

**Staff Report and Comments
First Baptist Church
318 North Tryon Street, Charlotte
Application for COA HLC333**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Renovation of the church sanctuary and educational building.
Demolition of non-designated additions to the church.
Construction of a connector building on the south side of the historic building and courtyards around the historic building.

Exhibit B – Map

Exhibit C - Project Plans

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

1. The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character.
2. The proposed plan meets HLC Standards 2 and 5 as additions that have obscured portions of the exterior of the building will be demolished.
3. The proposed plan meets HLC Standards 2 and 5 as original materials are being preserved, repaired, or replaced with materials that match the original.
4. The proposed plan meets HLC Standards 2 and 5 as proposed new elements are designed to have minimal physical and visual effect on the historic building.
5. The proposed alterations to the interior will generally have little impact to the original interior architecture and are in accord with HLC Standards 2 and 5.
6. The proposed new exterior and interior features could be removed in the future without compromising the historic character of the property in accordance with HLC Standard 10.

Staff suggests that the Commission approve the application as presented.

THE STANDARDS

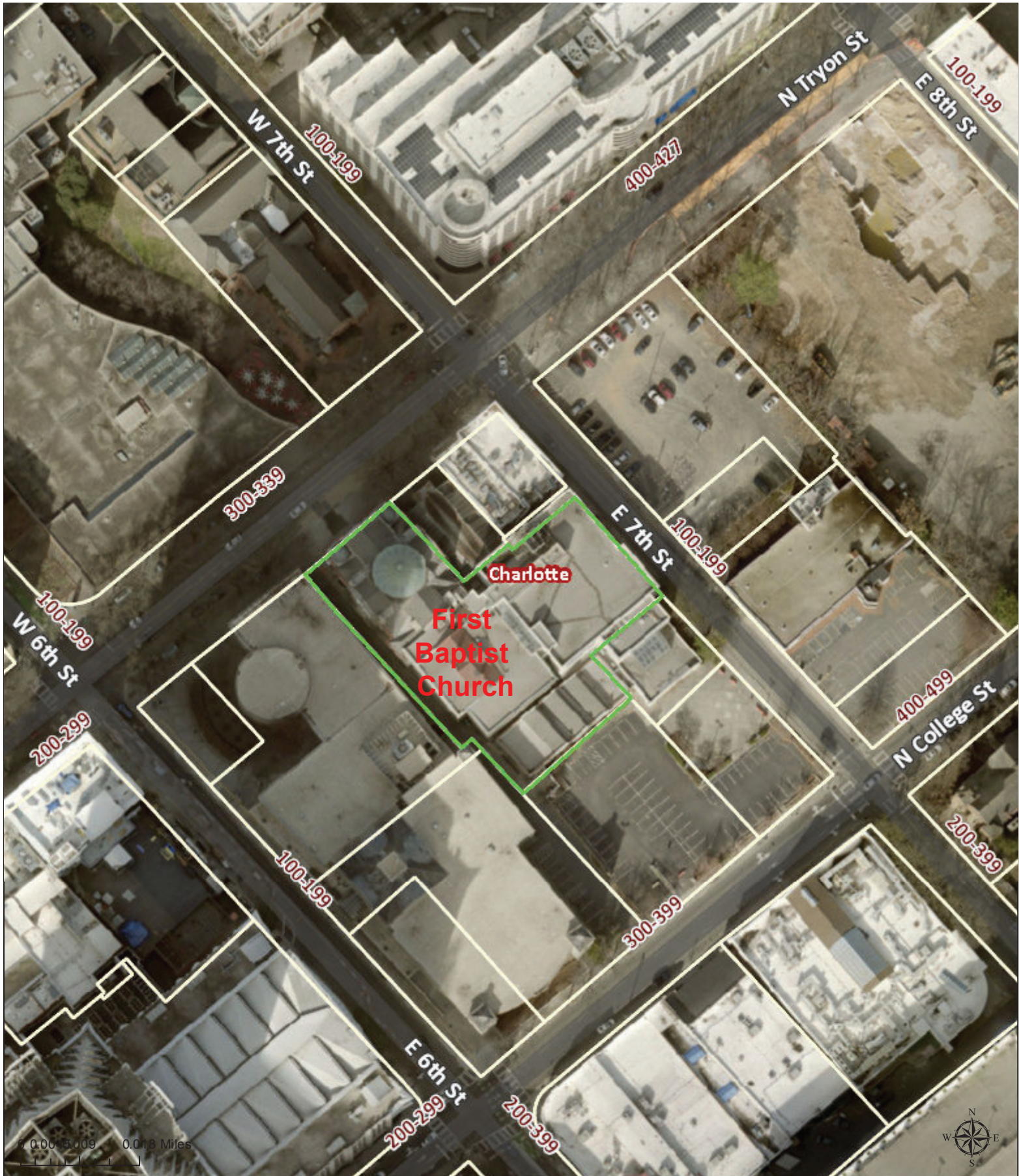
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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

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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

REDEVELOPMENT of SPIRIT SQUARE and CONNECTION to NEW MAIN LIBRARY



HISTORIC LANDMARKS COMMISSION FIRST BAPTIST CHURCH

August 14, 2023

CHARLOTTE-MECKLENBURG
LIBRARY
NEW MAIN LIBRARY &
SPIRIT SQUARE
116 NORTH TRYON STREET
CHARLOTTE, NC 28202



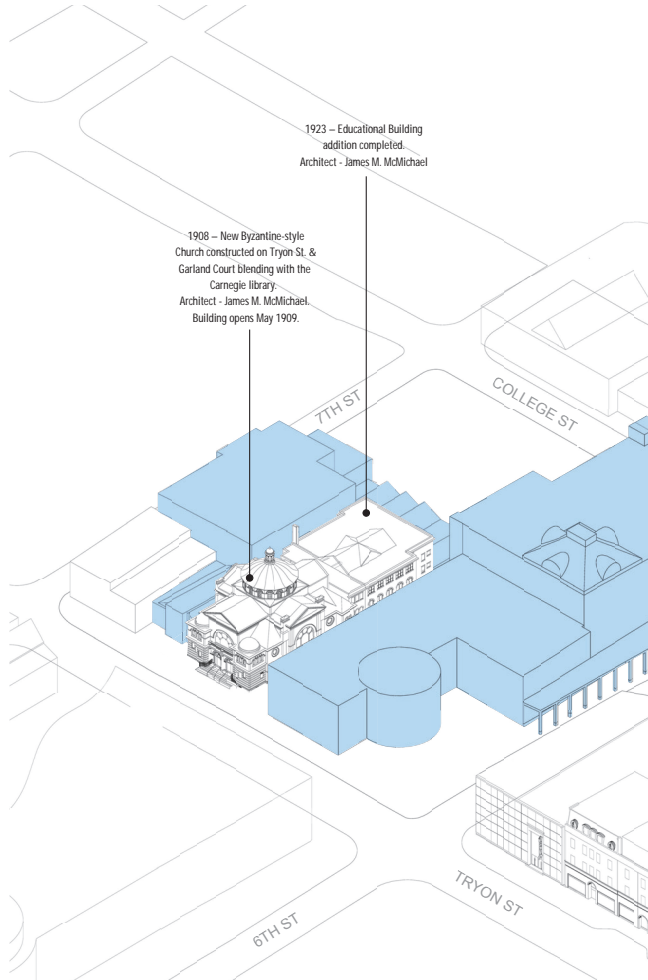
Snohetta 
36 RINE STREET
NEW YORK, NY 10013

CLARKNEXSEN 
1111 METROPOLITAN AVENUE, SUITE 300
CHARLOTTE, NORTH CAROLINA 28204
704.377.8800

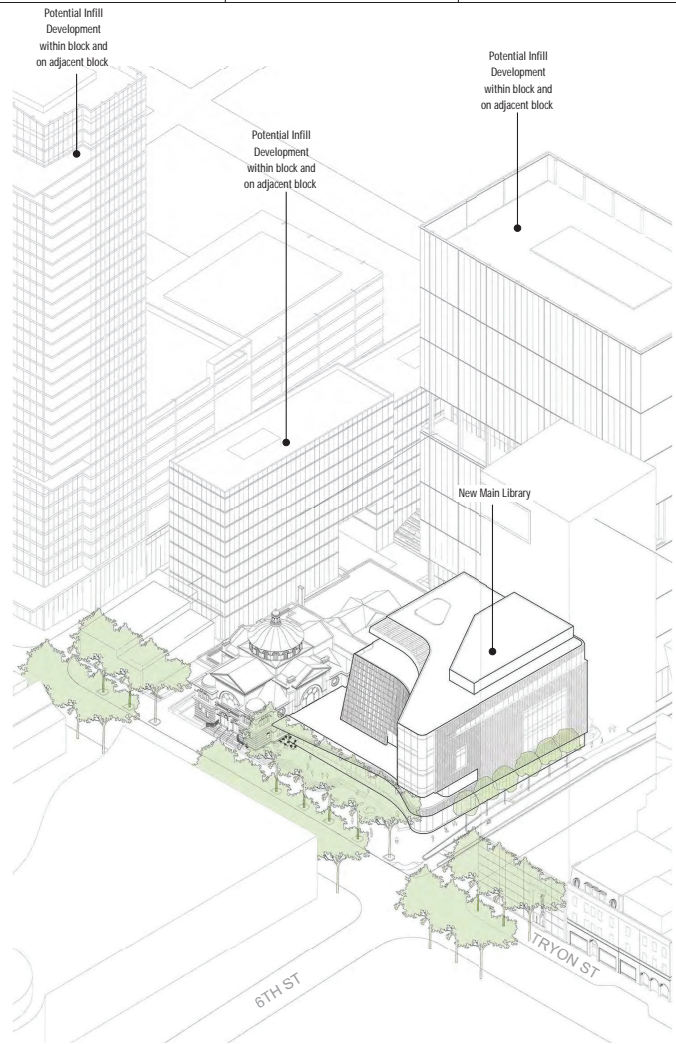
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OVERALL SITE DEVELOPMENT



EXISTING MAIN LIBRARY + EXISTING SPIRIT SQUARE



NEW MAIN LIBRARY + EXISTING THEATERS

LEGEND

1. Top of existing ramp has a slope exceeding 1:12 (max. allowed for ADA); therefore, McGlohon's entrance is non-accessible
2. Entrance from North Tryon Street is not ADA accessible. Ramp exceeds allowable 1:12 slope.
3. Entrance from College Street is technically not ADA accessible due to lack of pull clearance on door; however, an automatic push button is provided. The ADA entrance is off to the side and not ideal in terms of an equal entrance to the main entrance.
4. Accessible entrance to Duke Energy Theater is through service elevator.
5. McGlohon Theater accessible seats occur at one level only and are not vertically dispersed. Due to its historic status, careful considerations must be made to determine if accessible seats can be located elsewhere without destroying the historic characteristics of the 1908 building.
6. There are no ADA accessible exits present in the building with exception from the Knight Gallery. All other spaces require exiting through elevators which does not comply with building code.
7. Existing restrooms do not meet ADA accessibility requirements.
8. Some staff areas, such as the volunteer area for ushers and concessions are not ADA accessible due to level changes or lack of push/pull clearances and turnaround space.
9. Some event spaces are not ADA accessible due to inadequate push/pull clearances to entrance doors.

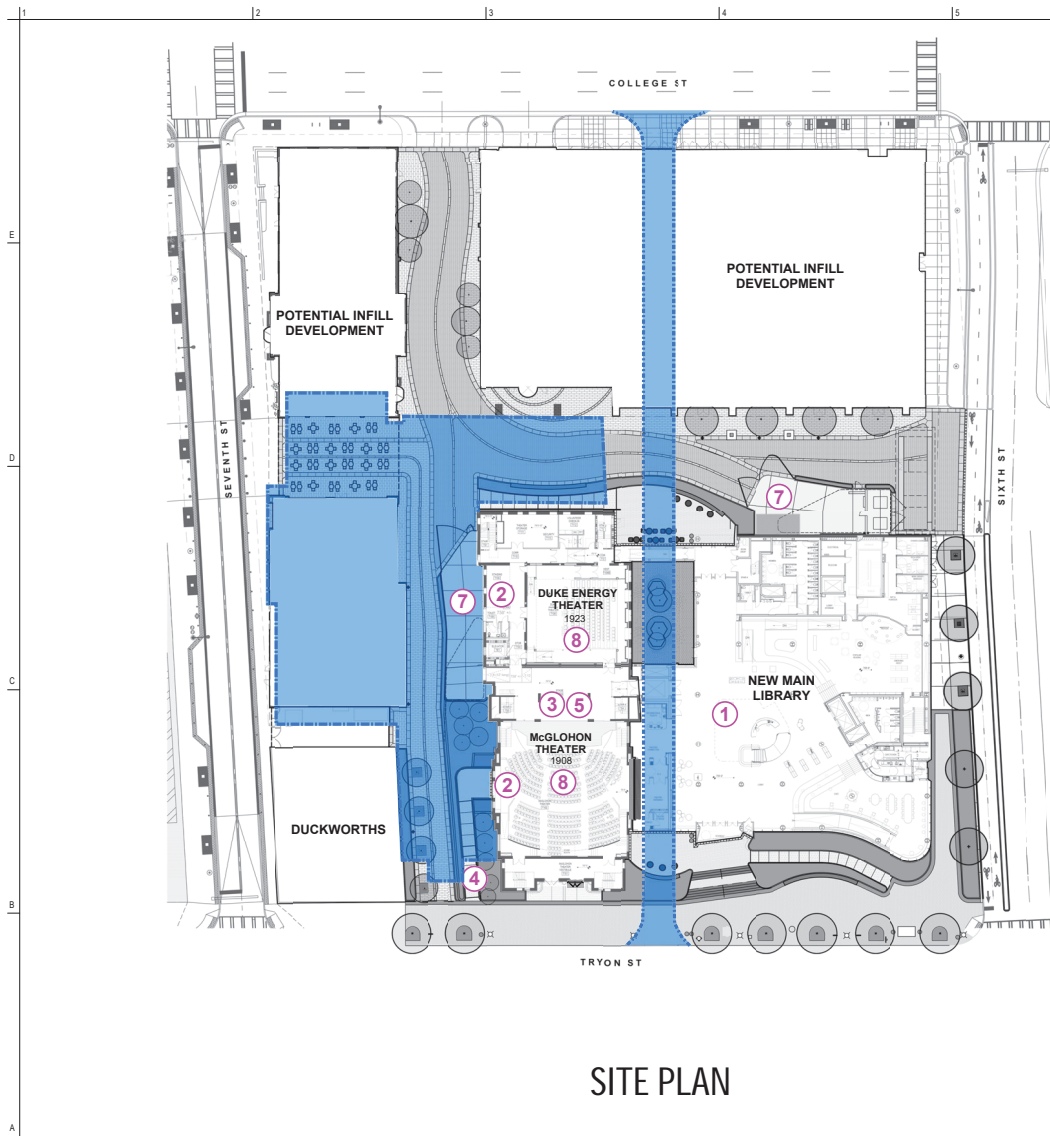
NEW THEATER ENTRANCES

- 1 ACCESSIBLE ENTRANCE & PATH TO THEATERS
- 2 ACCESSIBLE RESTROOMS & WATER COOLERS
- 3 ACCESSIBLE EXIT
- 4 ACCESSIBLE STAFF / VOLUNTEER / PERFORMER SPACES

THEATER ENTRY & SUPPORT SPACES - TODAY

THEATER ENTRY & SUPPORT SPACES - PROPOSED





SITE PLAN



PRIMARY GOALS FOR THE RENOVATION OF SPIRIT SQUARE:

- 1 CONNECT TO NEW MAIN LIBRARY FOR SUPPORT SPACES & ENTRANCES INTO THEATERS
- 2 REPAIR / RESTORE DAMAGED FACADE AFTER DEMOLITION
- 3 REPAIR INTERIOR / EXTERIOR ITEMS IN DISREPAIR
- 4 PROVIDE EXIT TO GRADE
- 5 MODERNIZE MEP EQUIP & STRUCT REPAIRS AS NEEDED
- 6 PROVIDE ACCESSIBILITY WHEN POSSIBLE
- 7 PROVIDE LOADING FOR NEW MAIN LIBRARY AND SPIRIT SQUARE
- 8 THEATER UPGRADES:
 - REPLACE 40 YR+ SEATING
 - REPLACE THRUST STAGE TO INDUSTRY STANDARDS
 - REPAIR / UPDATE LIGHTING AND RIGGING AS NEEDED
 - REPLACE FINISHES

DEMOLISHED SPIRIT SQUARE ADDITIONS & SERVICE ALLEY



CHARLOTTE, N.C. 28202
LIBRARY
 NEW MAIN LIBRARY &
 SPIRIT SQUARE
 1111 METROPOLITAN AVENUE, SUITE 300
 CHARLOTTE, NC 28202



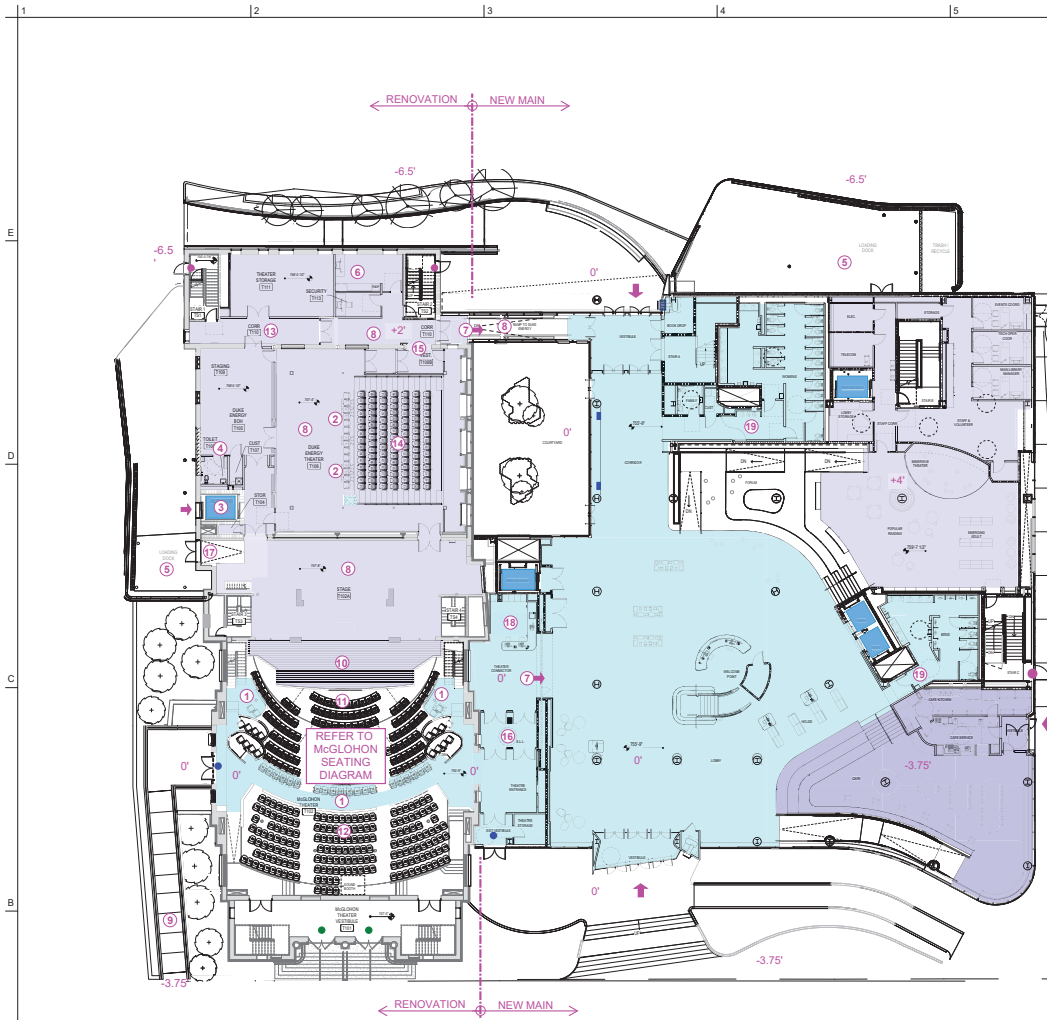
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 300 N. 1ST STREET
 NEW YORK, NY 10005

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 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

CN 7343

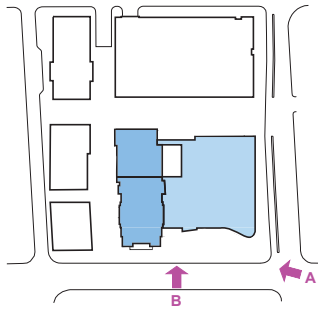


LEVEL 1 - FLOOR PLAN

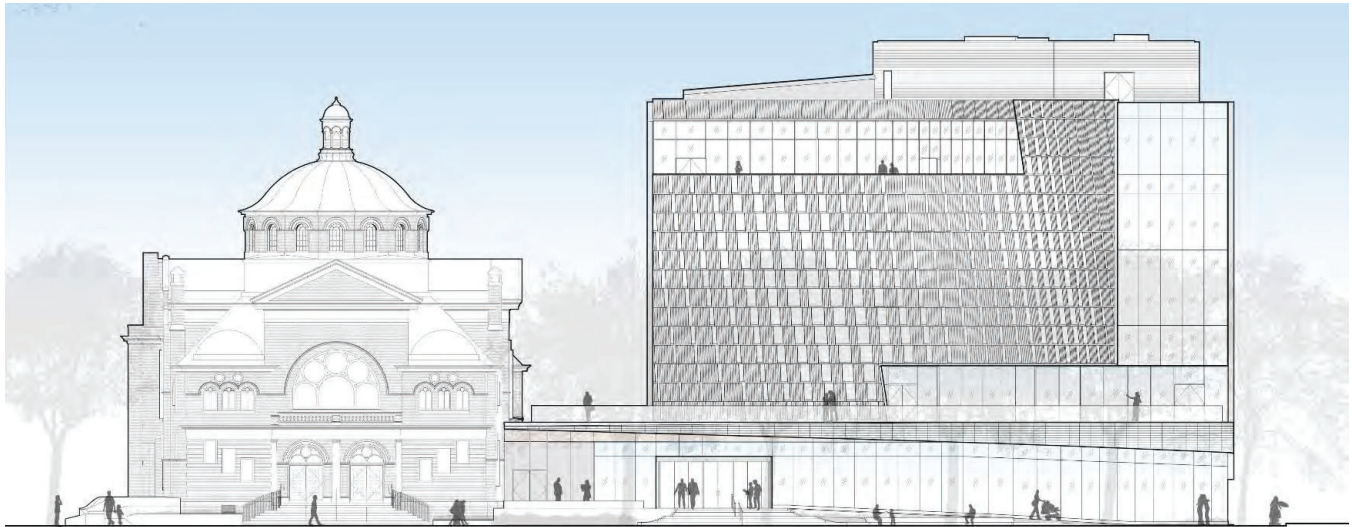
- ACCESSIBILITY IMPROVEMENTS:**
- ACCESSIBLE ENTRANCES TO THEATERS
 - ACCESSIBLE EXITS FROM THEATERS
 - UPGRADE ELEVATOR CAB / CONTROLS
 - ACCESSIBLE PERFORMER DRESSING ROOMS AND BATHROOM FACILITIES
 - ACCESSIBLE STAFF SPACES
 - NEW DOOR HARDWARE AND SIGNAGE
 - NEW ACCESSIBLE RESTROOMS ON MULTIPLE LEVELS
 - NEW ACCESSIBLE WATER FOUNTAINS

- LEGEND:**
- 1 NEW MCGLOHON ACCESSIBLE SEATS
 - 2 DUKE ENERGY ACCESSIBLE SEATS (5 SEATS (17% TOTAL SEATS))
 - 3 ELEVATOR CAB / CONTROLS UPGRADE TO COMPLY WITH ADA
 - 4 NEW ACCESSIBLE RESTROOM
 - 5 NEW LOADING DOCK W/ ACCESS TO ELEVATOR
 - 6 NEW ACCESSIBLE VOLUNTEER / STAFF SPACE
 - 7 CONNECTION TO NEW MAIN FOR ACCESSIBLE RESTROOMS, WATER FOUNTAINS, ETC.
 - 8 BUILD UP EXISTING FLOOR ELEVATIONS TO MAKE LEVEL
 - 9 NEW ACCESSIBLE RAMPED EXIT
 - 10 REPLACE STAGE THRUST
 - 11 REPLACE FLOOR STRUCTURE WHERE 1979 STAIRS ARE REMOVED
 - 12 PLASTER REPAIRS THROUGHOUT SPACE
 - 13 REMOVAL OF ELEVATED FLOORS ADDED IN 1989
 - 14 ROTATE DUKE ENERGY THEATER SEATING & ADD NEW CONTROL BOOTH AT BALCONY
 - 15 NEW MAIN ENTRY INTO DUKE ENERGY THEATER
 - 16 NEW MAIN ENTRY INTO MCGLOHON THEATER
 - 17 RECONFIGURED MGS TH LOADING
 - 18 TICKETING AND INFORMATION
 - 19 LIBRARY & THEATER PATRON RESTROOMS
- ↑ MAIN ENTRANCE
 ● EXIT ONLY - STAIR EXITS TO GRADE
 ● EXIT ONLY - HISTORIC ENTRY / EXIT
 ● EXIT ONLY - NEW ACCESSIBLE EXIT

TRYON STREET ELEVATION



A - VIEW FROM 6TH STREET



B - VIEW FROM DISCOVERY PLACE

CHARLOTTE-MECKLENBURG
LIBRARY
 NEW MAIN LIBRARY &
 SPIRIT SQUARE
 111 METROPOLITAN AVENUE, SUITE 303
 CHARLOTTE, NC 28202



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 TRYON ENTRANCE

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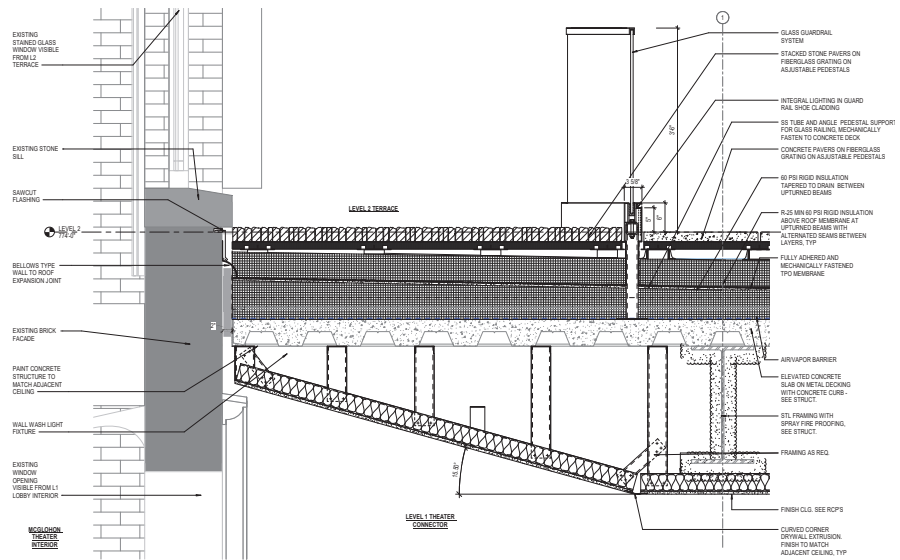
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A - SECTION THRU McG ENTRY



ELEVATION FACING NEW MAIN LIBRARY

CONNECTION TO NEW MAIN LIBRARY

CHARLOTTE, NC 28202
LIBRARY
NEW MAIN LIBRARY &
SPIRIT SQUARE
1111 METROPOLITAN AVENUE, SUITE 300
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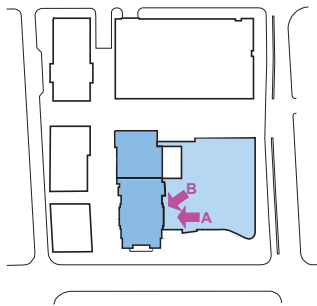
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McGLOHON THEATER ENTRY



A - VIEW OF McGLOHON THEATER ENTRY FROM LOBBY



B - VIEW OF McGLOHON THEATER ENTRY FROM LOBBY

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A B C D E



View of 1923 addition as seen from courtyard behind Carnegie Library in 1937.



The library garden with the library on the right and the Medical Building at the rear.



VIEW INTO COURTYARD FROM LOBBY

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D

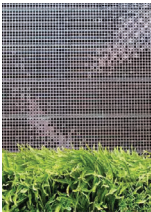
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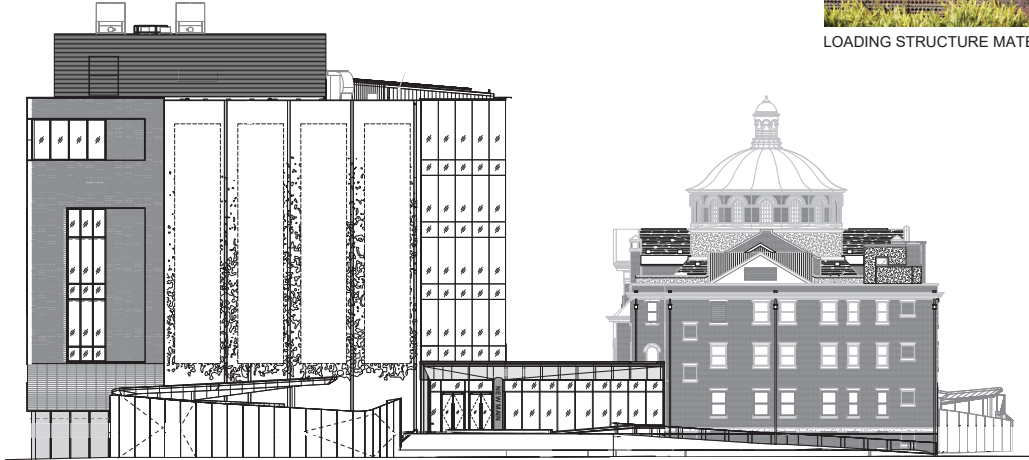
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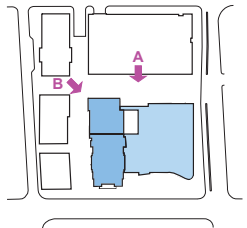
B - VIEW OF LOADING STRUCTURE



LOADING STRUCTURE MATERIAL - EXAMPLE IMAGES



A - VIEW OF PLAZA ENTRANCE



MID-BLOCK PLAZA ELEVATION

CHARLOTTE-RECORDED

LIBRARY

NEW MAIN LIBRARY & SPIRIT SQUARE

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CHARLOTTE, NC 28202



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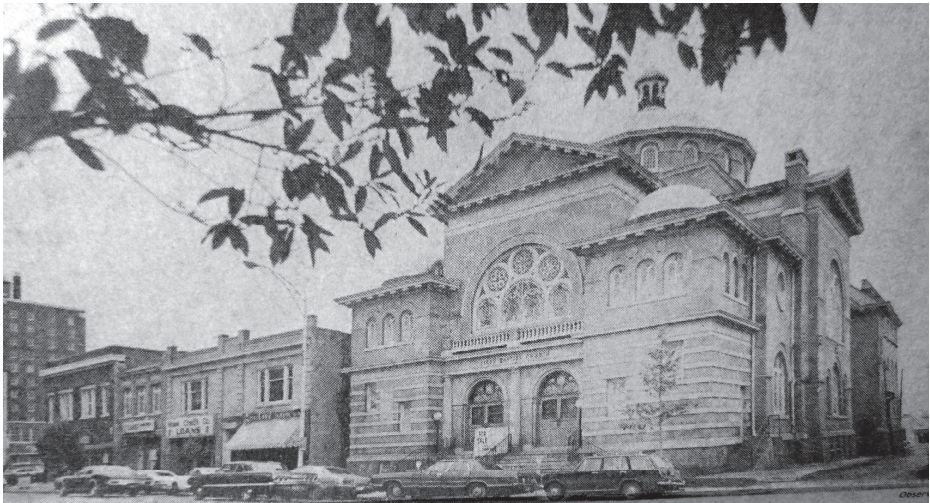
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REVEALING A FACADE



FIRST BAPTIST CHURCH W/ RESIDENTIAL HOUSE NEXT DOOR



FIRST BAPTIST CHURCH W/ RETAIL BUILDING TIGHT TO THE BUILDING

REVEALING A FACADE



ALLEY BEHIND RETAIL BUILDING - GLIMPSE OF CHURCH



1970'S - RETAIL BUILDING TIGHT AGAINST THE BUILDING FOR ~60 YEARS



1979 - RIGHT BEFORE CONSTRUCTION OF SPIRIT SQUARE ENTRY



1980'S - SPIRIT SQUARE ENTRY



GENERAL NOTES

- SEE SHEET B-AD201 FOR GENERAL NOTES
- MASONRY PATCHING:** USE SALVAGE / NEW CUT BRICK AND MORTAR TO INFILL. ANY HOLES/OPENINGS AS THEY EXIST FOR WEATHER TIGHTNESS. ANY REMOVAL OF EXISTING BRICK, OTHER THAN SALVAGE FOR WEATHER TIGHTNESS BE PART OF FUTURE RENOVATION SCOPE.
- KEY NOTES**
1. STEEL BEAM IN FRAMING AND FIRE SHUTTERS PROVIDE PL WOOD PROTECTION PER DETAIL #4-CAESIO
 2. BRICK AROUND EXISTING METAL TO MAKE A WATER-TIGHT SEAL
 3. EXISTING METAL CORNER TO REMAIN
 4. REMOVE DOOR FRAME, CHIMNEY FRAME, AND SLAB INFILL OPENING PER DETAIL #4-CAESIO
 5. EXPOSED PORTION OF CONCRETE FOUNDATION WALL
 6. WOOD WINDOW TO REMAIN
 7. CAREFULLY REMOVE STONE BRICK IF REMOVING BEAM WALL, DAMAGE EXISTING BRICK WALL, NOTIFY ARCHITECT IMMEDIATELY TO DETERMINE IF CUTTING BRICK WALL WITH BRICK SHOULD OCCUR. FINAL CONCRETE SHALL BE A WATER-TIGHT CONDITION
 8. REMOVE ACCESS PANELS, PL WOOD BOARD, LIGHTS, FLEX CONDUIT, ETC. USING LIGHT BRICK AND MORTAR. REFER TO PHOTO #11. WORK IN CONJUNCTION WITH GYPSUM WALLBOARD REMOVAL. SEE NOTE 13
 9. ELEVATOR DOORS, WOODEN METAL DOOR FRAME, AND W/ BING DOORS TO REMAIN. SECURE DOORS TO PREVENT ENTRY INTO BUILDING. VERIFY DOORS ARE SEALED FOR A WEATHER-TIGHT CONDITION
 10. PHOTO #11 SHOWS EXISTING AT-RISK CONDITION. SEE NOTE 13 FOR DISCUSSION OF REPAIRS
 11. REMOVE ROOF LEAKAGE PATCHES WITH MASONRY AND MORTAR TO MAKE A WEATHER-TIGHT CONDITION. CONTRACTOR SHALL NOT CHANGE EXISTING BRICK TO REMAIN. SEE PHOTO #11
 12. REMOVE PLASTER IN LATH OR GIB IN METAL STUD HAT CHANNEL. FLUENT CUT BRICK WALL STUDS ATTACHED TO BRICK WALL SHALL BE REMOVED USING HAND TOOLS TO AVOID DAMAGING THE BRICK
 13. CAREFULLY CUT FLASHING AT A FEW INCHES FROM MASONRY WALL AND KEEP EXISTING FLASHING IN PLACE. REFER TO DETAIL #2
 14. CAREFULLY REMOVE SEAT ANGLE ATTACHED TO MASONRY AND PATCH EXPOSED SEAT ANGLE. SEE DETAIL #2
 15. EXISTING METAL ENCLOSURE OVER WINDOWS TO REMAIN
 16. CHIMNEY WALL TO REMAIN
 17. EXPOSED PORTION SUPPORTED BY WOODEN ROOF TO REMAIN. REFER TO PHOTO #9
 18. CAREFULLY REMOVE WALLS, ROOFING/CEILING ASSEMBLIES, FLOOR ASSEMBLIES, STRUCTURE, AND EXPANSION JOINT ASSEMBLIES THAT INTERFERE WITH REMOVAL. REFER TO PHOTO #11. REMOVE MEMBERS FASTENED TO BRICK WALL WITH HAND TOOLS. PATCH HOLES WITH MASONRY AND MORTAR
 19. CAREFULLY REMOVE EXISTING CONCRETE PANELS, RECEPTACLES, ELECTRIC HEATER, WALL BASE, BRICK STUDS, ETC. ON THE WALL. PATCH HOLES WITH MASONRY AND MORTAR. CONTRACTOR SHALL NOT CHANGE EXISTING BRICK TO REMAIN. REFER TO PHOTO #11 AND #9
 20. BASED ON EXISTING CHANGES, IF APPEARS THAT THERE IS NO CORNER AT THE LOCATION
 21. INFILL HOLES WITH MASONRY AND MORTAR TO MAKE A WATER-TIGHT CONDITION
 22. CAREFULLY REMOVE ELEVATED FLOOR/CEILING ASSEMBLY. USE HAND TOOLS TO SUPPORTING MEMBERS DIRECTLY ATTACHED TO BRICK WALL. SEE PHOTO #11
 23. EXPOSED GLASS WINDOWS TO REMAIN. PROTECT PER DETAIL #4-CAESIO
 24. ROOF TO REMAIN. REFER TO PHOTO #11
 25. REMOVE WOOD DOOR INFILL. TEMPORARILY PER DETAIL #4-CAESIO
 26. EXISTING GRADE
 27. OPENING HAS BEEN FILLED WITH BROCKWALL IN A PREVIOUS RENOVATION. EXISTING CONCRETE TO REMAIN
 28. CAREFULLY REMOVE SLOTTED SYSTEM IN ITS ENTIRETY. AFTER REMOVAL OF SLOTTED SYSTEM, INSTALL TEMPORARY METAL CORNER CAP ON MASONRY PART. SEE BRICKWALL DETAIL #4-CAESIO
 29. REMOVE 18" LUGGY COLUMN FOOTING IN FOREGROUND DOWN TO 4" FLOOR FLOOR SLAB FOOTING BELOW 4" CAN REMAIN IN PLACE STRIPPING
 30. DOOR AND FRAME TO REMAIN. SECURE AND RETAIN WEATHER STRIPPING
 31. CAREFULLY REMOVE ROOFING/CEILING SYSTEM IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO ROOF ASSEMBLY, INSULATION, METAL CEILING, ACoustical CEILING, AND SUPPORTING STRUCTURE. CAREFULLY REMOVE WITH HAND TOOLS SUPPORTING JOISTS THAT SUPPORT METAL BRICKWALL. SEE PHOTO #11. REMOVE DAMAGING EXISTING BRICK WALL TO REMAIN
 32. CAREFULLY REMOVE INTERSECTING SLOTTED ROOF ASSEMBLY AGAINST BUILDING
 33. CAREFULLY REMOVE CONCRETE FLOOR IN ASSEMBLY SUPPORTING FOUNDATION WALLS, FOOTINGS, ETC. WITHOUT DAMAGING EXISTING BRICK WALL TO REMAIN
 34. CAREFULLY REMOVE INTERSECTING STUD / GYPSUM ASSEMBLY WITHOUT DAMAGING EXISTING BRICK WALL TO REMAIN
 35. CAREFULLY REMOVE EXPOSED CONCRETE LATHING, REMOVAL WILL DAMAGE EXISTING BRICK WALL. NOTIFY ARCHITECT IMMEDIATELY TO DETERMINE IF CUTTING BRICK WALL WITH BRICK SHOULD OCCUR. FINAL CONCRETE SHALL BE A WATER-TIGHT CONDITION
 36. REFER TO PHOTO #11
 37. REFER TO PHOTO #11
 38. REFER TO PHOTO #11
 39. REFER TO PHOTO #11
 40. REFER TO PHOTO #11

LEGEND

- EXISTING ASSEMBLY TO BE REMOVED IN ITS ENTIRETY
- EXISTING HISTORIC BRICK WALL TO REMAIN
- CMU
- DENOTES EXISTING GYPSUM WALLBOARD AND METAL STUD PARTS TO BE REMOVED

CHARLOTTE, NORTH CAROLINA

LIBRARY

MAIN LIBRARY & SPIRIT SQUARE

211 NORTH TRYON STREET
CHARLOTTE, NC 28202

HISTORIC LANDMARK - FIRST BAPTIST CHURCH

EARLY DEMOLITION PACKAGES

CLARK NEXSEN

1111 WEST PLEASANT AVENUE, SUITE 300
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704-371-8800

LandDesign

223 NORTH CRAWFORD STREET
CHARLOTTE, NC 28202

Quality Consulting Engineers, PLLC
67746 CAROLINA CORRIDOR DR, #100
MEAN LAND, SC 29107

CONSTRUCTION SET

PACKAGE B - SELECTIVE DEMOLITION ELEVATION

B-AD201

CON 7343

EXTERIOR IMPROVEMENTS:

(TYPICAL FOR ALL SIDES OF THE BUILDING)

- ROOF MEMBRANES REPLACED W/ EXCEPTION TO COPPER DOMES
- GUTTERS AND DOWNSPOUTS REPLACED
- REPAIR WINDOWS (REPLACE ONLY IF BEYOND REPAIR)
- REPAIR, PREP, PRIME, AND PAINT METAL CORNICE (REPLACE ONLY IF BEYOND REPAIR)
- BRICK / STONE BANDING INFILL AND PATCH OPENINGS AND HOLES LEFT IN FACADE ONCE BUILDINGS ARE REMOVED
- ADD NEW WINDOWS WHERE DOORS WERE PREVIOUSLY
- ADD MECHANICAL LOUVERS AT EXISTING OPENINGS
- NEW ENTRY / EXIT OPENINGS



Figure 21: Severe window deterioration at corner



Figure 22: Severe window deterioration at corner



Figure 23: Look outside at corner



Figure 24: Severely corroded railing on stairs



Figure 25: Reconstruct new original First Empire-style cornice to match other - replacement



Figure 26: Severe window deterioration at corner



Figure 27: Severe window deterioration at corner



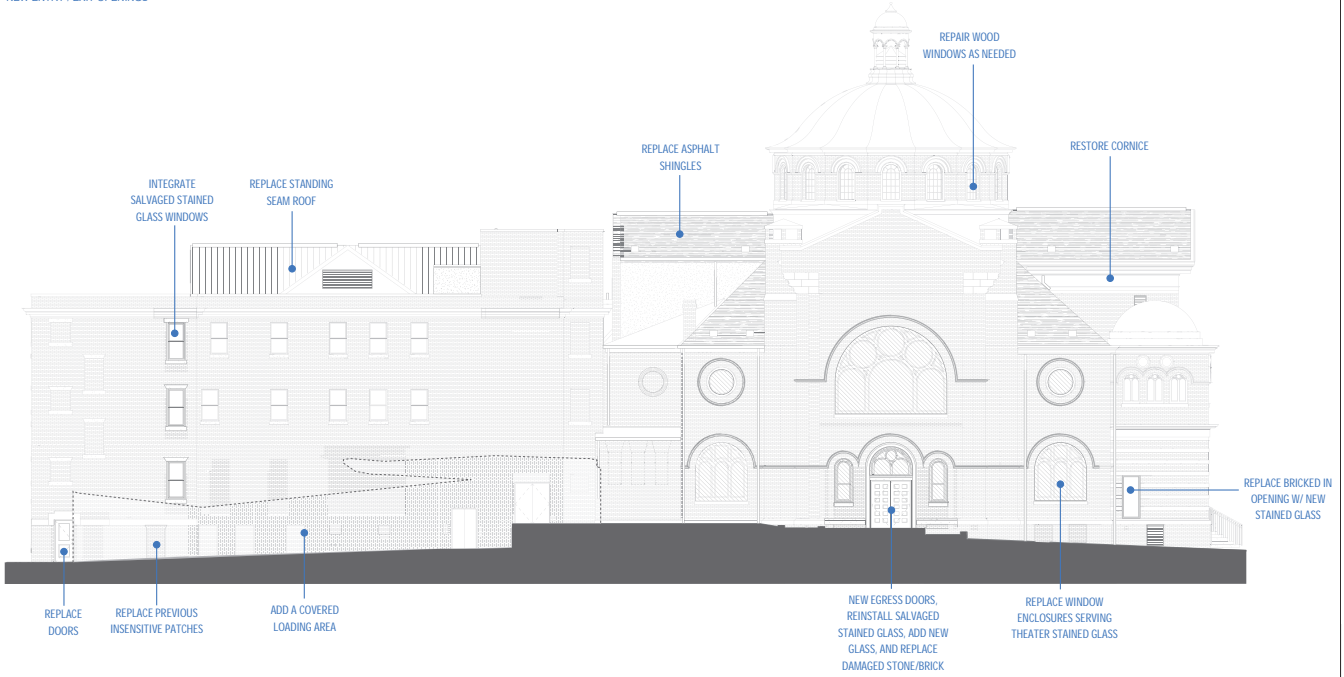
Figure 28: Severely corroded railing on stairs



Figure 29: Asymmetrical roof & flat roof on left



Figure 30: Severe window deterioration at corner



REVEALING A FACADE

CHARLOTTE REDEVELOPMENT

LIBRARY

NEW MAIN LIBRARY & SPIRIT SQUARE

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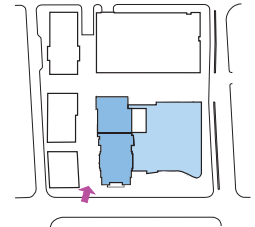
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A



VIEW FROM TRYON TO MID-BLOCK PLAZA

CHARLOTTE REDEVELOPMENT

LIBRARY

NEW MAIN LIBRARY &
SPIRIT SQUARE

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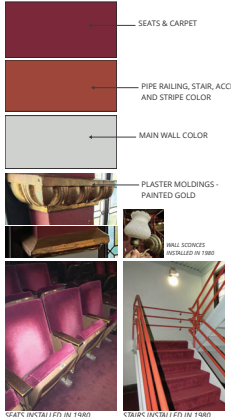
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SHEET

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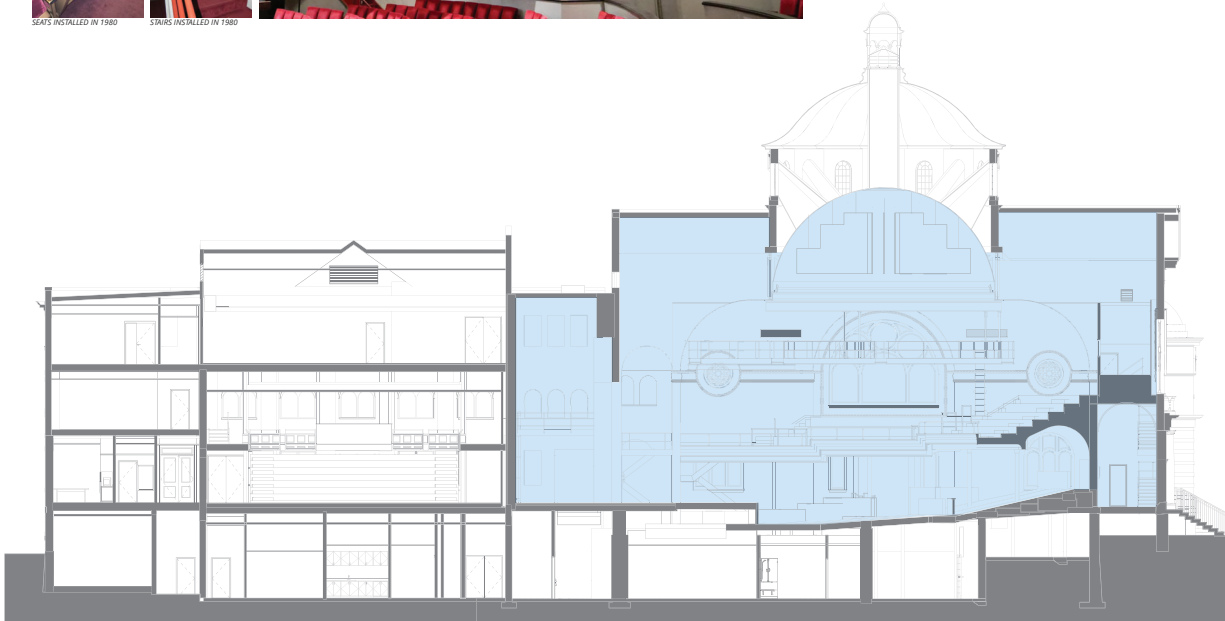
Today *INSTALLED IN 1980*



INTERIOR RENOVATIONS TO MCGLOHON THEATER

INTERIOR IMPROVEMENTS:

- REPLACE 1980 SEATS & PROVIDE ADDITIONAL ADA SEATS
- REPLACE 1980 FINISHES: PAINT ALL SURFACES, & REPLACE CARPET
- REPLACE 1980 LIGHT FIXTURES
- REPLACE 1980 METAL DOORS
- REBUILD 1980 STAGE THRUST
- RECOVER ACOUSTICAL PANELS
- REPLACE MECHANICAL GRILLES



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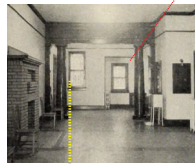
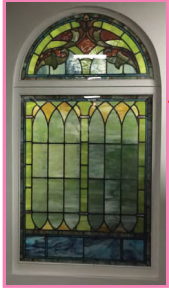
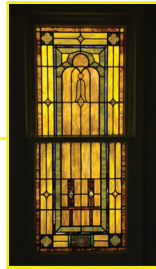
STAINED GLASS WINDOWS

EXISTING STAINED GLASS WINDOW STUDY

10.05.21

• EXISTING STAINED GLASS WINDOWS IN PLACE AND TO REMAIN

EXISTING STAINED GLASS WINDOWS WITHIN BUILDING TO BE DEMOLISHED AND TO BE REINSTALLED IN BUILDING LOCATIONS THEY



OPENING
REMOVED IN
PREVIOUS
RENOVATION
WORK (THIS
BOTH HAD
STAINED GLASS)

WINDOW
REMOVED THE
CHIEF FROM GREAT
CONF ROOM

IT DOES NOT APPEAR THAT
LO WINDOWS HAD STAINED
GLASS

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