

**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.