Staff Report and Comments
Old Mount Carmel Baptist Church
412 Campus Street, Charlotte
Application for COA HLC210

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from application

This project is for the stabilization of an existing historic church property.

Exhibit B – Map
Exhibit C - Images
Exhibit D – Project plan

Based upon the information presented in the application, staff offers the

following suggested findings of fact:

- 1. The designation includes the sanctuary, the 1925 south addition to the sanctuary, and the land associated with tax parcel 069-011-04.
- 2. The building is in a high state of disrepair, endangering its basic integrity.
- 3. The proposed project would involve the removal of a significant amount of the building's interior framing and millwork.
- 4. The proposed project would stabilize and protect the building's shell and salvageable millwork and interior architectural elements.
- 5. The proposed project is not in conflict with STANDARDS #2 as the removal of original materials is necessary due to extreme deterioration.
- 6. The proposed project meets STANDARDS #5 as all materials that are practically salvageable are being preserved.

Staff suggests that the Commission approve the application with the following conditions:

- 1. All work shall be in accordance with attached drawings and plans.
- 2. All permits, variances, or approvals as required by law must be obtained before work may commence.
- 3. Staff will review and approve what original materials are left in place, salvaged, and disposed of.

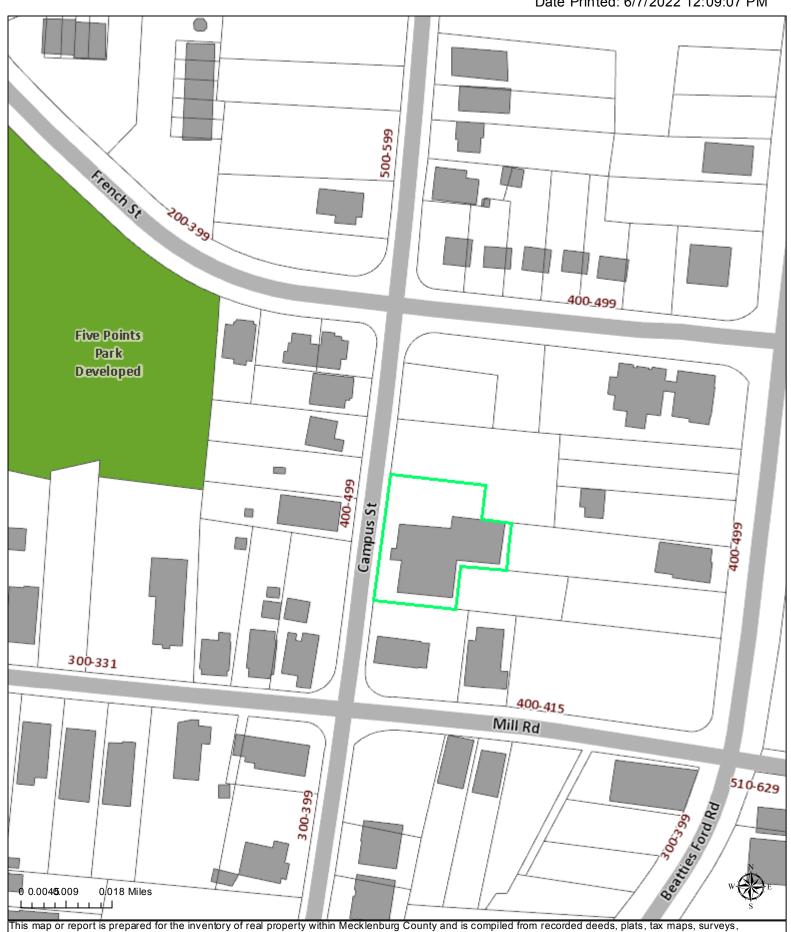
THE STANDARDS

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.

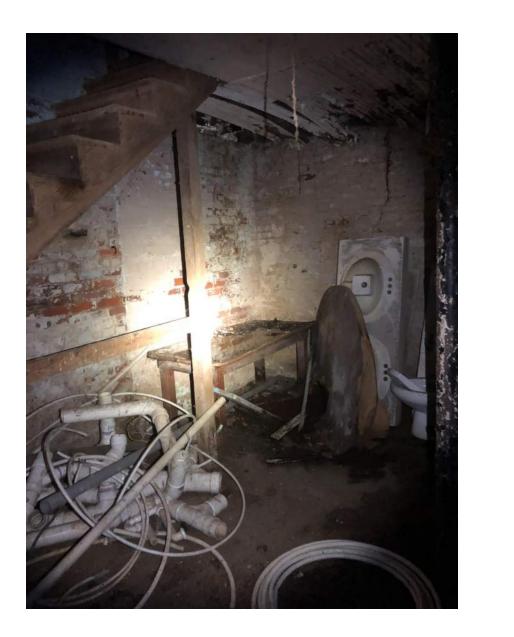
- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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 Mt Carmel EXHIBIT B

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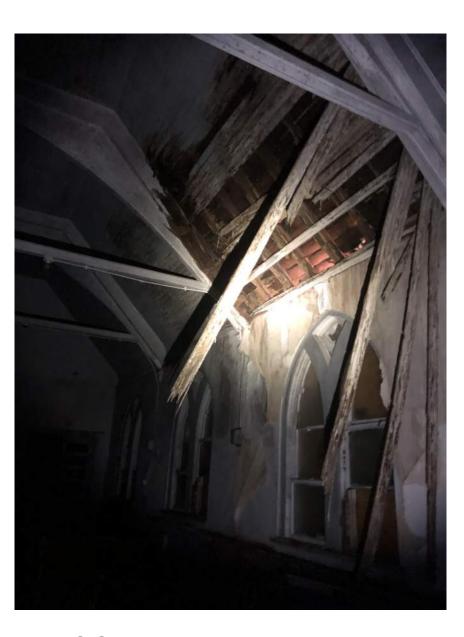
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



FLOOR FAILURE FROM BASEMENT



FLOOR FAILURE



ROOF FAILURE



EXISTING TRUSSES

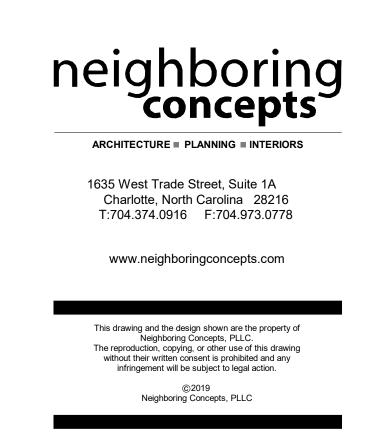


EXHIBIT C



TWO STORY CLASSROOM ADDITION -1947



ROOF FAILURE



EXISTING WINDOW



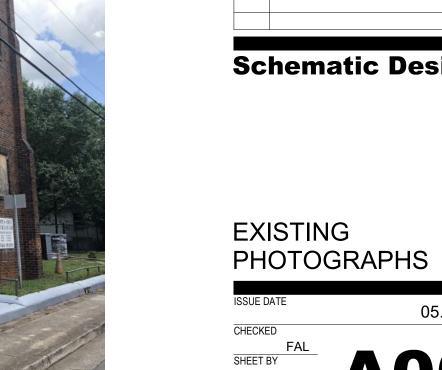
CHURCH STABILIZATION

MOUNT CARMEL

NOT FOR CONSTRUCTION



Schematic Design





FLOORING FAILURE



PASTOR'S STUDY ADDITION - 1935



CHURCH INTERIOR

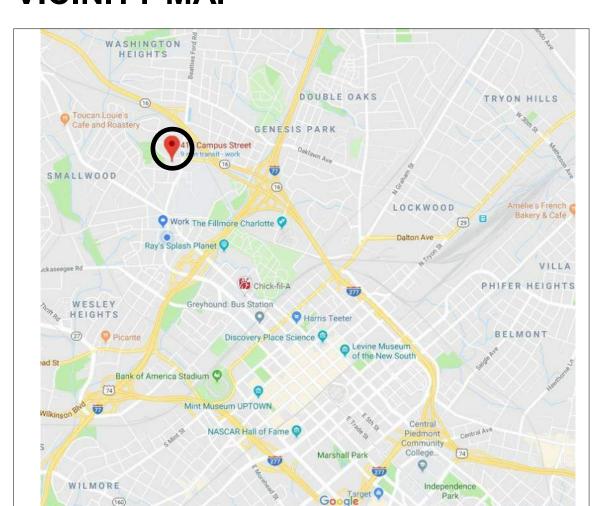


MOUNT CARMEL CHURCH STABILIZATION

EXHIBIT D

INDEX OF DRAWINGS

VICINITY MAP





Mechanical / Electrical / Plumbing Engineer

Civil Engineer

Structural Engineer Stewart Inc

101 N. Tryon St, Suite 1400 Charlotte, NC 28202 704.334.7925

Owner Johnson C. Smith University

100 Beatties Ford Road Charlotte, NC 28216 704.330.1408

Architect

Johnson C. Smith University

Neighboring Concepts 1635 W. Trade Street, Suite 1A Charlotte, NC 28216 704.374.0916



1230 West Morehead Street, Suite 204 Charlotte, North Carolina 28208 T:704.374.0916 F:704.342.3808

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|--|---|--|--|---|--|--|--|--|---|--|---|--|-----------------------------|
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| (see exce | ptions). | | • | | | | | | • | | | | |
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| e sum of the ratios of the actual floor area of each | | | Emergency Lighting: Exit Signs: Fire Alarm: | | | | | | | | • | | |
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| | | | N. PLUMBING F | | | | | | | | | | |
| | | | OCCUPANCY | - | | | | 1.4 | ۱/۸۲۰۵۱۲۰ | | | DOINIIAINA | 2 50' |
| | | USE GROUP AND/OR SPACE DESIGNATION | WATERCL MALE | FEMALE | - | RINALS | MALE | LAVATORIES MALE FEMA | | HOWER / TUBS | DRINKING REGULAR | | |
| | | | 6th Floor | . WALE | · · | 0 | | . WALE | FEIVIAI | | | REGULAR | + |
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| | | | 4th Floor 3rd Floor 2nd Floor | | | | | | | | | | \pm |
| | | | Mezzanine 1st Floor | | | _ | | | | | | | + |
| | | | Basement | | | | | | | | | | 丰 |
| IL# DES | IGN# SH | IEET # FOR SHEET # | TOTAL | . | | 1 | | | | | | | |

| | | | | DESIGNATION | MALE | FEMALE | URINALS | MALE | FEMALE | SHOWER S/ TUBS | REGULAR | ACCESSIBLE |
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| | | | | 6th Floor | | | | | | | | |
| | | | | 5th Floor | | | | | | | | |
| | | | | 4th Floor | | | | | | | | |
| | | | | 3rd Floor | | | | | | | | |
| | | | | 2nd Floor | | | | | | | | |
| | | | | Mezzanine | | | | | | | | |
| | | | | 1st Floor | | | | | | | | |
| | | | | Basement | | | | | | | | |
| L#) T# | DESIGN # FOR RATED ASSEMBLY | SHEET # FOR RATED PENETRATION | FOR RATED | O. SPECIAL AP | PPROVALS | | | | | | | |
| | | | | SPECIAL APPROVAL | L: (Local Jurisdic | ction, Departme | ent of Insurance, | OSC, DPI, DH | IHS, ICC, etc. , o | describe below) | | |
| | | | | • | | | | | | | | |
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| | | | | SCHEDULE OF SPE | CIAL INSPECT | TIONS ■ No | special inspect | tions required | for this project | : ☐ Special i | nspections requ | uired |
| | | | | The following sheets | comprise the re | equired schedule | e of Special Insp | ections for this | project. | | | |
| | | | | The construction divis | | | | | | | | |
| | | | | ☐ IT-1 Verification | n of Soils | ☐ IT-7 Pre- | cast Concrete | Erection | □IT | -13 High Stre | ngth Bolts & St | eel Framing Insp. |
| | | | <u> </u> | ☐ IT-2 Excavation | n and Fill | ☐ IT-8 Pre- | stressed Conc | rete | | _ | Fire-Resistance | • • |
| | • | | • | ☐ IT-3 Piling and | Drilling Piers | ☐ IT-9 Insp | ection of Pre-C | Cast Fabricato | rs 🗆 IT | -15 Exterior I | nsulation and F | inish system |
| | | • | • | ☐ IT-4 Modular Re | etaining Walls | ☐ IT-10 Insp | ection of Struc | tural Steel Fa | bricators 🗆 IT | -16 Seismic F | Resistance | |
| | | | • | ☐ IT-5 Reinforced | l Concrete | ☐ IT-11 Stru | ctural Masonry | • | | -17 Smoke Co | ontrol | |
| | | | | ☐ IT-6 Post Tensi | on Slab | ☐ IT-12 Weld | ding | | □ IT | -18 Detention | Basin | |
| | | | • | | | | | | | -19 Special C | ases | |
| | | | | CHAPTER 17 Specific | c Special Inspet | tions: | | | | | | |
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ACTUAL SHOWN ON PLANS (%)

U-Value of skylight

Description of assembly

U-Value of total assembly

U-Value of assembly

shading coefficient

Door R-Value

Description of assembly

Description of assembly

U-Value of total assembly

R-Value of insulation

LOORS SLAB ON GRADE

Description of assembly

R-Value of insulation

slab heated

U-Value of total assembly

LOCATED ON MECHANICAL SHEET:

NO YES REFER TO SHEET NUMBER:

LOCATED ON ELECTRICAL SHEET:

NO
YES REFER TO SHEET NUMBER:

S. ELECTRICAL SUMMARY (NCECC 505)

R-Value of insulation

U-Value of total assembly

projection factor (PF)

R-Value of insulation

☐ N/A Assumed and real property line locations

□ N/A Clear exit widths for each exit door

☐ N/A Actual occupant load for each exit door

□ N/A Location of emergency escape windows (1030)

TOTAL

ACCESSIBLE

UNITS

PROVIDED

TOTAL#

ACCESSIBLE

PROVIDED

DRINKING FOUNTAINS

□ N/A The square footage of each fire area (202)

☐ N/A Location of doors equipped with hold-

P. ENERGY SUMMARY **BUILDING ENVELOPE: ENERGY REQUIREMENTS:** The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs. allowable annual energy cost budget. EXISTING BUILDING ENVELOPE COMPLIES WITH CODE \square NO \square YES CLIMATE ZONE: (North Carolina Energy Conservation Code NCECC 301.1) ☐ 3A ☐ 4A ☐ 5A METHOD OF COMPLIANCE: □ Prescriptive (ASHRAE 90.1) □ Prescriptive ☐ No change to Building Envelope ☐ Performance (ASHRAE 90.1) ☐ Performance **THERMAL ENVELOPE:** (NCECC Chapter 4 and or 5) ROOF/CEILING ASSEMBLY (each assembly) Code Allowable Max. or Min. Description of assembly Shingle roof on wood framing U-Value of total assembly R-Value of insulation Skylights in each assembly

total square footage of skylights in each assembly EXTERIOR WALLS (each assembly) Existing masonry to remain Openings (windows or doors with glazing) WALLS BELOW GRADE (each assembly) Existing masonry to remain FLOORS OVER UNCONDITIONED SPACE (each assembly) Existing flooring to be demolished Existing to remain Horizontal/vertical requirement Q. STRUCTURAL DESIGN LOCATED ON STRUCTURAL SHEET:

NO YES REFER TO SHEET NUMBER: R. MECHANICAL SUMMARY (NCECC 503)

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NOT FOR

MOUNT CARMEL CHURCH **STABILIZATION**

| No. | Description | Date |
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Schematic Design

BUILDING CODE SUMMARY

05.05.2022 CHECKED

Storage > 100 sf

* Indicate section number permitting reduction.

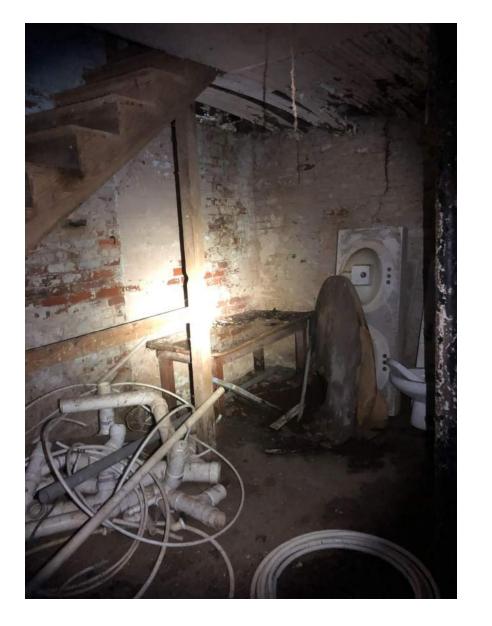
> 400,000 btu's

Boiler Rooms with > 15psi and 10 hp Refrig. Machine Rm

Tenant Separation

Separation

Incidental Use Furnace Rm



FLOOR FAILURE FROM BASEMENT



FLOOR FAILURE



ROOF FAILURE



EXISTING TRUSSES



TWO STORY CLASSROOM ADDITION -1947



ROOF FAILURE



EXISTING WINDOW



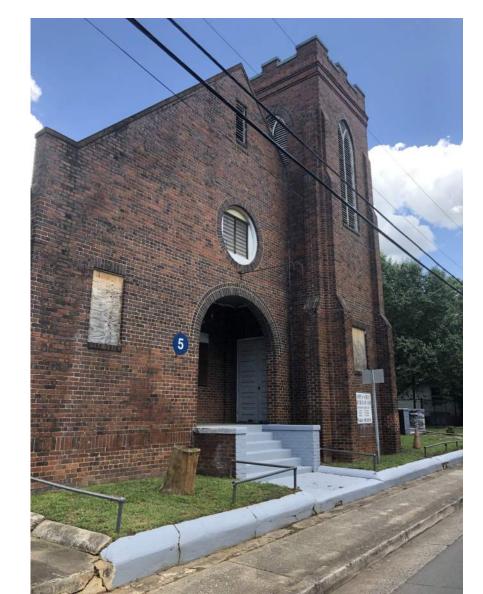
FLOORING FAILURE



PASTOR'S STUDY ADDITION - 1935



CHURCH INTERIOR



CHURCH EXTERIOR - MAIN ENTRY



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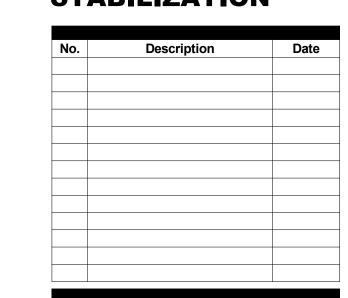
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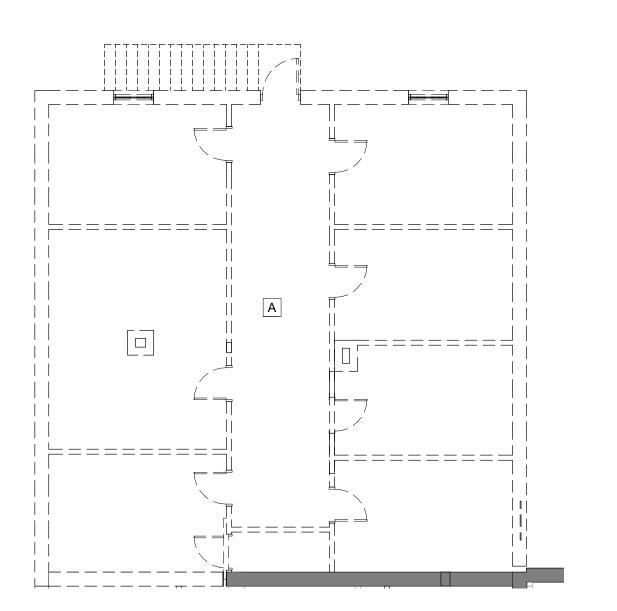


Schematic Design

EXISTING PHOTOGRAPHS

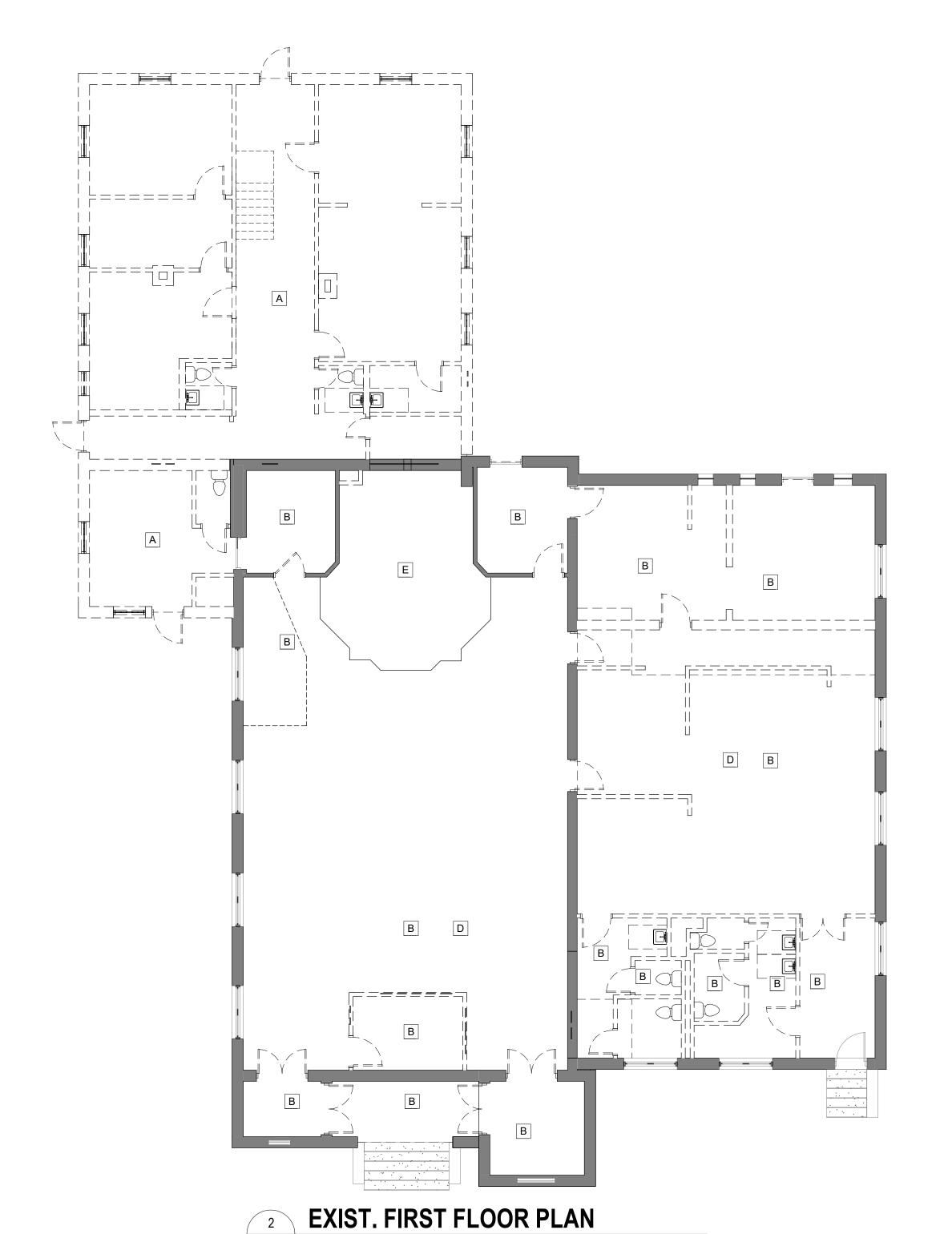
ISSUE DATE





EXISTING SECOND FLOOR PLAN D101

SCALE: 1/8" = 1'-0"



R.E. = 1/ARA201

SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES

DEMOLITION NOTES GC IS RESPONSIBLE FOR COMPLETE SCOPE OF DEMOLITION (EXCEPT FOR HAZ-MAT ABATEMENT) AND MUST COORDINATE WITH ALL REGULATORY AGENCIES AND UTILITY COMPANIES. IF HAZARDOUS MATERIAL IS

ENCOUNTERED, GC SHALL NOTIFY THE OWNER IMMEDIATELY.

CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS. ALL DEMOLITION OF UTILITIES SHALL BE SEALED IF TAPPED AT PRIMARY DISTRIBUTION LOCATIONS UNLESS

OTHERWISE NOTED. INTERIOR DEMOLITION CONSISTS OF REMOVING AS INDICATED; ALL FINISHES INCLUDING BASES, DOORS AND FRAMES, ALL CABINET WORK, SHELVING AND ALL OTHER ITEMS INDICATED OR REQUIRED TO PREP BUILDING FOR

INTERIOR CONSTRUCTION. GC SHALL FIELD VERIFY ALL CONDITIONS. SEE STRUCTURAL DRAWINGS FOR THEIR RESPECTIVE NOTES REGARDING SPECIFIC ITEMS TO BE REMOVED.

SEE STRUCTURAL FOR ALL STRUCTURAL BRACING REQUIREMENT. COORDINATE THESE REQUIREMENTS WITH THE DEMOLITION OF ITEMS INDICATED. ALL MEP SYSTEMS WILL BE DEMOLISHED BACK AND CAPPED AT THE POINT OF BUILDING ENTRY.

COORDINATE DEMOLITION AS REQUIRED WITH RENOVATION PLANS. SEE DRAWINGS FOR ANY ITEMS TO BE REMOVED CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES. DEMOLISH ALL ABANDONED UTILITIES PER ARCHITECTURE + STRUCTURAL DOCUMENTS. PROPERLY MAINTAIN/PROTECT EXISTING UTILITIES TO REMAIN BEFORE

PROCEEDING WITH DEMOLITION PLANS. 10. DO NOT DEMOLISH ANY STRUCTURAL MEMBERS EMBEDDED IN WALLS, FLOORS OR CEILINGS UNLESS SPECIFICALLY

NOTED OTHERWISE IN THE STRUCTURAL DOCUMENTS. I. PROTECT BUILDING STRUCTURE AND INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGES. 12. PROTECT WALLS, CEILING, FLOORS, AND EXPOSED FINISHES THAT ARE TO REMAIN. ERECT AND MAINTAIN DUST

PROOF PARTITIONS IF NECESSARY. COVER AND PROTECT FIXTURES, FURNISHINGS, AND EQUIPMENT THAT ARE TO REMAIN. 13. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS AS REQUIRED. USE CUTTING

MEASURES THAT ARE LEAST LIKELY TO DAMAGE EXISTING STRUCTURE AND ADJOINING AREAS. 14. PATCH AND REPAIR ALL HOLES THAT HAVE BEEN DAMAGED DURING CONSTRUCTION. 15. THE GC IS TO SALVAGE ALL EXISTING INTERIOR DOORS, TRIM, AND EXISTING PEWS FOR STORAGE AND REUSE IN THE

DEMOLITION KEY NOTES

FORTHCOMING ADAPTIVE REUSE PROJECT.

- REMOVE THE EXISTING BUILDING ADDITION IN ITS ENTIRETY INCLUDING, BUT NOT LIMITED TO, THE EXISTING STRUCTURAL FRAME, EXISTING MEP SYSTEMS, AND FOUNDATIONS. CAREFULLY DEMOLISH AS REQUIRED THOSE COMPONENTS THAT ARE ATTACHED TO THE EXISTING BUILDING TO REMAIN.
- REMOVE THE EXISTING FLOORING SYSTEM. COORDINATE WITH STRUCTURAL FOR LATERAL SUPPORT. PROVIDE TEMPORARY LATERAL SUPPORT AS REQUIRED.
- REMOVE EXISITNG STAIR
- REMOVE EXISTING ROOFING AND ROOF FRAMING ABOVE SEE STRUCTURAL
- PRESERVE THE EXISTING RAISED FLOOR PLATFORM. THE DESIGN TEAM TO REVIEW THE CONCEALED FLOORING CONDITION TO DETERMINE IFTHE

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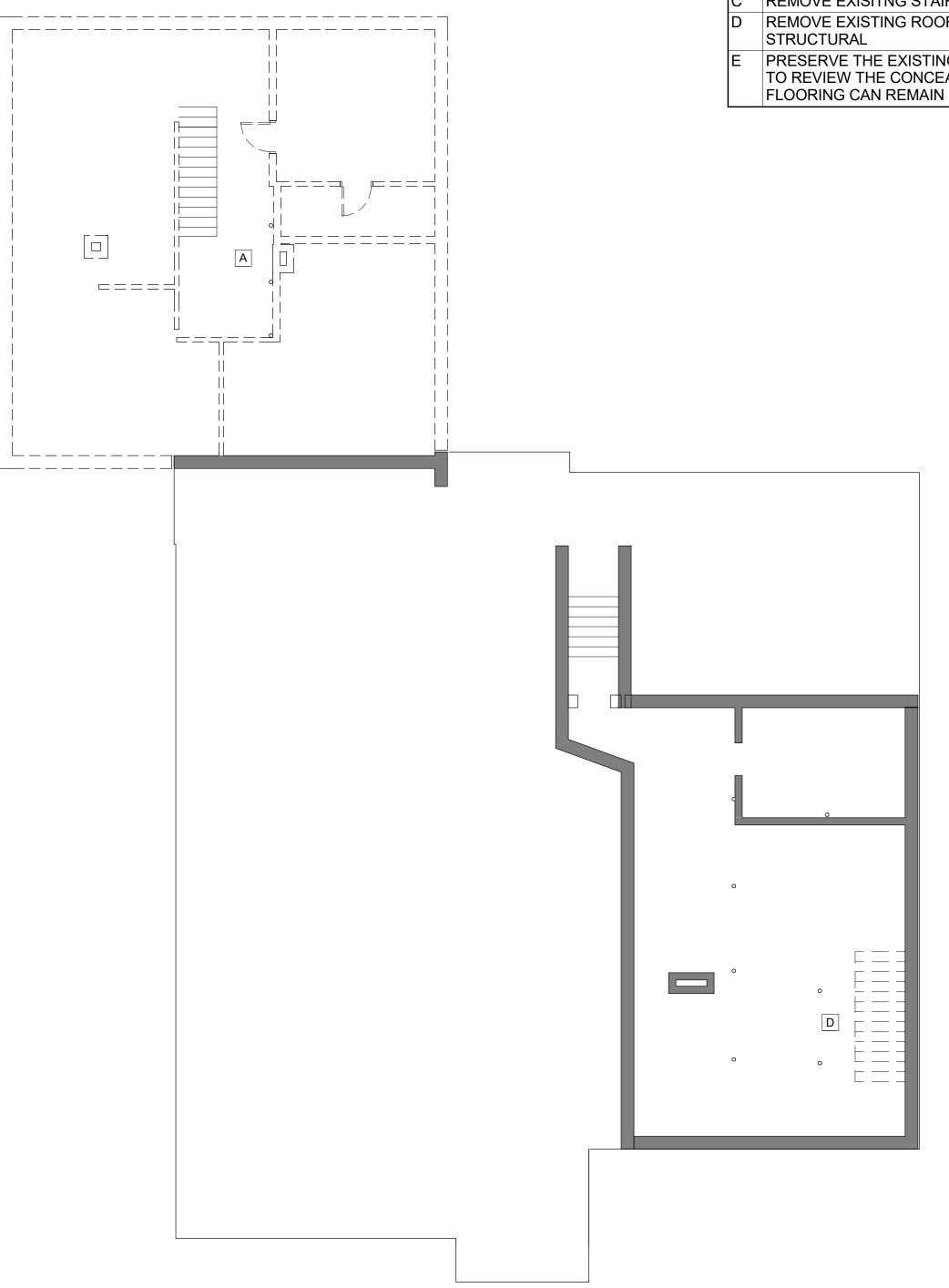
MOUNT CARMEL CHURCH STABILIZATION



Schematic Design

EXISTING / DEMO FLOOR PLANS

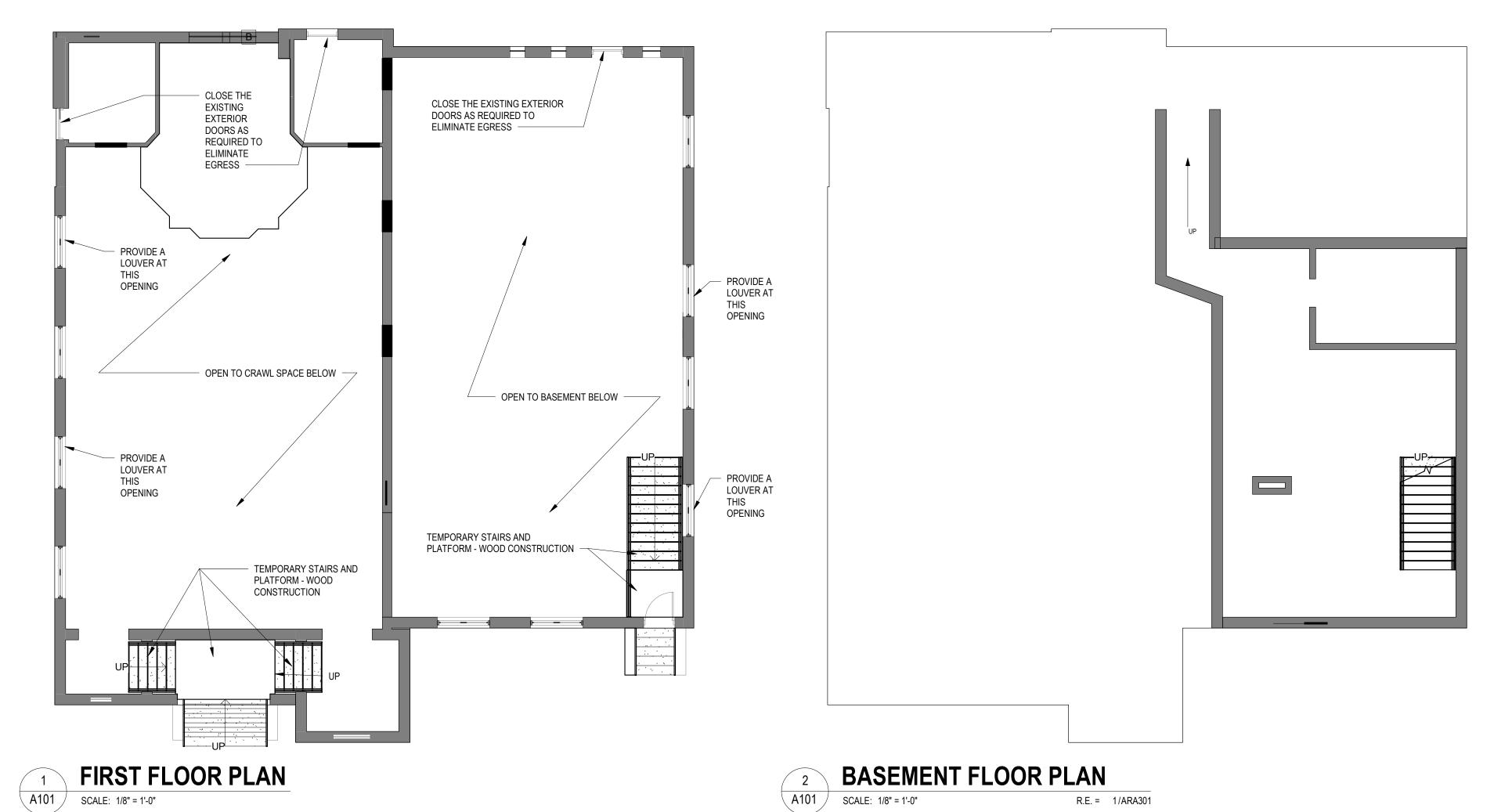
05.05.2022



EXISTING BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

R.E. = 1/ARA301



GENERAL SYMBOL LEGEND SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS **EXTERIOR ELEVATION** Sheet No. Sequence SHEET ———— Sheet Type Discipline INTERIOR **ELEVATION** NORTH ARROW SECTION DETAIL DETAIL 1 SHEET A501 **ENLARGED VIEW** Room name **ROOM TAG** 101 101 DOOR TAG SF 01 STOREFRONT / **ELEVATION CURTAINWALL TAG** MARKERS 1t WINDOW TAG SECTION PARTITION TAG MARKERS PARTITION TYPE **REVISION TAG** HEIGHT KEYNOTE REVISION CLOUD CENTER LINE WASHROOM FLOW ARROW ACCESSORY TAG

GENERAL NOTES

DOOR AND HARDWARE NOTES

INCLUDE ALL NEW HARDWARE.

STAIRS ARE PROVIDED

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES

INDICATED TO BE CLOSED FROM EGRESSS

1. GC TO COORDINATE WITH VENDORS/INSTALLERS OF OWNER PROVIDED EQUIPMENT,

FURNITURE, AND TELE-DATA ITEMS REGARDING DELIVERIES AND SCHEDULES.

2. TYPICAL DIMENSIONS ARE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.

ENSURE THAT THE EXISTING EXTERIOR DOORS TO REMAIN EITHER:

1. ASSUME ALL DOORS SHOWN SHALL BE NEW BUT TO MATCH EXISTING STYLE, AND SHALL

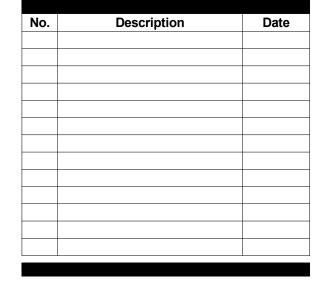
A. PROVIDE ACCESS INTO THE BUILDING FOR THE DOORS WHERE PLATFORMS AND

B. OR, PROVIDE A TEMPORARY BARRIER FOR ANY GENERAL PUBLIC ACCESS FOR DOORS

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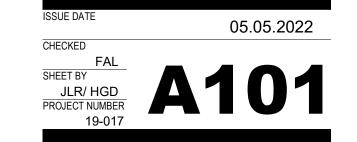
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MOUNT CARMEL CHURCH STABILIZATION



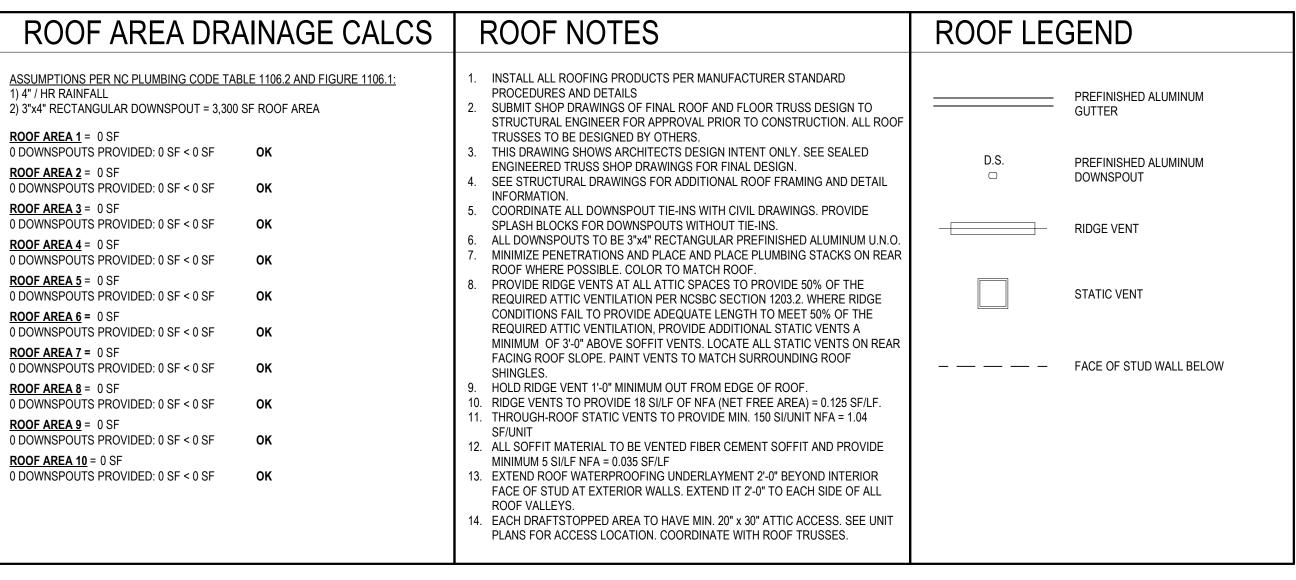
Schematic Design

PROPOSED FLOOR PLANS



ROOF PLAN

A151 SCALE: 3/16" = 1'-0"



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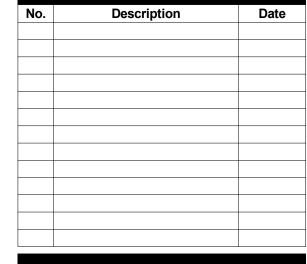
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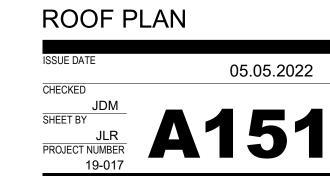
GENERAL NOTE: GC TO FIELD VERIFY ALL EXISTING ROOF CONDITIONS, CONSTRUCTION, AND SLOPES. BASE BID WILL BE TO PROVIDE ALL NECESSARY CONSTRUCTION AND MATERIALS THAT WILL MATCH BACK THE EXISTING EXTERIOR AESTHETICS AS THIS IS A HISTORIC PROPERTY.

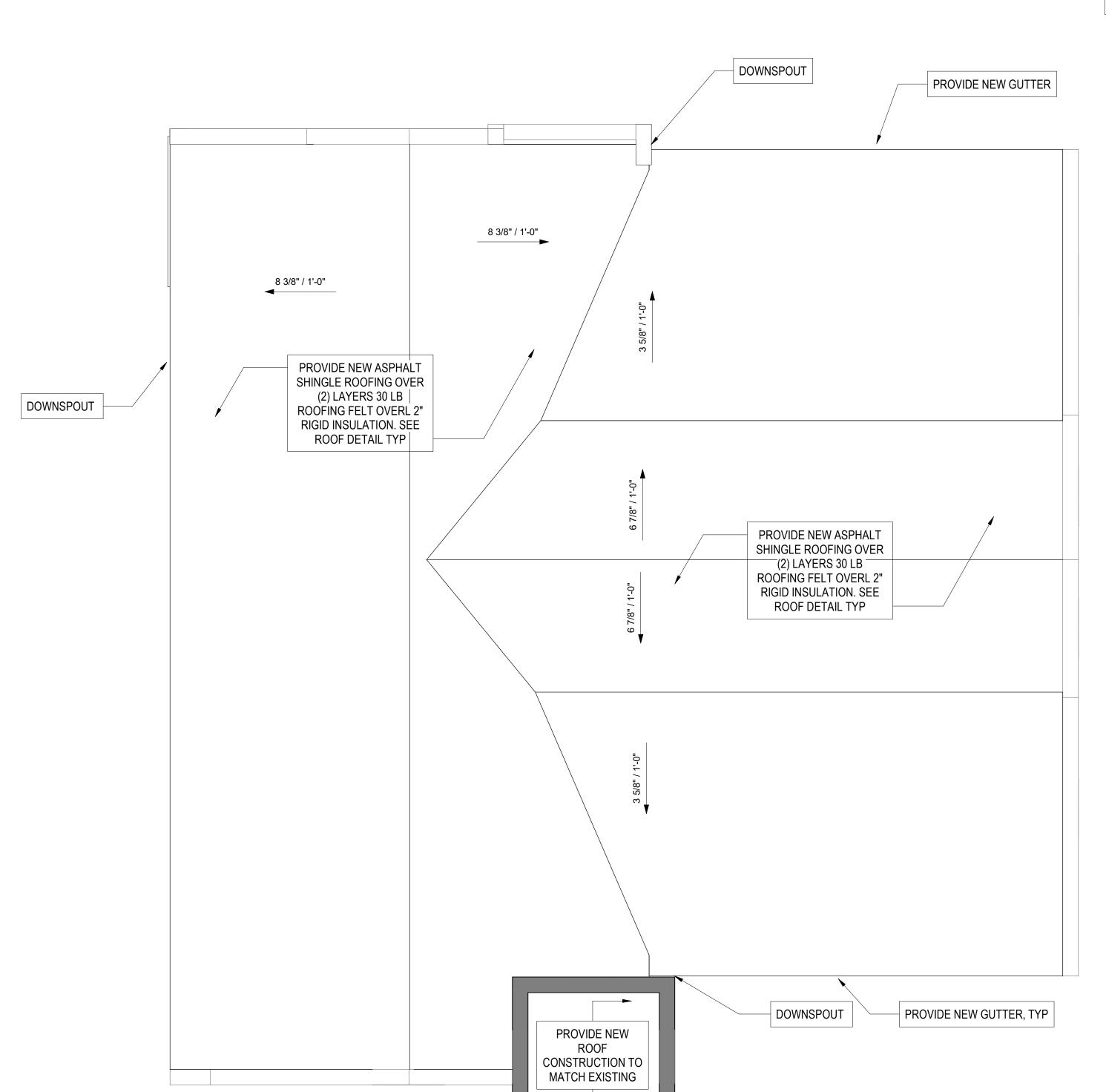
NOT FOR CONSTRUCTION

MOUNT CARMEL CHURCH STABILIZATION



Schematic Design





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1 EXISTING BASEMENT FOUNDATION PLAN 3/16" = 1'-0"
NOTES:

1. FOR GENERAL NOTES AND ABBREVIATIONS, SEE S001.

2. ALL EXISTING STRUCTURE TO BE DEMOLISHED. EXISTING BASEMENT/FOUNDATION WALLS TO

3. ALL NEW WOOD FRAMING TO BE PRESSURE TREATED.

MOUNT CARMEL CHURCH STABILIZATION

| No. | Description | Date |
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BASEMENT FOUNDATION PLAN

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1 FOUNDATION PLAN 3/16" = 1'-0" NOTES:

- 1. FOR GENERAL NOTES AND ABBREVIATIONS, SEE S001.
- 2. ALL EXISTING STRUCTURE TO BE DEMOLISHED. EXISTING BASEMENT/FOUNDATION WALLS TO REMAIN.

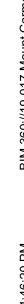
3. ALL NEW WOOD FRAMING TO BE PRESSURE TREATED.

MOUNT CARMEL CHURCH **STABILIZATION**



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FOUNDATION PLAN



CONNECTION WOOD TRUSS В W10x12 1 3/4x7 1/4 LVL ROOF PURLIN @ 24"OC WOOD TRUSS A 29'-7" 13'-11" 2'-9" 5'-3" 1'-8" 14'-1" 17'-11" 22'-11" 6 7 (8) (9)

OBSERVED ISSUES

- 1. MORTAR POINTING REQUIRED FOR ALL EXTERIOR WALLS.
- 2. CRAWL SPACE VENTS TO BE OPENED FOR AIRFLOW. 3. BRICK ARCH DAMAGE OBSERVED IN THIS AREA. REMOVE AND REPLACE EXISTING BRICK.

2x12 WOOD PURLINS @24"OC

2 HIGH ROOF FRAMING

S201 1/4" = 1'-0"

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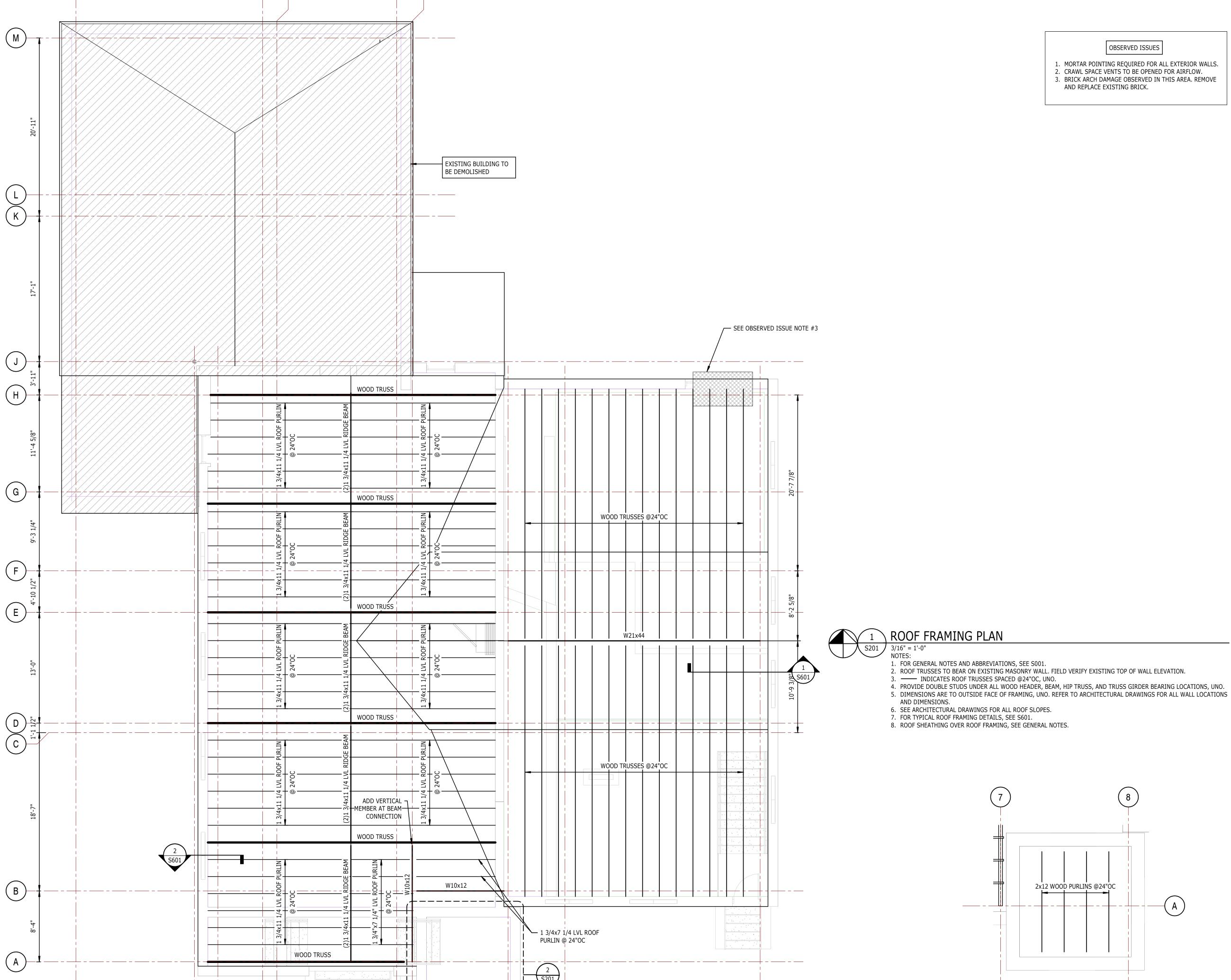
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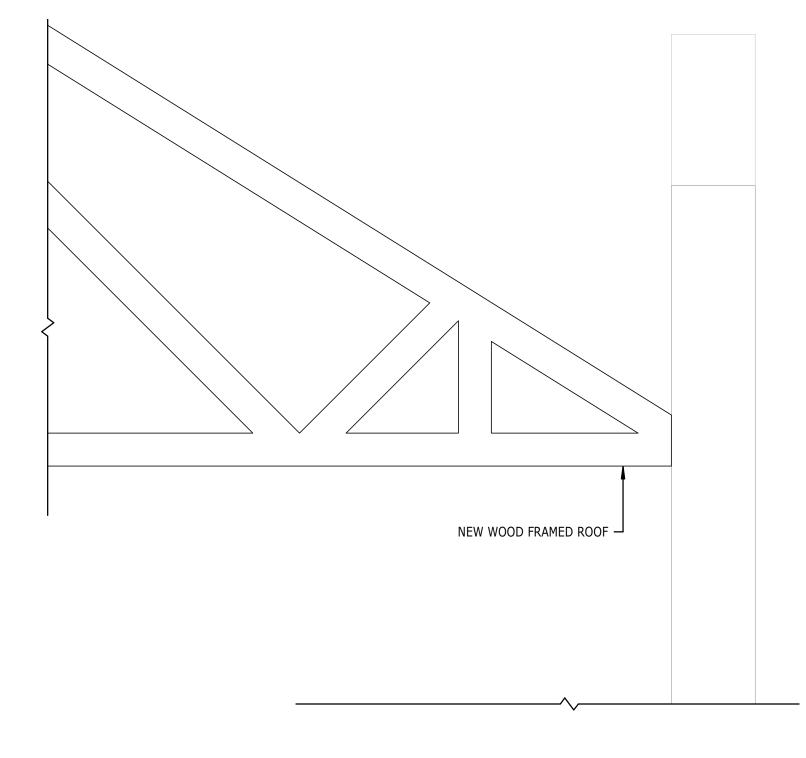


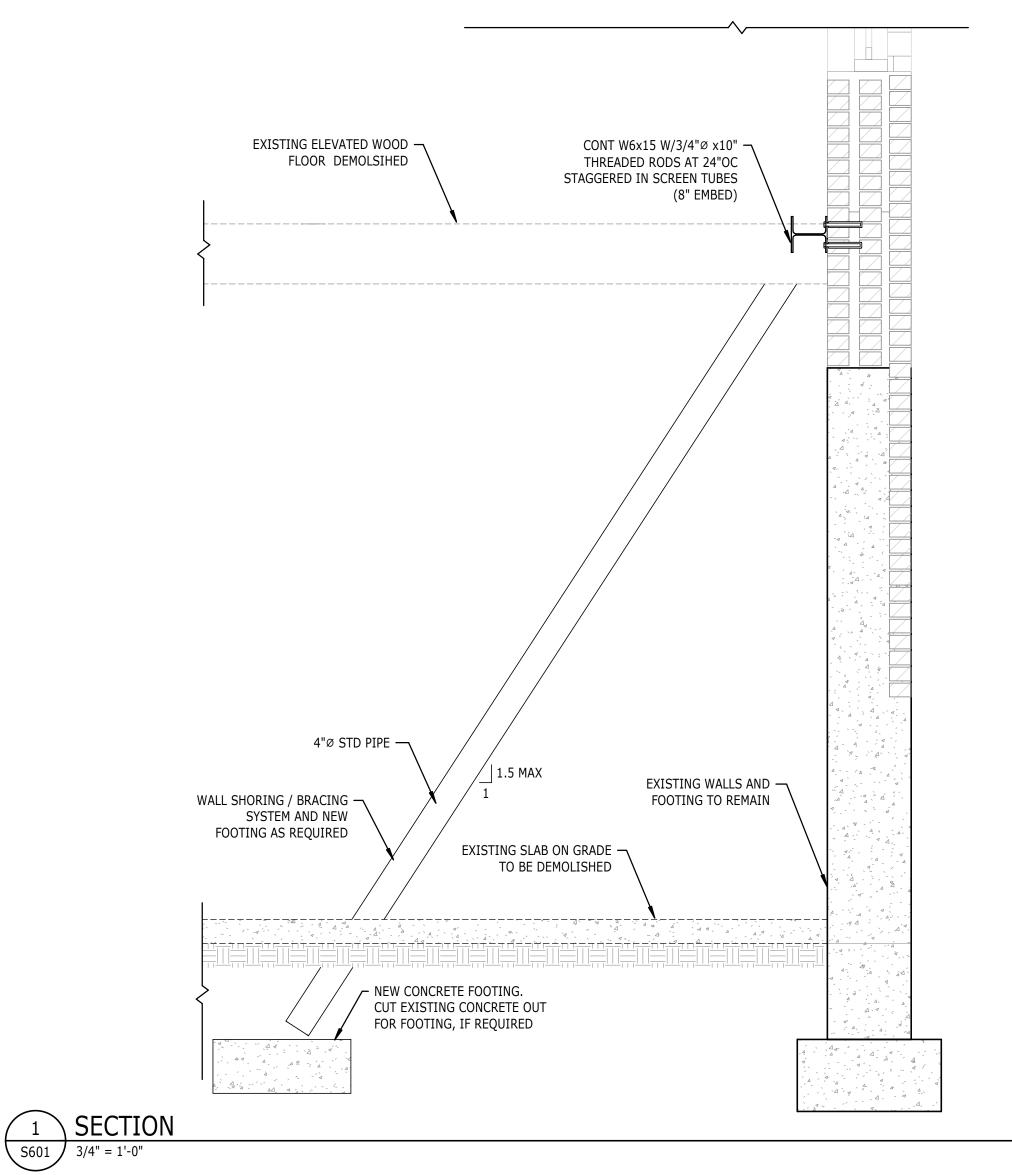
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ROOF FRAMING PLAN

| ISSUE DATE | 05.05.2022 |
|----------------|------------|
| | 00.00.2022 |
| CHECKED | |
| LDW | |
| SHEET BY | |
| TDM | |
| PROJECT NUMBER | |
| 19-016 | |
| | |









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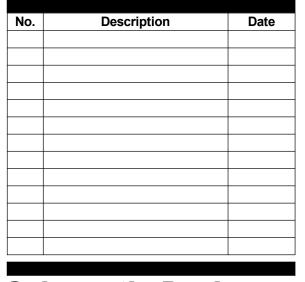
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WOOD ROOF SECTIONS