

**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

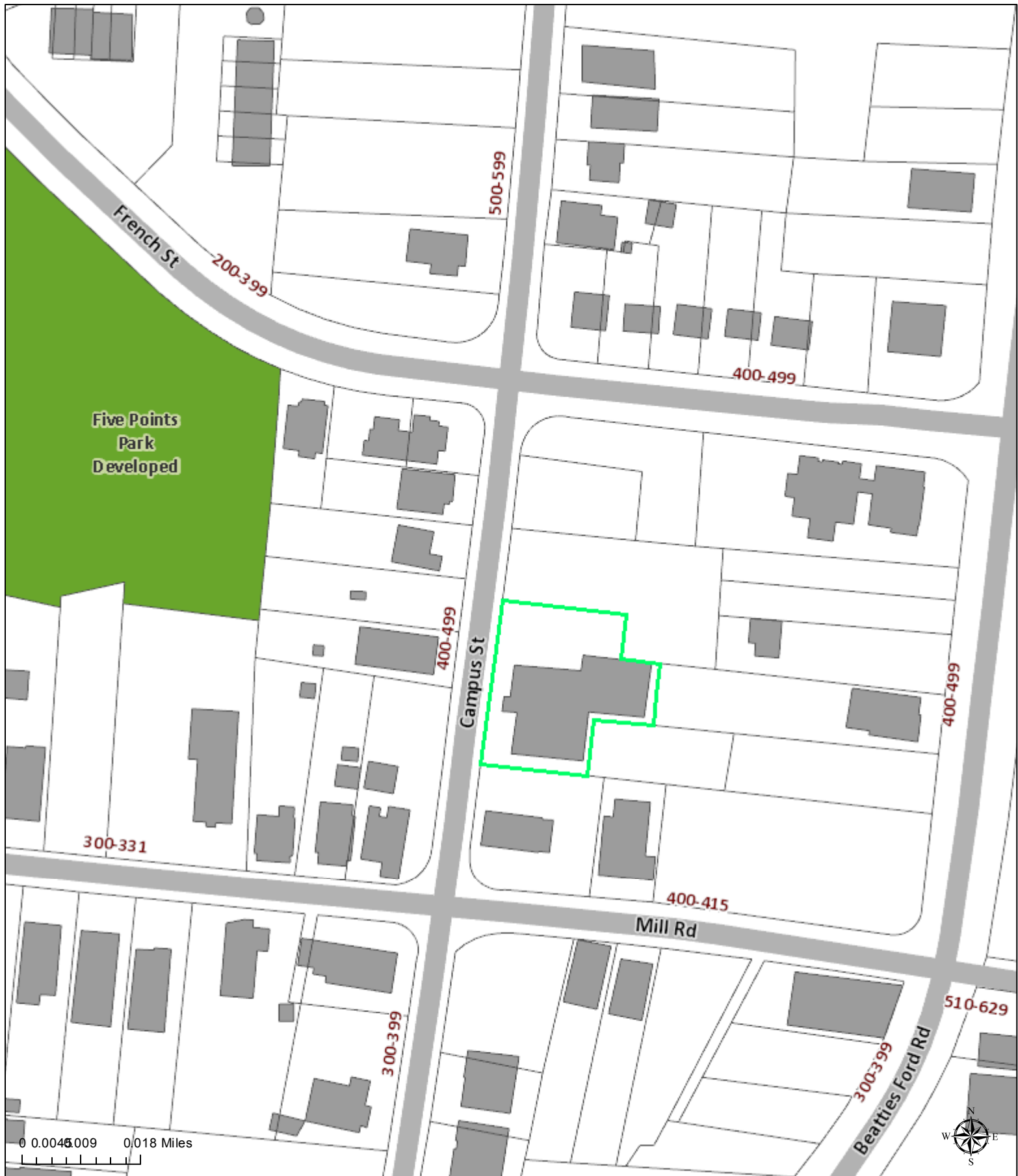
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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.

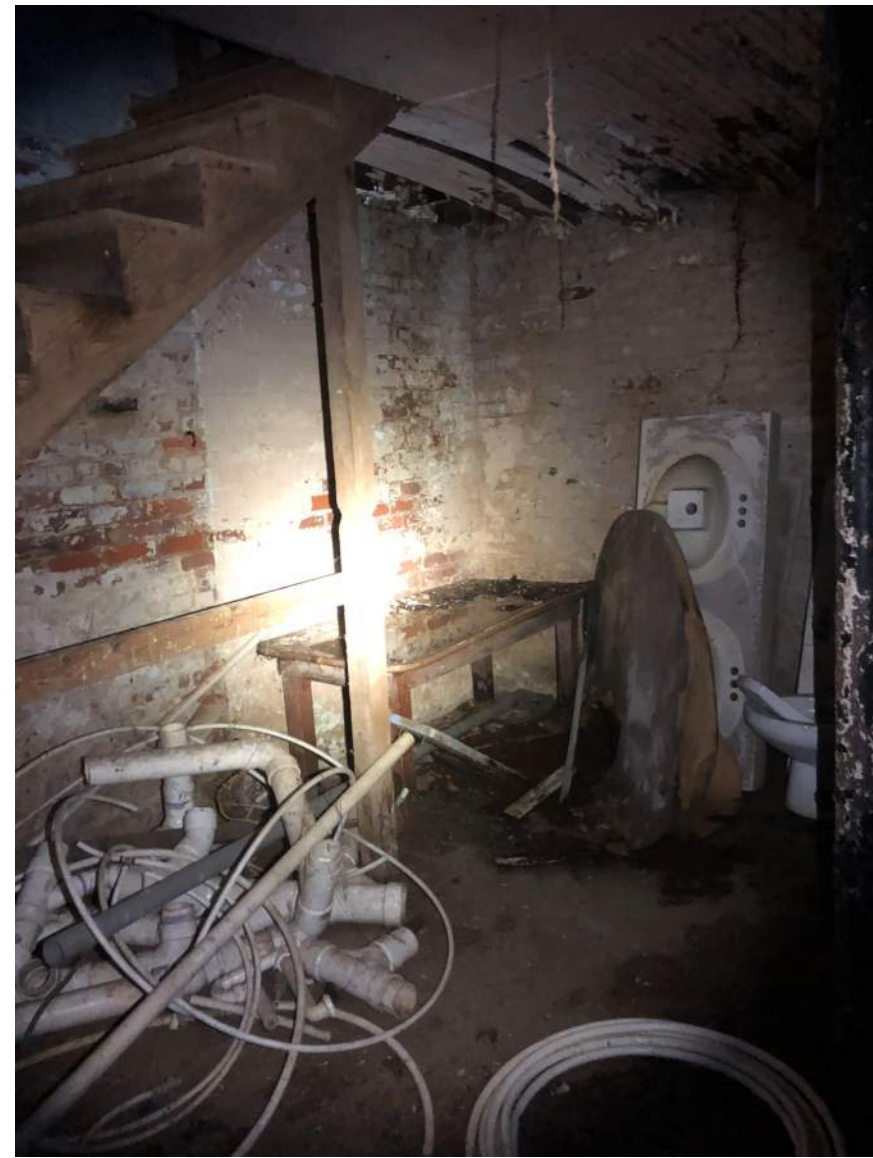


EXHIBIT C

**NOT FOR
CONSTRUCTION**

MOUNT CARMEL CHURCH STABILIZATION

[illegible]

Schematic Design

EXISTING
PHOTOGRAPHS

ISSUE DATE 05.05.2022

CHECKED

FAL

SHEET BY

HGD

PROJECT NUMBER
19-011

A002

MOUNT CARMEL CHURCH STABILIZATION

05.05.2022

Schematic Design

19-017
MOUNT CARMEL CHURCH STABILIZATION

EXHIBIT D

Johnson C. Smith University
412 Campus Street, Charlotte, NC
Schematic Design 05.05.2022

INDEX OF DRAWINGS

- GENERAL
- A000

COVER SHEET
- A001

BUILDING CODE SUMMARY
- A002

EXISTING PHOTOGRAPHS
- DEMOLITION
- D101

EXISTING / DEMO FLOOR PLANS
- ARCHITECTURAL
- A101

PROPOSED FLOOR PLANS
- A151

ROOF PLAN
- STRUCTURAL
- S100

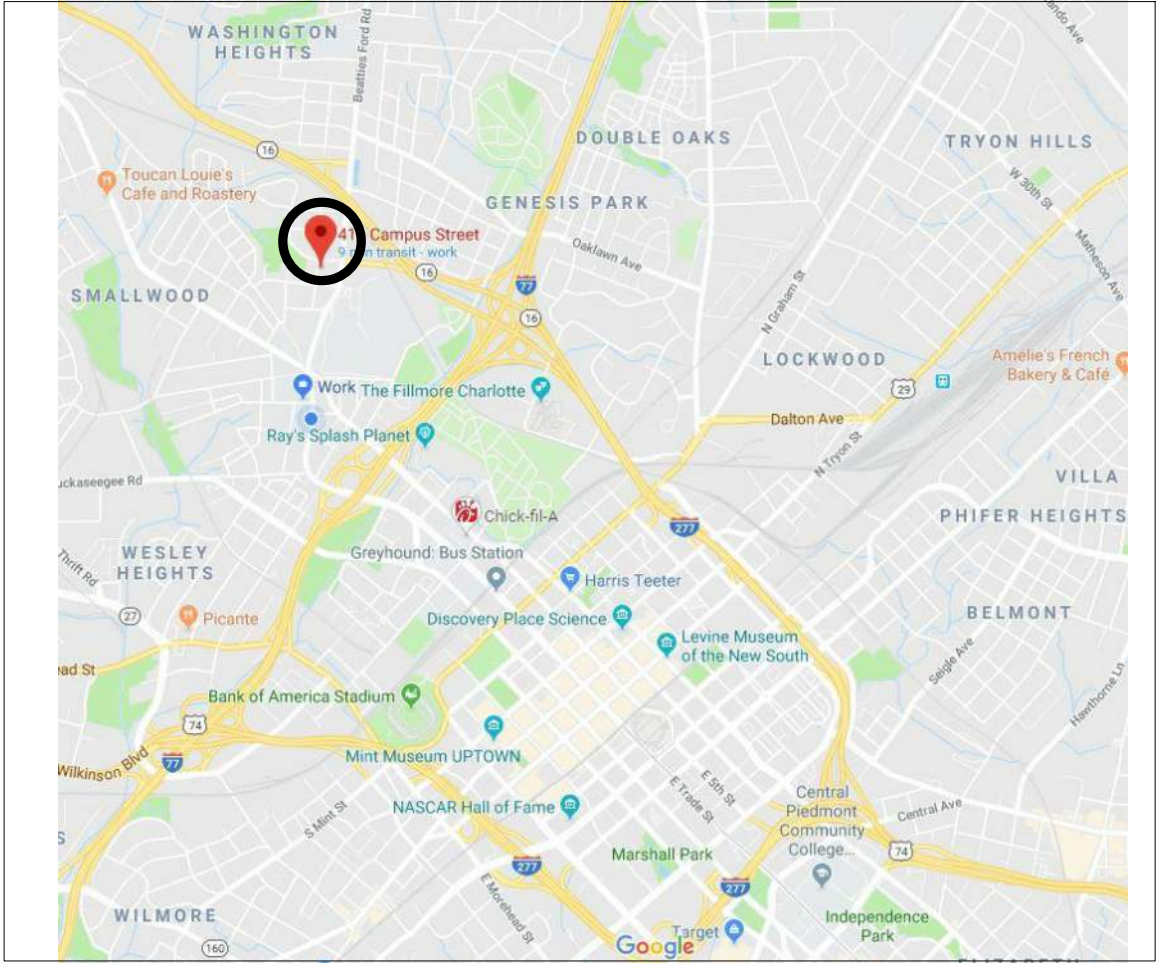
BASEMENT FOUNDATION PLAN
- S101

FOUNDATION PLAN
- S201

ROOF FRAMING PLAN
- S601

WOOD ROOF SECTIONS

VICINITY MAP



Mechanical / Electrical / Plumbing Engineer

Civil
Engineer

Owner

Johnson C. Smith University
100 Beatties Ford Road
Charlotte, NC 28216
704.330.1408

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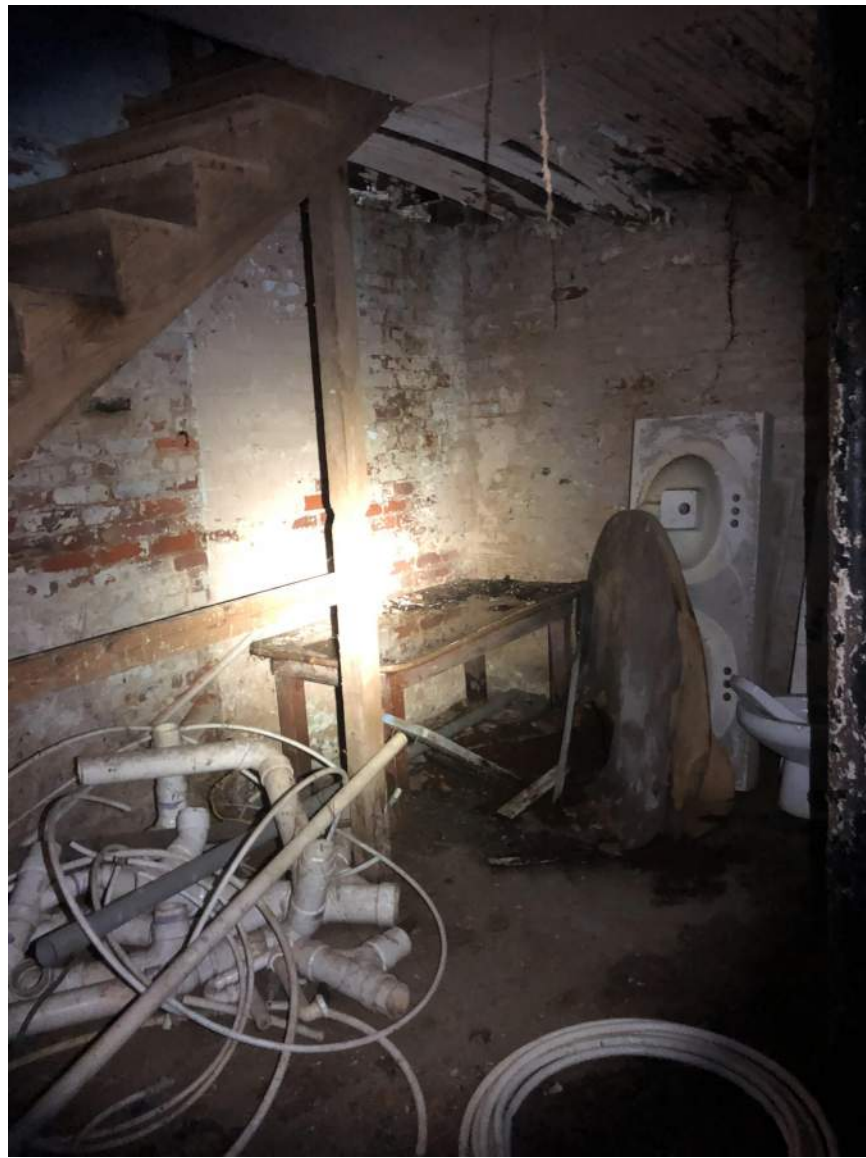
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Structural Engineer
Stewart Inc
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Architect
Neighboring Concepts
1635 W. Trade Street, Suite 1A
Charlotte, NC 28216
704.374.0916



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

NOT FOR
CONSTRUCTION

MOUNT CARMEL
CHURCH
STABILIZATION

No.	Description	Date

Schematic Design

EXISTING
PHOTOGRAPHS

ISSUE DATE 05.05.2022

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HCD

PROJECT NUMBER

19-017

A002



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

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

R.E. = 1/ARA201



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

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

R.E. = 1/ARA201



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

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

R.E. = 1/ARA30

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES

DEMOLITION NOTES

1. GC IS RESPONSIBLE FOR COMPLETE SCOPE OF DEMOLITION (EXCEPT FOR HAZ-MAT ABANDONMENT) AND MUST COORDINATE WITH ALL REGULATORY AGENCIES AND UTILITY COMPANIES. IF ABANDONED MATERIAL IS ENCOUNTERED, GC SHALL NOTIFY THE OWNER IMMEDIATELY.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS.
3. ALL DEMOLITION UTILITIES SHALL BE SEALED IF TAPPED AT PRIMARY DISTRIBUTION LOCATIONS UNLESS OTHERWISE NOTED.
4. 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.
5. SEE STRUCTURAL DRAWINGS FOR THEIR RESPECTIVE NOTES REGARDING SPECIFIC ITEMS TO BE REMOVED.
6. SEE STRUCTURAL FOR ALL STRUCTURAL BRACING REQUIREMENT. COORDINATE THESE REQUIREMENTS WITH THE DEMOLITION OF ITEMS INDICATED.
7. ALL MEP SYSTEMS WILL BE DEMOLISHED BACK AND CAPPED AT THE POINT OF BUILDING ENTRY.
8. CORRESPONDING DEMOLITION AS REQUIRED WITH RENOVATION PLANS. SEE DRAWINGS FOR ANY ITEMS TO BE REMOVED AND REINSTALLED.
9. 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.
11. REMOVE ALL INTERIOR 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 FORTHCOMING ADAPTIVE REUSE PROJECT.

A

- | | |
|---|--|
| A | 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. |
| B | REMOVE THE EXISTING FLOORING SYSTEM. COORDINATE WITH STRUCTURAL FOR LATERAL SUPPORT. PROVIDE TEMPORARY LATERAL SUPPORT AS REQUIRED. |
| C | REMOVE EXISTING STAIR |
| D | REMOVE EXISTING ROOFING AND ROOF FRAMING ABOVE - SEE STRUCTURAL |
| E | PRESERVE THE EXISTING RAISED FLOOR PLATFORM. THE DESIGN TEAM TO REVIEW THE CONCEALED FLOORING CONDITION TO DETERMINE IF THE FLOORING CAN REMAIN |

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ISSUE DATE

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D.J.N.

SHEET BY

JLF

NUMBER






D101

ROOF LEGEND

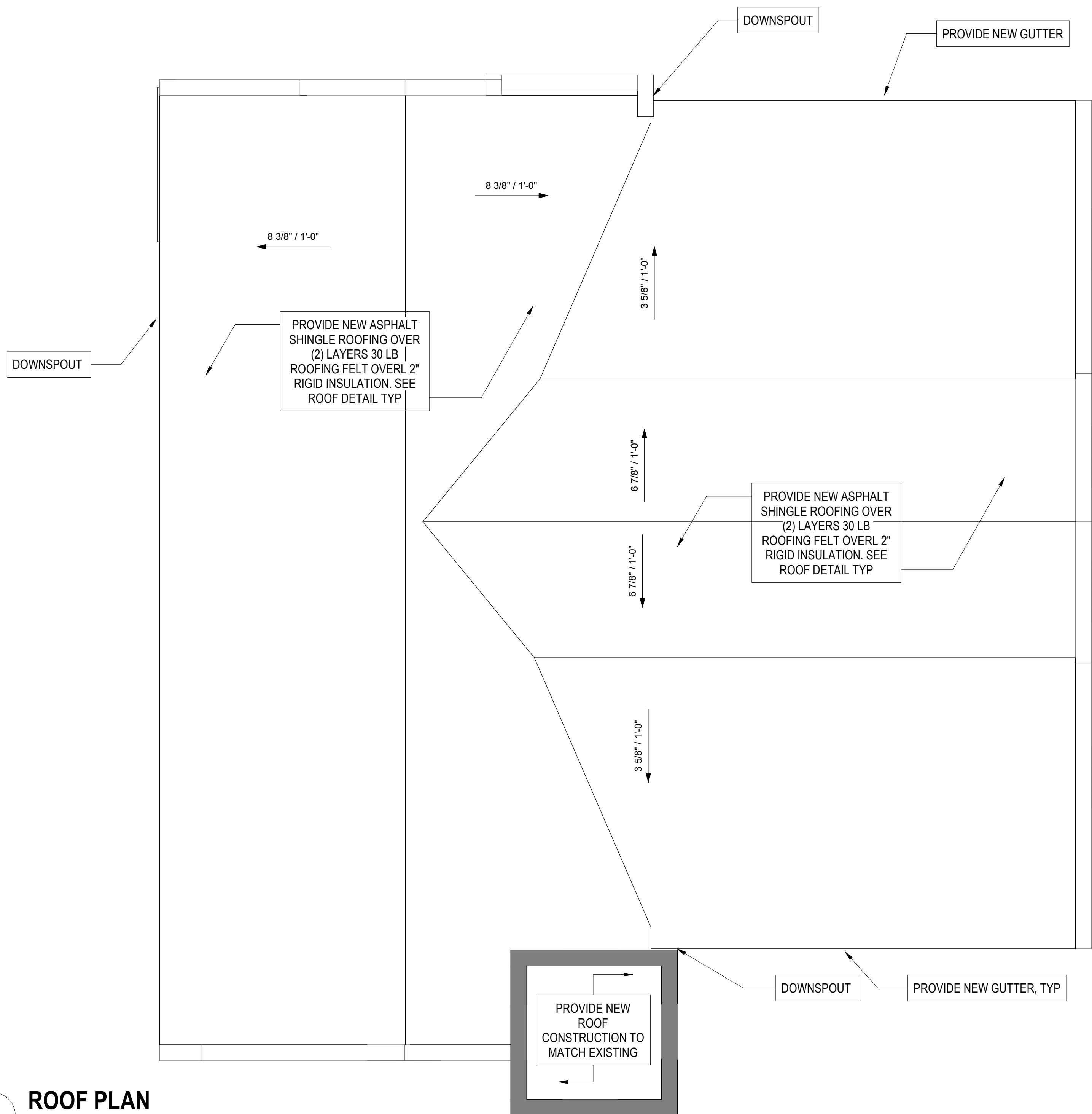
2) 3"x4" RECTANGULAR DOWNSPOUT = 3,300 SF ROOF AREA

ROOF AREA 1 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 2 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 3 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 4 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 5 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 6 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 7 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 8 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 9 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK
ROOF AREA 10 = 0 SF	
0 DOWNSPOTS PROVIDED: 0 SF < 0 SF	OK

1. INSTALL ALL ROOFING PRODUCTS PER MANUFACTURER STANDARD PROCEDURES AND DETAILS
2. SUBMIT SHOP DRAWINGS OF FINAL ROOF AND FLOOR TRUSS DESIGN TO STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. ALL ROOF TRUSSES TO BE DESIGNED BY OTHERS.
3. THIS DRAWING SHOWS ARCHITECTS DESIGN INTENT ONLY. SEE SEALED ENGINEER TRUSS SHOP DRAWINGS FOR FINAL DESIGN.
4. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL ROOF FRAMING AND DETAIL INFORMATION.
5. COORDINATE ALL DOWNSPOUT TI-INS WITH CIVIL DRAWINGS. PROVIDE SPLASH BOARDS FOR DOWNSPOUTS WITHOUT TI-INS.
6. ALL DOWNSPOUTS TO BE 3'-0" RECTANGULAR PREFINISHED ALUMINUM U.N.O.
7. MINIMIZE PENETRATIONS AND PLACE AND PLACE PLUMBING STACKS ON REAR FACING ROOF SLOPE.
8. PROVIDE RIDGE VENTS AT ALL ATTIC SPACES. PROVIDE 50% OF THE REQUIRED ATTIC VENTILATION PER NCSCB SECTION 1203.2, WHERE RIDGE CONDITIONS FAIL TO PROVIDE ADEQUATE LENGTH TO MEET 50% OF THE REQUIRED ATTIC VENTILATION. PROVIDE ADDITIONAL STATIC VENTS A MINIMUM OF 3'-0" ABOVE SOFFIT VENTS. LOCATE ALL STATIC VENTS ON REAR FACING ROOF SLOPE. PAINT VENTS TO MATCH SURROUNDING ROOF SHINGLES.
9. HOLD RIDGE VENT 1'-0" MINIMUM OUT FROM EDGE OF ROOF.
10. RIDGE VENTS TO PROVIDE 18 SILF/L OF NFA (NET FREE AREA) = 1.25 SF/LF.
11. THROUGH-ROOF STATIC VENTS TO PROVIDE MIN. 150 SILF/UNIT NFA = 1.04 SF/LF.
12. ALL SOFFIT MATERIAL TO BE VENTED FIBER CEMENT SOFFIT AND PROVIDE MINIMUM 5 SILF/ NFA = 0.035 SF/LF.
13. EXTEND ROOF WATERPROOFING UNDERLAYMENT 2'-0" BEYOND INTERIOR FACE OF STUD AT EXTERIOR WALLS. EXTEND IT 2'-0" TO EACH SIDE OF A FLAT VALLEY.
14. EACH DRAFTSTOPPED AREA TO HAVE MIN. 20" x 30" ATTIC ACCESS. SEE UNIT PLANS FOR ACCESS LOCATION. COORDINATE WITH ROOF TRUSSES.

	PREFINISHED ALUMINUM GUTTER
D.S. 	PREFINISHED ALUMINUM DOWNSPOUT
	RIDGE VENT
	STATIC VENT
	FACE OF STUD WALL BELOW SILL PLATE

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
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MOUNT CARMEL CHURCH STABILIZATION

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Schematic Design

ROOF PLAN

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JLR
 PROCEEDINGS

19-01

A151

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A151

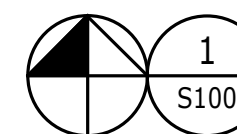
ROOF PLAN

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

MOUNT CARMEL CHURCH STABILIZATION

[illegible]

\$100



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.

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.

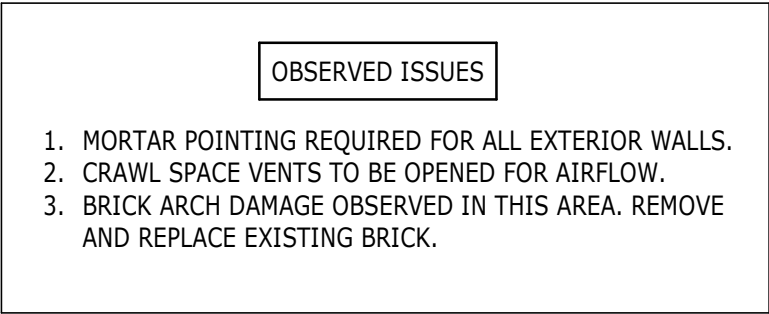
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PROJECT NUMBER	19-016

S101



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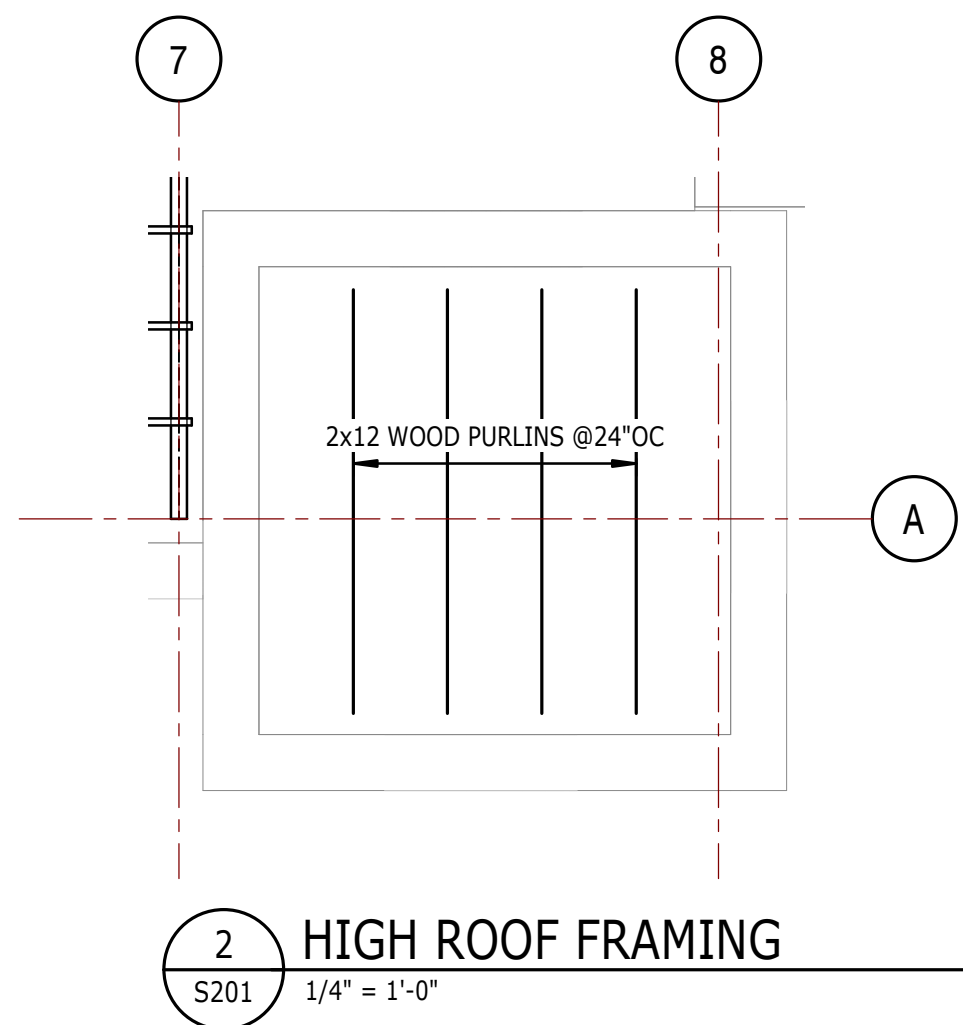
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SUITE 1400
CHARLOTTE, NC 28202

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S19097.00

$$3/16'' = 1'-0''$$

NOTES:
1. FOR GENES

1. FOR GENERAL NOTES AND ABBREVIATIONS, SEE S001.
2. ROOF TRUSSES TO BEAR ON EXISTING MASONRY WALL. FIELD VERIFY EXISTING TOP OF WALL ELEVATION.
—— INDICATES ROOF TRUSSES SPACED @24"OC, UNO.
4. PROVIDE DOUBLE STUDS UNDER ALL WOOD HEADER, BEAM, HIP TRUSS, AND TRUSS GIRDER BEARING LOCATIONS, UNO.
5. DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LOCATIONS AND DIMENSIONS.
6. SEE ARCHITECTURAL DRAWINGS FOR ALL ROOF SLOPES.
7. FOR TYPICAL ROOF FRAMING DETAILS, SEE S601.
8. ROOF SHEATHING OVER ROOF FRAMING, SEE GENERAL NOTES.



2
S201

$$1/4'' = 1'-0''$$

S601

