Savona Mill

Local Landmark Designation

Prepared by

Ryan LLC

In partnership with

Portman Holdings LLC

I. General Information

1. Historic Name of Property: Savona Mill
   Other Common Names: Old Dominion Box Company, Alfred Cotton Mill

2. Physical Address:

   528 South Turner Avenue
   Charlotte, North Carolina

3. Tax Parcel Identification Number: 07111417

4. Current Owner Name: Savona Mill Office (NC), LLC

5. Current Owner Mailing Address:

   c/o Neil Kamin
   Savona Mill Office (NC), LLC
   303 Peachtree Center Ave NE
   Suite 575
   Atlanta GA 30303

II. Abstract

1. Summary of Property's Significance and Degree of Integrity

The Savona Mill is an excellent example of the evolution of industrial architecture with three distinct periods of construction techniques and materials utilized by industrial designers during the twentieth century. The Savona Mill at 528 South Turner Avenue in the West End neighborhood of Charlotte is comprised of three historic sections which display distinct structural systems that correspond to changes in industrial design during the twentieth century. The Weave Mill, constructed 1915-1916, is a one-story rectangular brick building built of traditional heavy timber mill construction with segmental arched head windows, a low gable roof with exposed beam ends and a wood clerestory monitor roof. Subsequent additions to the building were done to meet the manufacturing needs of the occupants in a manner that reflected the best practices of architectural design for manufacturing buildings. In 1921, the three-story rectangular brick Spinning Mill was connected to the north side of the Weave Mill using a combination of structural and finish materials including a poured concrete foundation, timber beams and floors, metal columns, and large rectangular steel windows.
All textile production ceased at the site in 1934 and the property was later occupied by the Old Dominion Box Company. In 1951, the Old Dominion Box Company constructed the three-story Paper Warehouse addition at the north end of the Spinning Mill with a reinforced poured concrete frame, brick infill walls and steel sash windows. A non-contributing one-story steel frame and metal siding addition built in 1996 connects to the south end of the Weave Mill via a concrete block and steel frame connector. The extant structures at the Savona Mill are excellent examples of three methods of industrial construction: heavy timber mill construction; combination iron and timber fireproof construction; and reinforced concrete framed construction with concrete mushroom columns. The building retains a relatively high degree of historic integrity of location, type, construction, size, and significant features to convey its architectural significance. The period of significance for the property starts in 1916 when the first extant building (Weave Mill) was completed and extends through 1951, when the final contributing section (Paper Warehouse) was completed. The mill was actively used for manufacturing until the 1990s when Old Dominion Box Company ceased production at the South Turner Avenue property.

2. Property and Boundaries

The property is located at 528 South Turner Avenue, Charlotte, North Carolina with tax parcel identification number 07111417. The lot is bounded by South Turner Avenue to the southeast, Stewart Creek to the west, State Street to the south, and 401 South Gardner Avenue to the north. The building sits on the east side of the lot along South Turner Avenue.

III. Historic Background

1. Property History: Initial construction of the historic Savona Mill began in 1915 and finished in 1916. The heavy timber textile mill was designed by Lockwood Greene Company, the foremost industrial designers of the era, for the Savona Manufacturing Company. The new one-story, weave mill gave them more space for manufacturing and allowed them to run their existing machinery in a structure specifically designed for their process.

   In 1920, The Savona Manufacturing Company hired the prominent North Carolina mill engineer and architect Richard C. Biberstein to design the Spinning Mill. R.F. Rankin from Mt. Holly was hired to construct both a three-story brick addition and worker's houses nearby. With the expansion the company doubled the size of their operations on the property by building the addition and installing 30,000 spindles to spin their own yarn. The enlarged facility provided additional space for the company to process raw cotton into threads. The three-story building is tied together with heavy timber beams and wood flooring spanning each level. However, the Spinning Mill rests on a poured concrete foundation and is supported by iron columns that diminish in width from the bottom of the structure to the top. Since thinner iron and steel members could provide the same or greater strength than timber, the use of metal posts and window sashes provided more space in the floor plan making work easier and more efficient for the workers.

   The Savona Manufacturing Company operated at the property until 1931 when they leased the mill to Alfred Cotton Mills. By 1934 the site was vacant, and Savona was sold to Old Dominion Box Company. They began producing and assembling boxes at the location. In 1951, the Old Dominion expanded their manufacturing at the Savona Mill site with a large addition at the north end of the former mill building. They constructed a three-story, brick Paper Warehouse by connecting it in a linear fashion to the north end of the existing building. The newer reinforced concrete construction techniques presented a more utilitarian appearance with both reinforced concrete and brick visible on the exterior. The building used a mushroom column system including flared capitals at the head of each concrete column that allowed the concrete floor slabs above to rest entirely on the capitals below, eliminating the need for large beams and girders. Old Dominion Box Company consolidated operation in other branches in the 1990s and ceased production at the South Turner Avenue property, which has remained vacant since that time.

2. Date(s) of Construction: 1916

3. Date(s) of Additions and/or Alterations: 1921, 1951, 1996

IV. Assessment

1. Statement of Significance

The first large-scale textile manufacturing operation in the city of Charlotte, the Charlotte Cotton Mills, was established by R.M. and D.W. Oates between 1880 and 1881. Although the textile industry started relatively late in the area it took less than twenty years to gain prominence. By 1900, Mecklenburg County had the third highest number of textile mills in the state of North Carolina, with sixteen mills running 1,456 looms. The Savona Manufacturing Company was one of six additional manufacturers to open in Charlotte between 1900 and 1910 and initially was one of the smallest.

The company was incorporated in 1908 by a group of New York-area businessmen headed by Charles C. Lima and concentrated on producing fine finished textiles using cotton damask weaving techniques. They began operation shortly after organizing by renting manufacturing space in a now-demolished building between South College Street and South Tryon Streets in downtown Charlotte. [1]

By 1914, Savona Manufacturing Company was an established operation in the city and began plans to expand to a property along the east side of Stewart's Creek two miles northwest of their existing building in downtown Charlotte. The new site was located just northeast of the Piedmont and Northern Railway line which afforded a useful means for delivery of unfinished materials and shipping of goods. The property provided plenty of land to build a purpose-built structure, growing their current process and space for further expansion of their manufacturing capacity. In July of 1914 the Savona Manufacturing successfully petitioned the North Carolina Supreme Court, who ordered the railroad to build a spur to join the new mill to their line.[2]

By spring of 1915, construction work was underway at the new property on South Turner Avenue. The new one-story brick Weave Mill, designed by Lockwood Greene Company, the foremost industrial designers of the era, increased the company's space for manufacturing and allowed them to run their existing machinery in a structure specifically designed for their process.[3] Like any manufacturing building, the Savona Mill was designed to provide the most efficient space to produce finished goods for the owner in a safe manner.

Textile mills were largely a standardized type of building by the time the Savona Mill was constructed in 1916. Throughout the late nineteenth century, architects and designers of textile mills balanced the need to provide large areas of production space, high ceilings, and the need for substantial light to

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[1] Charlotte Daily Observer 1/12/1916 p. 110; Thompson, Edgar T. Agricultural Mecklenburg and Industrial Charlotte, Social and Economic. Charlotte: Charlotte Chamber of Commerce, 1926, p. 140.
[2] State of North Carolina Corporation Commission. Sixteenth Annual Report for the Year Ending December 31, 1914. Raleigh: State of North Carolina, 1915, p.22.
[3] Lincoln, Samuel Bicknell. Lockwood Greene: The History of an Engineering Business, 1832-1958. Stephen Greene Press, 1960. P. 290.

operate the machinery with the necessity of creating a structurally sound building and reducing the risk of fire. These parameters were addressed over time through changes in design practices and the introduction of new building materials.[4] Most textile mills in North Carolina follow a standard form of construction with a rectangular form, brick walls, heavy timber framing, a low-pitched gable roof and large window openings. The heavy brick walls and timber post and beams of the structural system, referred to as "slow-burning" or "fire-resistive" construction, protected a mill from complete loss in the case of fire. By the early twentieth century, the use of metal and concrete allowed for some evolution of the traditional heavy timber mill construction. Introduction of these stronger materials generally allowed for wider bays, higher ceilings, and larger window areas in manufacturing buildings, while providing similar or better fireproofing result. While most types of manufacturing buildings saw increased efficiencies by incorporating metal and concrete, there was one notable exception where a true timber frame construction was advantageous, weaving mills.

Weaving mills continued to be designed as a single-story timber frame building to handle the incredible amount of vibration from the looms. The elasticity of wooden posts and columns helped absorb the lateral movement of machinery. One promoter suggested that positioning the weaving machinery in a single level building that could handle vibration might allowed for looms to operate at a speed twelve percent higher than by placing looms in multi-story buildings with other processes.[5] As a single-story brick and heavy timber building, the Weave Mill at Savona Mill might not appear to include the most technologically advanced materials for an early twentieth century manufacturing building, but the use of a traditional wood framing system was considered the best practice in the industry at that time. And since the Savona Manufacturing Company was only weaving a specialized type of fabric and not processing the cotton and spinning it to yarn, the efficiency provided by a more elastic framing system was particularly appropriate for their business.

In January of 1916, the company the Savona Manufacturing Company was busy removing their equipment from their rented space to the new one. The company owned and operated just over one hundred looms that produced damask cloth, a specialized of woven fabric for higher end goods. The increased floor space provided in their new facility gave them space for the additional of new looms to produce another more versatile fabric, jacquard terry cloth.[6]

By 1919 the Savona Mill employed 175 workers, many of which lived in nearby housing constructed by the company. Tension between managers of the mill and the workers reached a flash point in June of 1919, when the company refused to allow the National Textile Worker's organization to hold a conference at the property. The workers went on strike and the mill was closed for nearly six weeks

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[4] Bradley, The Works, p. 133.
Glass, Textile Industry, p. 38.
[5] Bradley, The Works, p.126.
[6] America's Textile Reporter: For the Combined Textile Industries, Volume 30, 1/13/1916.

before resuming operation in August.[7] Despite periodic labor unrest the Savona Manufacturing Company continued to grow.

In 1920 the company announced a plan to double the size of their operations on the property by building an addition and installing 30,000 spindles to spin their own yarn. Rather than simply weaving and finishing textile goods, the new facility would provide additional space for the company to process raw cotton into threads. By controlling the entire manufacturing process from raw material to finished products on one site, the company could better control their supplies and create a more efficient operation.[8]

The Savona Manufacturing Company hired the prominent North Carolina mill engineer and architect Richard C. Biberstein to design the Spinning Mill. R.F. Rankin from Mt. Holly was hired to construct both the three-story brick addition and worker's houses nearby.[9] The new construction was based on the same basic design parameters employed in the 1916 Weave Mill, but it incorporated a combination of materials to provide a more open manufacturing space and to incorporate additional light into the space. The building is tied together with heavy timber beams and wood flooring spanning the floor area. However, the Spinning Mill rests on a poured concrete foundation and is supported by iron columns that diminish in width from the bottom of the structure to the top. Since thinner iron and steel members could provide the same or greater strength than timber, the use of metal posts and window sashes provided more space in the floor plan making work easier and more efficient for the workers.[10]

Inclusion of the facilities to encompass the entire process of manufacturing cotton to finished textile presented additional planning hurdles and risks for the Savona Mill that are found within the design of the building. The highest risk of fire in any textile mill was at the beginning of the manufacturing line as raw cotton was 'picked' to remove lint and debris. This created a refined cotton prior to spinning permitting the machinery to work in an efficient manner. However, the static produced by the picking process and the presence of the combustible lint meant a constant risk of fire. By the later part of the nineteenth century most mills had the picking operations located in a separate building or picker house.[11] Advances in building materials and fire separation techniques led to the reincorporation of this function back into mills after 1900. The Savona Spinning Mill includes brick fire walls on the first and second floors at the northwest corner of the plan to house these operations. On the first floor, much of the south wall of the picker area has been removed but a remnant at the ceiling and metal posts continue to define this specialized part of the spinning operations. Large arched openings with heavy metal fire doors exist on the second level. A "dust flue" is shown on the 1929

[7] Charlotte Daily Observer "Savona Mill Closed When Workers Strike" 6/21/19 and "Savona Mill Operating Again After Shut-down" 8/1/19.
[8] America's Textile Reporter: For the Combined Textile Industries, Volume 34, 8/19/1920.
[9] Charlotte Daily Observer "Savona Mill to Double Output" 3/7/20
[10] Bradley, The Works, p. 131.
[11] Bradley, The Works, p. 126-7.

Sanborn fire insurance maps projecting from the north wall of the Spinning Mill.[12] This feature, also called a lint chimney, was designed to draw the combustible lint or cotton dust away from the potential spark in the picker house. It partially exists today as one of the freight elevators between the Spinning Mill and Paper Warehouse to the north.

The 1921 expansion extended beyond the Spinning Mill and included ancillary buildings at the complex. A dyeing and finishing house allowed this part of the process, previously housed in the Weave Mill, to move just west of the main mill buildings and expanded to match the increased production of the mill. Additionally, a steam plant was added west of the main mill building to provide auxiliary power for the complex.[13]

By 1925, the facility expansion at the property increased production and the value of the business. Savona Manufacturing Company stock rose five times from the initial 1908 value to $500,000. The mill employed 550 workers, had 18,000 spindles on 950 looms and provided housing for 100 families.[14]

The Savona Manufacturing Company continued operation at the mill until 1931 when the property was leased by the Alfred Cotton Mills. Although the lease record appears in the Mecklenburg County deed records, which the city directory confirms, no records have been located concerning the Alfred Cotton Mills. City directories list the facility as vacant in 1934. In 1935, the Old Dominion Box Company was operating from the complex which they eventually purchased and operated as their Charlotte branch until the 1990s.

Old Dominion Box Company started in Lynchburg, Virginia in 1905 to provide boxes for its parent company, Craddock Terry Shoes. The company quickly grew to provide boxes and packaging for all types of retailers. In a 1955 chronicle of their business, the company credited much of their growth to the presence of the textile industry in the southeast. They opened new plants in Asheboro in 1926 and in Winston-Salem, Burlington, and Charlotte in 1929. The Charlotte branch was initially described as a "set-up operation" or an assembly plant and for its first six years was housed at another property. In 1935, the year they began operating from the former Savona Mill, the Old Dominion Box Company purchased a corrugator for the property and began producing boxes at the site. The company continued to open and operate plants throughout Virginia and North Carolina but concentrated much of their production at the Charlotte facility in the 1950s.[15]

[12] Sanborn Fire Insurance Map, 1929.
[13] Industrial Development and Manufacturer's Record, volume 79, p. 110.
[14] Thompson, Agricultural Mecklenburg, p. 141.
[15] Old Dominion Box Company: Our First Fifty Years, 1905-1955, pp 1-3.

In 1951, the Old Dominion Box Company expanded their manufacturing at the Savona Mill site constructing a large addition at the north end of the former mill building. A Sanborn Fire Insurance Map from 1953 shows that the three-story brick Paper Warehouse was built two years prior of fireproof construction. The new addition followed typical industrial planning practice by simply connecting in a linear fashion to the north end of the existing building.[16] However, the newer reinforced concrete construction techniques presented a more utilitarian appearance with both reinforced concrete and brick visible on the exterior. The construction materials employed in the Paper Warehouse stand in contrast to the earlier textile mill structures to the south but are the product of the same approach and set of parameters from the industrial engineer. The Paper Warehouse was built for strength to house industrial operations, space for manufacturing, business efficiency, and above all fireproof for safety and protection of the combustible inventory.

Reinforced concrete construction was not employed on a large scale for industrial buildings until after 1900, though the technology was developed in the late-nineteenth century to fireproof iron structural systems.[17] Although the advantage of fireproofing buildings with reinforced concrete was well-established by the 1920s, the complexity of the building process kept the cost high. To produce each column, beam, and floor level metal reinforcing rods are bent and welded together in the shape of each element. A metal or wood form is then constructed to hold the poured the concrete in place. As pieces of the structure are cast and harden, additional forms are built until all components are tied together into a single system. Evidence of this process survives in the Paper Warehouse. Wood grain patterns from the forms used to cast floors are visible throughout the ceilings in addition to impressions from the fasteners and metal plate edges used to cast the columns.

The mushroom columns found in the Paper Warehouse are a particularly good example of important innovations in reinforced concrete construction. The first mushroom column system was developed in 1908 by Minneapolis engineer, C.A.P Turner. His system included flared capitals at the head of each concrete column that allowed the concrete floor slabs above to rest entirely on the capitals below, eliminating the need for large beams and girders. This advancement was further refined by industrial designers in the 1910s and 1920s most notably in the drop slab system. This innovation extended the reach of each column by casting a wider rectangular slab atop a conical column on which the floor slab above would bear. [18] In the Paper Warehouse at the former Savona Mill this system is well preserved with the circular flared head of the mushroom column supporting a much wider rectangular pad just below the cast floor slab above. This permitted a wider and higher space for storing and moving materials.

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[16] Sanborn Maps, "Charlotte 1950" and "Charlotte 1953", Sheet 344.
[17] Bradley, The Works, p. 156.
[18] Mattson and Alexander, "(Former) Union Storage and Warehouse Company Building," National Register Nomination, 2000.
Mattson and Alexander, "(Former) Carolina Transfer and Storage Company Building," National Register Nomination, 1999.

By 1955 the Charlotte branch was, by far, the largest of seven facilities operated by the Old Dominion Box Company. More than 500 people were employed on the property at South Turner Avenue, representing nearly half of the company's entire workforce.[19] During the 1950s the company was one of the largest suppliers of boxes in the region and was regarded as a model industrial operation in the 1950s promotional film "Boxes, Cartons, and Cases!" by Industry on Parade. The company boasted that "just about everything but a ton of coal comes in a container, and any time the coal industry decides to package every lump, our box makers are ready to oblige."[20] Old Dominion Box Company consolidated operation in other branches in the 1990s and ceased production at the South Turner Avenue property, which has remained vacant since that time.

Additional Context

Richard C. Biberstein

In 1887, Richard C. Biberstein arrived in Charlotte to work for the Mecklenburg Iron Works first as a draftsman and then designing new buildings and engineering systems. Born in Fredericksburg, Texas, in 1859, he was the son of Herman R. von Biberstein, an engineer who surveyed parts of Texas during the 1840s. In 1882, Biberstein graduated from the Worcester Polytechnic Institute in Massachusetts. He worked for U.S. Electric Light Company in Newark, New Jersey, Western Manufacturing Company in Richmond, Indiana and Atlas Engine Works in Indianapolis, Indiana before settling in Charlotte. [21]

Biberstein worked with the textile equipment supplier Charlotte Machine Company for approximately five years before joining Stuart W. Cramer's firm in 1902. Cramer was a local architect and engineer of mill buildings. During his three years of employment with Cramer, the firm was responsible for design and construction of Highland Park Mill #3 (1903-1904), one of the largest textile facilities in the Charlotte area. By the time he ventured out on his own, records indicate that he served as project captain for at least two dozen mills in the southeast.[22]

In 1905, Biberstein began his own architectural and engineering firm which evolved into a series of partnerships that became Biberstein, Bowles, Meacham and Reid, a firm which still operates today. Over nearly three decades Biberstein's firm designed many dozens of textile mill properties, mostly concentrated in the Charlotte and Gaston County areas. The Savona Mill's three-story Spinning Mill addition built by Biberstein in 1921 was completed at the height of the architect's career. The design

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[19] Old Dominion Box Company: Our First Fifty Years, 1905-1955, p 8.
[20] Industry on Parade, "Boxes, Cartons and Crates", ca. 1955-1960.
[21] Biberstein, Bowles, Meacham and Reid Records, 1895-1960. Special Collections, J. Murrey Atkins Library, University of North Carolina at Charlotte.; Huffman, William H. The Biberstein House: Survey and Research Report. Charlotte-Mecklenburg Historic Properties Commission, 1984.
[22] "Richard C. Biberstein" North Carolina Architects

drew upon modern mill technology and fireproofing techniques and includes features found in similar textile projects that he designed in the early 1920s.

Industrial Buildings in Charlotte Context

Following the Civil War, the City of Charlotte and Mecklenburg County began to experience a transition from an economy based largely on agriculture to one that relied heavily on manufacturing. The change was the result of several factors that turned much of agricultural Mecklenburg County into a metropolitan area by the 1920s. In 1880, Mecklenburg County was the highest producer of cotton in the state of North Carolina and its county seat saw a boom in population and investments. Charlotte's population increased from 2,265 in 1860 just before the start of the Civil War to 18,091 in 1900 and again to 34,014 by 1910. Much of this growth was driven by the arrival of textile manufacturing in the region and investors looking to revive the southern economy using the slogan "Bring the Mills to the Cotton." The city's access to transportation, both rail and roadways, development of reliable electricity, and the vast and inexpensive pool of laborers motivated many entrepreneurs, including D.A. Tompkins, to invest in industrial enterprises.[23]

Following construction of the Charlotte Cotton Mills (1880-1881), the first large-scale textile operation in the city of Charlotte, the textile industry expanded rapidly. By 1900, Mecklenburg County had sixteen mills running 1,456 looms and by 1910 had over 5,000 looms producing all types of textile products.[24] By the end of the nineteenth century most mill buildings were a standardized type of construction with heavy timber framing, also called slow-burning construction, that allowed for a certain level of fire resistance. Heavy brick walls with massive timber beams, girders and columns, a low-pitched gable roof and heavy brick partitions with fire doors prevented fire from spreading and limited the amount of potential damage to the structures. Monitor roofs and large window openings, often with arched heads, provided the maximum amount of light possible to enter the production floor.

Nearly all the recorded textile mills in the Charlotte area exhibit traditional heavy timber construction, or slow burning construction, adapted throughout the course of the nineteenth century. This may be attributed to D.A. Tompkins, the well-known Charlotte industrialist who advocated strongly for the slow burning building system as he developed numerous textile operations in the area. He and other entrepreneurs borrowed building practices from the well-established textile companies of the Northeast. Tompkins was the most influential industrialist in Charlotte and developed three mills starting in 1889: Ada Mill, Alpha Mill and Atherton Mill. All three of these complexes employed brick walls and heavy timber framing. Other well-documented examples of heavy timber construction include Louise Mill (1897 and 1901, NR listed in 2013), Hoskins Cotton Mill (1904, NR listed in 1988), Highland Park Mill #3 (1903, NR listed in 1988), Mecklenburg Mill (1904, NR listed in North

[23] Woodard and Wyatt, Industry, Transportation and Education: The New South Development of Charlotte and Mecklenburg County, p. 2.
[24] Hanchett, Charlotte's Textile Heritage.

Charlotte HD 1990) Johnston Mill (1904, NR listed in North Charlotte HD 1990) and the Weave Mill at Savona Mill (1916).[25]

As building technology changed and structural systems evolved textile designers began incorporating newer materials into their structure to provide additional space, light, and manufacturing efficiencies. As a result, some mills constructed after 1900 include iron and steel elements including columns, beams, and window sashes. In Charlotte textile mills these materials are most often seen in alterations to mill buildings or in small additions to earlier heavy timber frame mills. At the Highland Park Mill #3, changes to the property in the 1920s introduced steel sash windows to the main mill building and included construction of a new Dye House with a combination of traditional and modern materials.[26] One exception to the small-scale addition of these combination construction systems is the Spinning Mill addition to the Savona Mill in 1921. This three-story expansion is one of the only major construction projects to employ metal columns and a concrete foundation with earlier, tradition timber frame construction.

While textile facilities ushered in industrial progress for Charlotte during the late nineteenth and early twentieth centuries, there were a great number of manufacturing and industrial companies operating in the region. By 1935 the City Directory showed at least ninety different types of industrial businesses within their listings.[27] One of the more prolific building forms to emerge as a product of this diversity and the interconnected transportation routes was the industrial warehouse. Blocks of downtown Charlotte that were located next to railroad corridors became home to warehouse districts in the late nineteenth century. These earlier warehouses often took a similar form and type of construction to the textile mills of the area. One well-documented example is the Philip Carey Building (1908, NR listed in 1984) which has heavy timber framing, a rectangular plan and thick brick walls.

As automobile transportation became more accessible later warehouses in Charlotte were sited along roadways or took advantage of both rail and road access. Warehouses in the Charlotte area were among the first structures to rely on improvements in reinforced concrete construction as a fire-proofing method. Well-documented examples of this construction include the (former) Carolina Transfer and Storage Company Building (1927, NR listed in 1999) and the (former) Union Storage and Warehouse Company Building (1927, NR listed in 2000). The Paper Warehouses at the Savona Mill property that were constructed by the Old Dominion Box Company fits into this context as a particularly good example of reinforced concrete construction.

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[25] Neville and Salmon, Louise Mill, National Register Nomination, 2013); Hoskins Cotton Mill, NR Nomination, 1988; Highland Park Mill #3, NR Nomination, 1988), North Charlotte HD NR Nomination, 1990).
[26] Huffman, Highland Park Mill #3, National Register Nomination, 1988.
[27] Woodard and Wyatt, Industry, Transportation and Education: The New South Development of Charlotte and Mecklenburg County, p. 11.

2. Architectural Description

The Savona Mill is a series of four structures of different construction joined together in a linear arrangement along South Turner Avenue in the West End neighborhood of Charlotte in Mecklenburg County, North Carolina. The three historic sections of the building display three distinctive structural systems that correspond to changes in industrial design during the twentieth century. The Weave Mill, constructed 1915-1916, is a one-story rectangular brick building built of traditional heavy timber mill construction with segmental arched head windows, a low gable roof with exposed beam ends and a wood clerestory monitor roof. In 1921, the three-story rectangular brick Spinning Mill was connected to the north side of the Weave Mill using a combination of structural and finish materials including a poured concrete foundation, timber beams and floors, metal columns, and large rectangular steel windows. In 1951, the Old Dominion Box Company constructed the three-story Paper Warehouse addition at the north end of the Spinning Mill with a reinforced poured concrete frame, brick infill walls and steel sash windows. A non-contributing one-story steel frame and metal siding addition built in 1996 connects to the south end of the Weave Mill via a concrete block and steel frame connector. The mill faces southeast to South Turner Avenue with the main pedestrian entrance located in the southernmost bay of the Spinning Mill. Railroad ties and remnants of a trestle mark where a railroad spur from the Piedmont and Northern railroad entered the property near the intersection of State Street and South Turner Avenue to the south and extended along the northwest elevation of the building and the current property line.

Site

The property is just a portion of the historic acreage associated with the Savona Manufacturing Company and the Old Dominion Box Company but includes all the extant manufacturing resources. Several brick and frame support buildings associated with the manufacturing operations were located on land between the mill and Stewart's Creek, located approximately 600 feet northwest of the building. However, a previous owner subdivided that portion of the site into five parcels and demolished all of the ancillary buildings between 2000 and 2010. The demolished buildings include the bleaching and finishing building, boiler house, engine house, and several warehouses built by the Savona Manufacturing Company and a pulp mill constructed by the Old Dominion Box Company. Many of the houses in the surrounding blocks to the east and northeast of the mill were constructed by the Savona Manufacturing Company to house mill workers including those along State Street, Katonah Avenue, and South Bruns Avenue. The mill housing is now separated from the mill by a series of vacant lots and parking areas between Coxe Avenue and State Street, which once included the company office and a store. A modern one-story brick office building with concrete lattice panels just north of Coxe Avenue separates the mill from additional residential buildings to the north and east of the mill. Two additional modern one-story brick office buildings sit north of the dividing the property from single family houses along Rozzelle's Ferry Road.

Exterior

The Savona Mill at 528 South Turner Avenue is a brick and concrete manufacturing building just north of the intersection of State Street and South Turner Avenue 2.5 miles northwest of Charlotte, North Carolina. The building sits on 4.18 acres of land situated on a hillside sloping gently from South

Turner Avenue at the southeast down to a railroad spur running along the northwest side of the building, where the entire height of the partial basement is revealed. The main elevation of the mill, hereafter referred to as the east elevation for simplicity, is setback from South Turner Avenue by approximately ten feet. Regularly spaced trees occupy the setback as well as a concrete retaining wall that creates an areaway along portions of the Weave Mill and Spinning Mill where a partial basement exists. A chain-link fence secures the property along South Turner Avenue, State Street, and a driveway at the north elevation of the building.

Weave Mill, Mill No. 1 (1915-1916)

The one-story brick Weave mill is the original building constructed on this site and put into operation in 1916. The structure is laid in 7:1 common bond with Flemish headers and stretches twenty-two bays along South Turner Avenue with a low-pitch gable roof with exposed rafter tails. A five-foot high wood clerestory monitor with nearly flat gable roof and exposed rafter tails projects above the main roof for all but the southernmost bay of the Weave Mill. The large segmental arch windows openings that define each bay along the main façade have lintels of five soldier courses of brick and concrete sills that have been cut into each opening. Nearly all the original paired nine-over-six wooden window sashes with pivoting six-light transoms survive behind the plywood currently covering them although most of the glass panes are now missing. The original pivoting fifteen-light wood sashes at the clerestory are likewise intact behind translucent plexi-glass.

Historic loading door openings along the main façade consist of lower lintels and lower sills but both are now altered. A loading door in the south end bay has been filled with concrete block while the opening in the third bay from the north end of the Weave Mill has been partially filled with brick to create a window. The northern end bay of the Weave Mill holds a doorway with a paneled wood door with six window lights, but the door opening is now covered with plywood and a modern flat canopy roof supported with metal pipe columns. The door is accessible from Turner Avenue by a short concrete bridge crossing the areaway immediately in front of the building. Short window openings with arch heads sit within the areaway to light the partial basement in the five northernmost bays.

The south end of the Weave Mill has an additional one-story frame bay now covered with synthetic siding. A large portion of the brick south wall was removed when this frame addition was added in the later part of the twentieth century. An exterior doorway at the east end of the addition provides access directly into the Weave Mill.

The non-historic concrete and steel addition at the south end of the mill is built on a poured concrete foundation. The walls of the building have a concrete block base and vertical steel paneling above. The irregularly shaped addition has both loading doors and a pedestrian door facing south to State Street. It is joined to the Weave Mill by a concrete block connector with flat metal roof. The connector has a loading dock and a pedestrian door facing east to a driveway and South Turner Avenue.

A concrete loading platform lines the west side of the Weave Mill with a two-bay rectangular brick restroom wing projecting onto the platform just south of the center of the elevation. Two non-historic "lean-to" structures have been erected along the loading platform just north of the restroom wing, one with failing concrete block walls and one with a lower roof and metal wall. Window openings along the west elevation are covered with plywood but most still contain the original paired nine-over-six wooden sash windows with pivoting six-light transoms. Two window openings on the west side

of the Weave Mill were lowered to create doors, one in the second bay from the south end and one near the center of the building, four bays north of the restroom wing. The only historic loading door with a lowered lintel occupies the fourth bay from the north end of the building, but the opening has been widened which has further required a partial brick infill with brick of the neighboring window opening.

The interior of the Weave Mill is largely open with regularly spaced original wood columns supporting an exposed timber beam ceiling. Slightly more than half of the original wood columns are still in place. Many wood columns have been replaced with circular steel columns of the same dimension which fit appropriately into the existing metal capitals. In the easternmost row of columns two modern steel columns have been inserted to reinforce the structure. The building is five structural bays wide (east to west) with a wood frame monitor roof structure above the center bay. The monitor is lined with 15-light mechanically operated pivoting clerestory windows. Although covered with plywood most of the original wood window sashes are intact within the segmental arched openings. Each opening holds paired 9/6 wood sash windows with a six-light tilting transom above. A poured concrete floor was likely added in place of a wooden floor during the period of significance. The last four bays at the north end of the building cover a partial basement and retain the earlier wood flooring in most of this area. A freight elevator in the northwest corner of the building and a frame partition in the northeast corner of the building are the only structures obscuring the otherwise open floor plan.

Four doorways in the Weave Mill lead directly to the exterior of the building, one at the north end bay along at the east, another in the one-story frame addition at the southeast corner of the plan and two along the west side of the building leading directly to the loading concrete loading dock. Another door on the west side of the building leads into the south side of the one-story concrete block shed enclosure on the loading dock. The interior of the shed enclosure has concrete block walls that are simply painted white. A solid stud partition defines the north side of the space, dividing it from the north space of the enclosure, which is accessible from the exterior of the building. Two original arch head doorways near the center of the west wall lead to the one story restroom wing. The north door of the two has lettering painted above it reading "Men" and leads to the north side of the restrooms while the south door has faint lettering reading "Ladies" and leads to south side of the wing. Both sides of the restroom wing have brick walls that have been painted and contain deteriorated modern toilet fixtures. Doorways from the Weave Mill connect to the Spinning Mill at the north and the non-historic warehouse at the south. The entrance to the non-historic addition is an altered window opening that has been cut down and enlarged with steel posts and a lintel inserted to frame the loading door.

Spinning Mill, Mill No. 2 (1921-1922)

The three-story with a partial basement brick Spinning Mill and nearly flat gable roof is fully engaged with the north side of the Weave Mill and stretches twenty-three bays along South Turner Avenue. The brick walls are laid in 6:1 common bond and are pierced by regularly spaced rectangular window openings with concrete sills. Each window opening holds a fixed 35-light steel window with six-light tilt sections at both the top and bottom of the window frames. Nearly all the window openings are covered or partially covered with plywood. The building is covered with a nearly flat gable roof with overhanging eaves and exposed rafter tails. A doorway at the south end bay of the east elevation provides direct access to the Spinning Mill. A one-story enclosed porch or office structure built ca. 1960, with a flat roof and round steel columns covers the south five bays of the Spinning Mill and holds a double door to directly access a stairway in the southeast corner of the structure.

The south elevation of the Spinning Mill is covered on the first and part of the second level by the Weave Mill and the monitor roof. There are no window openings on the second level of the south elevation. The third level has ten window openings evenly placed across the building width, each with the same 35-light steel windows with two six-pane tilting sections found throughout the rest of the Spinning Mill section of the complex. Like the east elevation each window bay is marked with an exposed rafter tail under the overhanging eave at the roofline.

The west elevation of the building overlooks Stewart Creek and the now open area that once held ancillary mill buildings. An overhanging eave with exposed rafter tails has a modern gutter system and downspouts attached at the roofline. The twenty-three bays of the west elevation are clearly marked by window and loading door openings. Each window opening holds the same 35-light steel window found throughout the Spinning Mill. Only three bays, just south of the center of the Spinning Mill, do not conform to the rest of the building as a simple rectangular restroom tower with a nearly flat roof projects from this portion of the elevation. The restroom tower has two smaller window openings on each of its sides with a 16-light steel window with 8-pane tilting sections in each opening. Like the remaining window openings on the west elevation the restroom tower windows have concrete sills. The restroom tower interrupts what is otherwise a continuous concrete loading platform along the first level of the Spinning Mill, built on tall, poured concrete piers and extending approximately ten feet from the west wall. Some of the window openings along the first level have been altered. A loading doorway with a roll down metal door in the north end bay was created by retaining the upper portion of the window sash, inserting a concrete header in the middle of the window and cutting the sill down to the loading dock level. Another former window opening, three bays north of the restroom tower, has been cut down to the loading dock level, partially infilled with brick at the head and is covered with rubber strips and plywood. The last altered window opening is just south of the restroom tower and like the others was converted into a loading doorway. It retains the top portion of the steel window sash now covered with plywood, has a metal header inserted at the head of the door and holds an older wood roll-up garage door. At the basement level an historic loading door in the third bay south of the restroom tower connects to a concrete ramp on the interior. The loading door is now covered with plywood and rubber strips.

The interior of the Spinning Mill is mostly open floor space divided by a regular system of iron columns supporting exposed heavy timber beams with chamfered edges. The beams support exposed wood ceilings and narrow board hardwood flooring on the first through third floors. The columns in the partial basement at the south end of the building are noticeably wider to support the weight of the building above. The floor at the basement level is poured concrete and includes a ramp from the center of the space down to a loading door at the west side of the building. The bathrooms on each level are accessible by two doorways on each level, one for men and one for women. The bathrooms have full height ceilings, painted brick walls and modern deteriorated toilet fixtures.

The first level includes a masonry wall at the northwest corner of the building that originally functioned as the Picker House. The east wall of this area extends the full height of the floor. A former loading opening at the center of the east wall is now filled with concrete block and a raised frame observation office and stair are placed in the north corner. The entire length of the south wall of the Picker House is now open to a height of approximately ten feet. Modern steel columns and steel beams support the upper eight to ten feet of the masonry wall at the ceiling. A frame office enclosure and mezzanine in the southeast corner of the Spinning Mill constructed ca. 1950 has beadboard walls and observation windows looking over the manufacturing area. Two lower frame enclosures with

plywood veneer and ceilings, built ca. 1970, line the west wall of the first level. A rectangular break room of the same date sits in front of the restroom entrances just south of the center of the building. A similar plywood veneer office enclosure is attached to the west wall and the Picker House partitions.

The second level is similar to the first with a masonry wall at the northwest corner of the building. Original segmental arch openings on both the east and south walls of the masonry partition remain open. A large frame partition wall along the southeast quadrant of the second floor encloses a series of ca. 1970 offices with modern wood and glass partitions and dropped acoustical tile ceilings. Additional frame partitions at the southwest corner of the floor plan, built ca. 1970, create a storage room and offices with modern plywood veneer partitions and dropped acoustical tile ceilings. Three wood stairs along the south wall of the Spinning Mill with beadboard railings and walls appear to be contemporary with the ca. 1950 office enclosure on the first level. The first is a narrow stair leading south in a straight run down from the second level to the mezzanine offices at the southeast corner of the first level. Another narrow stair leads east in a long straight run down along the south wall to the first floor. The third stair is wider and leads east along the south wall up to a stair landing and again to the third floor. The third floor of the Spinning Mill is entirely open with no partitions.

Paper Warehouse Addition (1951)

The three-story reinforced concrete framed and brick addition at the north end of the building was constructed in 1951 by the Old Dominion Box Company. The structure is fully engaged to the north end of the Spinning Mill and its construction encapsulated many of the original 35-light windows on the north elevation of the Spinning Mill between the two structures. Poured concrete structural columns and flooring are expressed on the exterior of the building with 5:1 common bond brick walls between. A flat roof covers the building.

There are six structural bays along the east elevation of the Paper Warehouse, each one holds two window openings except for the end bay at the north. An external metal stair provides access to doors at the second and third level of the building. Since the basement level at the northeast corner of the building is partially covered by the higher grade of the land, the end bay here is entirely formed with poured concrete. Throughout the building window openings hold 21-light steel windows each with two operable six-pane tilting sections. Most of the windows are intact with broken panes and plywood covering them.

At the north elevation, the Paper Warehouse is six structural bays wide, each with two window openings with 21-light windows. The slope of the ground at the northeast corner of the property partially covers the first level at this corner of the building. The two bays at the east side of the north elevation are entirely constructed of poured concrete and the height of concrete. The level of the concrete foundation steps down along the north wall as the slope descends to the west and only the four westernmost bays hold windows on the basement level. Gutters at the roofline channel water to galvanized metal downspouts. There are no door openings on the north elevation of the Paper Warehouse.

The west elevation of the Paper Warehouse is six structural bays wide with two window openings in each bay on the second and third floor that hold 21-light steel windows. A concrete loading dock runs along the first level of the west elevation. A single loading door in the southernmost structural bay provides access to the first level, although former loading doors, now infilled with brick, are evident in the other bays along the first level. A concrete block freight elevator addition is attached to the

northernmost bay of the west elevation. Metal anchors and ghost marks between the first and second level along most of the west elevation indicate where a series of metal and frame roofs once attached to the building to cover the loading docks.

The interior of the Paper Warehouse addition is mostly open space with some frame and concrete partitions on the first level. Poured concrete 'mushroom' columns with circular splayed caps support the building and create a regular division of the interior space. The concrete columns and ceilings show the markings of the metal and plywood molds used to form the structural members. On the first floor, two sections of frame wall survive from a partition that once divided the entire first floor plan into east and west. Another frame partition in the southernmost bay of the building defines a loading area. A staircase and two freight elevators at the southwest corner of the floor plan open into both the Paper Warehouse and the Spinning Mill. Most walls and ceilings on the first level have been painted. On the second and third levels of the Paper Warehouse all columns, ceiling and walls are exposed concrete and exposed brick. Nearly all the original steel sash windows survive and are visible from the interior. No partitions divided the second and third level of the Paper Warehouse.

3. Archaeological Significance

There is no archaeological significance identified at this site.

4. Evaluation of Integrity: The Charlotte-Mecklenburg Historic Landmark Commission judges that the physical description included in this report demonstrates that the Savona Mill meets this criterion. Integrity is defined on a high, good, fair, and poor scale in the following areas.

a. *Design:* GOOD. The Savona Mill was constructed in 1916 as a heavy timber frame textile mill and was substantially enlarged in 1921 and 1951. The additions to the building were done to meet the manufacturing needs of the occupants in a manner that reflected the best practices of architectural design for manufacturing buildings in each period. Each portion of the exterior has not seen significant changes since it was constructed. The interior has seen some changes to window and door openings, interior wall placements, and finishes.

b. *Setting:* GOOD. The property is just a portion of the historic acreage associated with the Savona Manufacturing Company and the Old Dominion Box Company but includes all the extant manufacturing resources. Many of the houses in the surrounding blocks to the east and northeast of the mill were constructed by the Savona Manufacturing Company to house mill workers. The mill housing is now separated from the mill by a series of vacant lots and parking areas between Coxe Avenue and State Street, which once included the company office and a store. In addition to the surrounding single-family homes there are three, modern one-story office buildings in proximity.

c. *Workmanship:* GOOD. The extant structures at the Savona Mill are excellent examples of three distinctive methods of industrial construction: heavy timber mill construction; combination iron and timber fireproof construction; and reinforced concrete framed construction with concrete mushroom columns. All were executed by skilled industrial designers and construction workers. The buildings represent three phases of industrial design.

d. *Materials:* GOOD to FAIR. The materials used in the mill include heavy timber framing, brick, steel, and concrete. The complex has been abandoned since the 1990's, leading to some vandalism and deterioration of materials. The exterior brick and concrete are in good condition. Some windows have been damaged. Many of the interior finishes have seen minor alterations over time and damage, but the underlying structural materials are in good condition.

e. *Feeling:* GOOD. The Savona Mill has maintained its sense of feeling because it has always served as a space for manufacturing. Few exterior changes and few changes in the setting have kept the same feeling of the building.

f. *Association:* GOOD. The building's association with the industrial development of Charlotte remains strong. The property has been used for manufacturing since it's initial construction in 1916. It remained an active production space until the 1990's when Old Dominion ceased operations at the location.

5. Boundary Justification

The local landmark designation boundary is a tight rectangle around the three historic mill buildings. The boundary includes the weave mill, spinning mill, and the paper warehouse all associated with the Savona Mill and Old Dominion Box Company. While the historic property encompassed the adjacent property to the west, all associated structures have been demolished.

V. Supporting Documentation

1. Photographs: This report contains photographs of the property keyed to a floor plan.

2. Floor Plan: This report contains the floor plans for the building.

3. Site Plan: This report contains a site plan of the property.

4. Plat or Tax Map: This report contains a tax map.

VI. Bibliography/Source Citations

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Thompson, Edgar T. Agricultural Mecklenburg and Industrial Charlotte, Social and Economic. Charlotte: Charlotte Chamber of Commerce, 1926.

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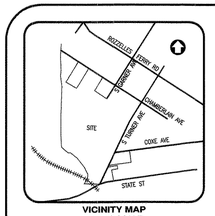


VICINITY MAP
(NOT TO SCALE)

REF: NC GRID (NAD 83) 2011

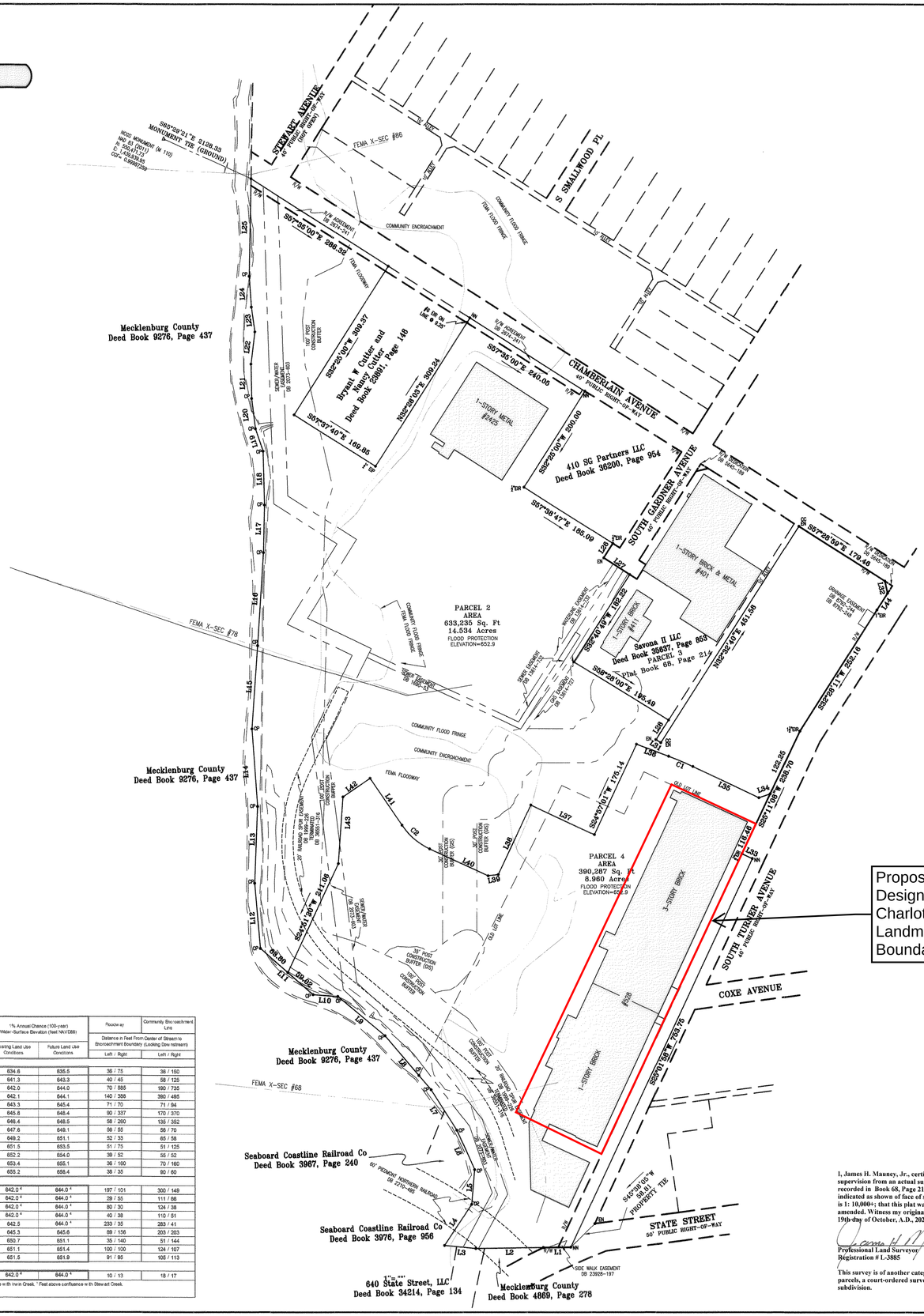
SITE DATA

TAX PARCEL NOs. 07111412, 07111417
ZONING CLASSIFICATION: MUDD-O
TOTAL NUMBER OF EXISTING PARCELS: 2
TOTAL NO. OF PROPOSED PARCELS: 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°21'58"W	48.44
L2	S89°06'17"W	118.89
L3	N84°17'53"W	55.00
L4	N33°29'47"E	85.93
L5	N04°49'27"E	61.44
L6	N24°06'06"W	75.96
L7	N32°25'46"W	84.53
L8	N40°32'16"W	124.57
L9	N50°21'38"W	108.44
L10	N85°29'04"W	43.65
L11	N49°03'11"W	122.82
L12	N05°02'50"W	115.29
L13	N02°05'18"E	135.20
L14	N04°16'23"W	136.75
L15	N03°52'23"E	146.85
L16	N03°33'03"E	163.50
L17	N01°12'47"E	83.90
L18	N01°26'36"W	94.82
L19	N18°54'31"W	41.84
L20	N07°15'02"W	53.15
L21	N01°06'55"W	60.71
L22	N08°58'03"E	57.06
L23	N08°09'59"W	43.90
L24	N03°56'49"W	54.18
L25	N01°01'06"E	171.85
L26	S32°19'15"W	29.98
L27	S57°25'16"E	54.38
L28	S32°36'20"W	40.83

L31	S57°24'25"E	9.97
L32	S12°28'51"E	21.92
L33	S64°58'02"E	20.00
L34	S70°35'37"W	21.01
L35	N64°35'26"W	128.83
L36	N69°46'33"W	60.21
L37	N65°02'59"W	123.50
L38	S24°57'01"W	135.12
L39	S83°12'58"W	18.06
L40	N65°02'59"W	113.49
L41	N34°21'47"W	99.47
L42	S55°38'13"W	58.00
L43	N53°53'58"W	117.40
L44	S32°31'15"W	34.95

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	513.50	46.47	N67°11'00"W	46.46
C2	121.00	64.81	N49°42'33"W	64.03



SCALE IN FEET
1"= 100'

FLOOD HAZARD DATA TABLE								
Cross Section	Stream Station	Flood Discharge (cfs)		1% Annual Chance (100-year) Water-Surface Elevation (feet NAVD88)		Floodway		Community Encroachment Line
		Existing Land Use Conditions	Future Land Use Conditions	Existing Land Use Conditions	Future Land Use Conditions	Distance in Feet From Center of Stream to Encroachment Boundary (Looking Downstream)		
						Left / Right		Left / Right
IRWIN CREEK								
188	18,800 '	11,879	13,040	634.6	635.5	36 / 75		36 / 150
203	20,300 '	11,879	13,040	641.3	643.3	40 / 45		58 / 125
214	21,350 '	6,980	7,579	642.0	644.0	70 / 585		190 / 735
224	22,400 '	6,980	7,579	642.1	644.1	140 / 388		380 / 485
240	24,000 '	6,980	7,579	643.3	645.4	71 / 70		71 / 94
252	25,200 '	6,980	7,579	645.8	648.4	90 / 337		170 / 370
261	26,100 '	6,980	7,579	646.4	648.5	58 / 260		135 / 352
270	27,045 '	6,980	7,579	647.6	649.1	56 / 55		58 / 70
278	27,600 '	6,980	7,579	649.2	651.1	52 / 33		65 / 58
288	28,760 '	6,980	7,579	651.5	653.5	51 / 75		51 / 125
298	29,800 '	6,980	7,579	652.2	654.0	39 / 52		55 / 52
307	30,650 '	6,784	7,400	653.4	655.1	36 / 160		70 / 160
316	31,600 '	6,784	7,400	655.2	656.4	36 / 35		90 / 60
STEWART CREEK								
007	700 '	6,184	6,398	642.0 [4]	644.0 [4]	197 / 101		300 / 149
018	1,800 '	6,184	6,398	642.0 [4]	644.0 [4]	29 / 55		111 / 88
027	2,720 '	5,802	6,040	642.0 [4]	644.0 [4]	80 / 30		124 / 38
037	3,685 '	5,802	6,040	642.0 [4]	644.0 [4]	40 / 38		110 / 51
047	4,681 '	5,802	6,040	642.5	644.0 [4]	233 / 35		283 / 41
057	5,700 '	5,802	6,040	645.3	645.8	89 / 156		203 / 203
068	6,800 '	5,802	6,040	650.7	651.1	35 / 140		51 / 144
078	7,785 '	5,802	6,040	651.1	651.4	100 / 100		124 / 107
088	8,838 '	5,802	6,040	651.5	651.9	91 / 95		105 / 113
STEWART CREEK TRIBUTARY 1								
010	1,000 '	2,774	2,937	642.0 [4]	644.0 [4]	10 / 13		18 / 17

[1] Feet above confluence with Sugar Creek. [2] Feet above confluence with Irwin Creek. [3] Feet above confluence with Stewart Creek.
[4] Elevation includes backwater from Irwin Creek.

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA, FLOOD INSURANCE RATE MAP NUMBER "3710454400K", EFFECTIVE DATE SEPTEMBER 2, 2015, FLOOD ZONE (S) "X & AE"

NOT SUBJECT TO

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Jessica Almaraz — 12.23.2021
PLANNING COMMISSION STAFF *DATE*

REVIEW OFFICER'S CERTIFICATE

I, JESSICA ALMARAZ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jessica Almaraz — 12.23.2021
REVIEW OFFICER *DATE*

MAP BOOK 69 PAGE 980
#2021243743

OWNERS CERTIFICATE:

THE UNDERSIGNED PROPERTY OWNER HEREBY CERTIFIES TO HOLDING LEGAL OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAT AND TO THE AUTHORITY TO MAKE DECISIONS CONCERNING THE SUBJECT PROPERTY. THE UNDERSIGNED FURTHERMORE CERTIFIES TO REVIEWING THIS PLAT AND TO AGREEING WITH THE PLACEMENT OF BOUNDARY LINES AS SHOWN HEREON.

OWNER(S) 12/21/21 *DATE*

OWNER(S) *DATE*

GENERAL NOTES

1. IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
3. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SITE USED AS A LANDFILL, STUMP HOLES OR DEMOLITION SITE
5. UTILITY LOCATING SERVICE: NC ONE CALL 1-800-632-4949
6. AREA COMPUTED BY COORDINATE METHOD.
7. NO NCGS MONUMENT LIES WITHIN 2000' OF SUBJECT PROPERTY.

LEGEND OF SYMBOLS AND ABBREVIATIONS

TEXT:

CC – CONTROL CORNER
CP – CALCULATED POINT
ECM – EXISTING CONCRETE MONUMENT
EIP – EXISTING IRON PIPE
EIR – EXISTING IRON ROD
EN – EXISTING NAIL
NCGS – NORTH CAROLINA GEODETIC SURVEY
NIR – NEW IRON ROD
NN – NEW NAIL
R/W – RIGHT-OF-WAY
SQ.FT. – SQUARE FEET

LINE:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

Proposed Designated Charlotte Landmarks Boundary

FILED FOR REGISTRATION
DEC 29 2021
AT 3:37 PM
PHILLIP SMITH
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

PARCELS 2 AND 4 OWNER: SAVONA RESI PROJECT, LLC
c/o PORTMAN HOLDINGS, LLC

THE PURPOSE OF THIS MAP IS TO REVISE LOT LINES BETWEEN PARCELS 2 AND 4 AS RECORDED IN PLAT BOOK 68, PAGE 214 AS SHOWN. THIS MAP SUPERCEDES PLAT BOOK 68, PAGE 214 FOR PARCELS 2 AND 4.

I, James H. Mauney, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 68, Page 214; that the boundaries not surveyed are clearly indicated as shown of face of survey; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 19th day of October, A.D., 2021.

James H. Mauney Jr.
Professional Land Surveyor
Registration # L-3885

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

NORTH CAROLINA PROFESSIONAL SEAL L-3885 LAND SURVEYOR JAMES H. MAUNEY, JR.

REVISIONS
12/13/2021 PLANNING COMMENTS

RECOMBINATION OF
PARCELS 2 AND 4

PORTMAN HOLDINGS
528 S TURNER AVENUE
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
423 BEATTY DRIVE, SUITE E - BELMONT, NC 28012
TEL: 704-889-9623
LICENSE NO. C-2373

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
RM	JM		1"=100'	10/19/2021	8429	F2232

Google Maps Savona Mill, 528 South Turner Avenue
Charlotte, North Carolina

Imagery ©2023 CNES / Airbus, Maxar Technologies, Orbis Inc, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft

Mecklenburg County ~ Property Record Card Property Search

PARCEL ID: 07111417
528 S TURNER AV CHARLOTTE NC

SAVONA MILL OFFICE (NC) LLC,C/O
PORTMAN HOLDINGS LLC
303 PEACHTREE CENTER AVE NE,STE 575
ATLANTA GA 30303

Total Appraised Value
$11,313,100

File an Informal Review

KEY INFORMATION

Land Use Code	**I600**	Neighborhood	**IN01**
Land Use Desc	**INDUSTRIAL**	Land	**373309 SQUARE FEET**
Exemption / Deferment	**-**	Municipality	**CHARLOTTE**
Last Sale Date	**02/17/2022**	Fire District	**CITY OF CHARLOTTE**
Last Sale Price	**$2,000,000**	Special District	**NA**
Legal Description	**L4 M69-980**		

ASSESSMENT DETAILS

2023 Real Estate Assessed Value	
Land Value	**$4,995,600**
Building Value	**$6,313,500**
Features	**$4,000**
Total	**$11,313,100**

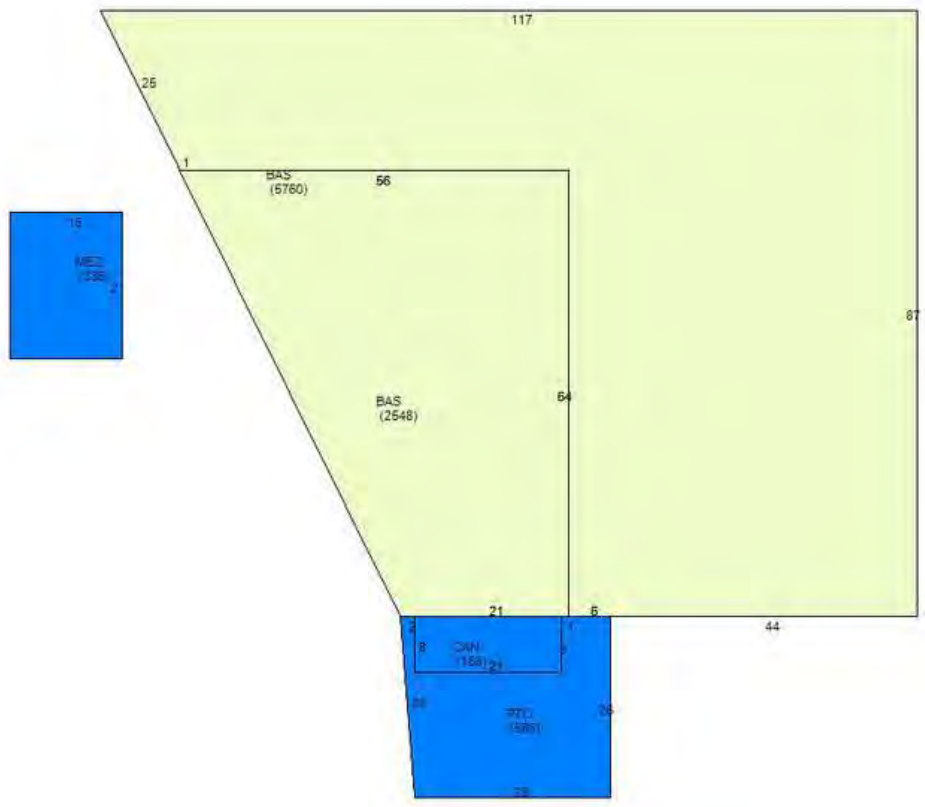
LAND

USE	UNITS	TYPE	NEIGHBORHOOD	ASSESSMENT
I600	373309	SQUARE FEET	IN01	$4,995,600

BUILDING

BUILDING (1)

Finished Area	**8,644**
Year Built	**1986**
Built Use / Style	**MICRO BREWERY/WINERY**
Grade	**AVERAGE**
Story	**1 STORY**
Heat	**FORCED AIR - NOT DUCTED**
Fuel	**GAS**
Foundation	**SLAB-COMMMERCIAL**
External Wall	**CORROGATED METAL, HEAVY**
Fireplace(s)	**0**
Full Bath(s)	**0**
Half Bath(s)	**0**
Bedroom(s)	**0**
Total (SqFt)	**9,398**



BUILDING (2)

FEATURES

YEAR BUILT	TYPE	QUANTITY	UNITS	VALUE
1926	CH LNK FENCE	1	814	$4,000

RECENT SALES HISTORY

The sales history includes only qualified sales made since January 1, 2016. A sale is qualified when it has been verified, by the appraiser, as an arm's length transaction for fair market value. Only qualified sales are considered in the appraisal process. For a complete history of sales and other transfers, please visit Polaris. The Register of Deeds records, indexes, and stores all real estate related documents that are presented for registration.

No data to display

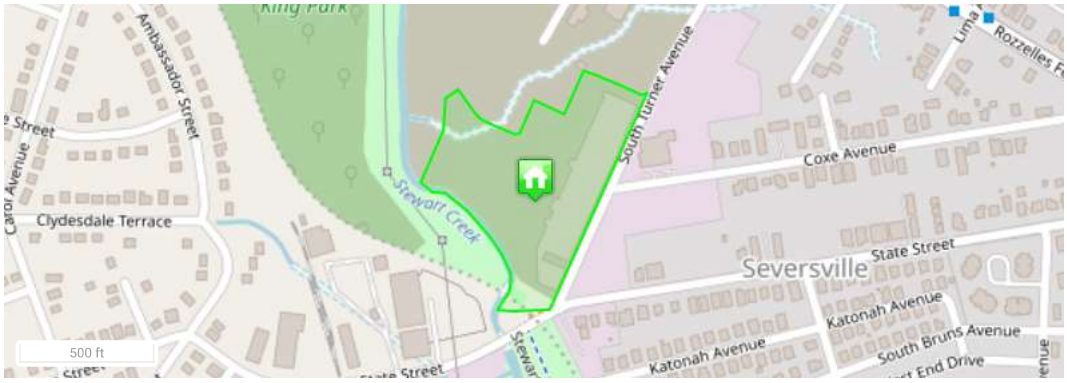
VALUE CHANGES

The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order. If you have any questions, please call the County Assessor's Office at 704-336-7600.

DATE OF VALUE CHANGE	EFFECTIVE FOR TAX YEAR	REASON FOR CHANGE	NEW VALUE
03/26/2023	2023	COUNTYWIDE REVALUATION	$11,313,100
03/14/2022	2022	COMBINED REAL ESTATE	$7,863,300
01/16/2019	2019	COUNTYWIDE REVALUATION	$1,356,800
04/02/2017	2017	REMODELED IMPROVEMENTS AND/OR NEW ADDITION	$522,300
12/13/2014	2011	REVALUATION REVIEW - PEARSON	$358,400
08/15/2012	2011	Board of Equalization and Review - Decision	$358,400
03/17/2011	2011	COUNTYWIDE REVALUATION	$2,431,100
05/22/2009	2009	COMBINED REAL ESTATE	$1,042,400
06/13/2007	2007	EQUALIZATION OF VALUE	$1,036,400
06/01/2006	2006	BUILDING MOVED ON TO SUBJECT PROPERTY	$1,970,200
04/11/2006	2006	DIVISION OF REAL ESTATE/OR NEW PARCEL	$185,200

PERMITS

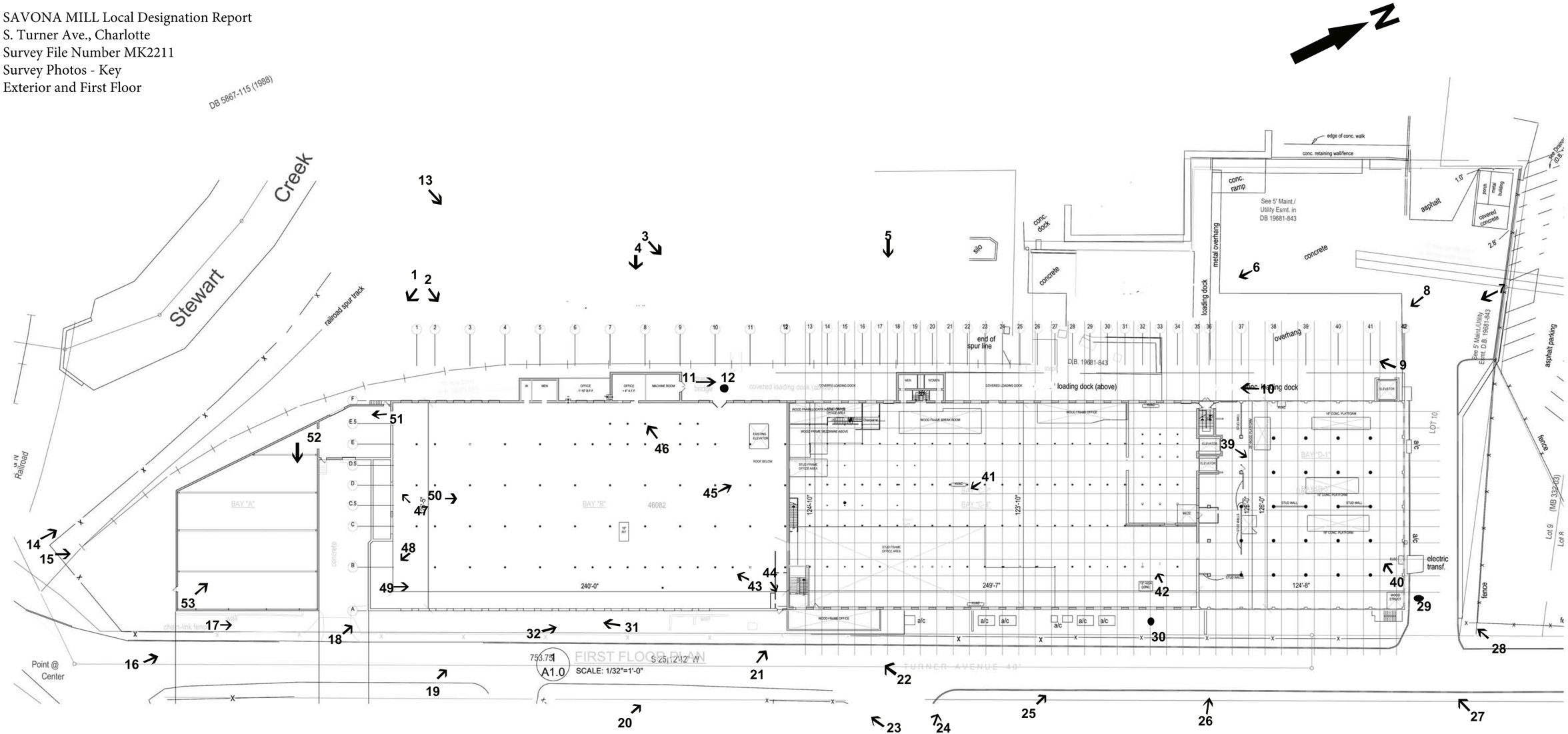
For information on building, electrical, mechanical or plumbing permits issued for this property in the last six years, please visit Mecklenburg County Code Enforcement's searchable permit site.

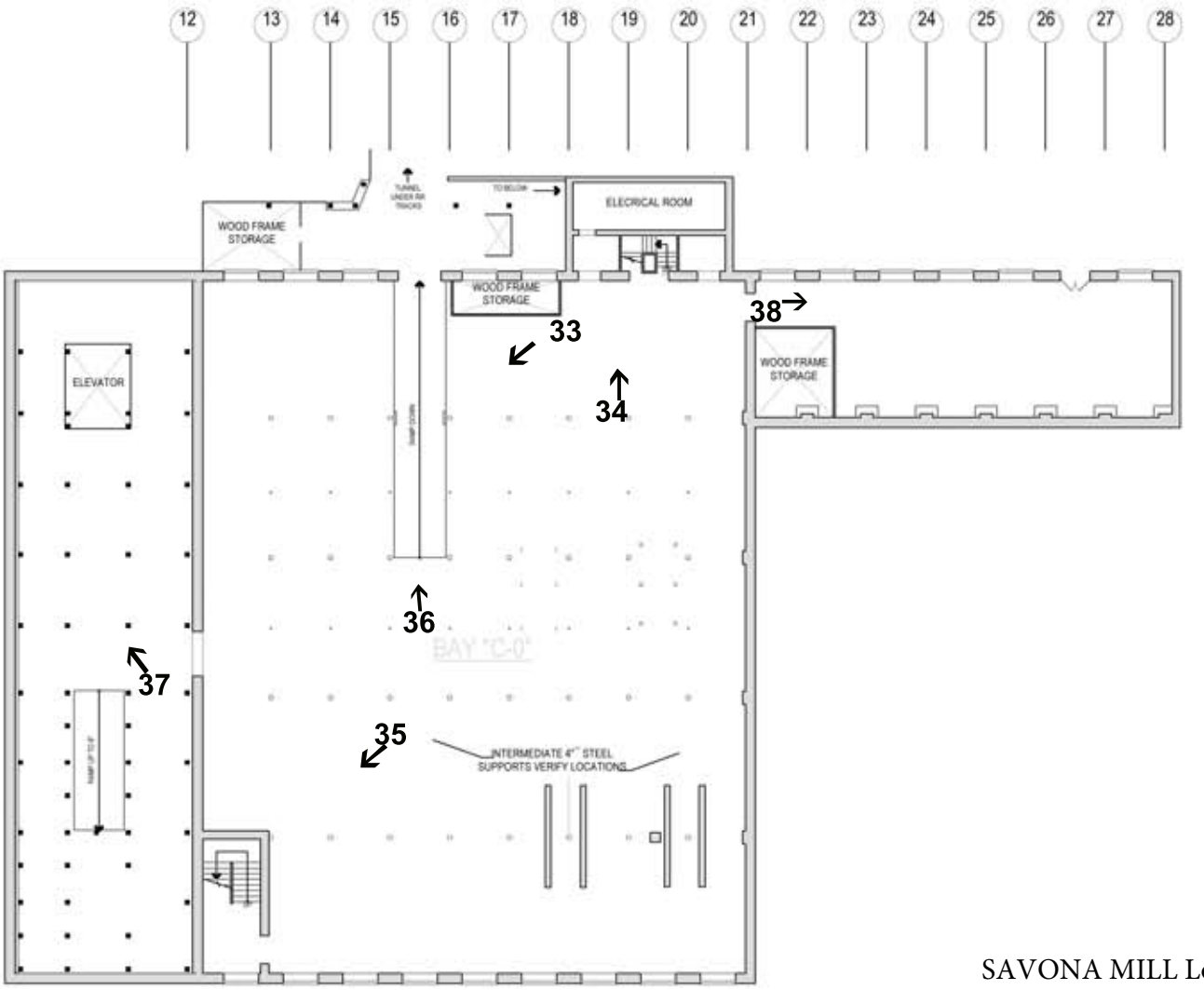


Disclaimer

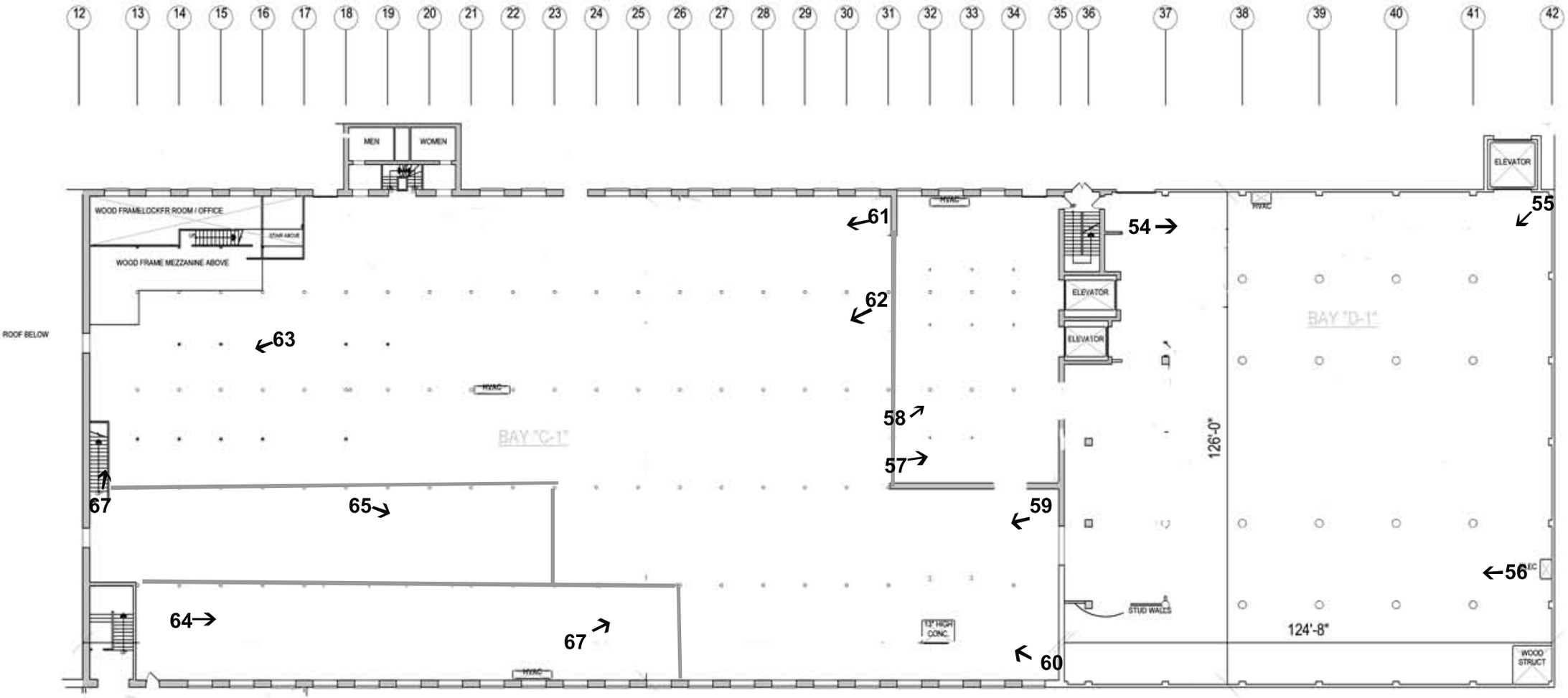
Mecklenburg County makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation**.

SAVONA MILL Local Designation Report
S. Turner Ave., Charlotte
Survey File Number MK2211
Survey Photos - Key
Exterior and First Floor

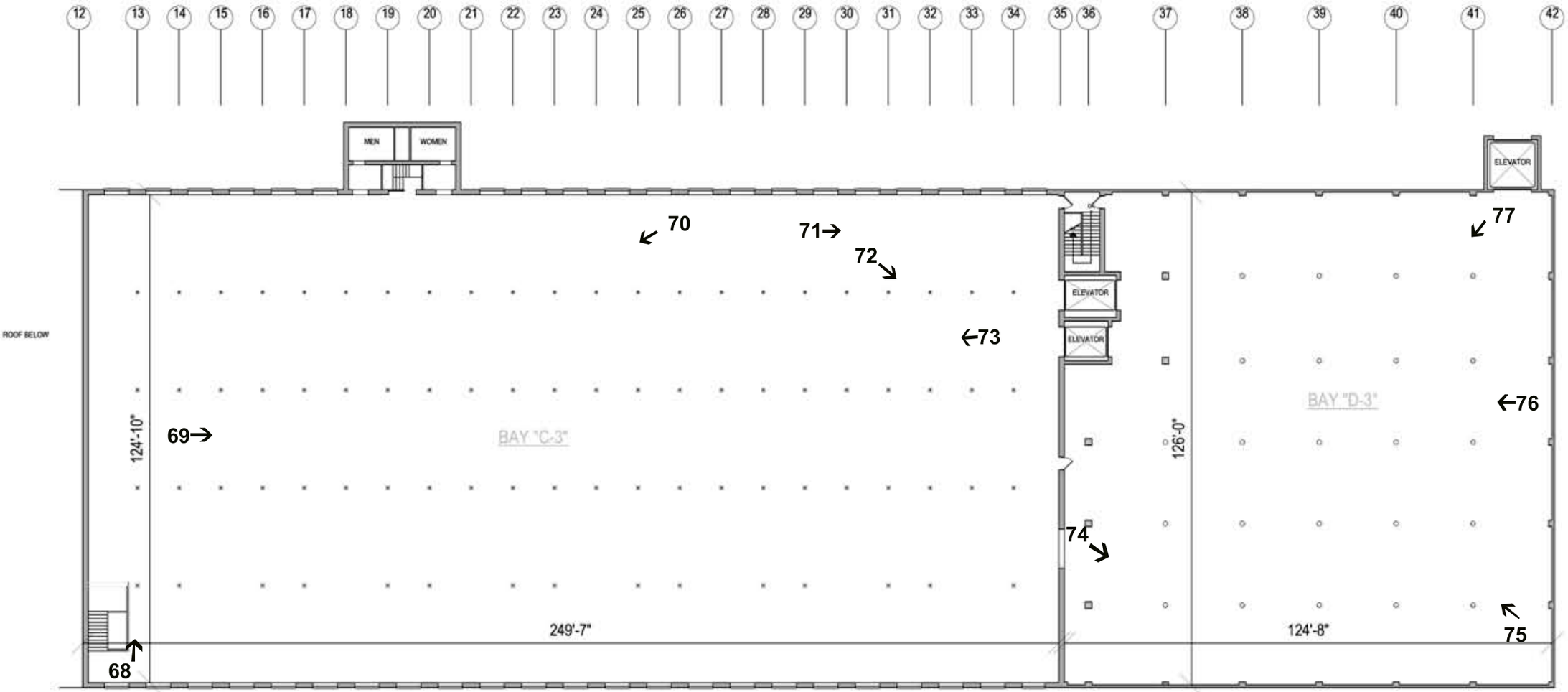




SAVONA MILL Local Designation Report
S. Turner Ave., Charlotte
Survey File Number MK2211
Survey Photos - Key
Basement



SAVONA MILL Local Designation Report
S. Turner Ave., Charlotte
Survey File Number MK2211
Survey Photos - Key
Second Floor



SAVONA MILL Local Designation Report
S. Turner Ave., Charlotte
Survey File Number MK2211
Survey Photos - Key
Third Floor

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