



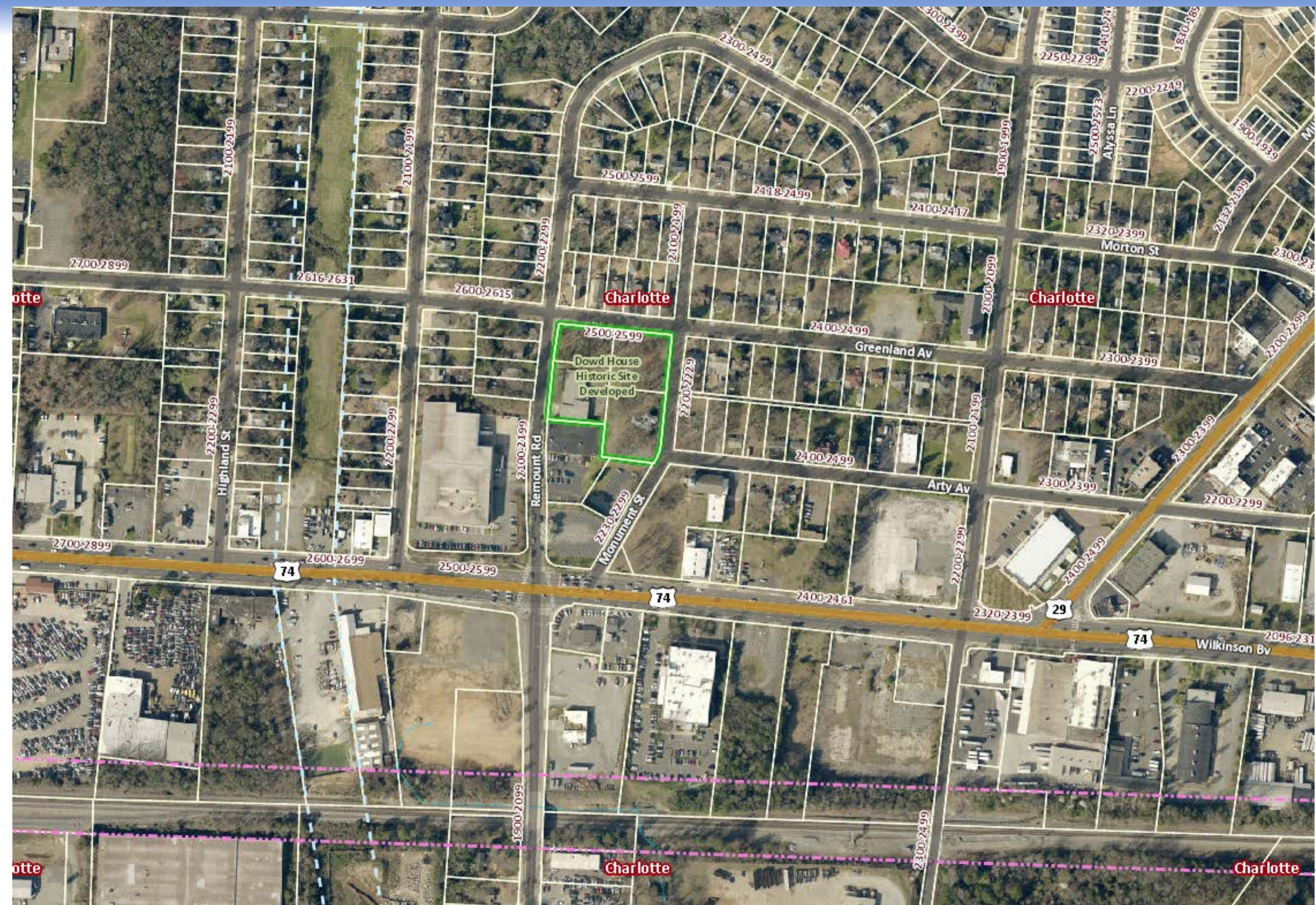
# Historic Dowd House and Fire Station 10

## Mecklenburg Board of County Commissioners

August 7, 2019



# Site Location





# Dowd House History

- **1879:** House built by James C. Dowd, a prominent Charlotte farmer
- **1917:** Camp Greene WWI Army base headquarters
- **1978:** House receives historic designation
- **1989:** Dowd House acquired by County from City of Charlotte



# Fire Station 10 History

- Designed by local architect, Charles Wearn Connelly (1905 – 1967)
- **1957**: Fire Station opened
- **2007**: Property acquired from City
- One of two modernist style fire stations remaining in Charlotte



# RFP Process and Response

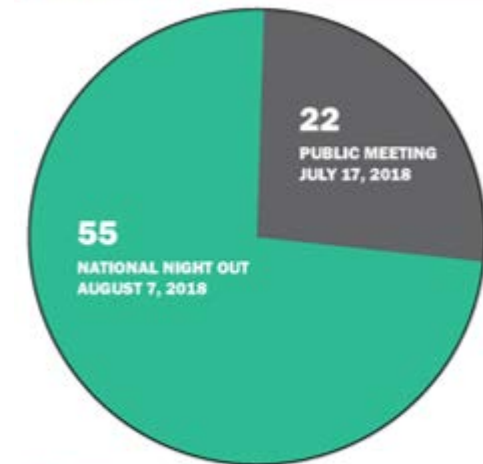
## Prior to RFP Release

- Expressions of Interest from the public in the properties
- County decided to release RFP to accept proposals from all interested parties
- Community engagement sessions held in Camp Greene neighborhood

## Goals of RFP

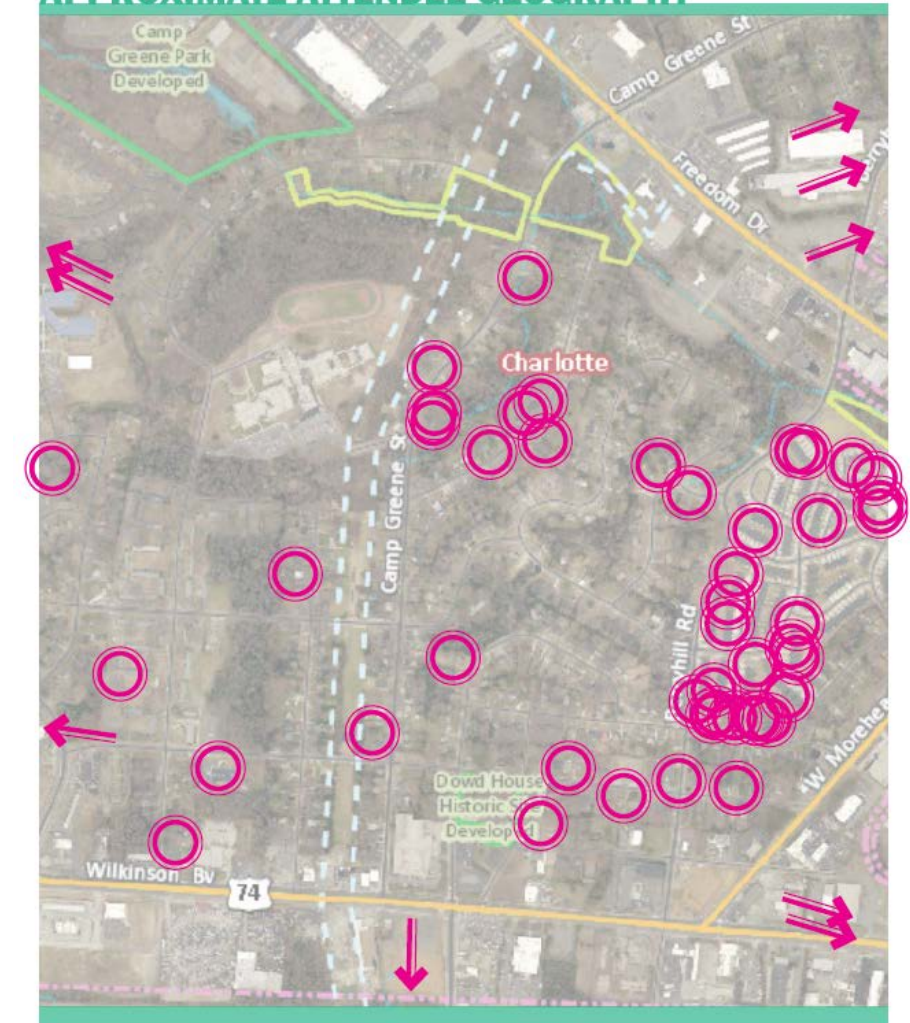
- Adaptive reuse of underutilized parcels
- Dowd House to remain accessible to the public
- Former Fire Station to become a community asset
- Historic designation on the properties
- Released September, 2018

## ATTENDANCE



**77 ATTENDEES**

## APPROXIMATE ATTENDEE GEOGRAPHY



**DOWD HOUSE SITE**  
PUBLIC FEEDBACK | JULY 17, 2018 + AUGUST 7, 2018

# Dowd House & Former Fire Station Adaptive Reuse Proposals



# Conceptual Dowd House Front Elevation



- OZF Properties, LLC proposed a real estate firm headquarters for the Dowd House

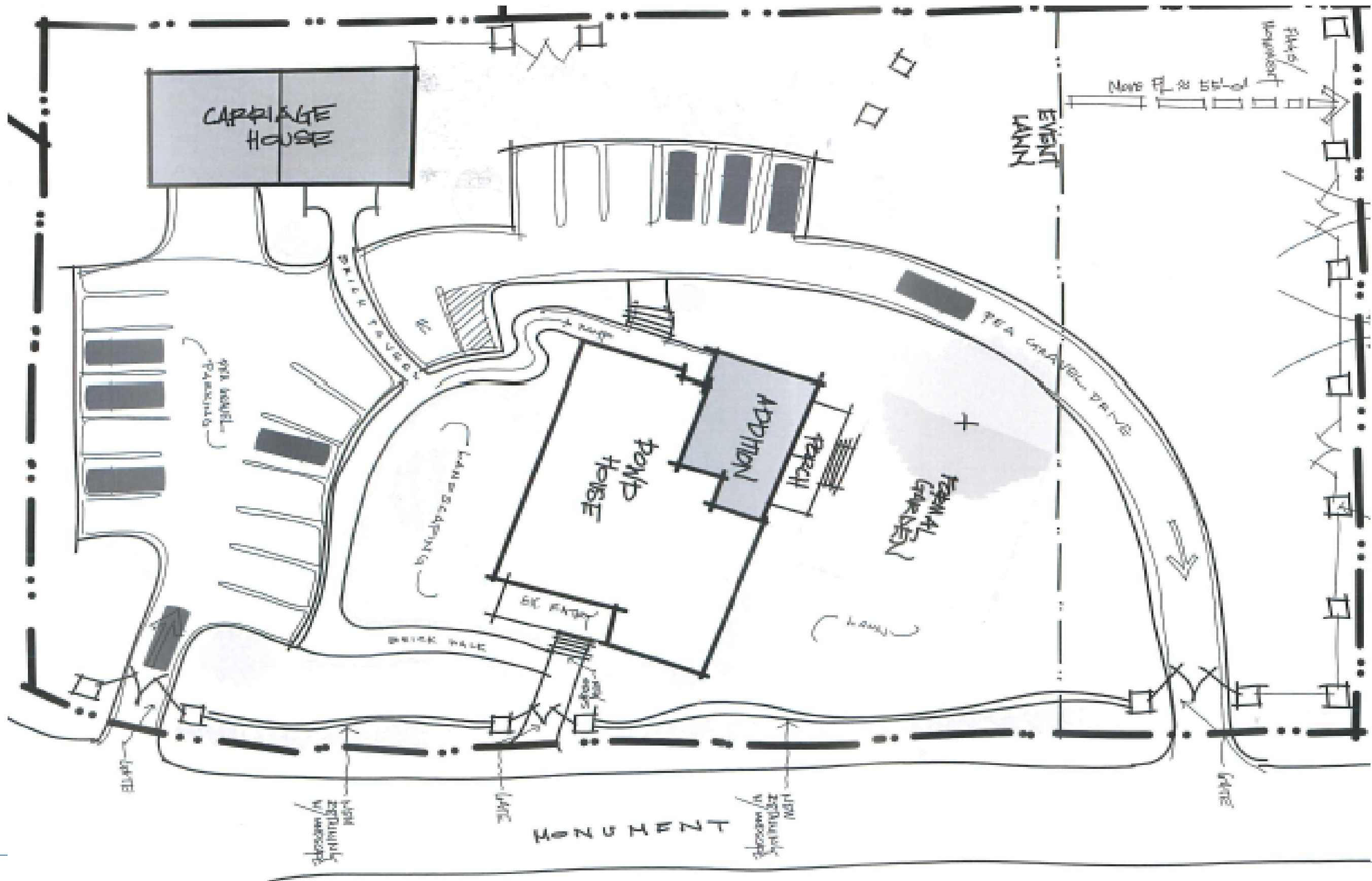
## County's Conditions

- Historic designation to remain in perpetuity
- Neighborhood monthly meetings at the property
- Neighborhood annual celebration at the property

**CONCEPTUAL PROPOSED**

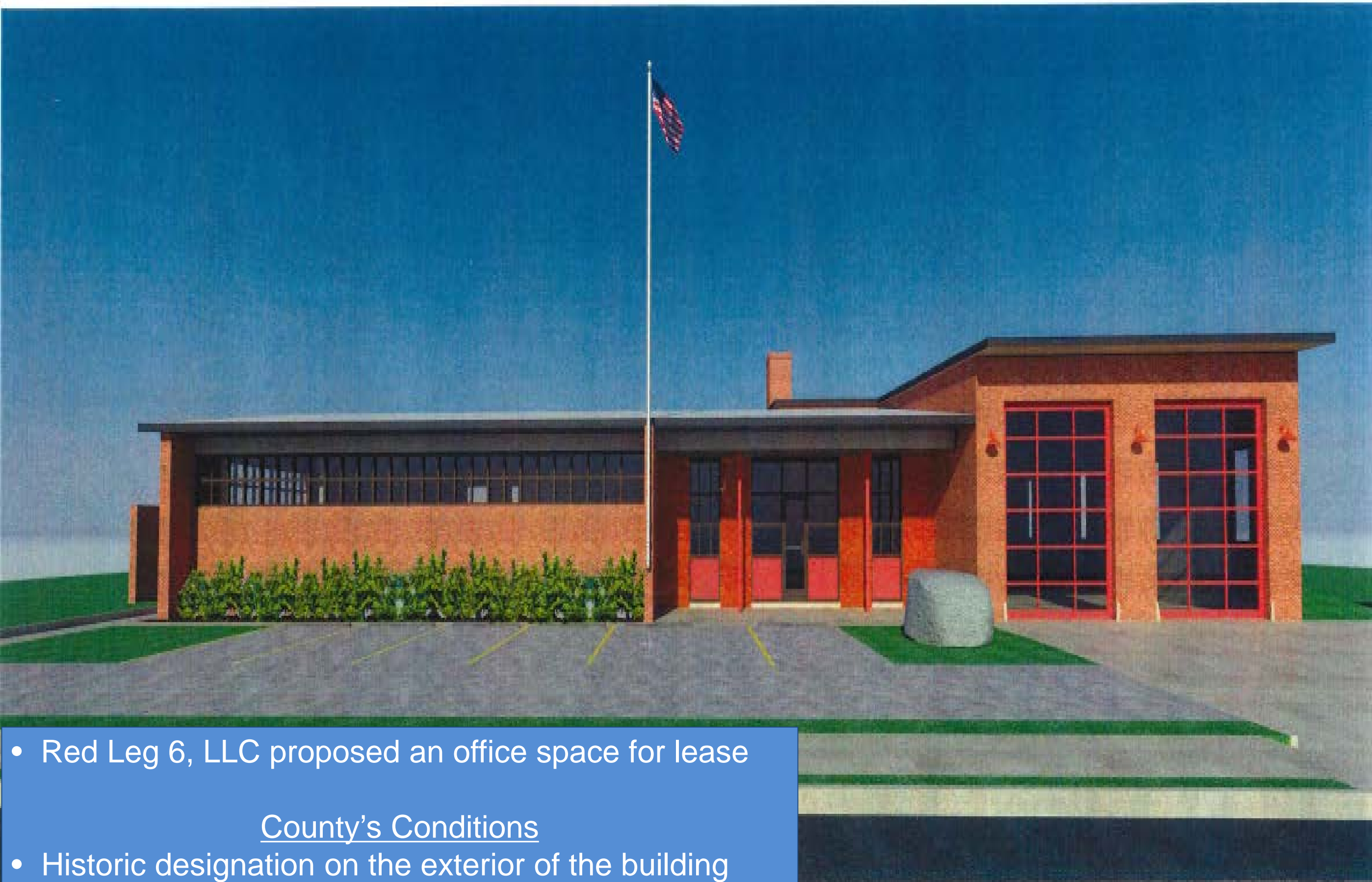
# Proposed Dowd House Configuration

This hand-drawn site plan illustrates the proposed layout for the Dowd House. The central feature is the 'DOWD HOUSE', a large rectangular building with a 'BRICK WALK' leading to its entrance. To the right of the main house is an 'ADDITION' and a 'Porch'. A 'Tennis (Gravel)' court is located to the right of the addition. The plan includes a 'CARRIAGE HOUSE' at the top left, a 'PICKET FENCE' along the top boundary, and a 'PEA GRAVEL DRIVE' on the right side. A 'LAWN' area is situated between the main house and the carriage house. The bottom boundary features a 'WIDE ZEPHYRUS w/ WINDSCREED' and a 'WIDE' area. The entire property is enclosed by a 'WIDE' boundary on the left and right sides. A 'WIDE' area is also indicated at the bottom right. The plan includes various annotations such as 'open gravel parking', 'Lawn Scaping', and 'BRICK WALK'.





# Conceptual Former Fire Station Front Elevation



- Red Leg 6, LLC proposed an office space for lease

## County's Conditions

- Historic designation on the exterior of the building

# County's Commitment: Park Improvements



# Conceptual Park Improvements



# Agreement Structure



# The Dowd House and Portion of Vacant Land

- Proposed Purchaser from HLC
  - OZF Properties, LLC
- Appraised Value
  - \$340,000 (Dowd House)
  - \$13,310 (Vacant Land; +/- 9,147 SF)
- Purchase Price
  - \$300,000 (Dowd House)
  - +/- \$13,310 (Vacant land, with final amount based on survey)
  - \$5,000 Earnest money
- Conditions to Purchase
  - Historic designation remain in place
  - Neighborhood Association allowed to have monthly meetings
  - Neighborhood Association allowed to have annual celebration





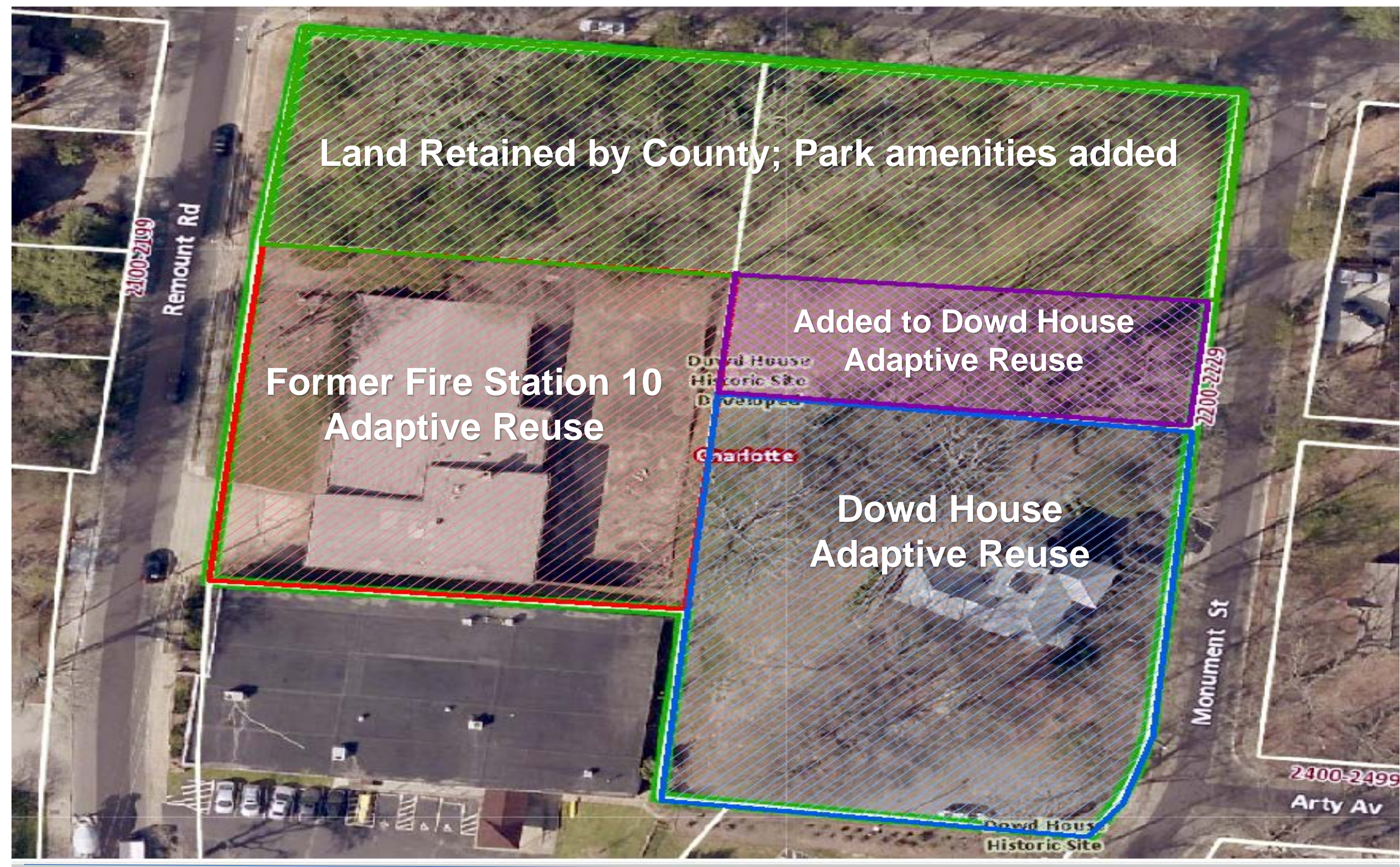
# Former Fire Station 10

- Proposed Purchaser from HLC
  - Red Leg 6, LLC
- Appraised Value = \$420,000
- Purchase Price
  - \$345,000
  - \$5,000 Earnest money
  - Environmental remediation price reduction
- Conditions to Purchase
  - Historic designation





# Configuration After Transactions





# Community Engagement Activity



# Community Engagement Events

## Prior to RFP Release

- Two Community engagement sessions held at Dowd House - July 17, 2018 & August 7, 2018

## Following Prospective Buyers Selection & Before May 21st Board Meeting

- 3<sup>rd</sup> Community engagement session held - May 9, 2019
  - **Results:** No consensus from the neighborhood to proceed with transactions

## Following May 21<sup>st</sup> Board Meeting

- 4<sup>th</sup> Community engagement session held - June 10, 2019
  - **Results:** 60% of attendees voted to proceed
- 5<sup>th</sup> Community engagement session held (Executive Board of neighborhood association) – July 16, 2019
  - **Results:** Executive Committee decided to proceed to full neighborhood association

## Neighborhood Association

- Historic Camp Greene Neighborhood Association (*association only*) – July 16, 2019
- **Results:** 80% of attendees voted to proceed

# Next Steps

- Completion of MOU with buyers and HLC
- City releases use restriction on land to be incorporated into Historic Dowd site
- HLC completes historic designation on fire station and land to be incorporated into Historic Dowd site
- County conveys properties to HLC
- Buyers file rezoning
- HLC conveys property to buyers upon satisfactory completion of MOU conditions
- Buyers proceed with renovations
- County proceeds with park improvements