

**Staff Report and Comments
Larkwood-Chadbourn Mill
451 Jordan Place, Charlotte
Application for COA HLC217**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from application

Renovation of the existing building to accommodate restaurant use.
Building addition at the SW side for new kitchen.
Adding enclosure over stack area (using existing walls to add roof cover for new seating area around stack)

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 of the Larkwood-Chadbourn Mill includes the parcel of land, the smokestack, and the interior and exterior of the boiler house.
2. The proposed project involves significant additions and minor alterations to the boiler house.
3. The proposed project would involve the removal of a bathroom and a 32-light steel window on the north-east elevation.
4. The proposed project would involve new window and door openings.
5. The proposed project meets STANDARD #2 as the project retains the existing retaining wall, smokestack, boiler house, and the character defining architectural elements of the boiler house, including the interior coal hopper.
6. The proposed project meets STANDARD #3 as the new architectural elements are well digerentiated.
7. The proposed project meets STANDARD #9 in that the new construction does not significantly affect the historic design or important historic materials of the boiler house, and that the new work in design and materials is well differentiated.
8. The proposed project meets STANDARD #10 in that the new construction could be removed leaving the historic materials relatively intact.

Staff recomends that the Commission approve the plans as shown, with the condition that the 32-light steel window proposed for removal be preserved, labeled, and stored on the property.

THE STANDARDS

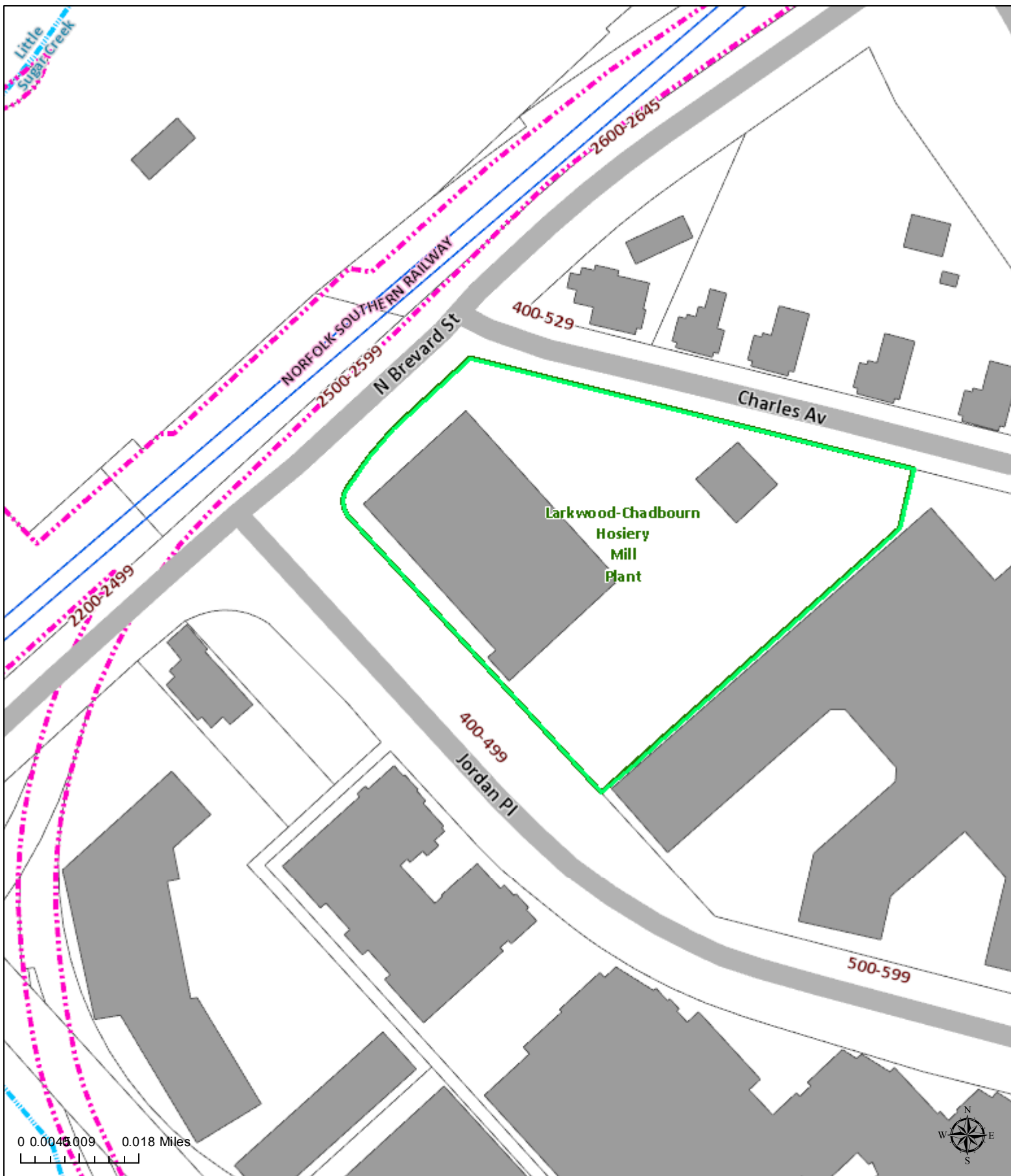
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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

EXHIBIT B - Larkwood-Chadbourn

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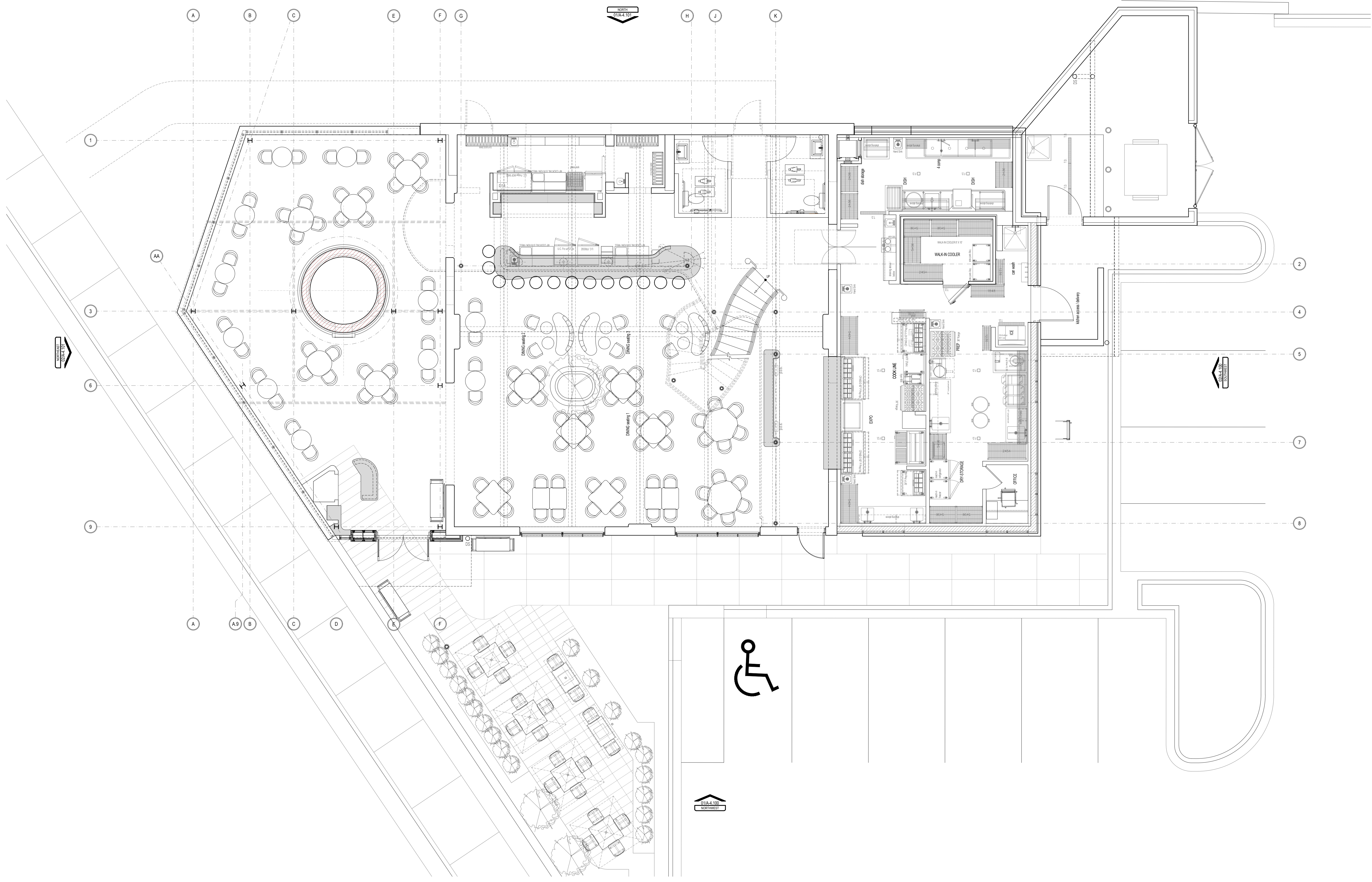
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information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



EXHIBIT C



EXHIBIT D



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 Peadon Finein Architecture, PLLC
 826 Hawthorne Lane | Charlotte, NC 28204
 704.779.8779 | info@peadon.com

**PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION**

PROJECT LOCATION:
 400 CHARLES AVENUE
 CHARLOTTE, NC 28205

**CHADBOURN
 RENOVATION**
 CHARLOTTE, NORTH CAROLINA

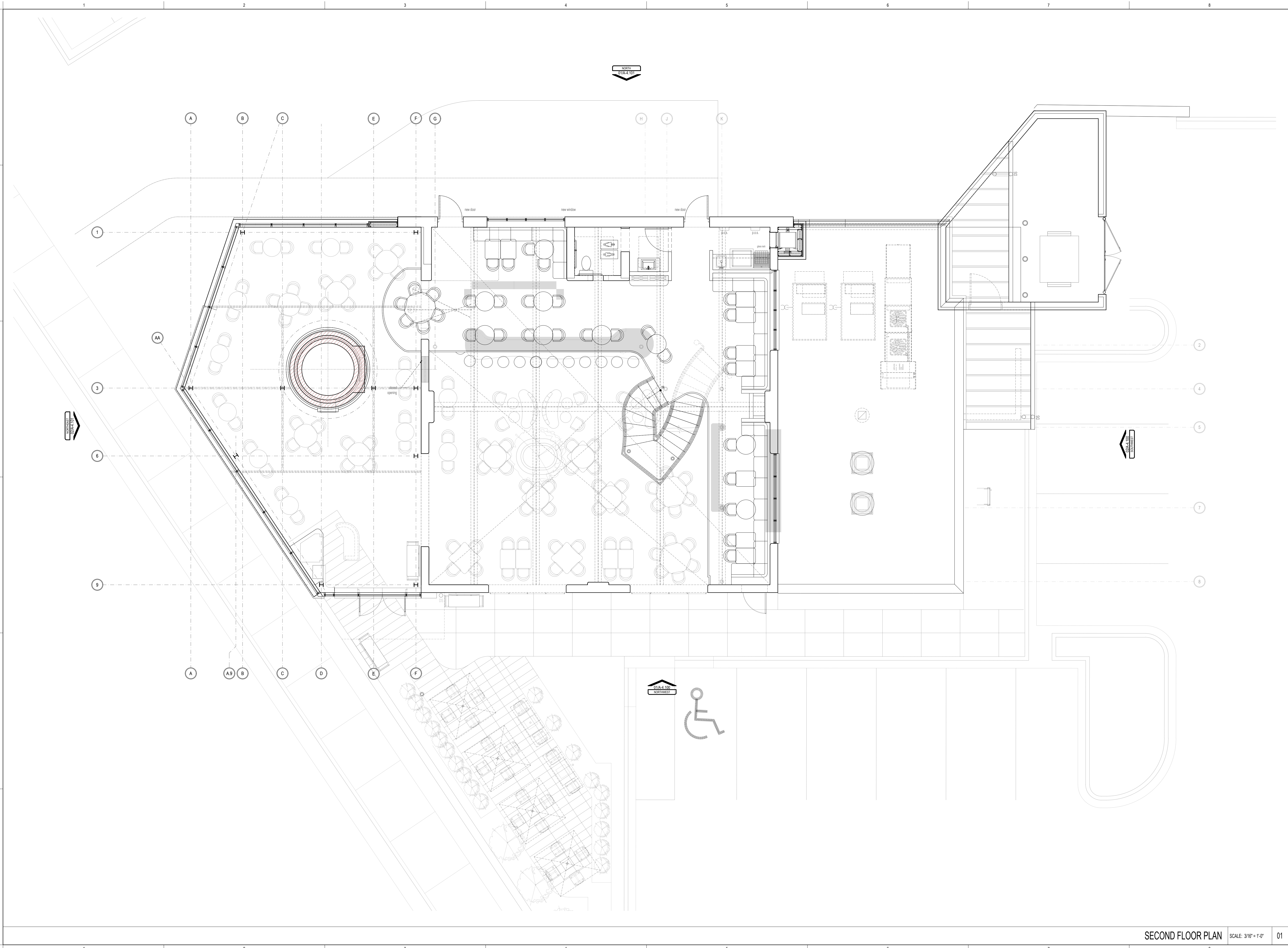
OWNER:
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Project Number	2004
Issue Date	06/28/2022
Revision Name	Revision Date

Sheet Name
**FIRST FLOOR PLAN
 HLC SUBMISSION 06.28.22**

Sheet Number
A-1.100



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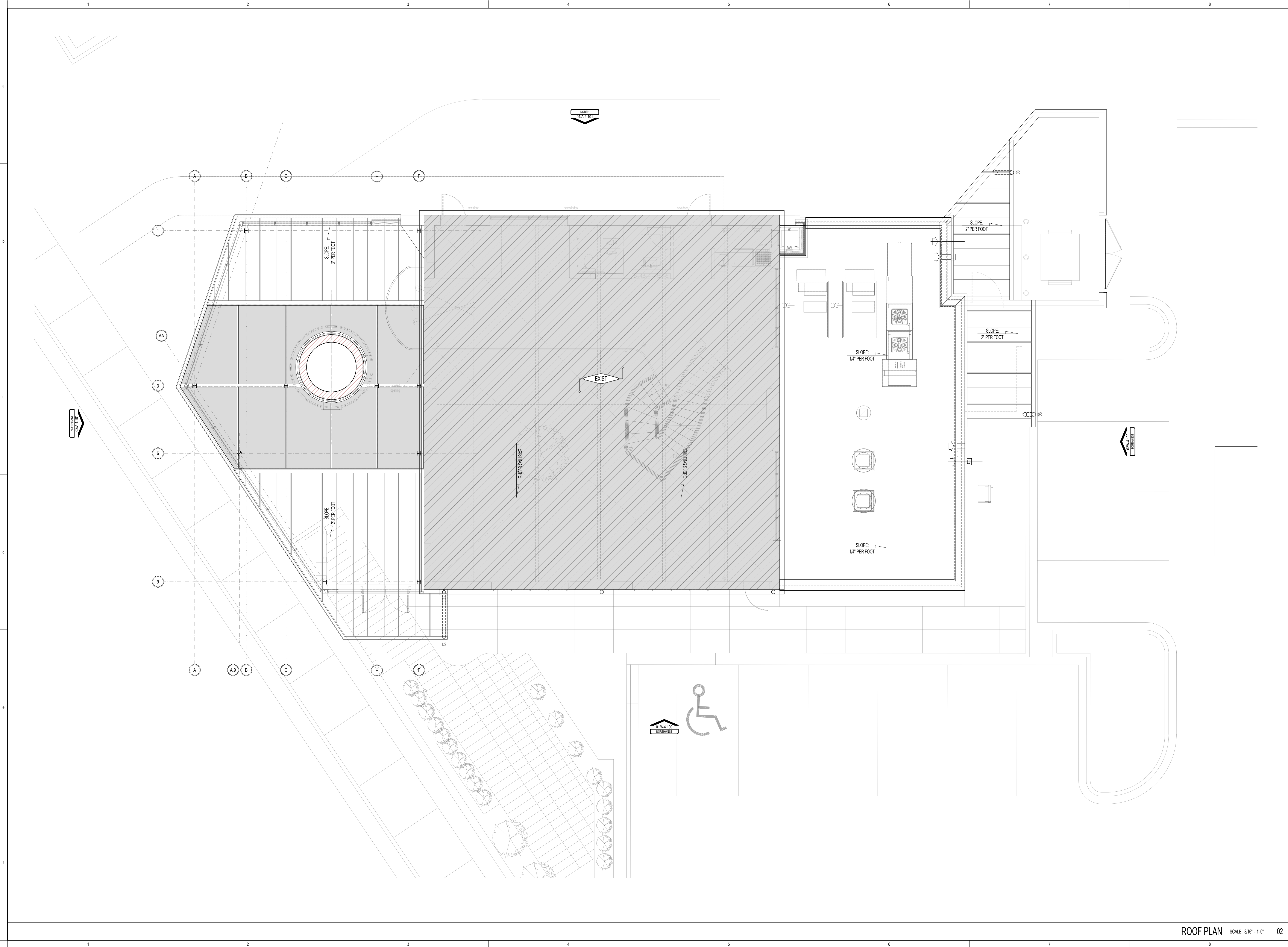
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SECOND FLOOR PLAN
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Sheet Number



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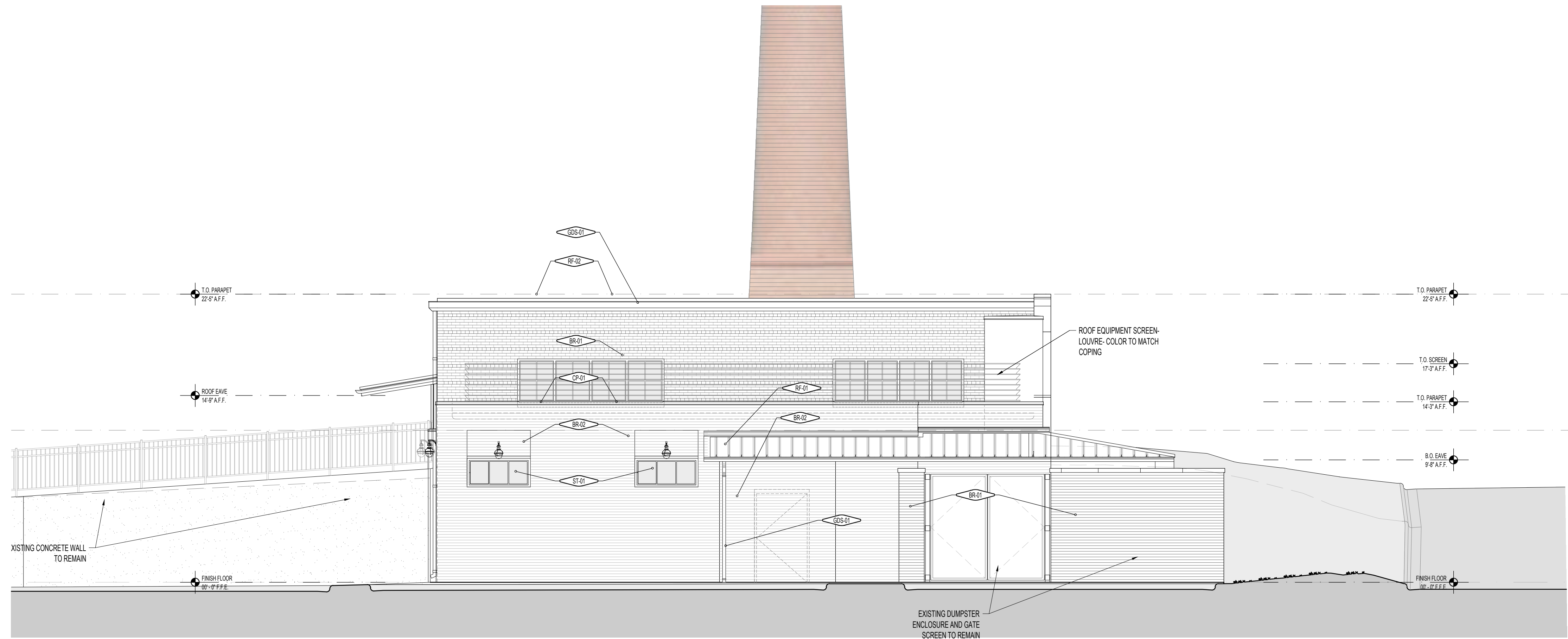
ROOF PLAN
HLC SUBMISSION 06.28.22

Sheet Number

A-1.200

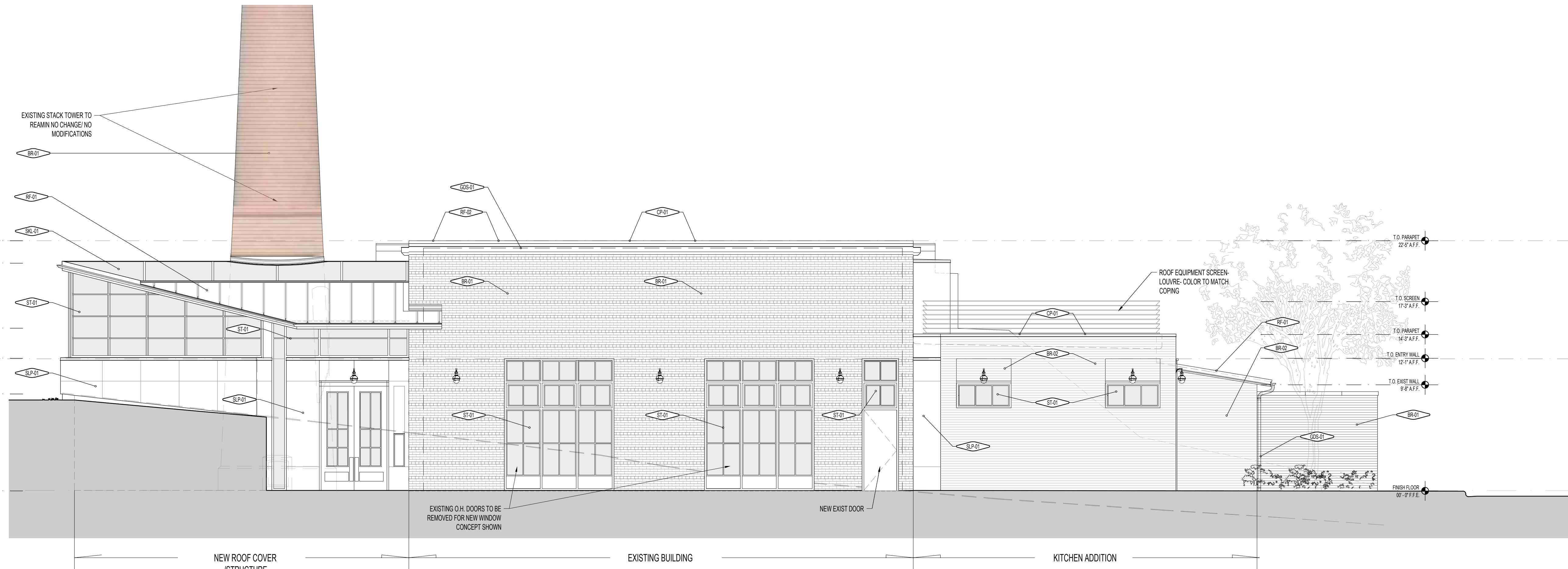
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PAC CLAD ANCHOR TITE COPING SYSTEM (OR EQUAL)
KNOWN FINISH
COLOR: CHARCOAL GRAY (TO MATCH EXISTING; TO BE APPROVED BY ARCHITECT)
- ST-01 STOREFRONT SYSTEM
ALUMINUM STOREFRONT SYSTEM, KAWNEER OR EQUAL
COLOR: DARK BRONZE
GLASS FILLED WITH ARGON (W/VALUE OF 8 MAX.)
-SEE DETAILS FOR MUTTON INSETS TO ACHIEVE PROFILE DESIGNS
- BR-01 MODULAR BRICK
-EXISTING BRICK TO REMAIN; COLOR AND PATTERN TO REMAIN
- BR-02 NORMAN BRICK
-STANDARD STACK BOND PATTERN; COLOR TBD
- SP-01 SMOOTH LIMESTONE
MANUF. STONE PANELS INTERNATIONAL LLC
TYPE: Sonalim
COLOR: T.B.D.
FINISH: T.B.D.
- RF-01 STANDING SEAM METAL ROOFING
MANUF. ATAS INTERNATIONAL, INC. (OR EQUAL)
2" FIELD-LOK
COLOR: DARK BRONZE; TO BE APPROVED BY ARCHITECT
- RF-02 EPDM ROOF - ALL AREAS EXISTING TO REMAIN
MANUF. TO BE APPROVED BY ARCHITECT (RECOMMENDED: FULLY ADHERED, SINGLE-PLY EPDM ROOFING SYSTEM WITH 30-YR WARRANTY)
- SKL-01 SKYLIGHTS
MANUF. VELUX, CUSTOM STRUCTURAL Pinnacle SERIES
MULLION FRAME COLOR: DARK BRONZE
- GS-01 GUTTERS - DOWNSPOUT SYSTEM; COORDINATE WITH EXT. ELEVATIONS AND ROOF PLAN
COLOR: CHARCOAL GRAY; TO MATCH EXISTING COPING



MATERIAL LEGEND SCALE: N.T.S. 03

SOUTHWEST BUILDING ELEVATION SCALE: 3/16" = 1'-0" 02



NORTHWEST BUILDING ELEVATION SCALE: 3/16" = 1'-0" 01

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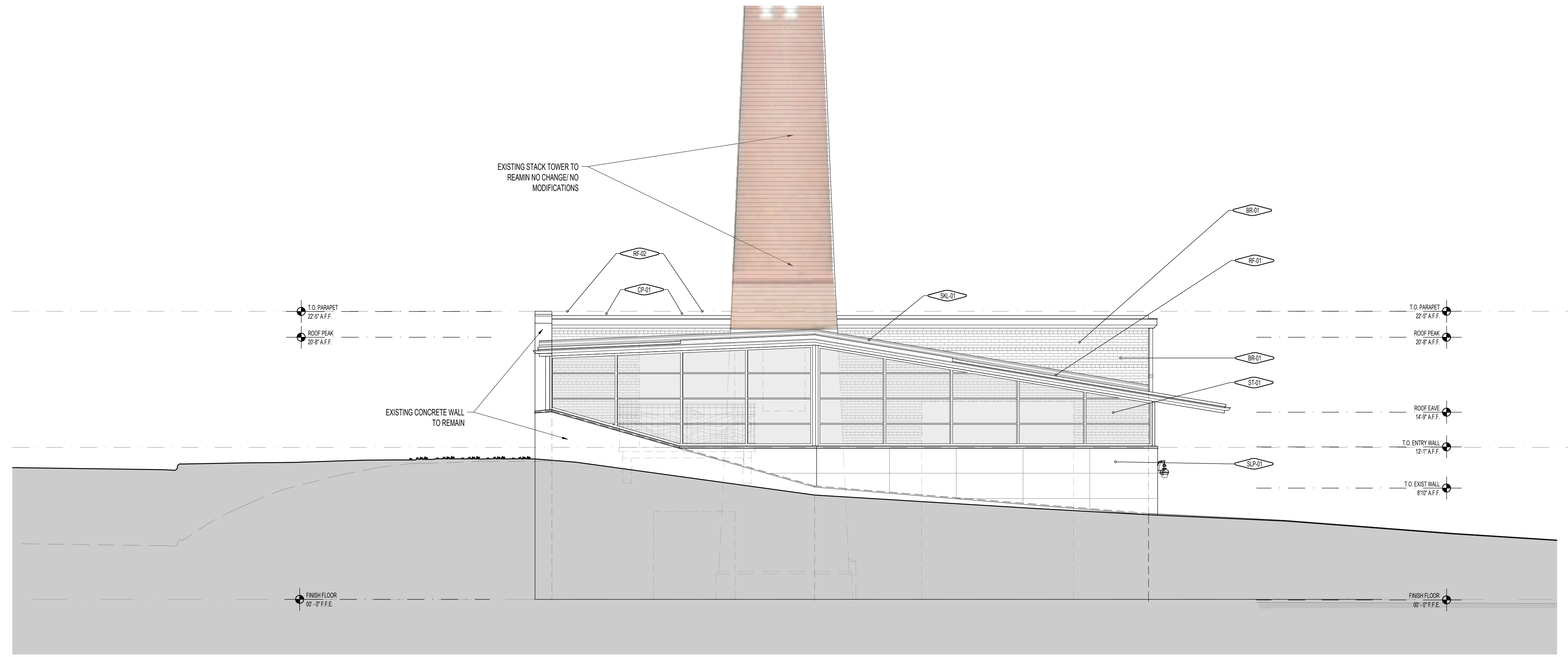
Sheet Name: EXTERIOR ELEVATIONS
HLC SUBMISSION 06.28.22

Sheet Number:

A-4.100

MATERIAL LEGEND

- CP-01 PRE-FINISHED METAL PARAPET COPING:
PAC-CLAD "ANCHOR TITE" COPING SYSTEM (OR EQUAL)
KYNAR FINISH
COLOR: CHARCOAL GRAY (TO MATCH EXISTING); TO BE APPROVED BY ARCHITECT
- ST-01 STOREFRONT SYSTEM:
ALUMINUM STOREFRONT SYSTEM, KAWNEER OR EQUAL.
COLOR: DARK BRONZE.
GLASS FILLED WITH ARGON (U-VALUE OF 0.45 MAX.)
-SEE DETAILS FOR MUTTON INSETS TO ACHIEVE PROFILE DESIGNS.
- BR-01 MODULAR BRICK:
-EXISTING BRICK TO REMAIN; COLOR AND PATTERN TO REMAIN
- BR-02 NORMAN BRICK:
-STANDARD STACK BOND PATTERN; COLOR TBD
- SLP-01 SMOOTH LIMESTONE:
MANUF. STONE PANELS INTERNATIONAL LLC
TYPE: StoneLife
COLOR: TBD
FINISH: TBD
- RF-01 STANDING SEAM METAL ROOFING:
MANUF. ATLAS INTERNATIONAL, Inc. (or EQUAL)
2" FIELDLOCK
COLOR: DARK BRONZE TO BE APPROVED BY ARCHITECT
- RF-02 EPDM ROOF - ALL AREAS EXISTING TO REMAIN
MANUF. TO BE APPROVED BY ARCHITECT
(RECOMMENDED: FULLY ADHERED, SINGLE-PLY EPDM ROOFING SYSTEM WITH 30-YR WARRANTY)
- SKL-01 SKYLIGHTS:
MANUF. VELLUX, CUSTOM STRUCTURAL PINACLE SERIES
MULLION FRAME COLOR: DARK BRONZE
- DSG-01 GUTTERS - DOWNSPOUT SYSTEM: COORDINATE WITH EXT. ELEVATIONS AND ROOF PLAN
COLOR: CHARCOAL GRAY; TO MATCH EXISTING COPING



MATERIAL LEGEND SCALE: N.T.S. 03

NORTHEAST BUILDING ELEVATION SCALE: 1/8" = 1'-0" 01

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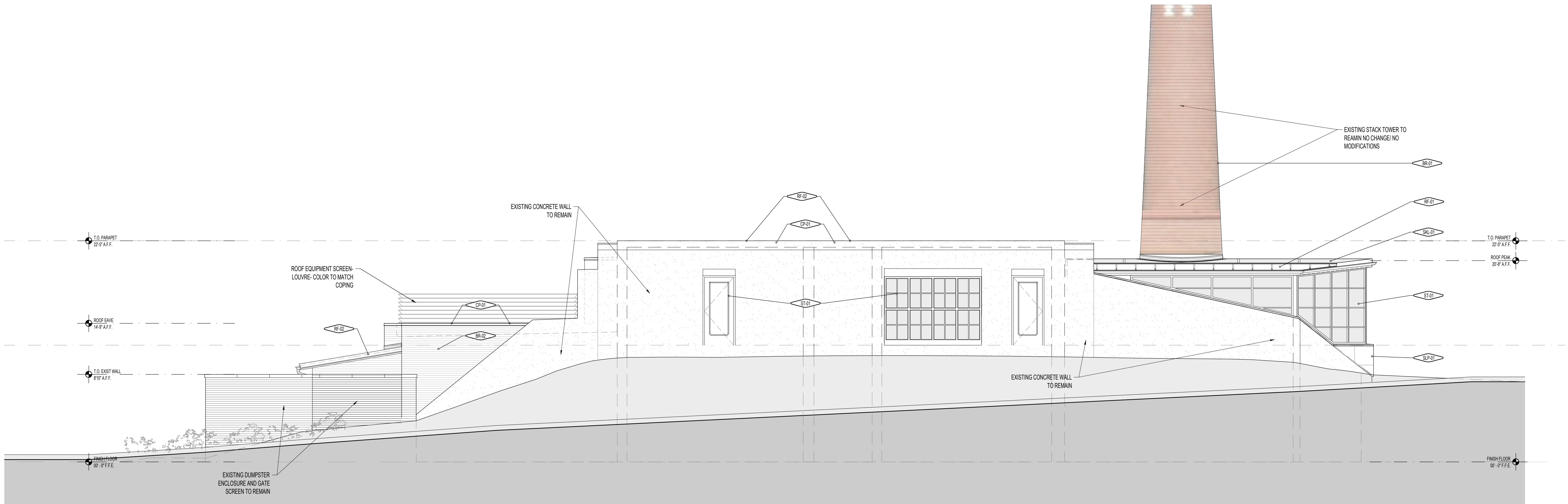
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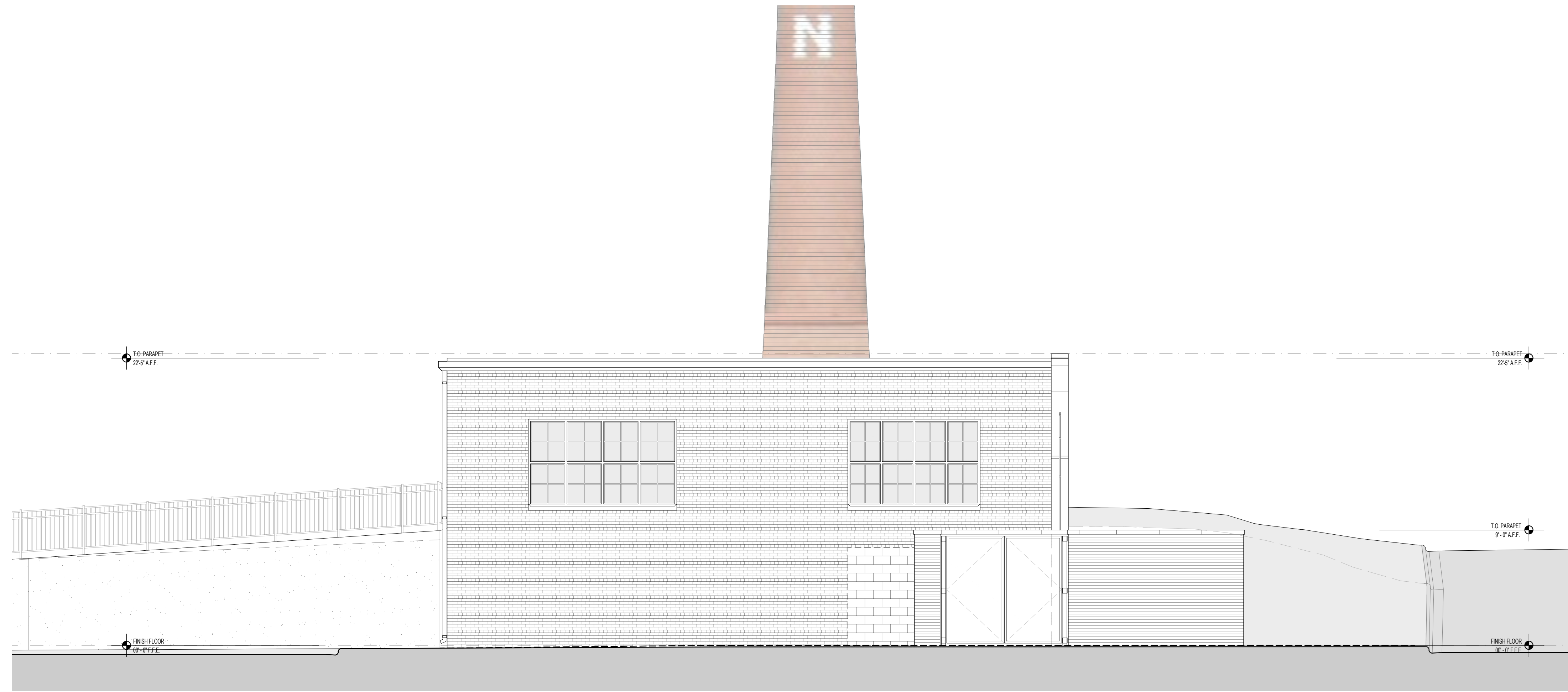
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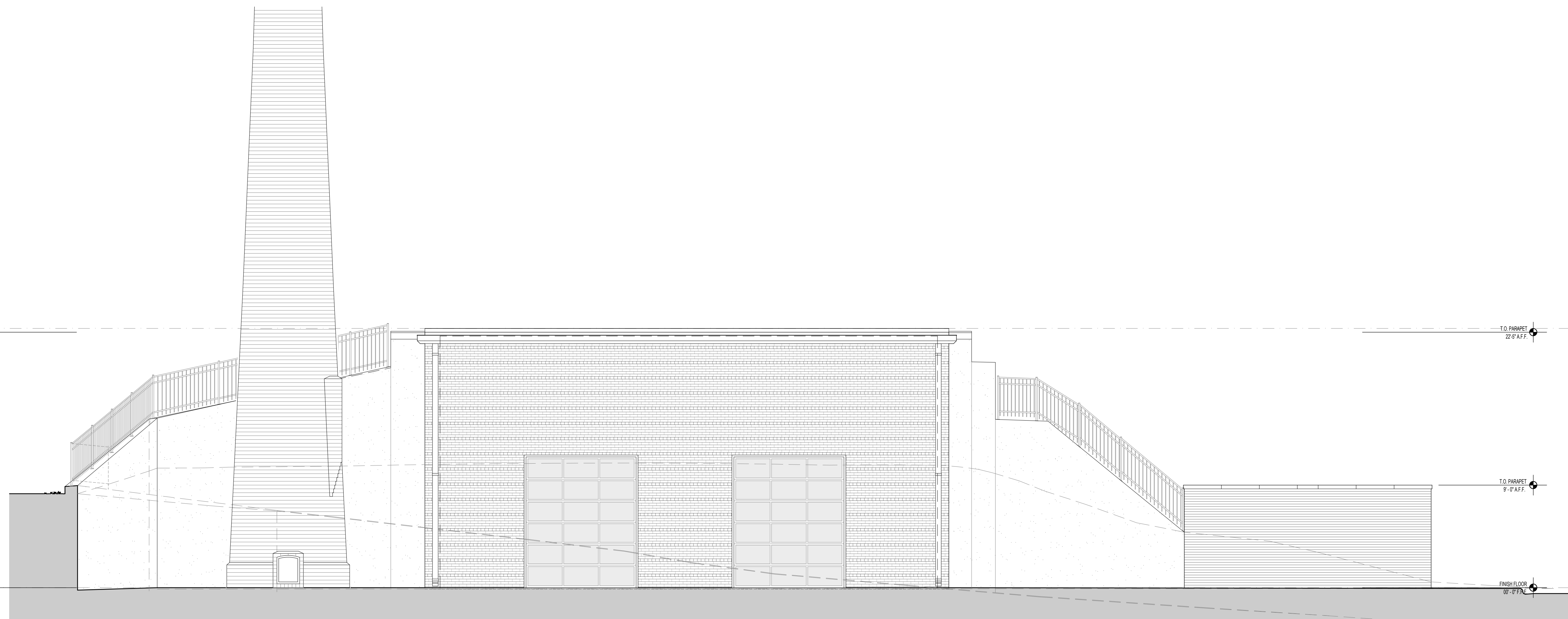
A-4.101



SOUTHEAST BUILDING ELEVATION SCALE: 1/8" = 1'-0" 01



EXISTING BUILDING SOUTHWEST ELEVATION SCALE: 3/16" = 1'-0" 02



EXISTING BUILDING NORTHWEST ELEVATION SCALE: 3/16" = 1'-0" 01

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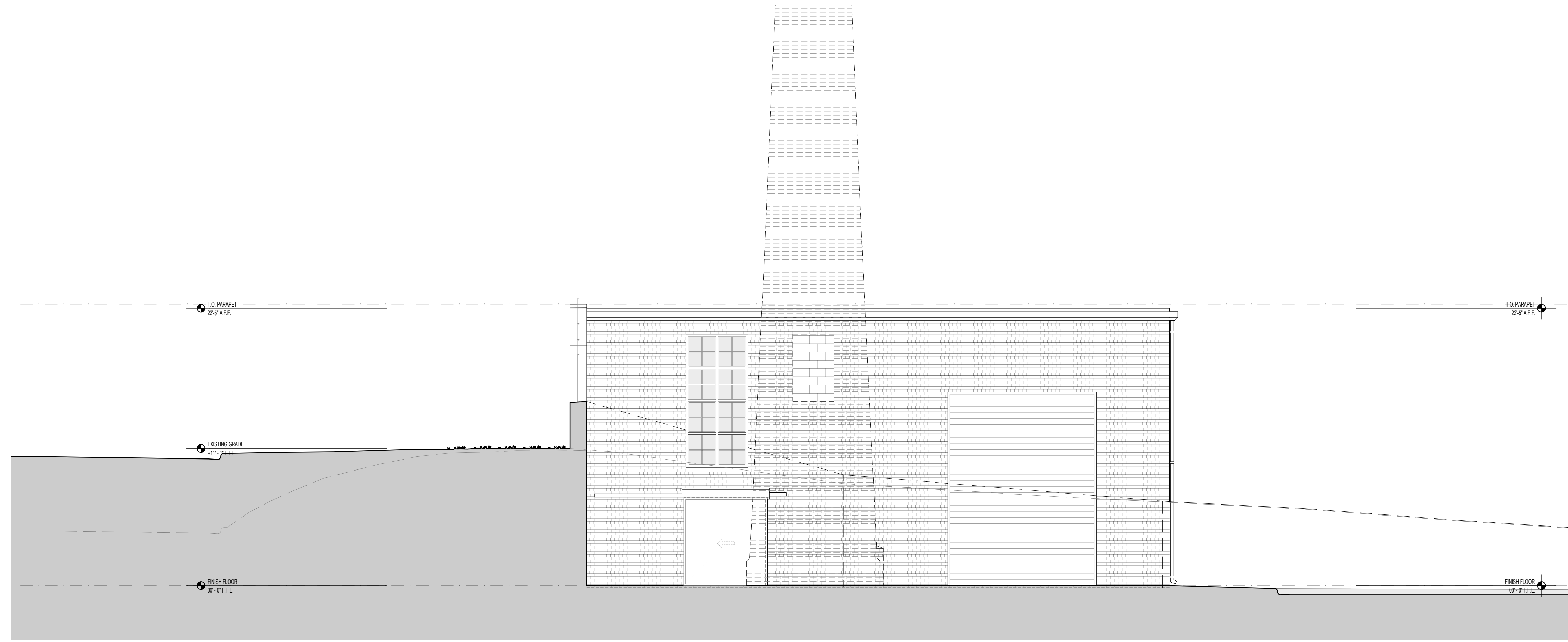
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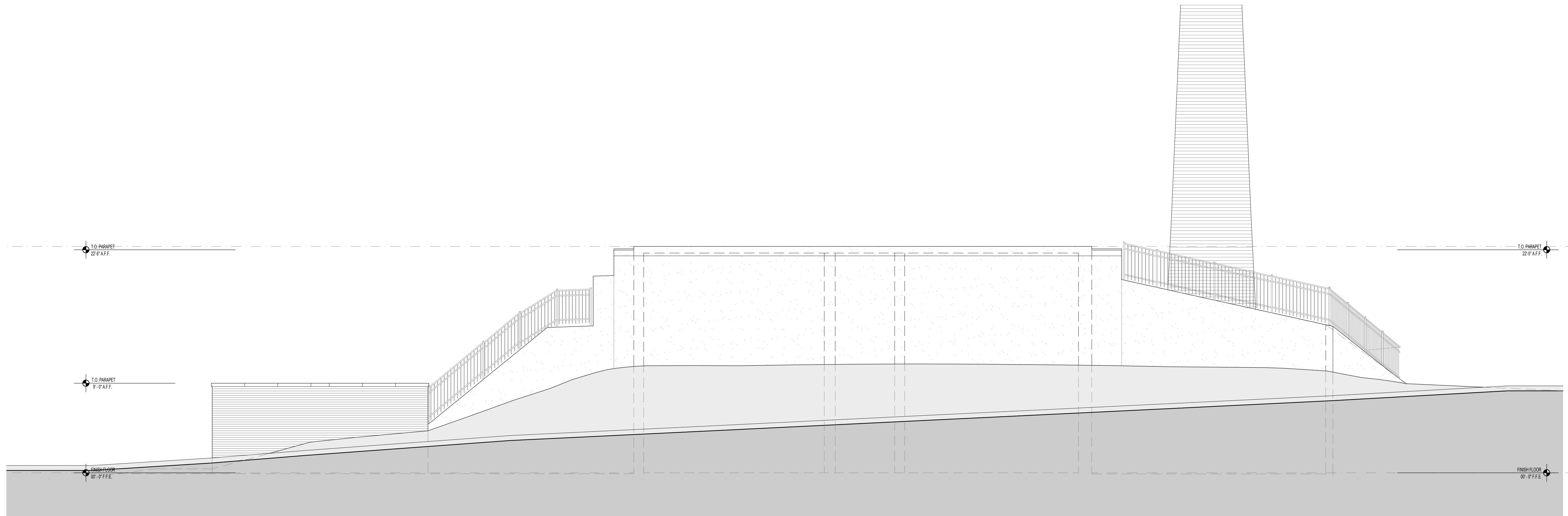
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EXISTING EXTERIOR ELEVATIONS
HLC SUBMISSION 06.28.22

Sheet Number

EX-4.100



EXISTING BUILDING NORTHEAST ELEVATION SCALE: 3/16" = 1'-0" 01



EXISTING BUILDING SOUTHEAST ELEVATION SCALE: 3/16" = 1'-0" 01

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