

**Staff Report and Comments  
Old Mount Carmel Baptist Church  
412 Campus Street, Charlotte  
Application for COA HLC323**

**Exhibits presented to and considered by the Commission:**

**Exhibit A** – Project description from the application

Demolition of the existing church building while saving the existing major façade facing Campus Street

**Exhibit B** – Map

**Exhibit C** - Project Plans

**Based upon the information presented in the application, staff offers the following suggested findings of fact:**

1. Only the sanctuary is included in the designation.
2. The HLC has acknowledged the need to alter a historic property to meet continuing or new uses while retaining the property's historic character.
3. The sanctuary is suffering a partial collapse.
4. The City of Charlotte has issued a demolition order for the building as part of their code enforcement process.
5. The City of Charlotte Housing Appeals Board has approved the preservation of the façade as an appropriate approach to address the code violations.
6. The project does not meet HLC Standards 2 and 5, in that original materials and building elements will be demolished.
7. The project mitigates the loss of some original materials and building elements by preserving the sanctuary's gabled façade and the tower, the two most prominent, public and distinctive elements of the building.

**Staff suggests that the Commission approve the application with the condition that the applicant fully photographically document the exterior of the building and supply the images to the HLC.**

**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 - Mt Carmel

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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.



# MOUNT CARMEL CHURCH STABILIZATION

## EXHIBIT C

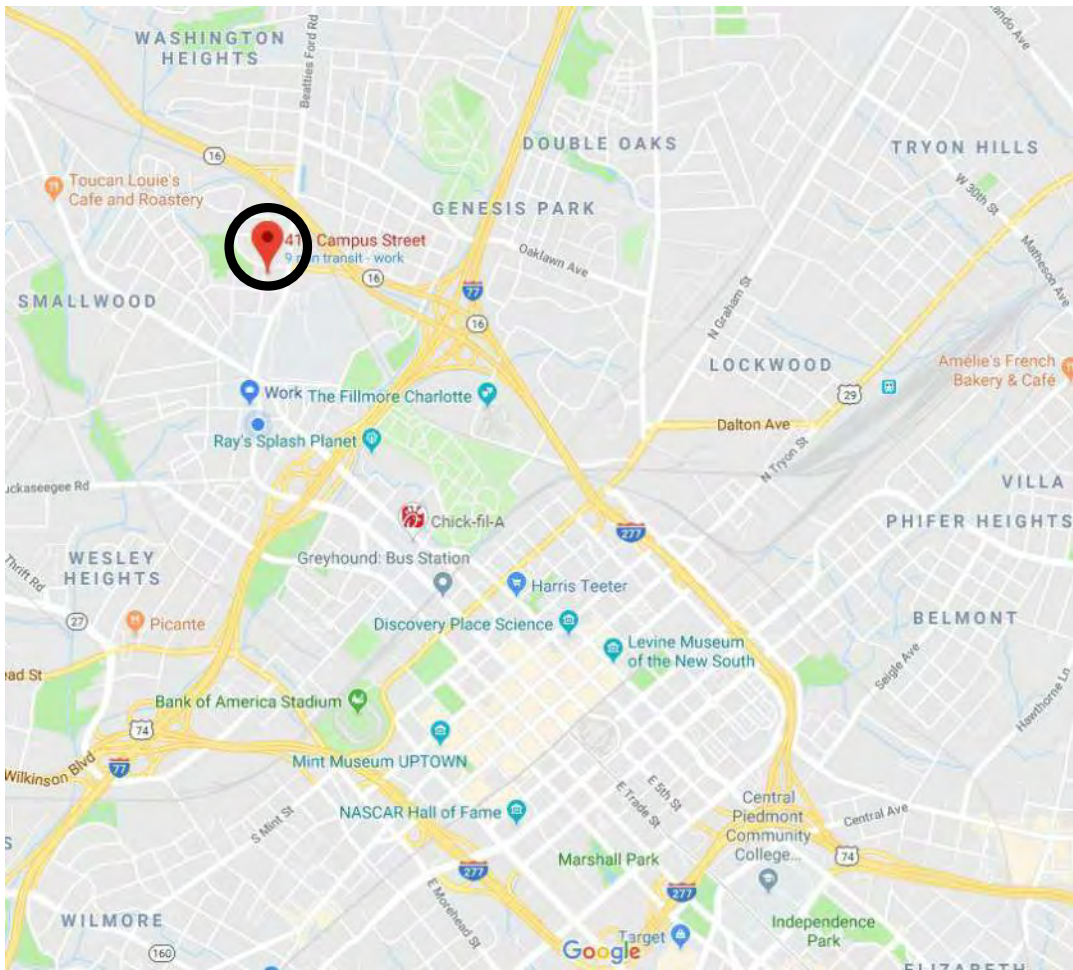
Johnson C. Smith University  
412 Campus Street, Charlotte, NC  
Schematic Design 07.10.2023

### INDEX OF DRAWINGS

- GENERAL
  - A000 COVER SHEET
  - A002 EXISTING PHOTOGRAPHS
- DEMOLITION
  - D101 EXISTING / DEMO FLOOR PLANS
- ARCHITECTURAL
  - A101 PROPOSED FLOOR PLANS
  - A201 EXTERIOR ELEVATIONS
- STRUCTURAL
  - S100 BASEMENT FOUNDATION PLANS



### VICINITY MAP



**Mechanical / Electrical / Plumbing Engineer**  
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1401 Central Avenue Suite 200J  
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**Civil Engineer**

**Structural Engineer**  
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Charlotte, NC 28202  
704.334.7925

**Owner**  
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704.330.1408

**Architect**  
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1635 W. Trade Street, Suite 1A  
Charlotte, NC 28216  
704.374.0916

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### COVER SHEET

ISSUE DATE 07.10.2023

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SHEET BY

Author

PROJECT NUMBER

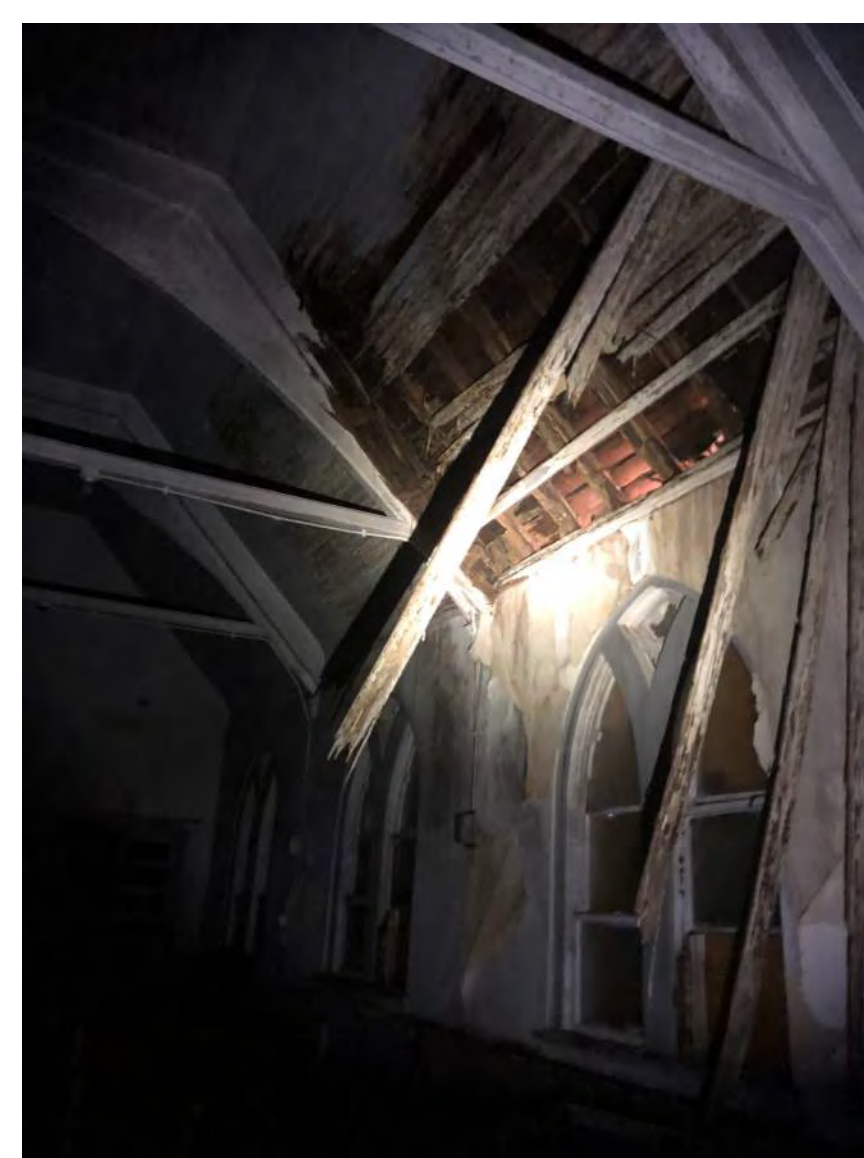
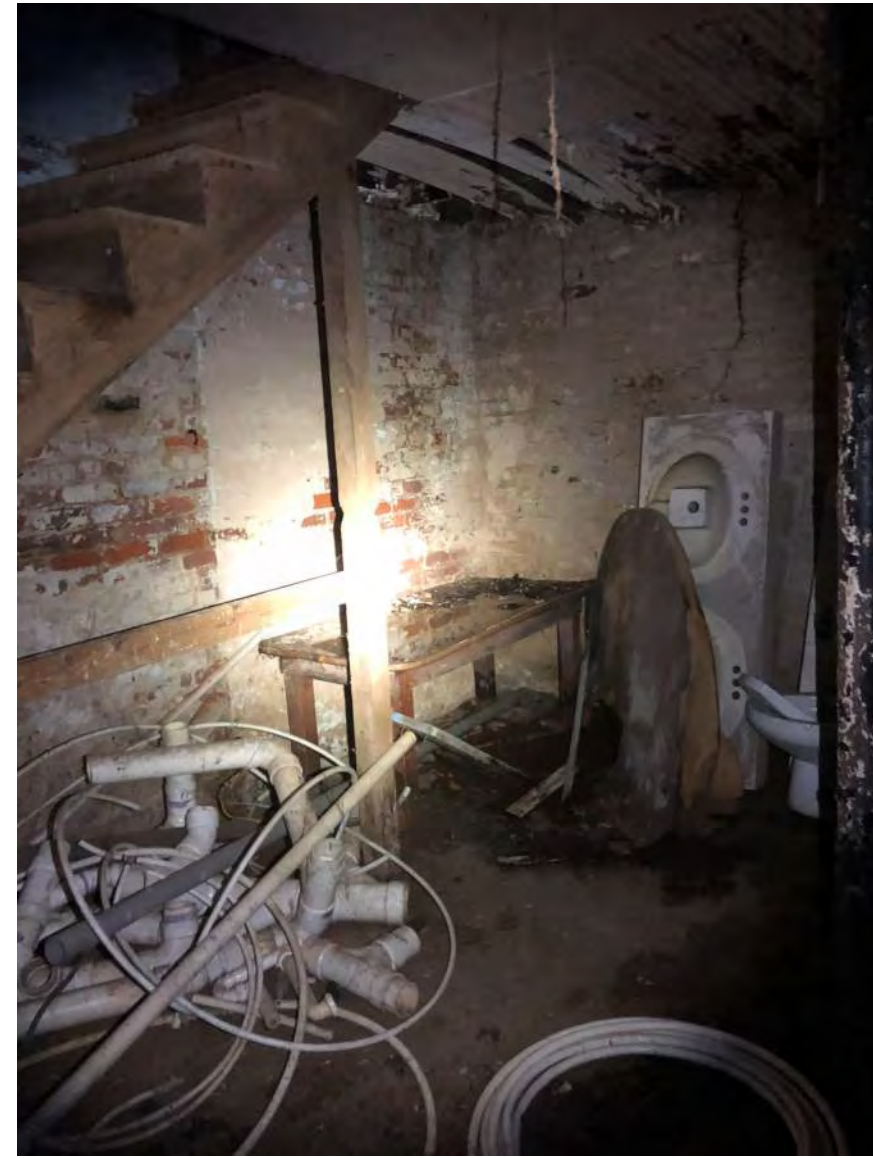
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**A000**

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MOUNT CARMEL CHURCH  
STABILIZATION

07.10.2023





06/30/2022

## MOUNT CARMEL CHURCH STABILIZATION

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## Schematic Design

EXISTING  
PHOTOGRAPHS

ISSUE DATE 07.10.2023

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# A002





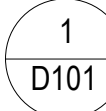
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R.E. = 1/ARA201



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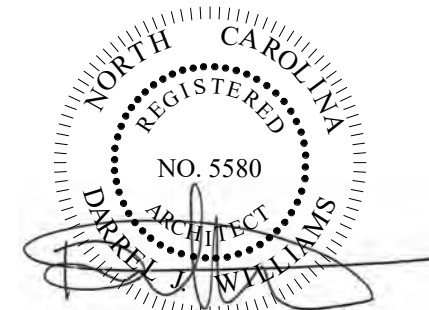
## SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES

## DEMOLITION NOTES

1. GC IS RESPONSIBLE FOR COMPLETE SCOPE OF DEMOLITION (EXCEPT FOR HAZARD ABATEMENT) AND MUST COORDINATE WITH ALL REGULATORY AGENCIES AND UTILITY COMPANIES. IF MAJOR 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. COORDINATE DEMOLITION AS REQUIRED WITH RENOVATION PLANS. SEE DRAWINGS FOR ANY ITEMS TO BE REMOVED AND RENSTALLED.
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 BUILDING STRUCTURE AND INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGES.
12. PROTECT WORK FLOORS AND EXPOSED FINISHES THAT ARE TO REMAIN. ERECT AND MAINTAIN STUD 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. CONTAIN MATERIAL THAT HAVE BEEN DAMAGED DURING CONSTRUCTION.
15. THE GC IS TO SALVAGE ALL EXISTING INTERIOR DOORS, TRIM, AND EXISTING PENS FOR STORAGE AND REUSE IN THE FORTHCOMING ADAPTIVE REUSE PROJECT.

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.
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|---|--|
| B | CAREFULLY REMOVE THE EXISTING WALL, FLOORING, AND ROOFING SYSTEM THAT SUPPORT THE EXISTING WALLS TO REMAIN. COORDINATE WITH STRUCTURAL |
| C | REMOVE EXISTING FLOORING   |



06/30/2022

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## ISSUE DATE

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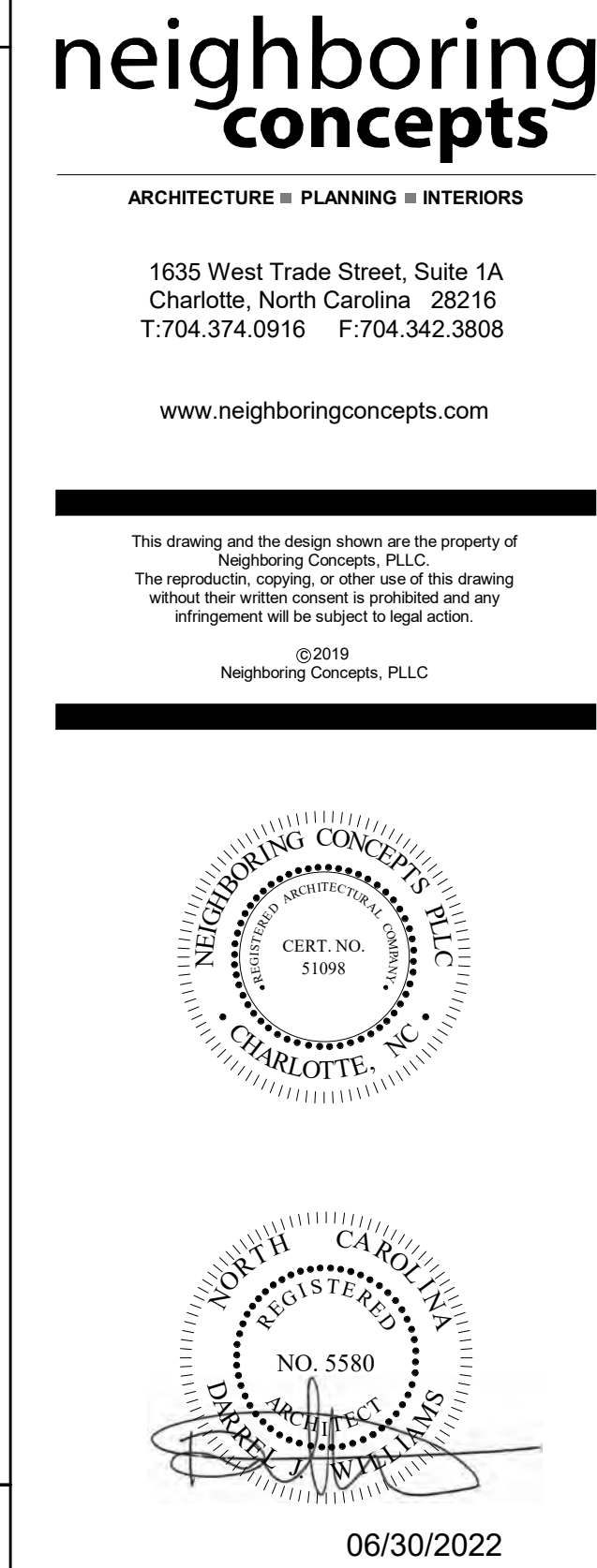
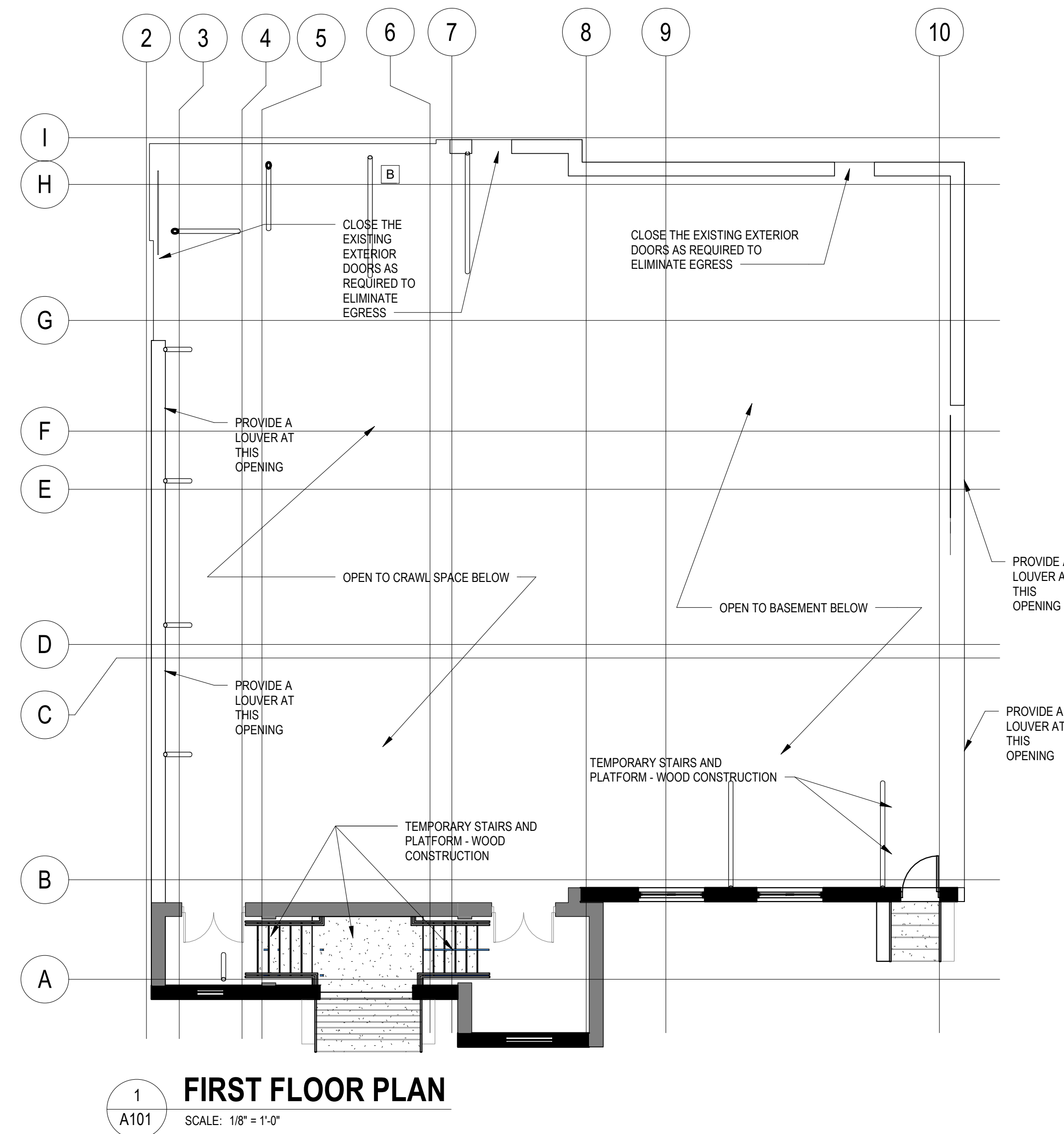
DJM

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JLF

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ISSUE DATE 07.10.2023

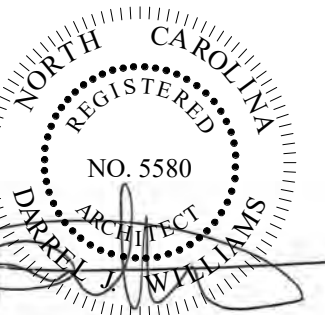
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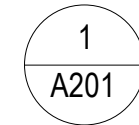
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**A101**



7/27/22



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A201

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ISSUE DATE 07.10.2023

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19-017

# A201



1. FOR GENERAL NOTES AND ABBREVIATIONS, SEE S300.
2. ALL EXISTING STRUCTURE TO BE DEMOLISHED. EXISTING BASEMENT/FOUNDATION WALLS TO REMAIN.
3. ALL NEW WOOD FRAMING TO BE PRESSURE TREATED.
4. "F#" INDICATES CONCRETE FOOTING. SEE S300 FOR SCHEDULE.

# S101



