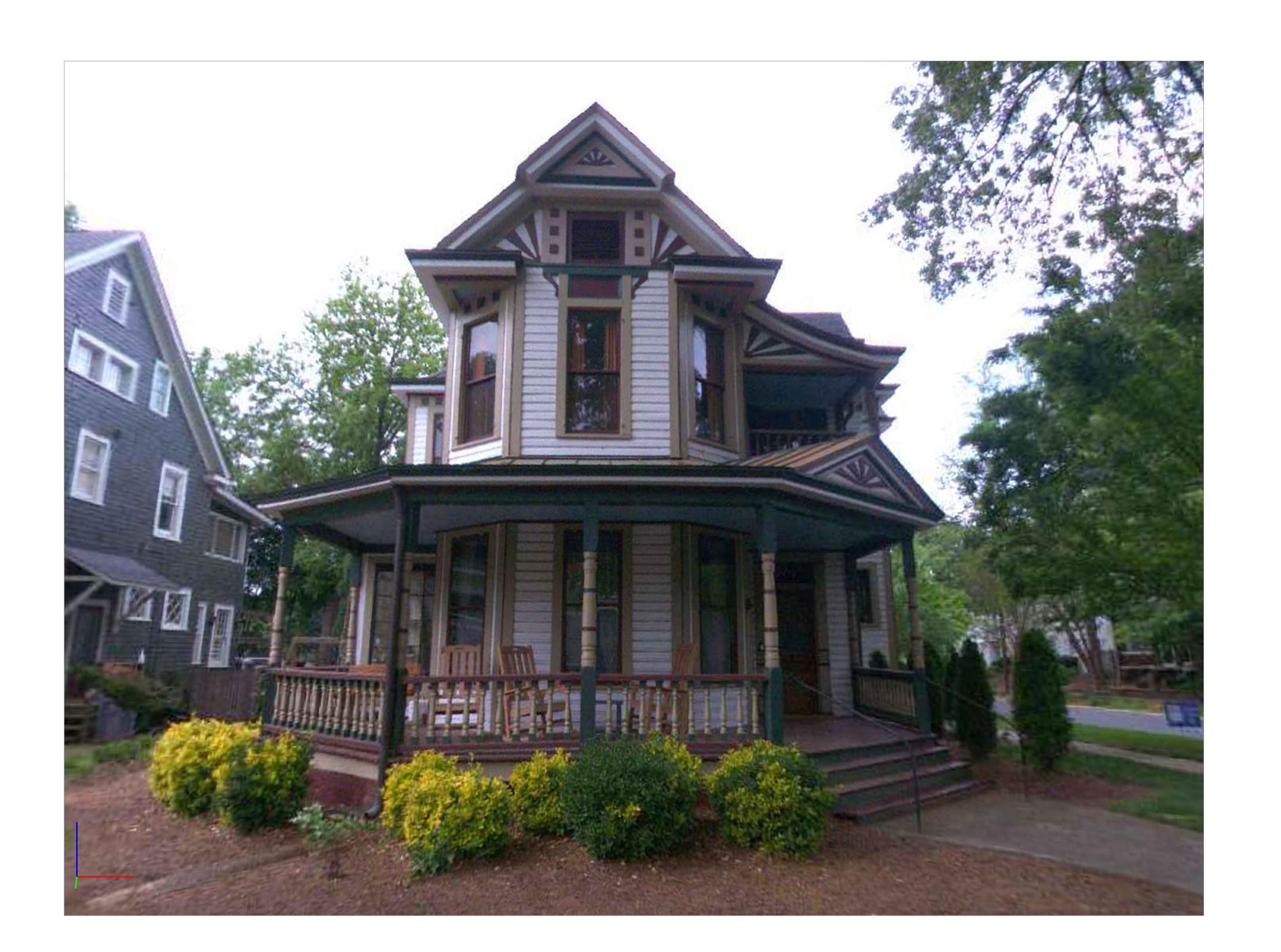


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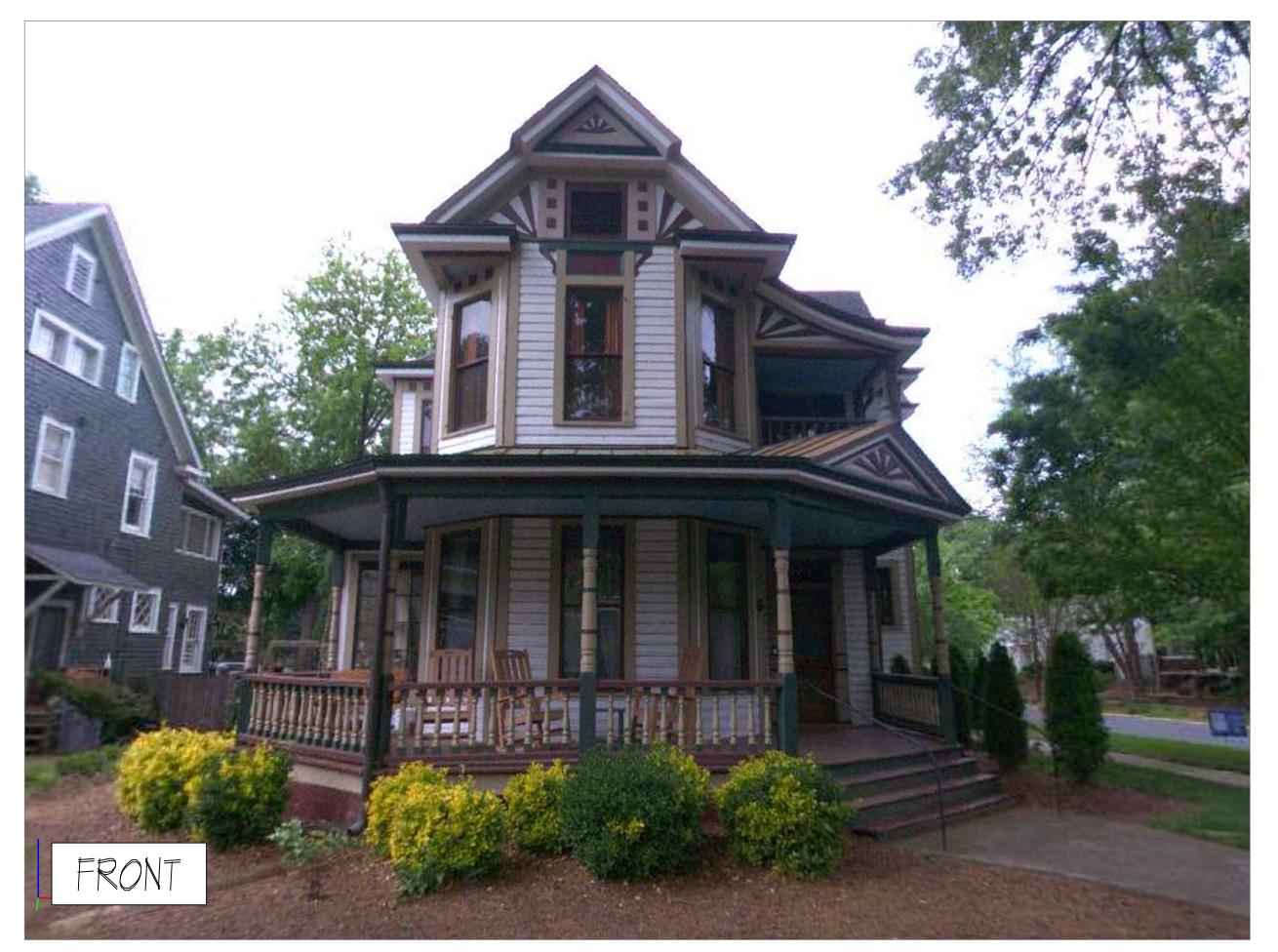
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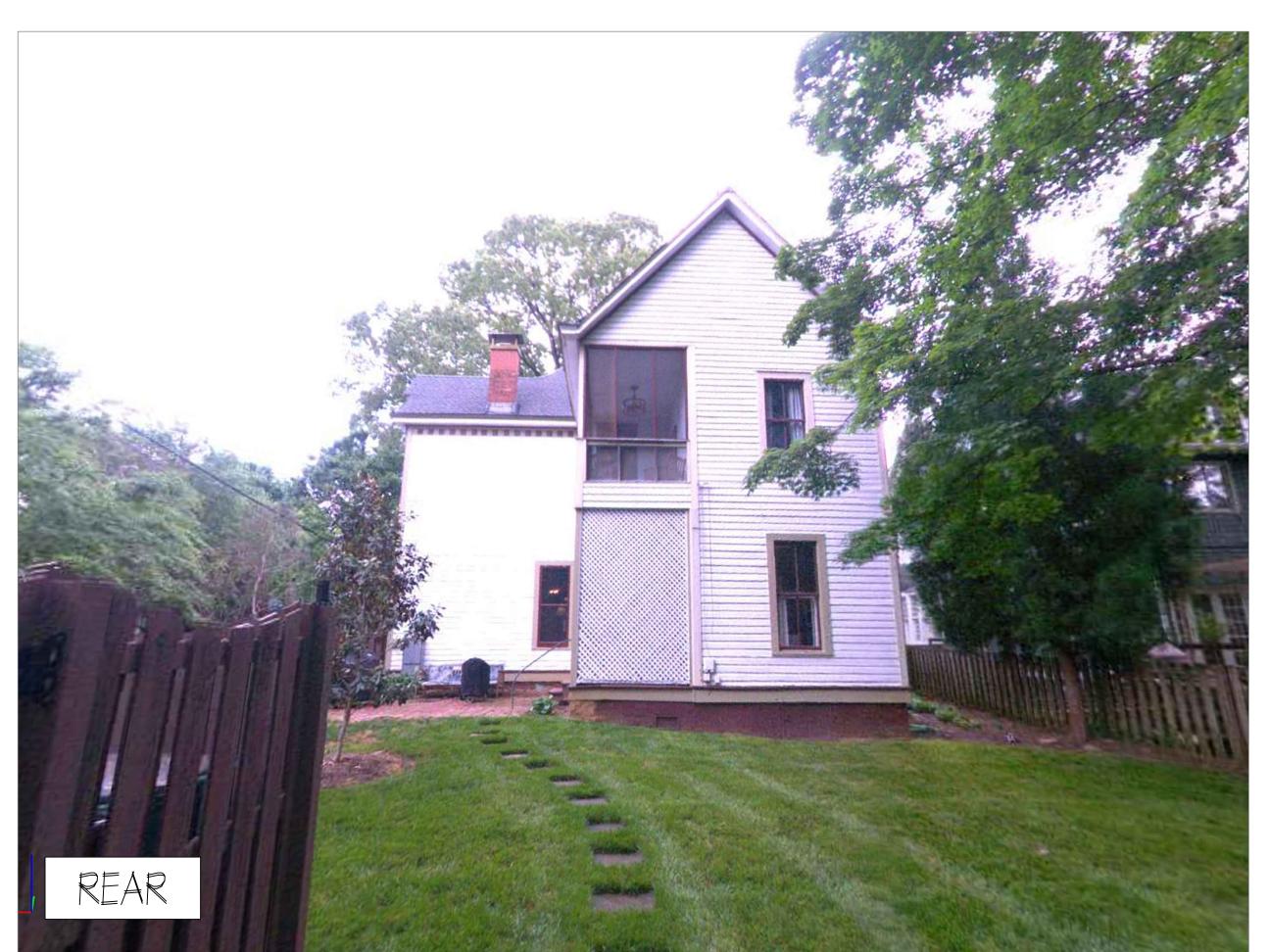
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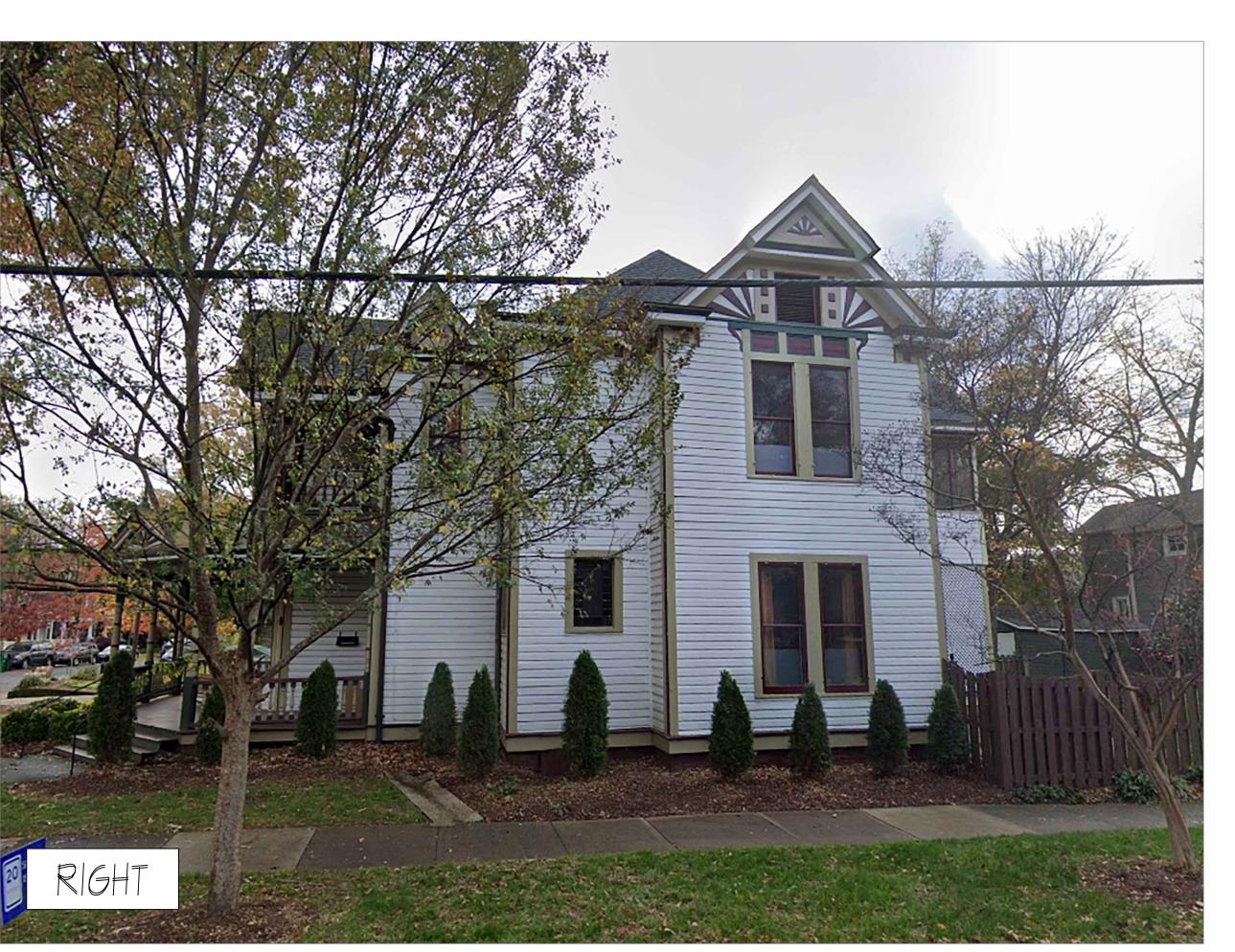
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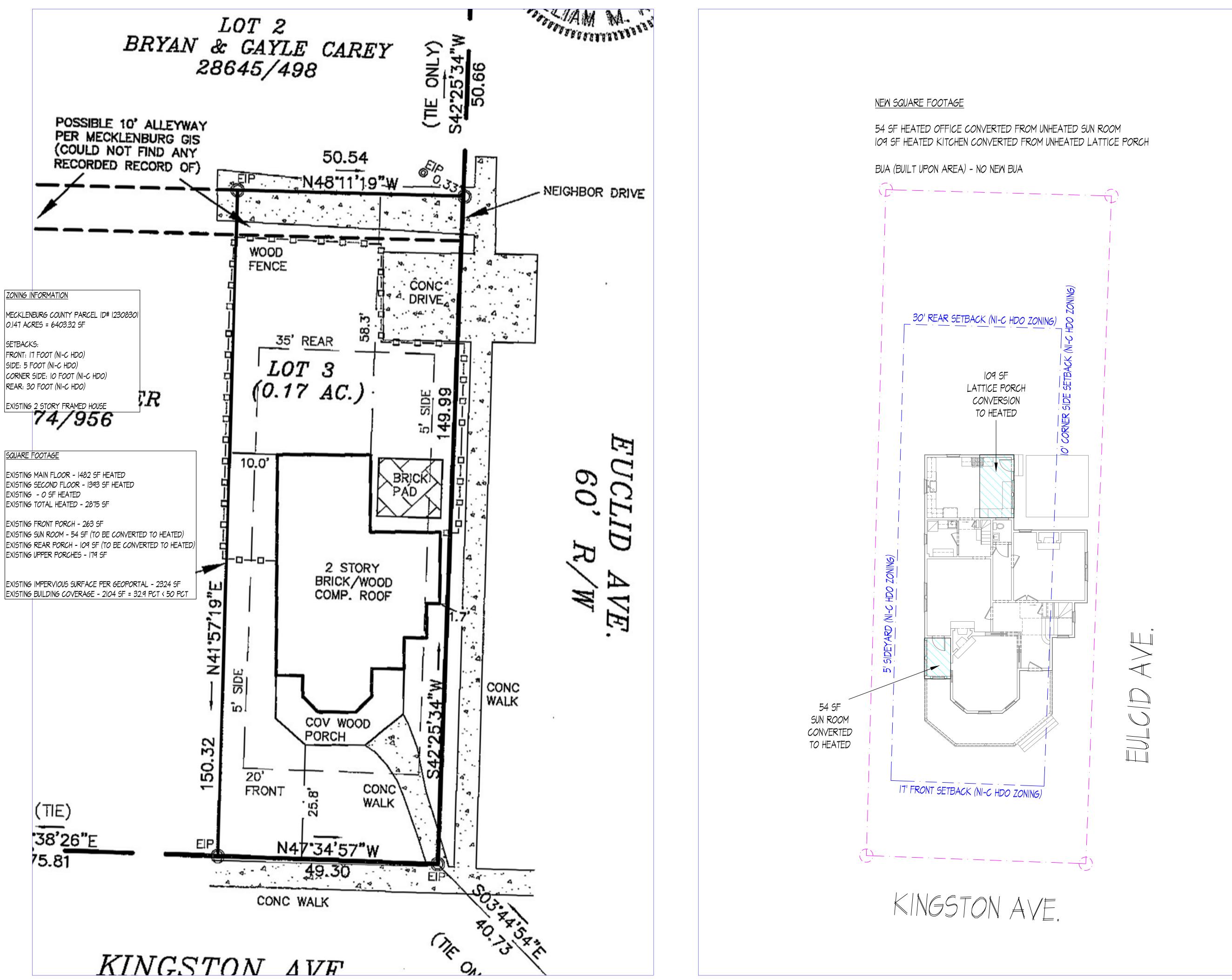








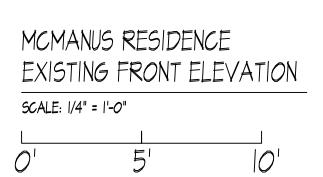




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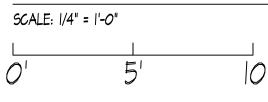
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PROPOSED SITE PLAN



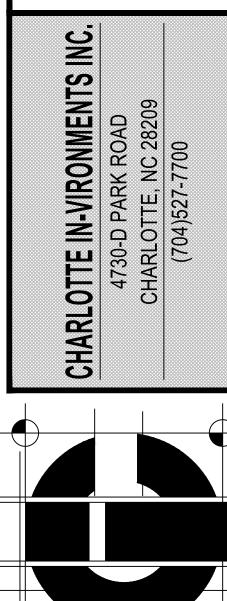






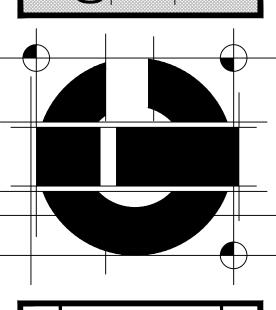
NEW SUNROOM WINDOW TO BE REPLACED IN-PLACE RETAINING EXISTING EXTERIOR TRIM (OPTION I)





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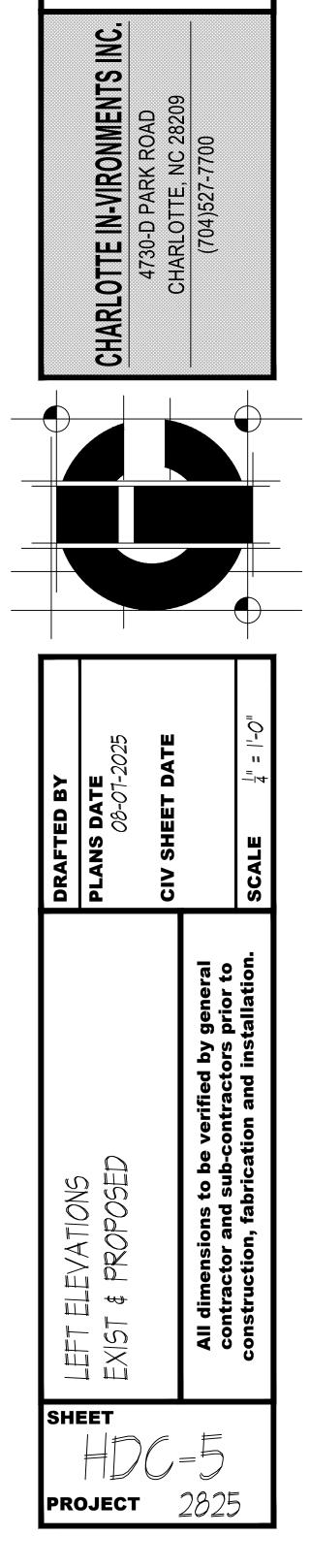
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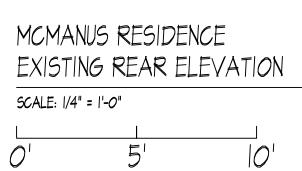
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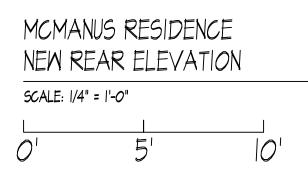


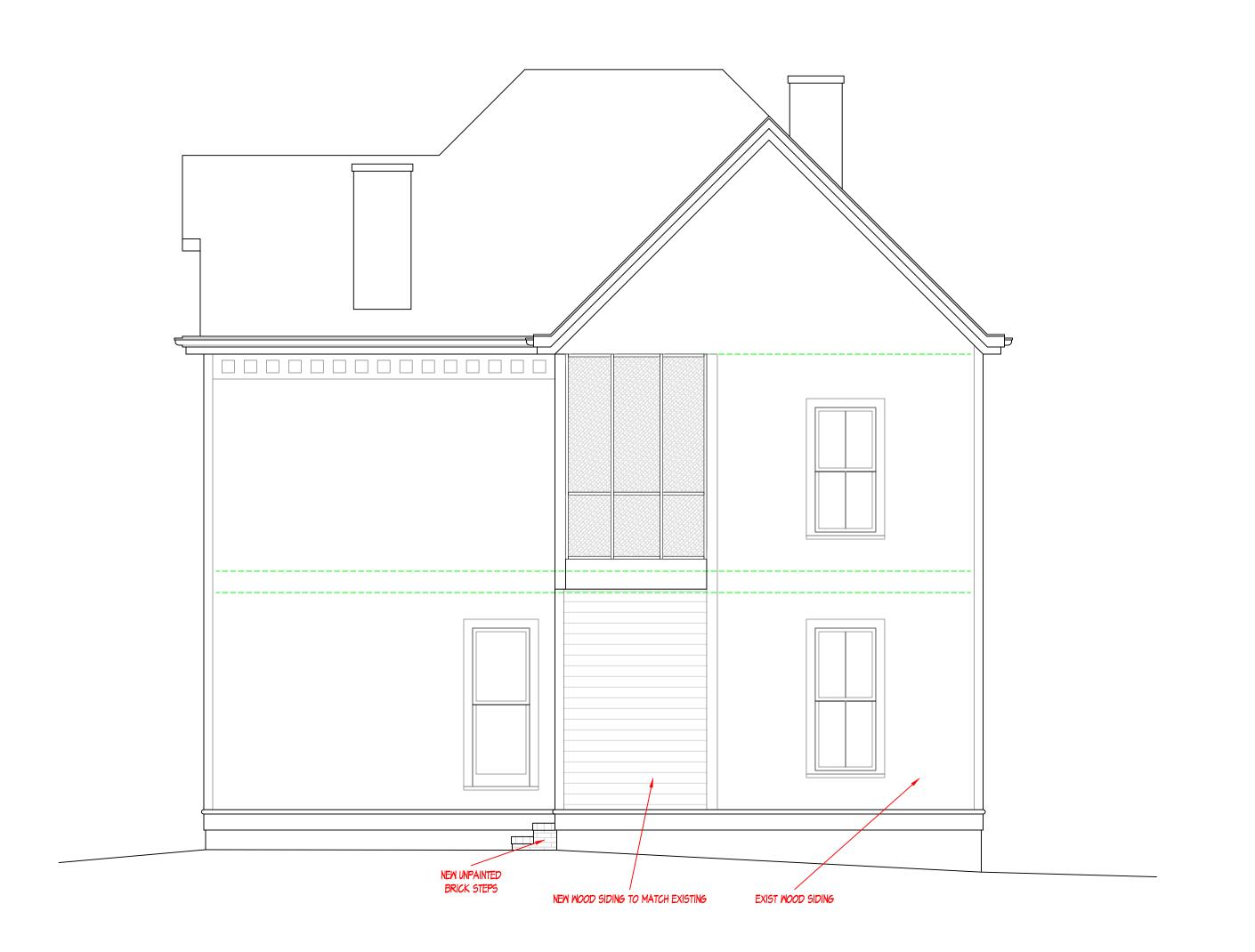
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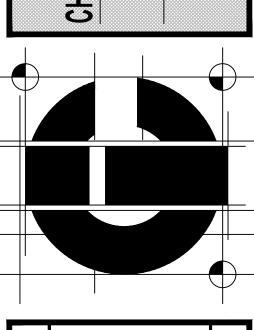
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CHARLOTTE, NC 28209

(704)527-7700

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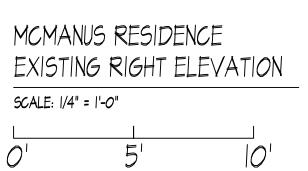
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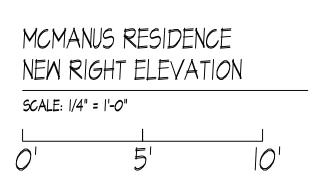
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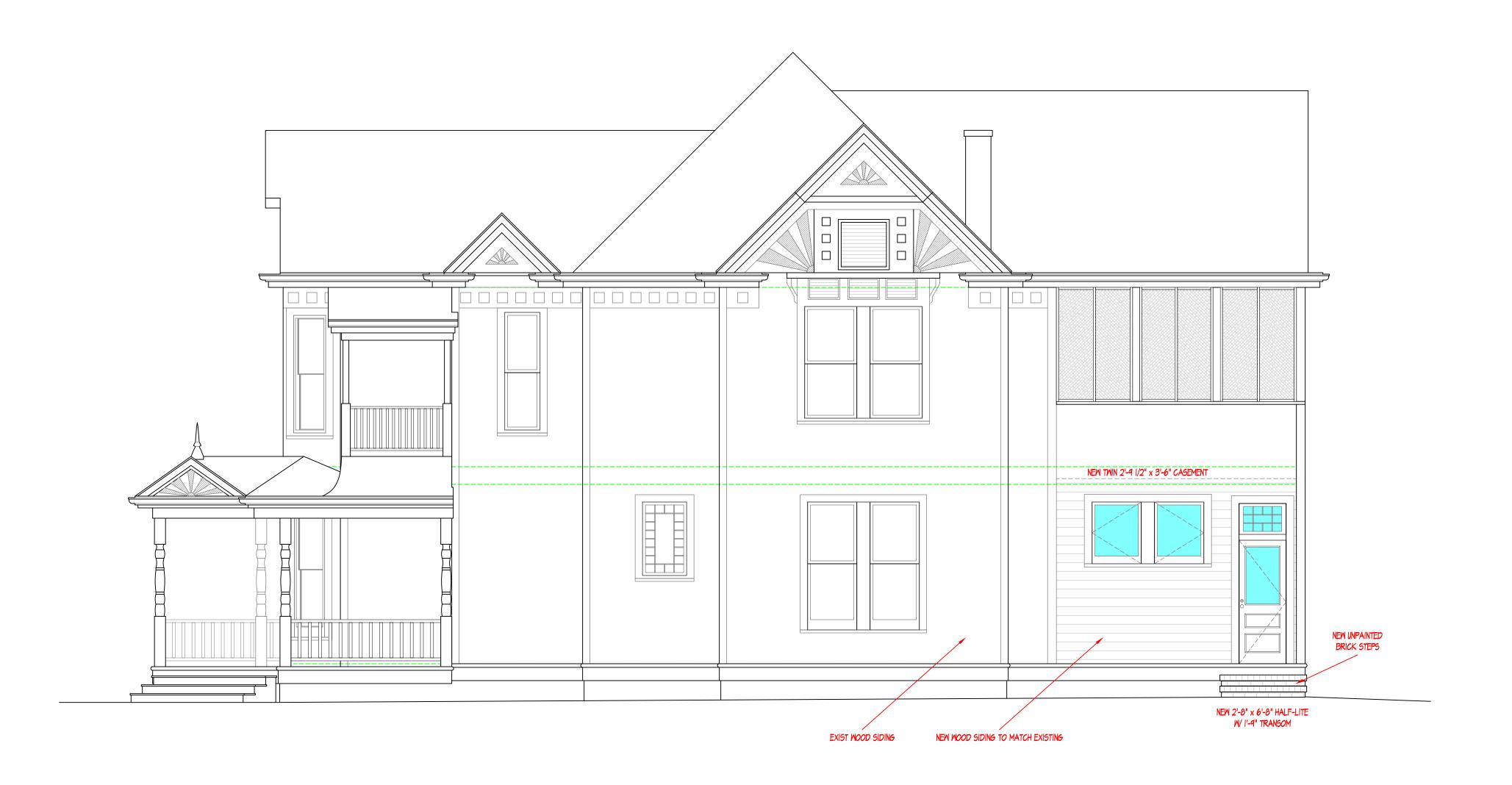
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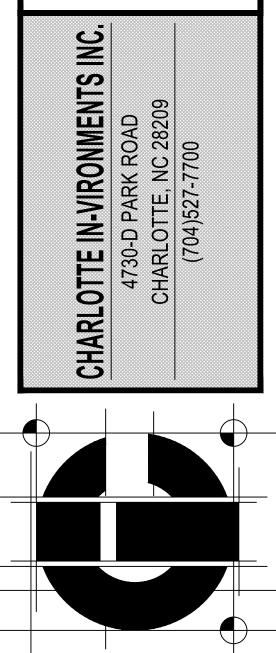
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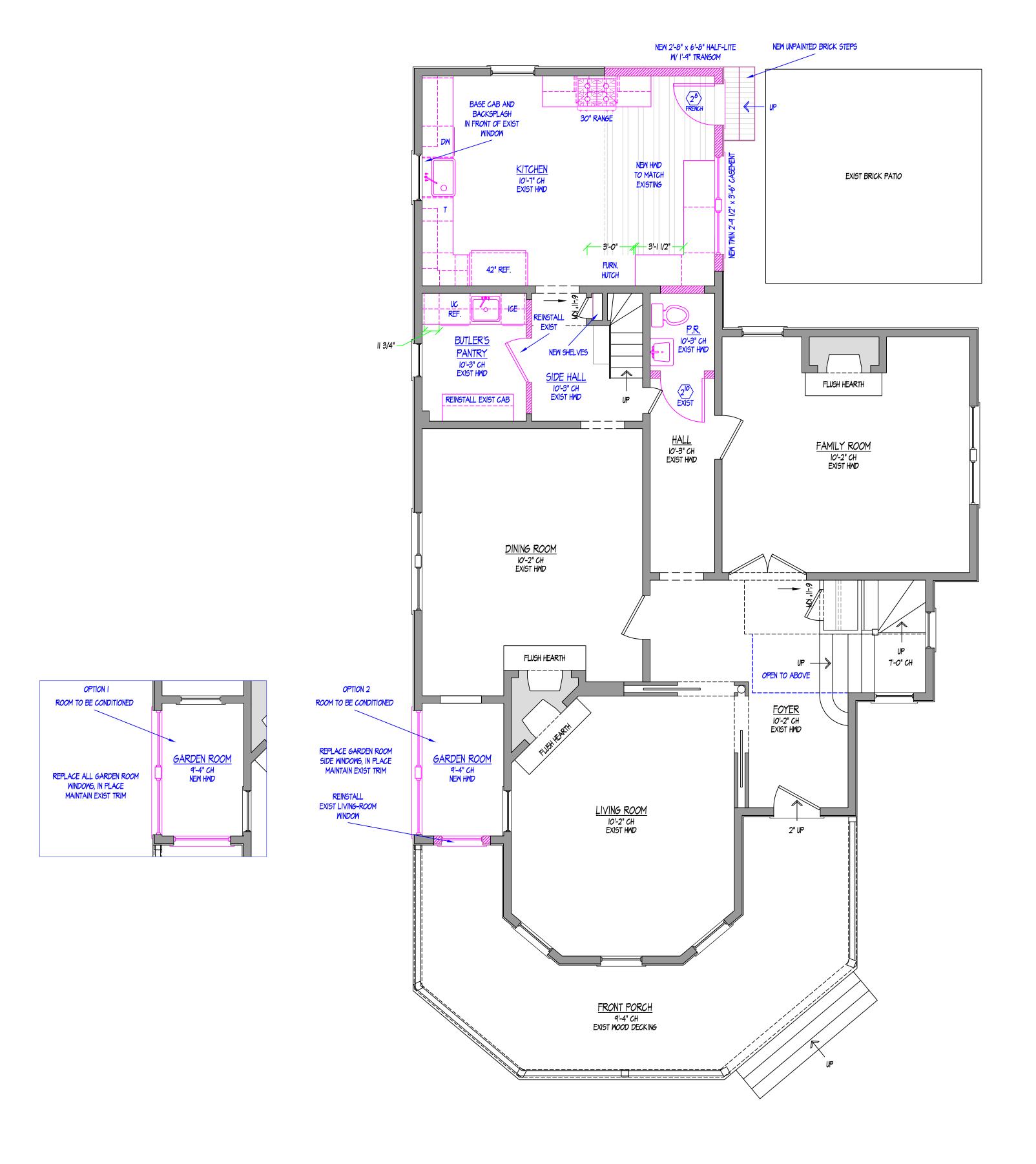




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<u>WALL LEGEND</u>

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NEW EXTERIOR SIDING

EXIST. PARTITION WALL

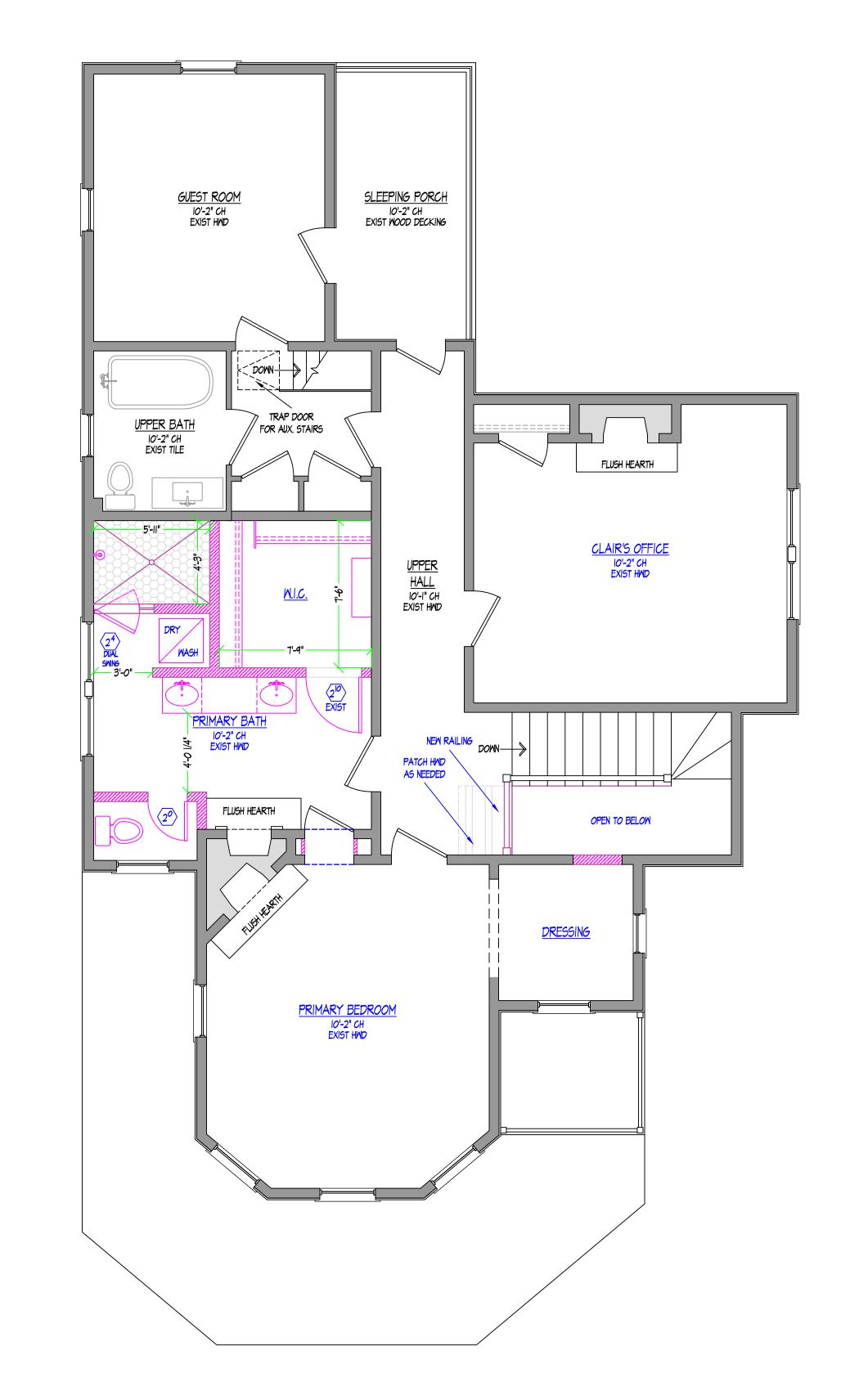
FIRST FLOOR

SCALE: 1/4" = 1'-0"

MCMANUS RESIDENCE 400 E KINGSTON AVE CHARLOTTE, NC 28203 CHARLOTTE IN-VIRONMENTS INC.
4730-D PARK ROAD
CHARLOTTE, NC 28209
(704)527-7700

SHEET

PROJECT



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CHARLOTTE, NC 28209
(704)527-7700

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PROJECT

MCMANUS RESIDENCE SECOND FLOOR SCALE: 1/4" = 1'-0"

MALL LEGEND

EXIST. PARTITION WALL

NEW PARTITION WALL

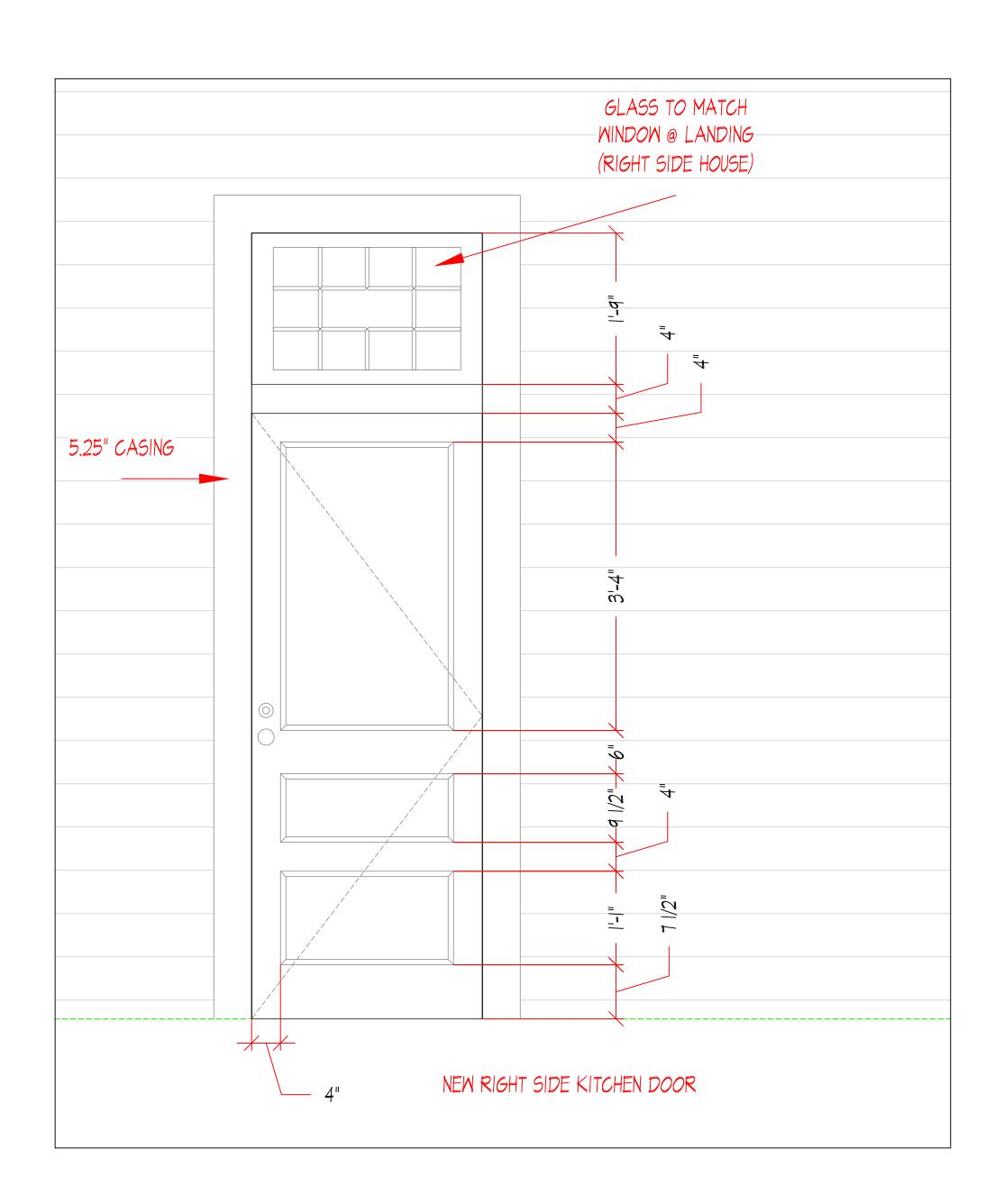
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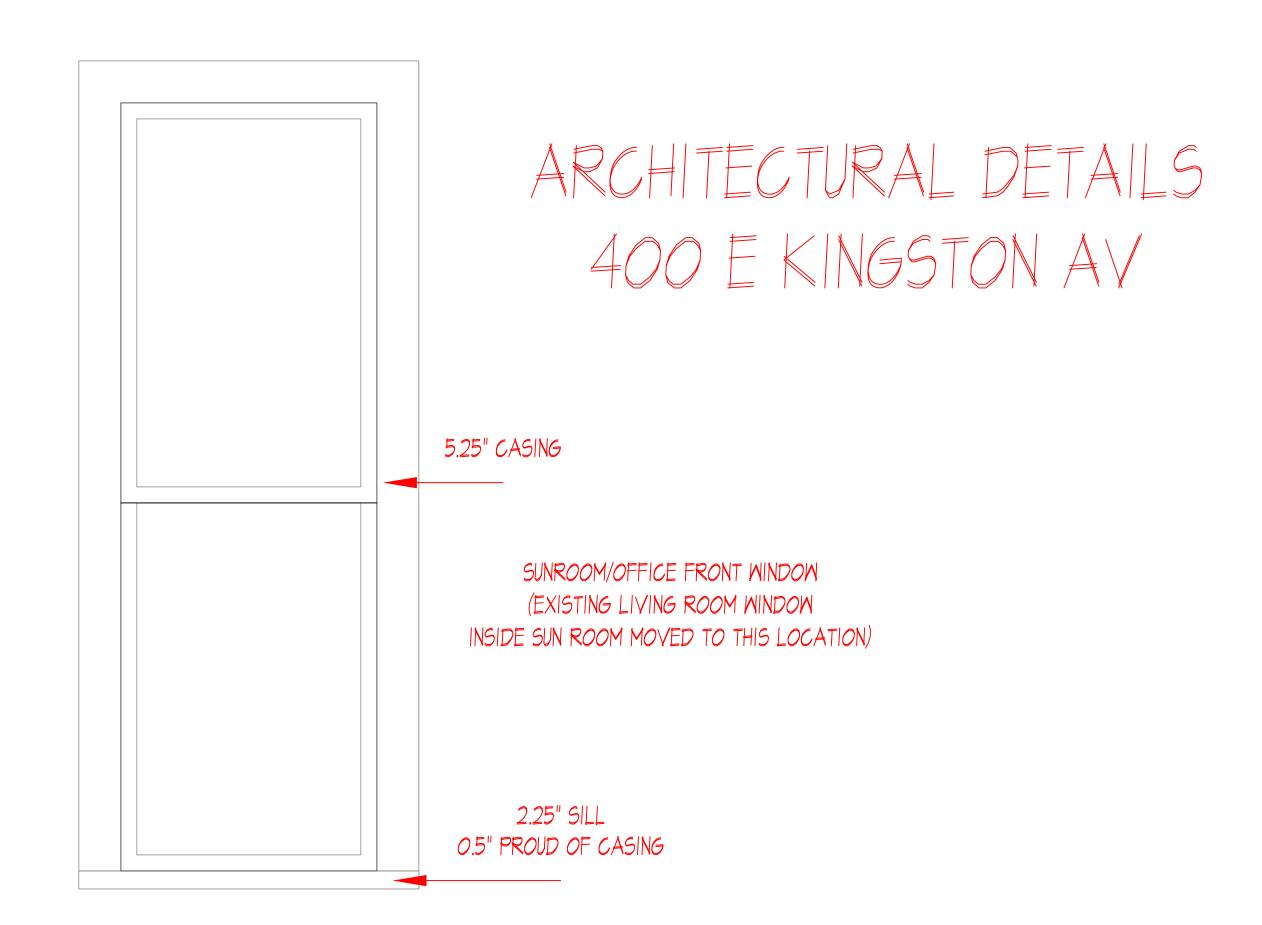
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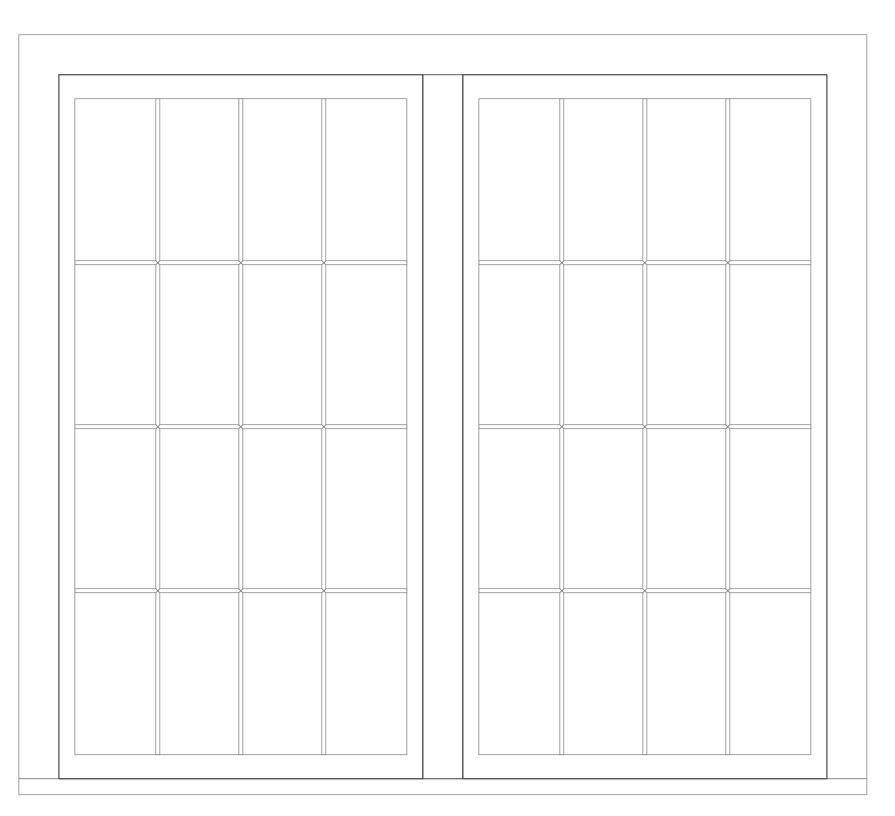
NEW BRICK VENEER

NEW EXTERIOR SIDING

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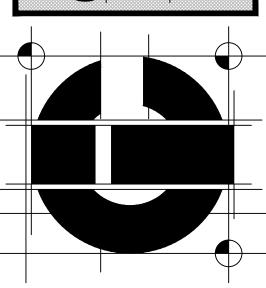




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CHARLOTTE IN-VIRONMENTS INC.
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All dimensions to be verified by general construction, fabrication and installation.

ARCHITECTURAL DETAILS

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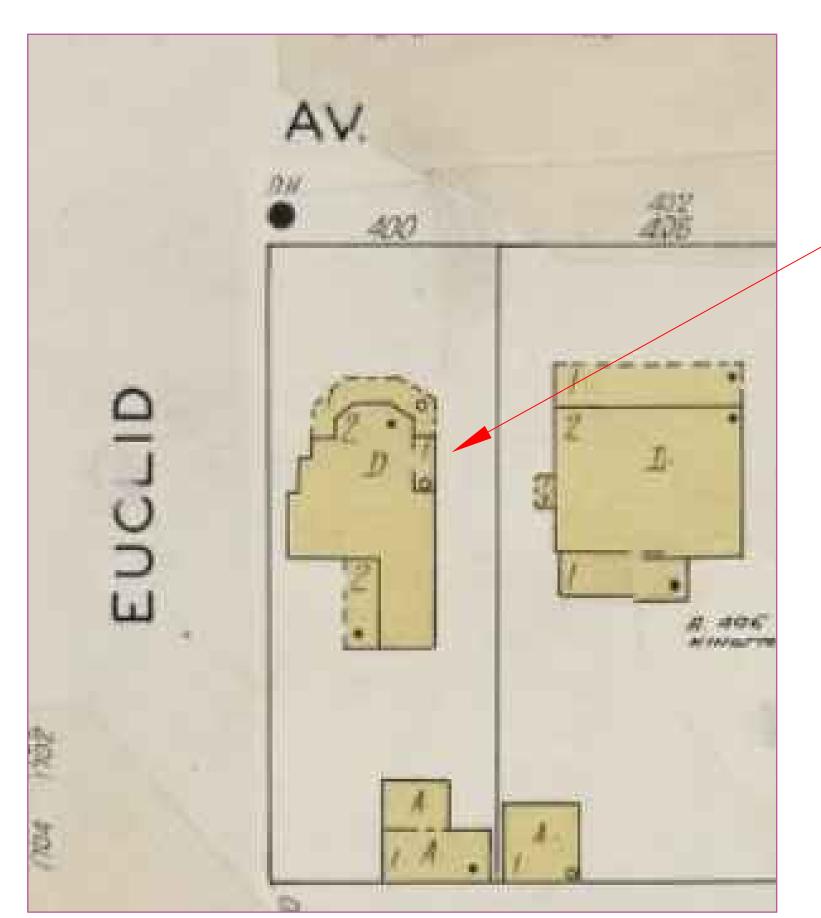
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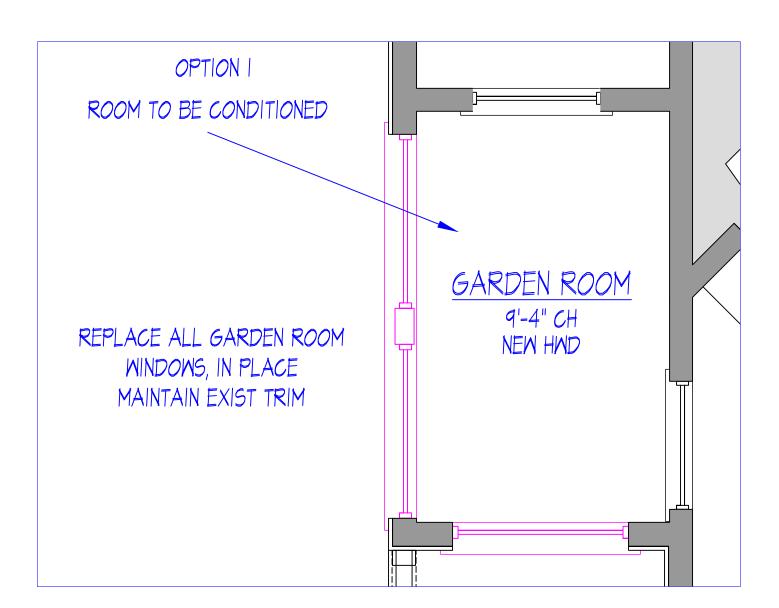
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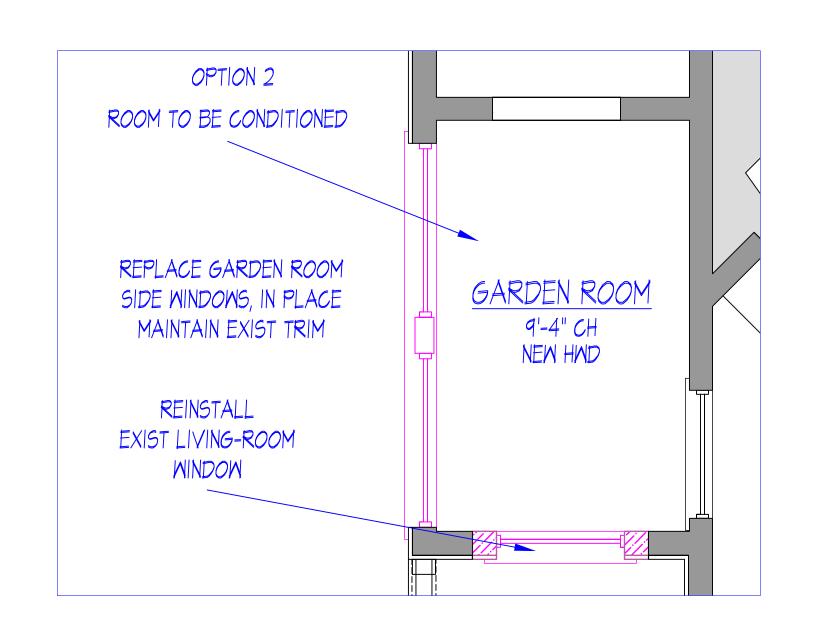
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1929 SANBORN MAP



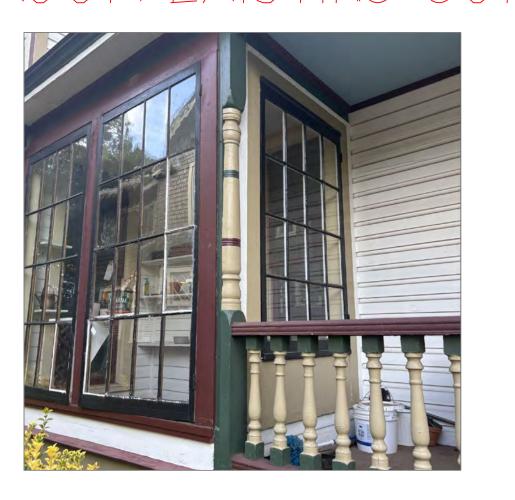
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GARDEN ROOM EXISTING CONDITIONS

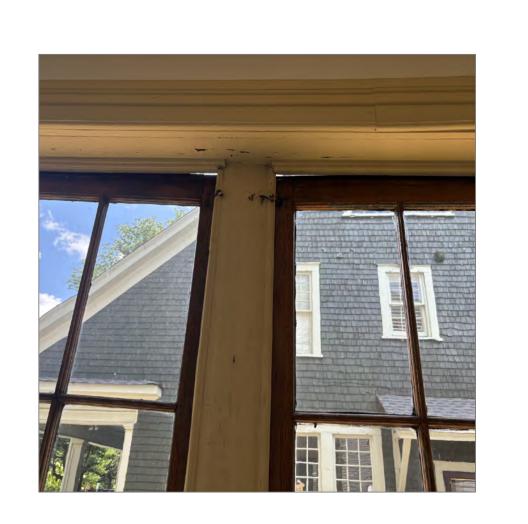


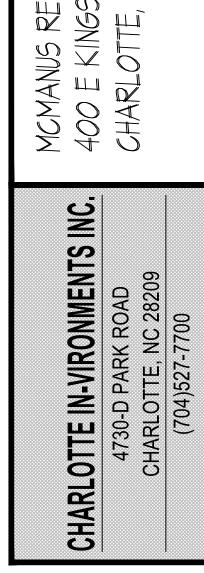




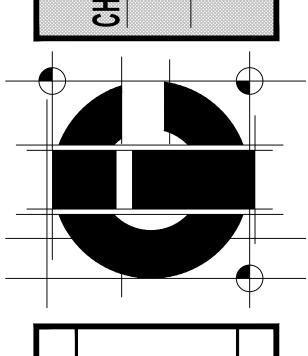








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