

**Staff Report and Comments
Quartermaster Depot
200 Camp Road, Charlotte
Application for COA HLC351**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description (from application)

Building renovation & interior upfit for restaurant space.

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 project is in keeping with the style and scale of other renovations at the Quartermaster Depot that had taken place before the property was designated and were judged appropriate when the property was designated. The project is also in keeping with other renovations that have been approved through the COA process.
3. The proposed plan meets HLC Standards 2 and 5 in that very few original architectural elements are being removed or altered.
4. The proposed plan meets HLC Standards 2 and 5 as original materials, such as the CMU walls, are being preserved.
5. The proposed new exterior and interior features are well differentiated from the original features, which is in keeping with HLC Standard 9.
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 HLC STANDARDS

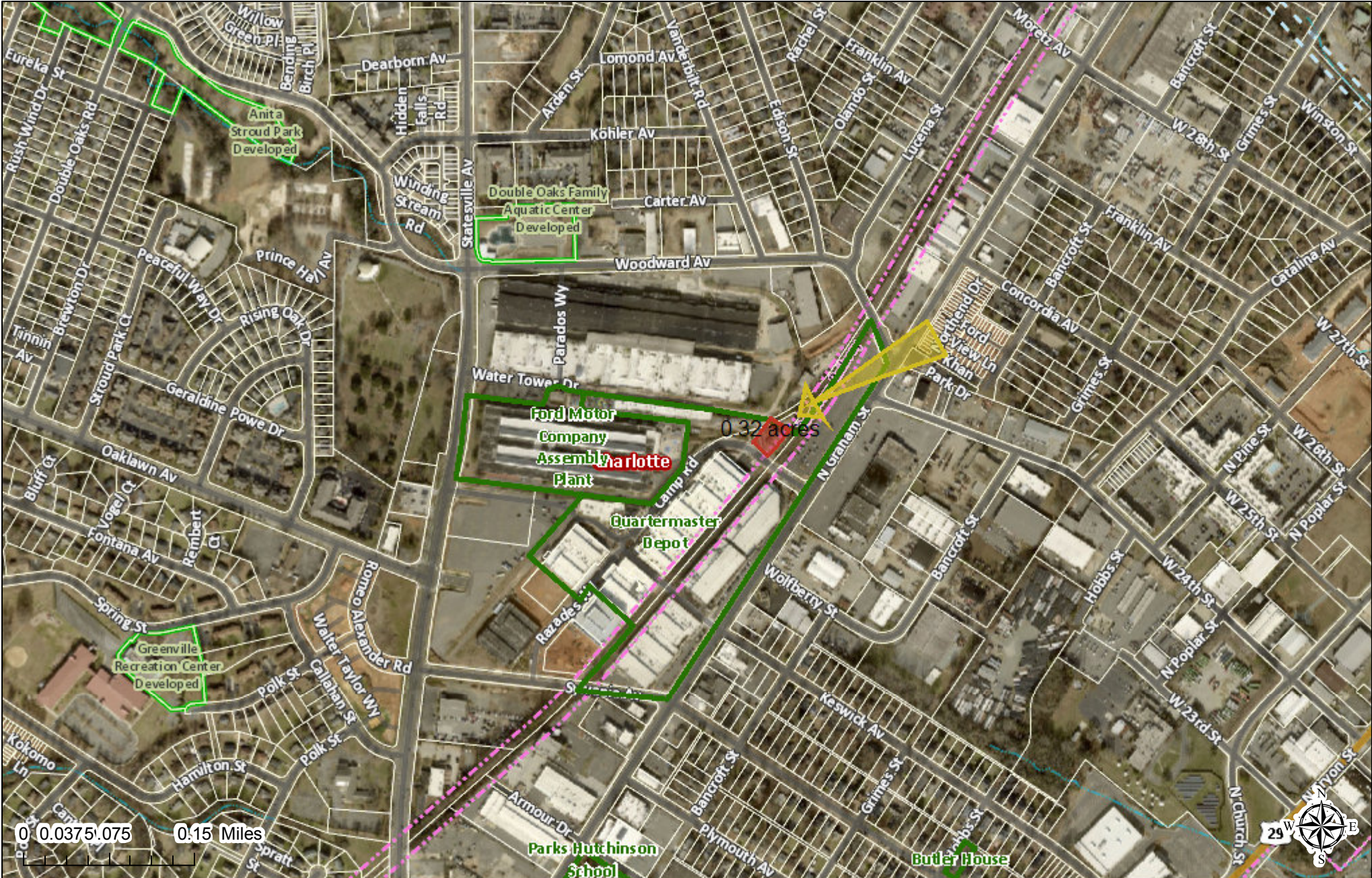
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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

0.32 acres(13901.42 sq ft)

Date Printed: 10/3/2023 9:45:19 PM



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.

Design Presentation DGN 03

Shepard BBQ, LLC

200 Camp Road,
Charlotte, NC 28206

3,200 SF Interior
7,650 SF Exterior

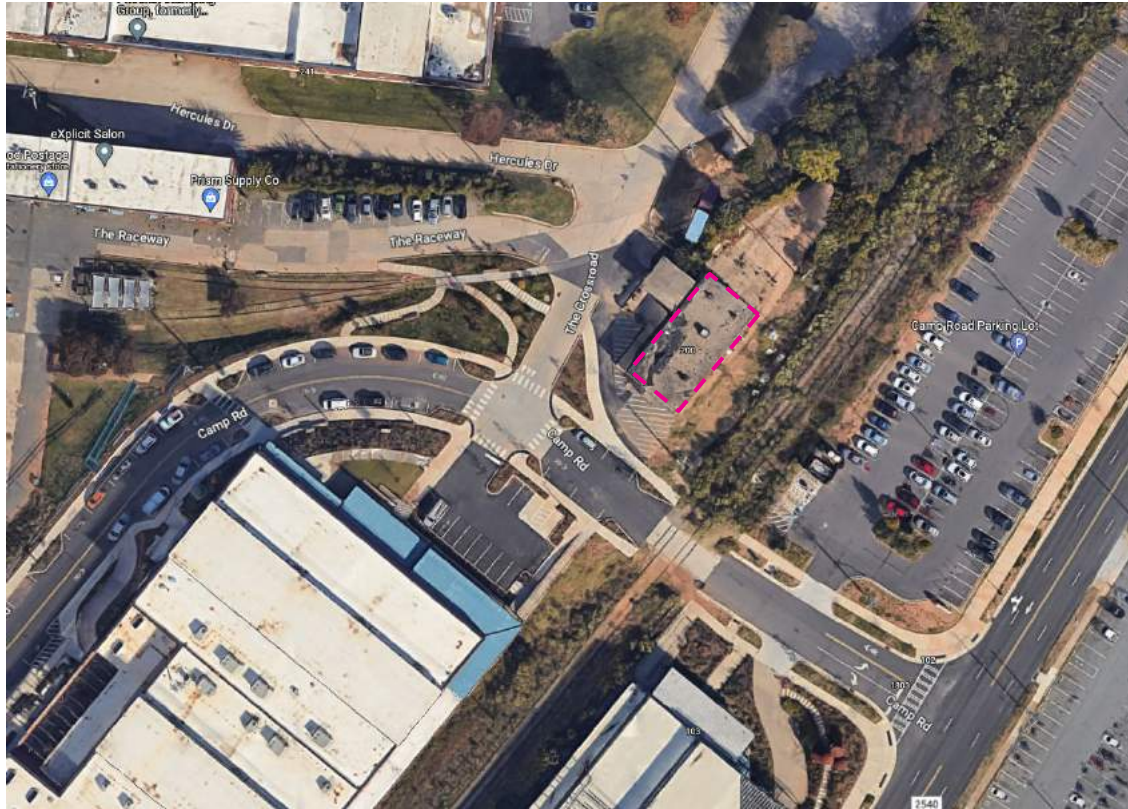
Design Presentation: 07/07/2023

v. 1.0

Section

01

Existing Conditions



Existing Aerial



Existing Photos



Existing Photos



Existing Photos



Existing Photos



Existing Photos



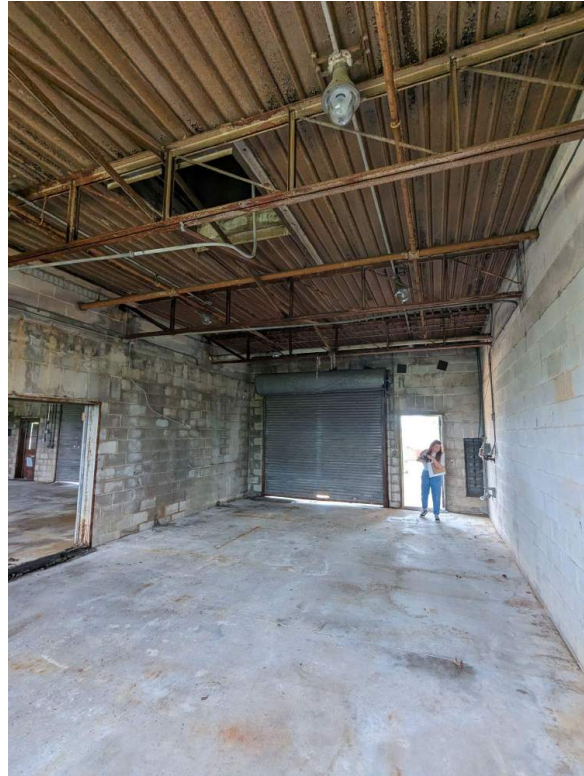
Existing Photos



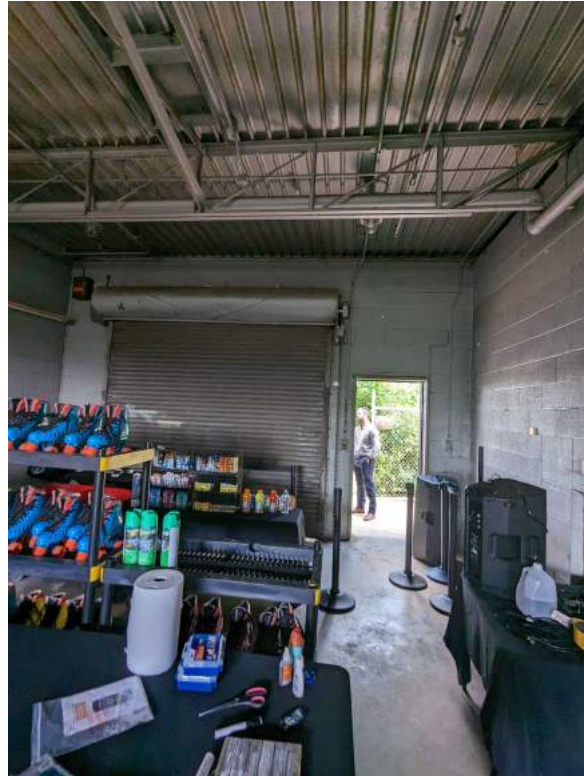
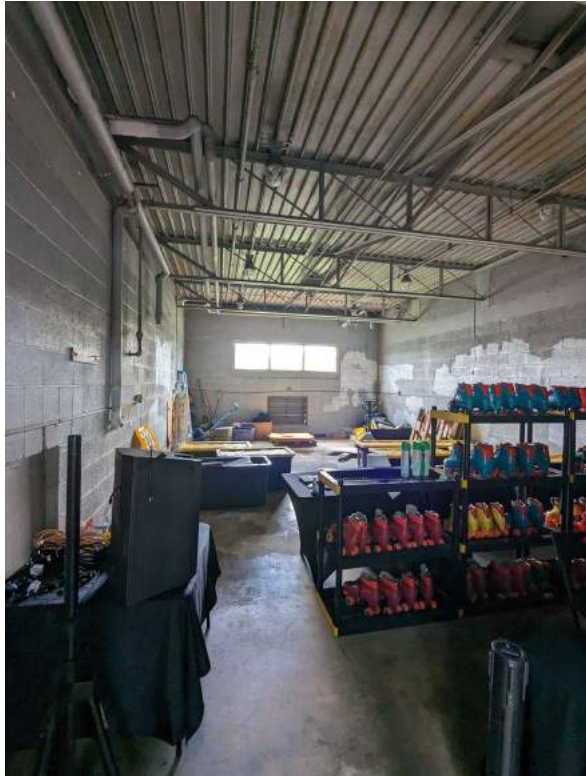
Existing Photos



Existing Photos
Interior



Existing Photos
Interior

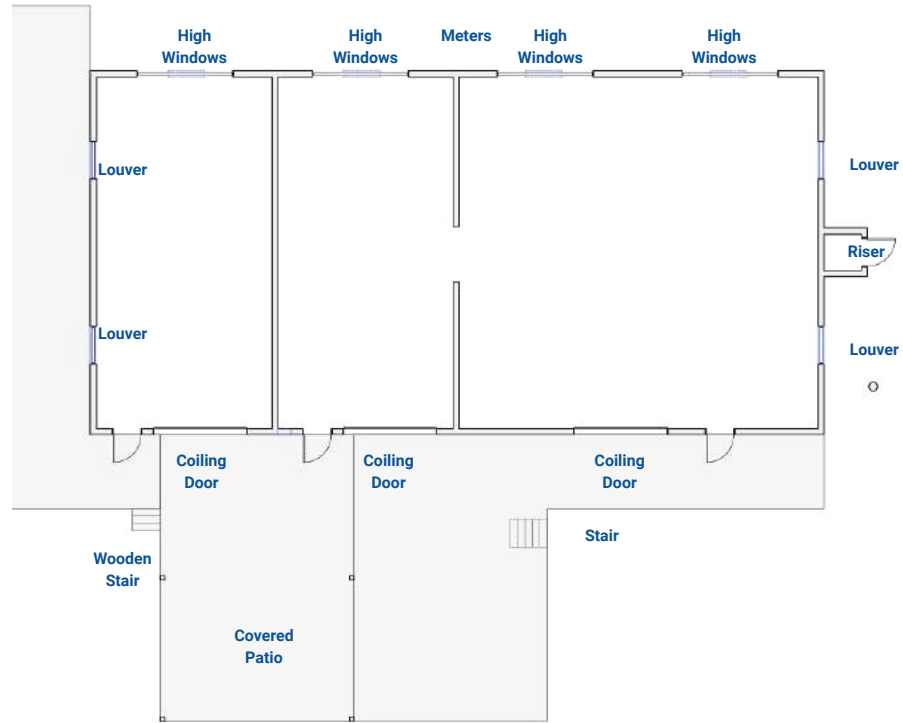


Existing Photos
Interior

Section

03

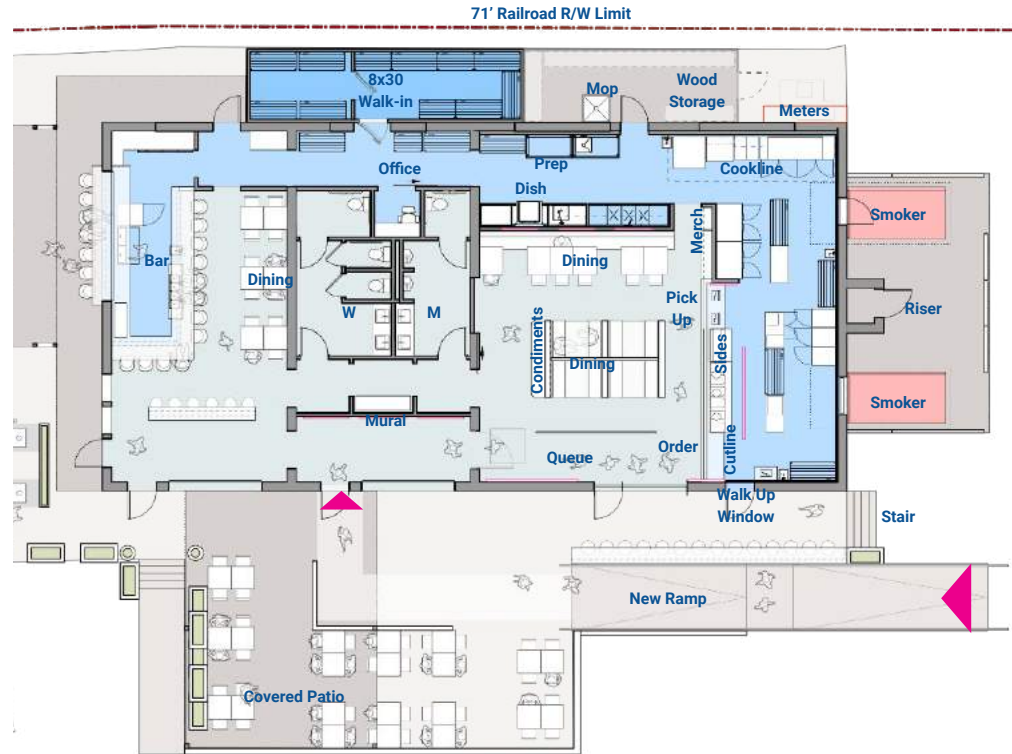
Conceptual Design



Existing Floor Plan



Demo Floor Plan



Area

Interior Heated:	3,123 SF
Exterior Covered:	3,000 SF
Exterior Total:	7,220 SF

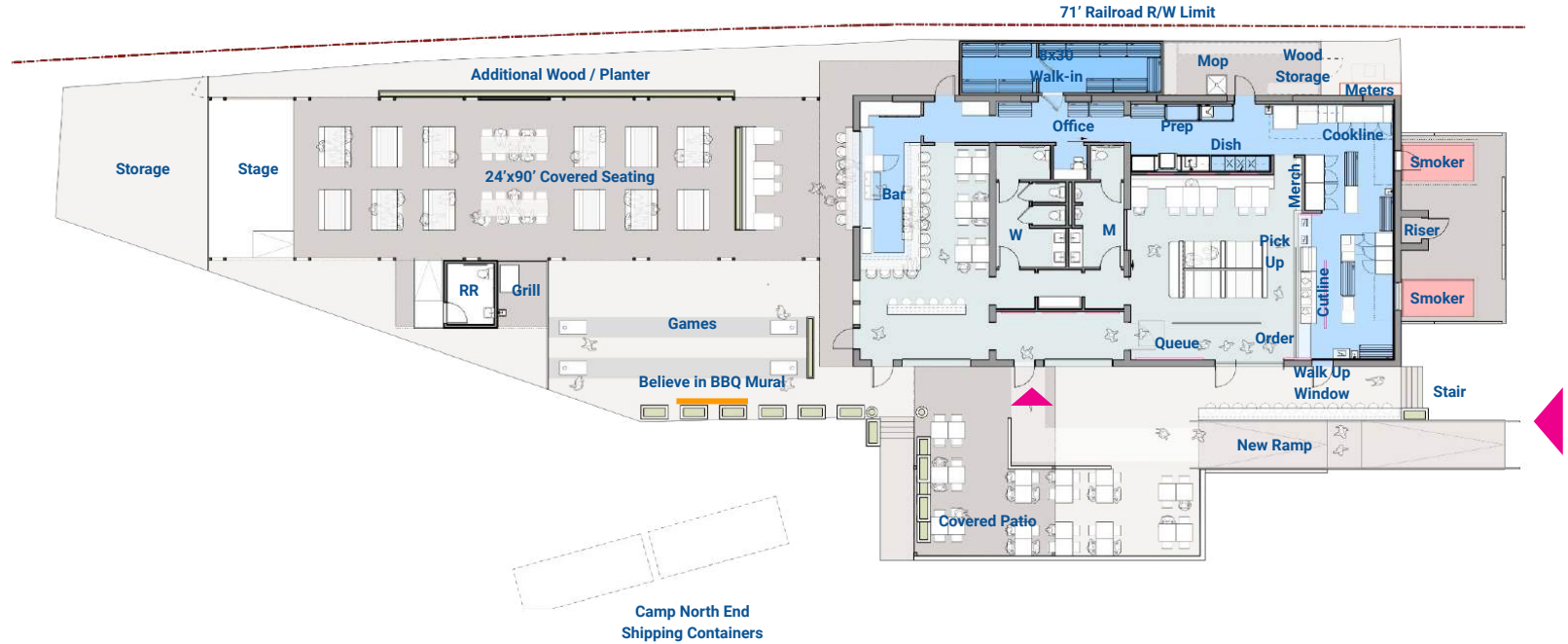
Proposed Floor Plan

Area

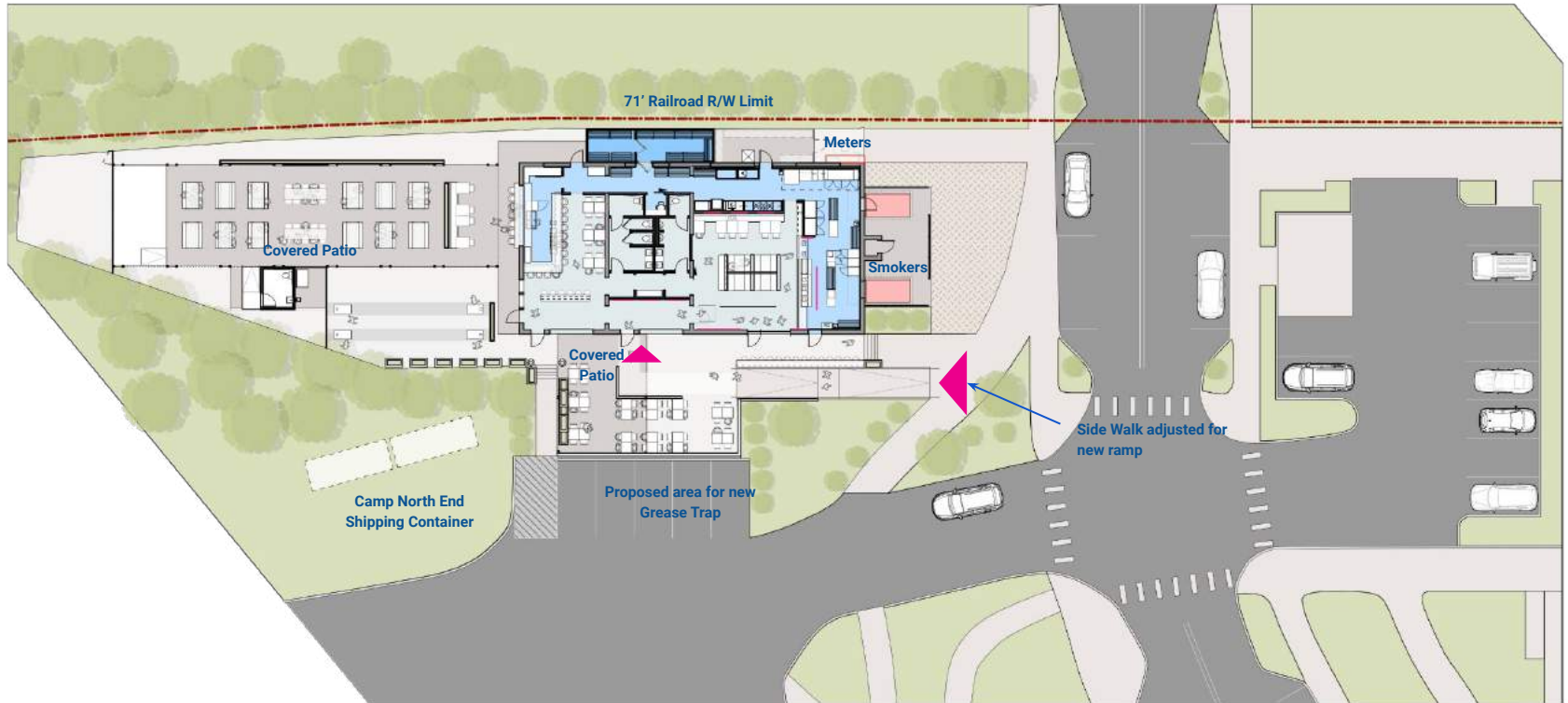
Interior Heated: 3,123 SF

Exterior Covered: 3,000 SF

Exterior Total: 7,220 SF



Overall Floor Plan
With Stage



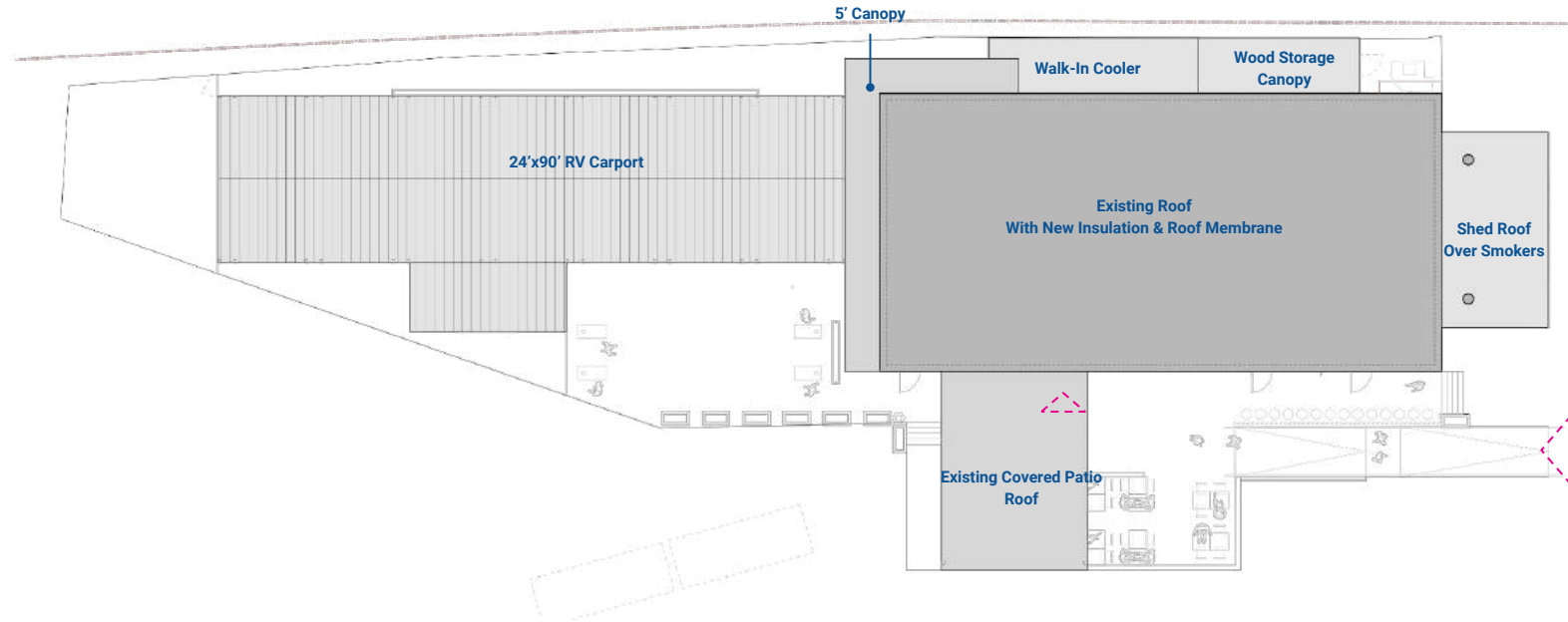
Overall Site Plan

Area

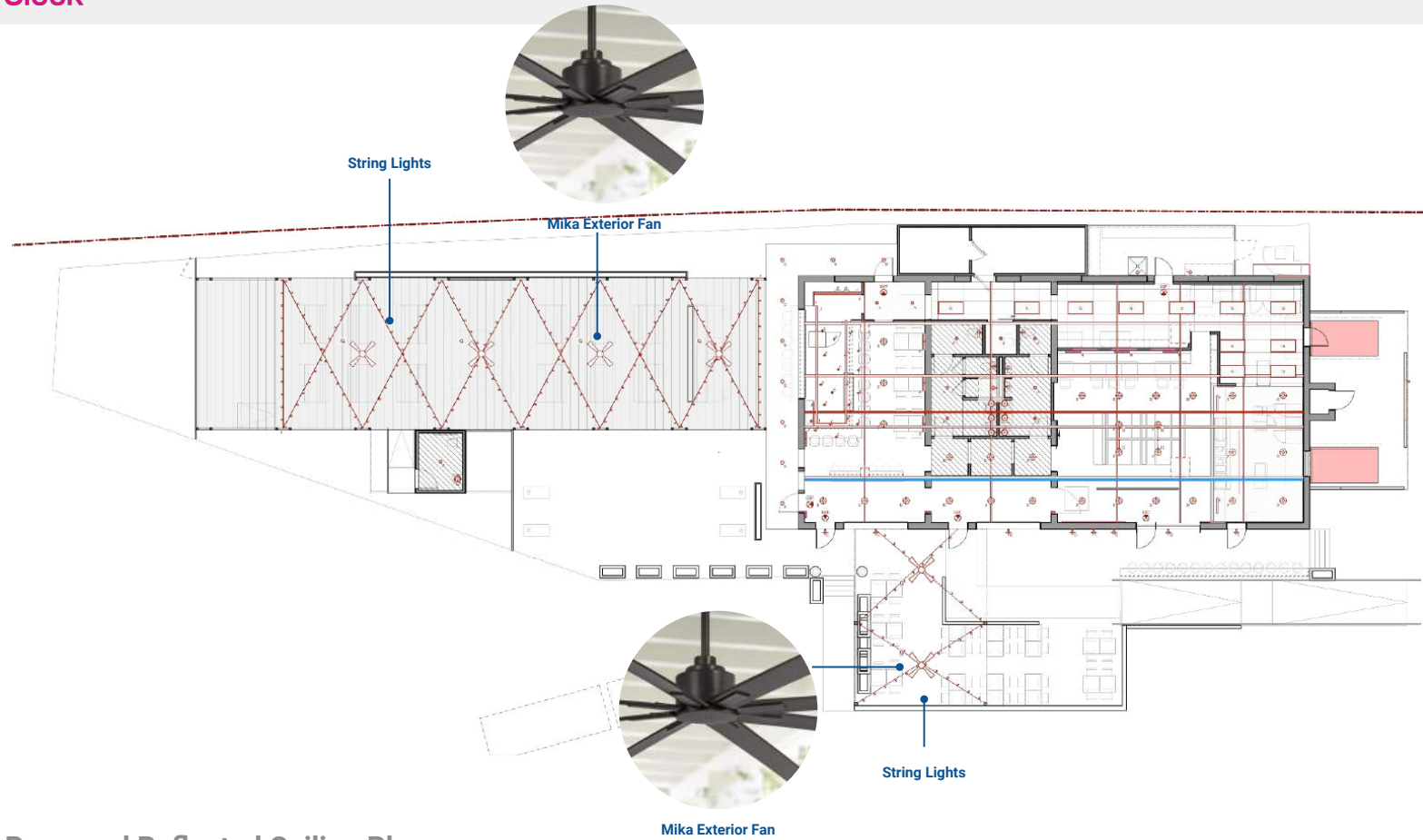
Interior Heated: 3,123 SF

Exterior Covered: 3,000 SF

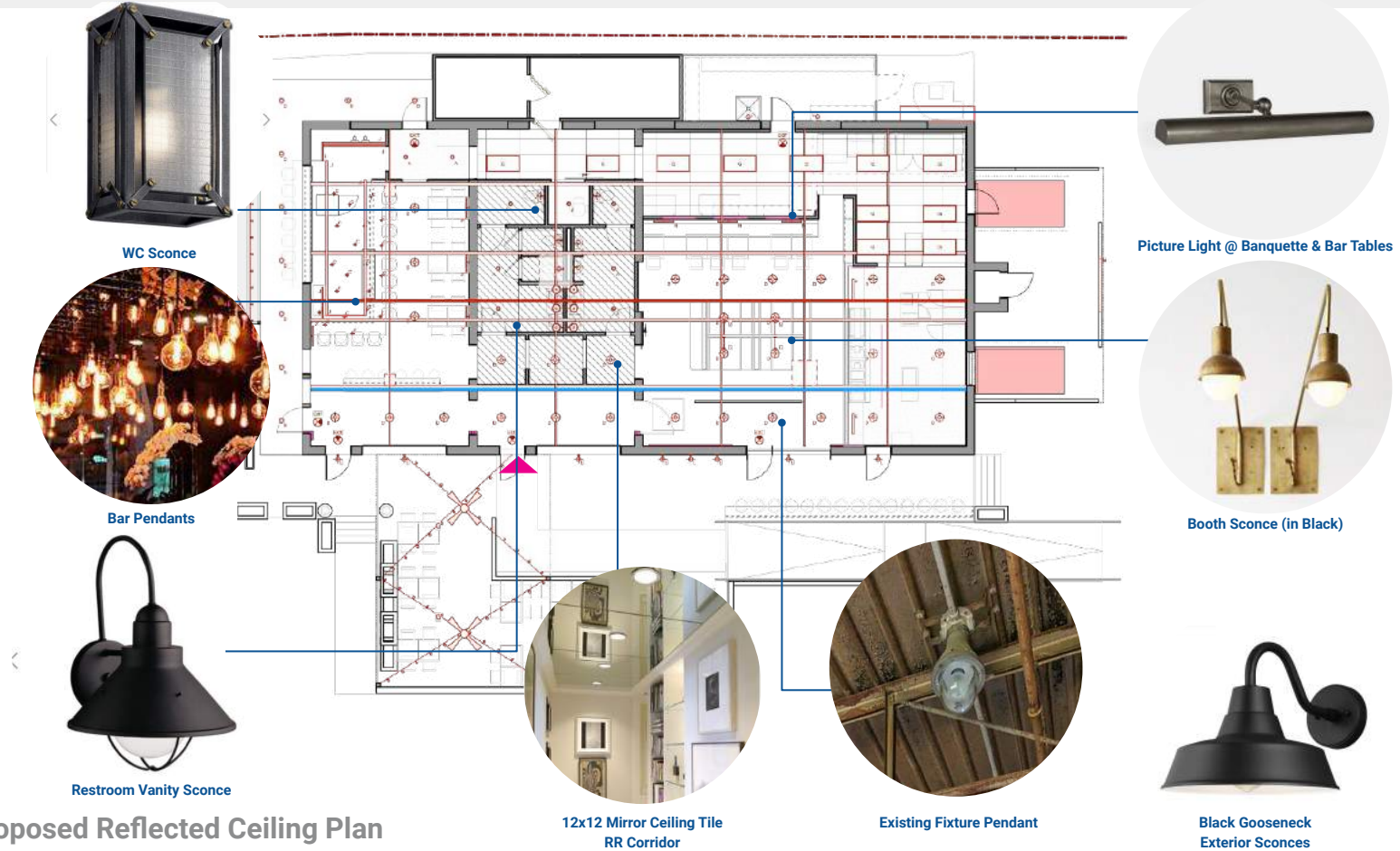
Exterior Total: 7,220 SF



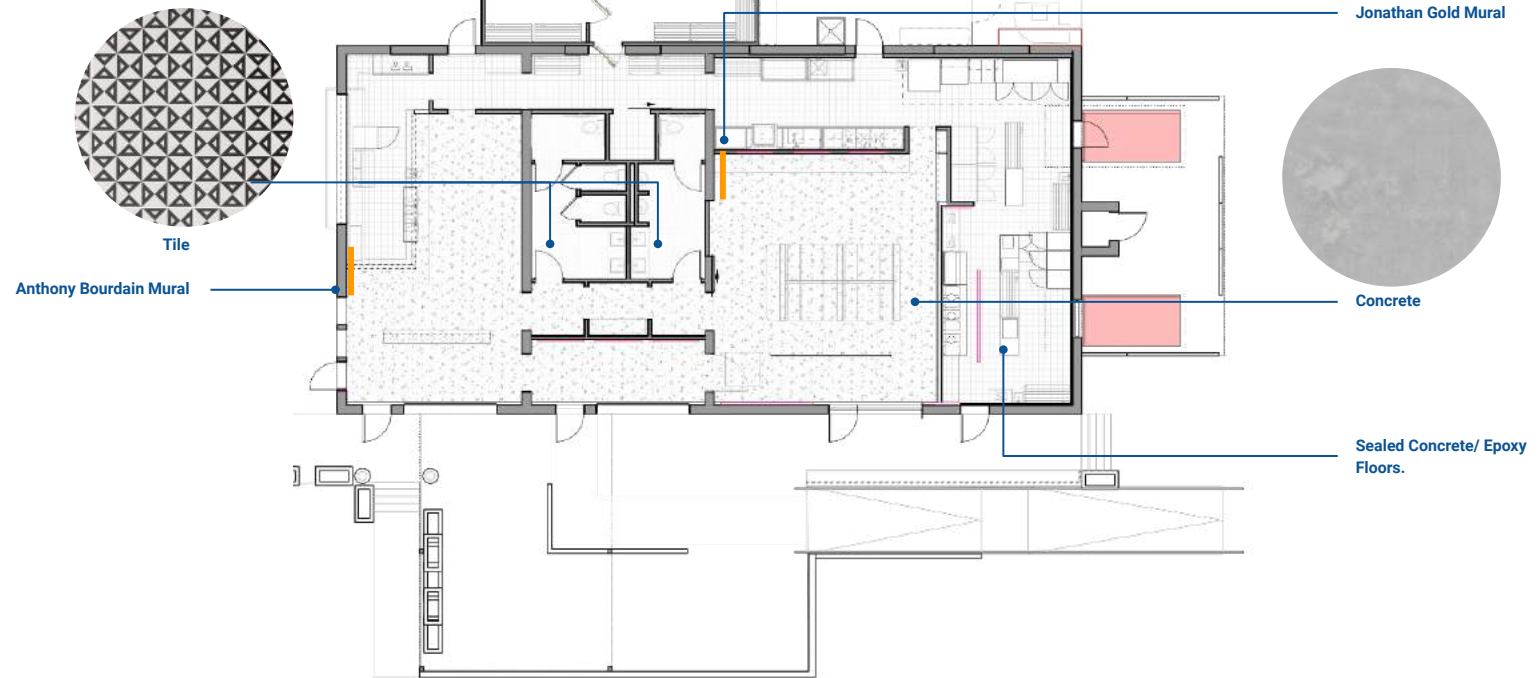
Proposed Roof Plan



Proposed Reflected Ceiling Plan



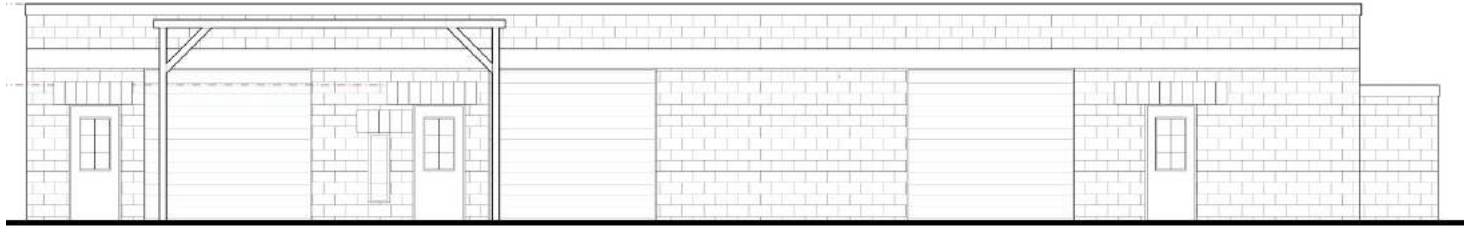
Proposed Reflected Ceiling Plan



Proposed Finish Floor Plan

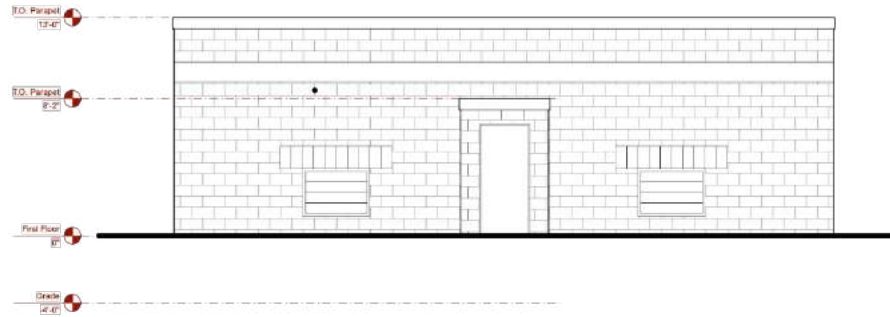


Elevations

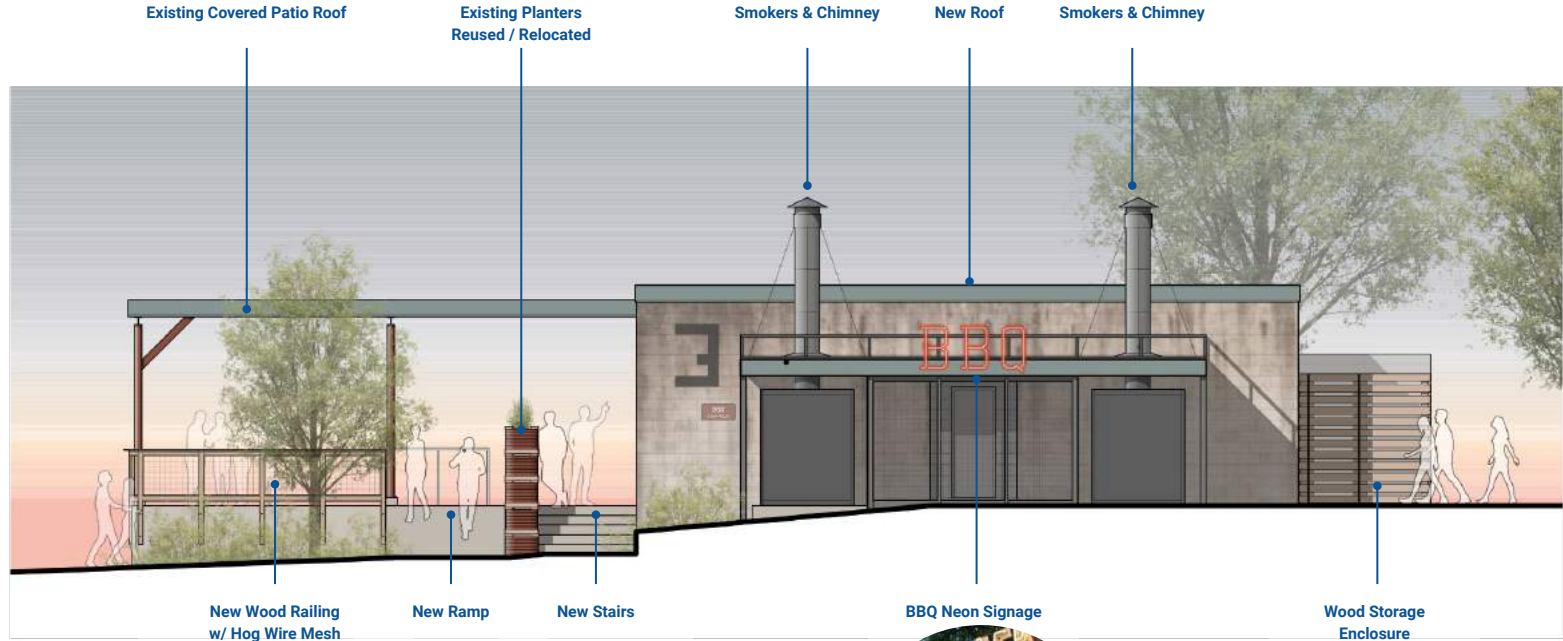


Exterior Elevation

Facing the Crossroad/ Raceway

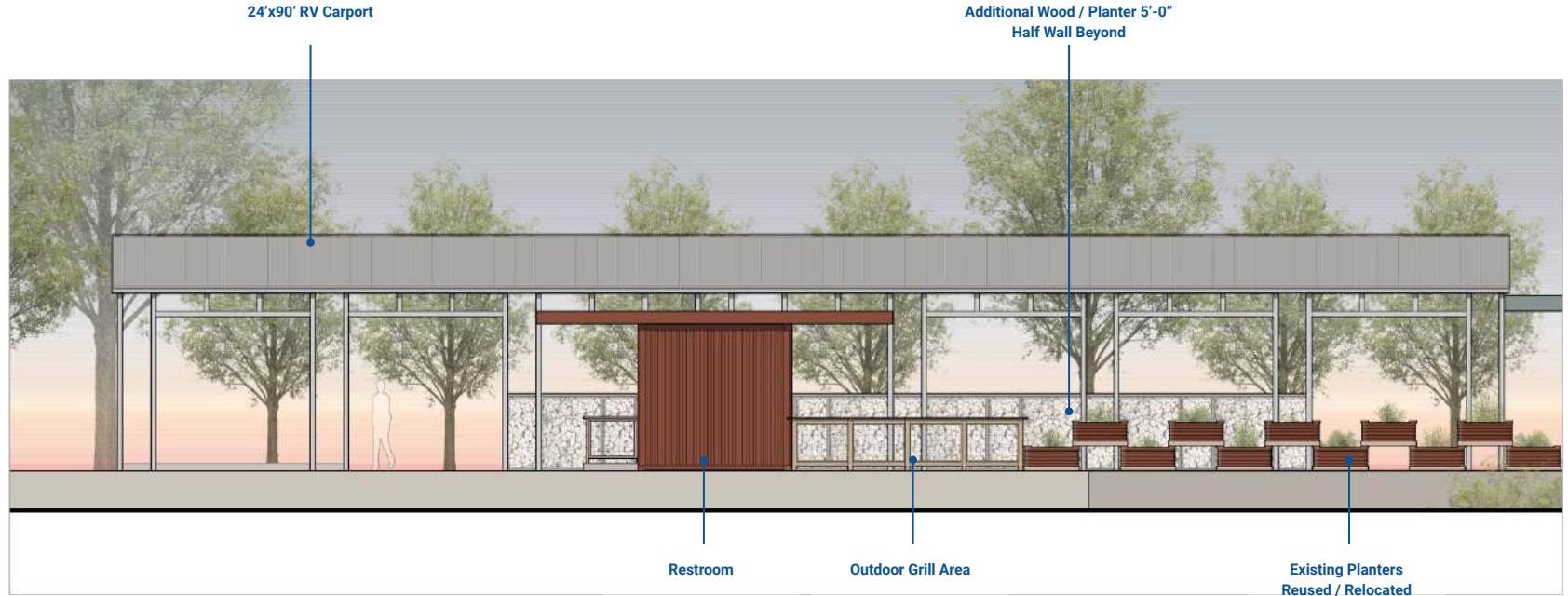


Exterior Elevation
Facing Camp Road



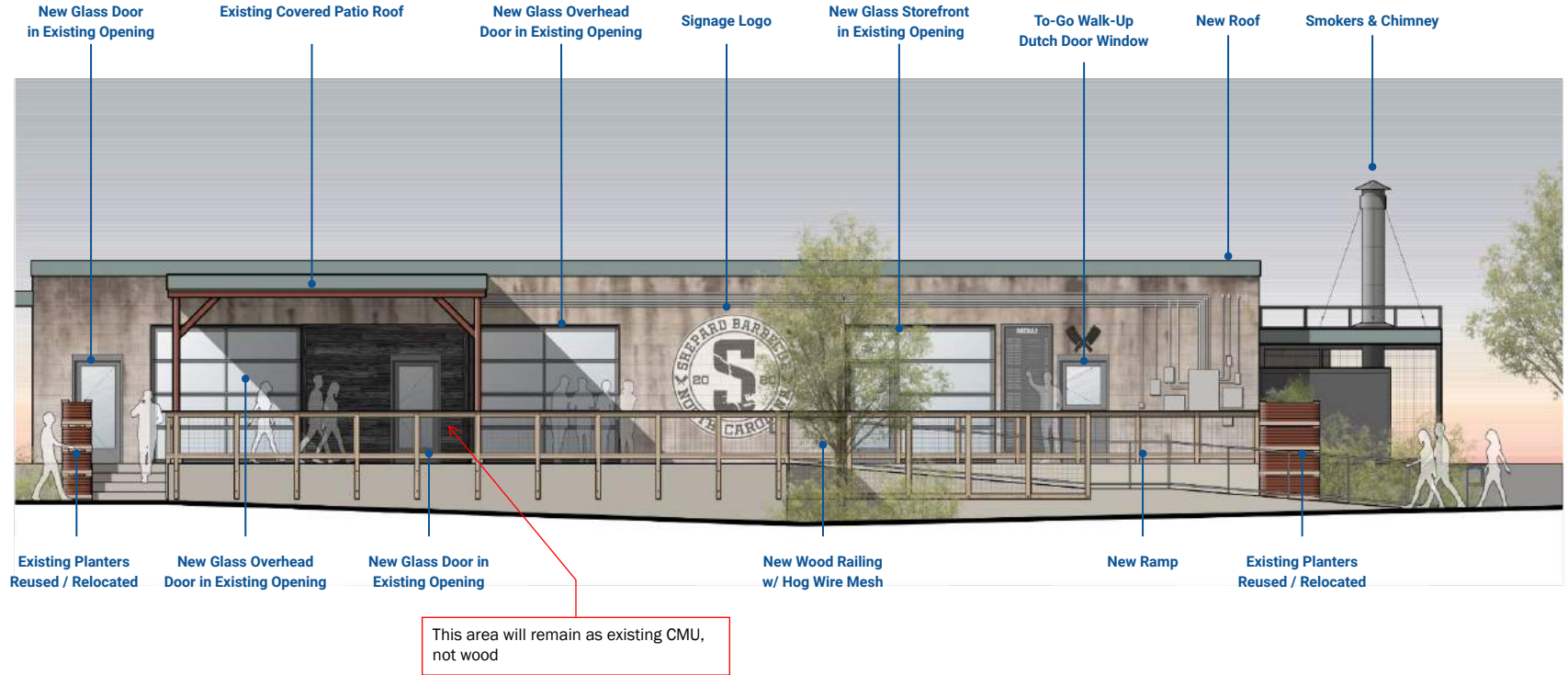
Exterior Elevation
Facing Camp Road





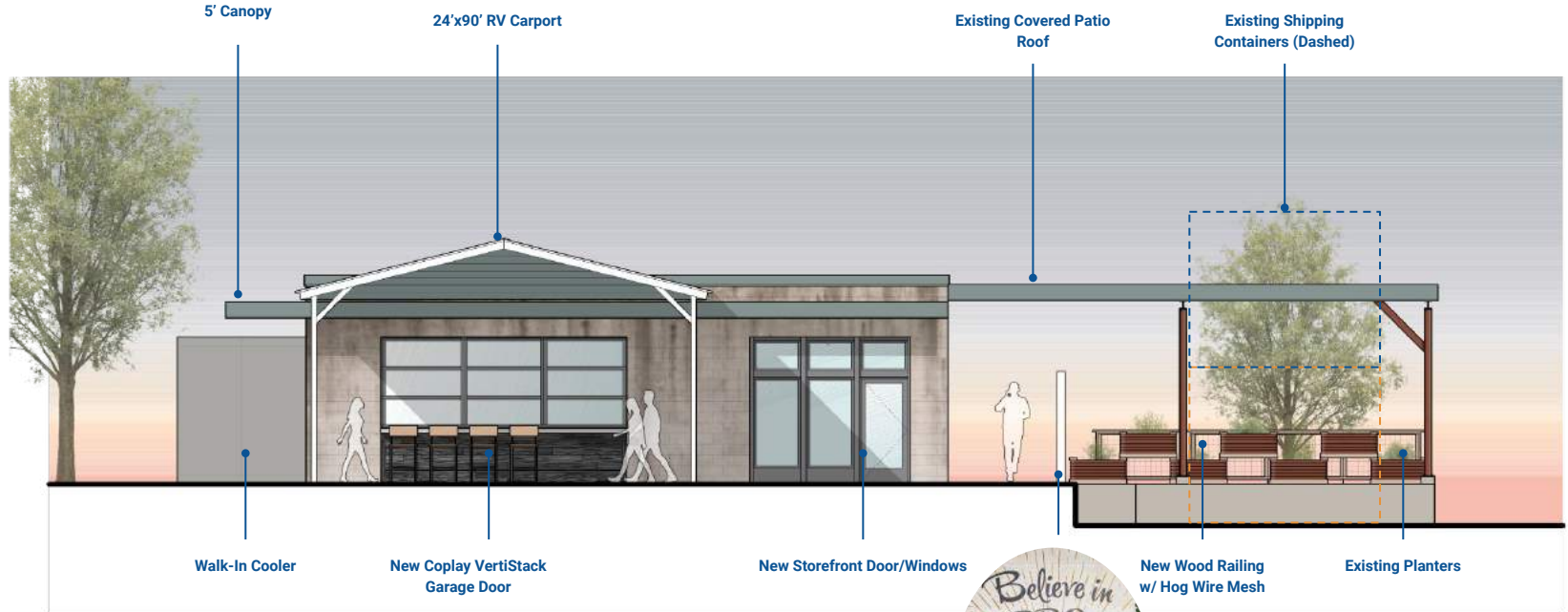
Exterior Elevation

Facing the Crossroad/ Raceway



Exterior Elevation

Facing the Crossroad/ Raceway

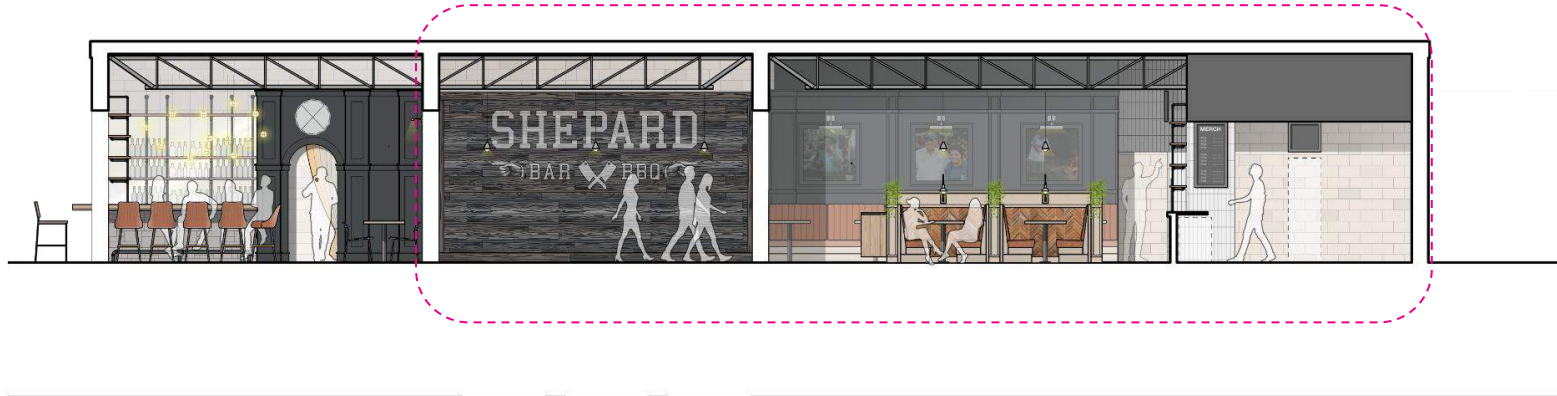
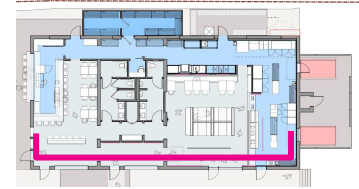


Exterior Elevation

Facing Covered Seating/ Bar Window

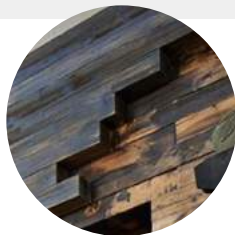


Believe in BBQ Mural Beyond

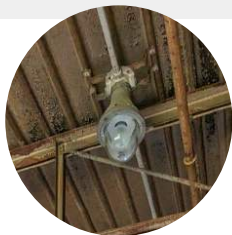


Interior Elevation

Bar | Entry | Dining | Outline



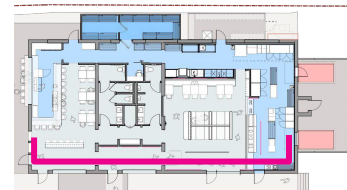
Burnt Wood Planks



Logo Signage Existing Fixture Pendant



Picture Light & Pitmaster Photos



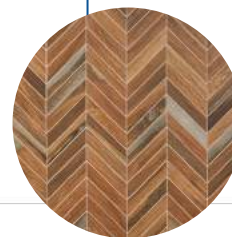
Half Wall Planters



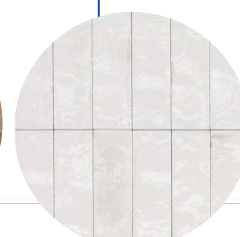
Condiments /
Trash



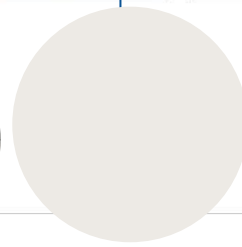
Booth Sconce
(in Black)



Tilebar
Eternal Chevron Oak Matte Porcelain
Wood Look Mosaic Tile



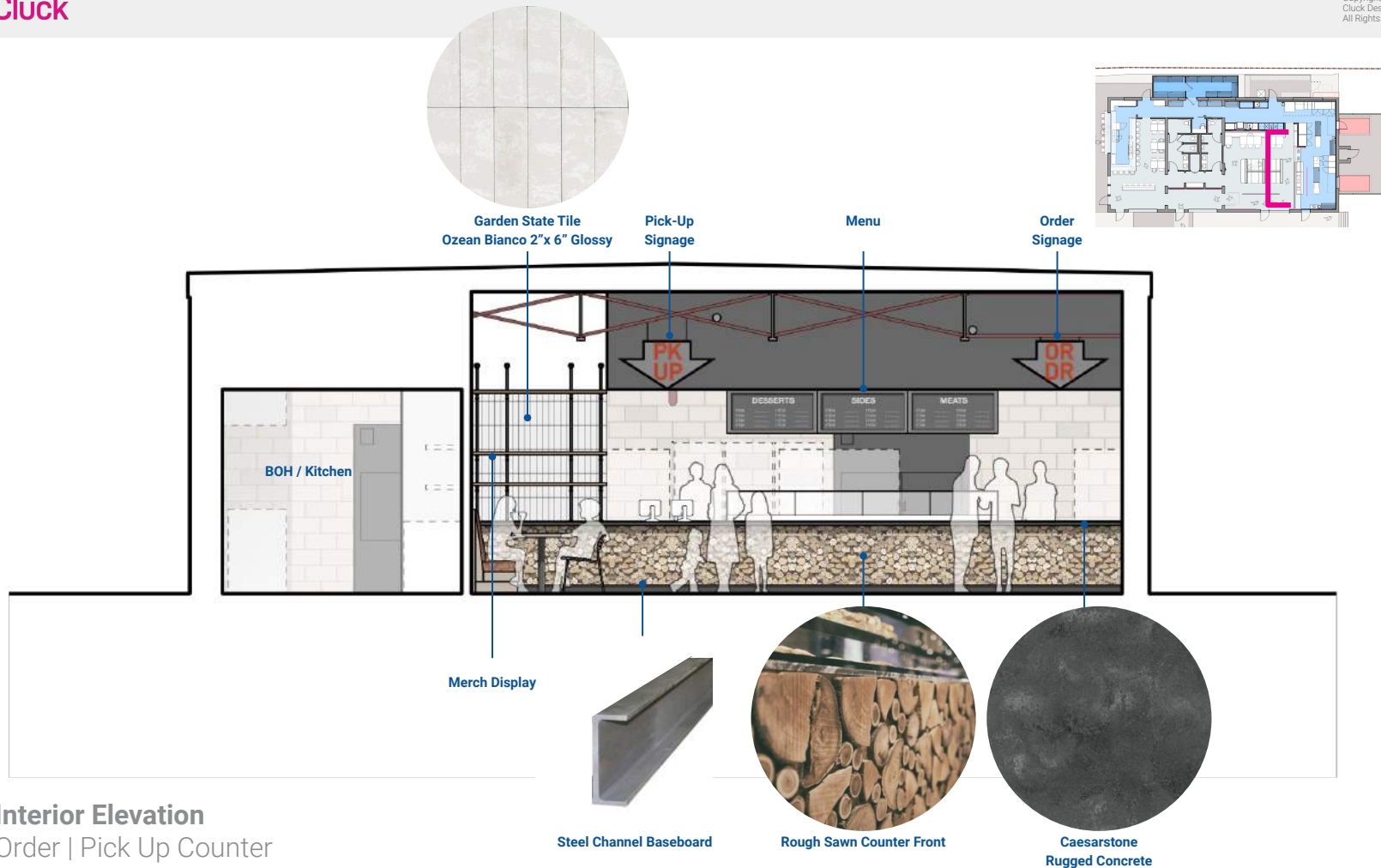
Garden State Tile
Ozean Bianco 2"x 6" Glossy



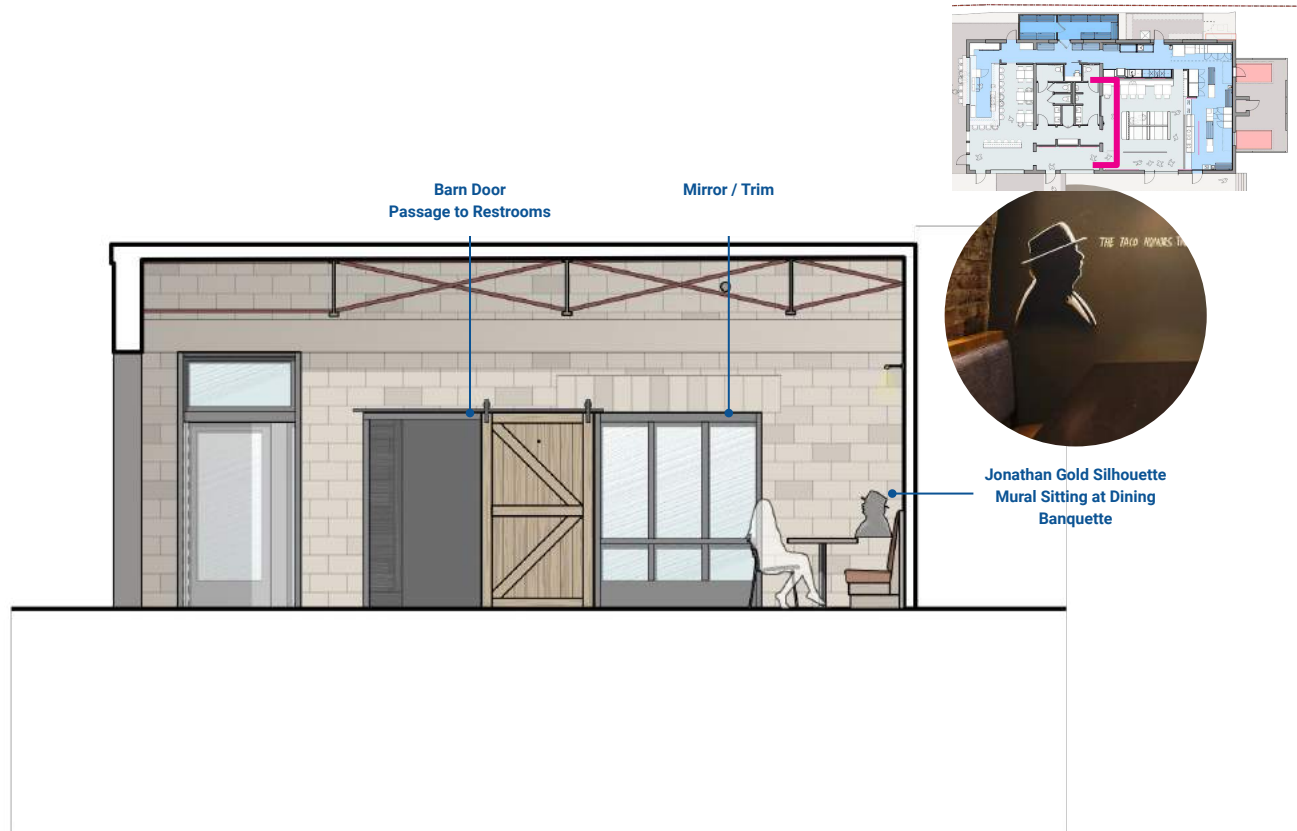
BOH Existing CMU
USDA Epoxy Paint
SW 7004 Snowbound

Interior Elevation

Entry | Dining | Cutline

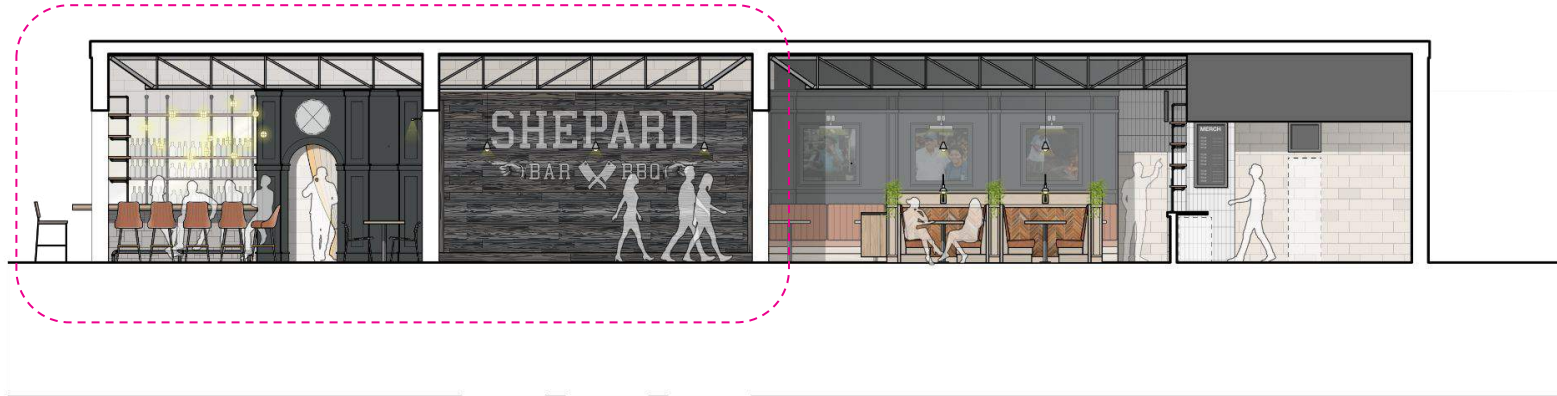
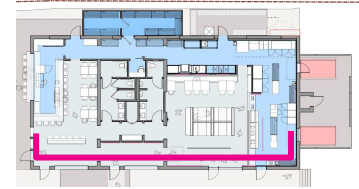


Interior Elevation
Order | Pick Up Counter



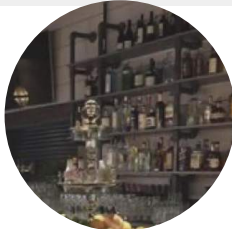
Interior Elevation

Dining | Restroom Passage Way



Interior Elevation

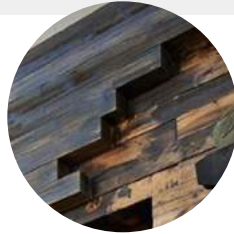
Bar | Entry | Dining | Outline



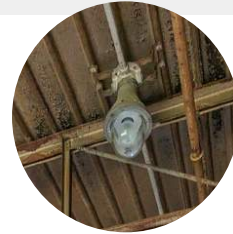
Back Bar Millwork
Tube Steel W/ Wood Shelf



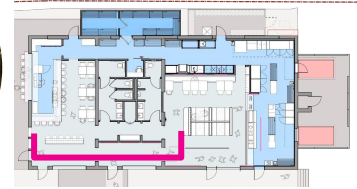
Bar Pendants



Burnt Wood Planks



Existing Fixture Pendant



Interior Elevation

Bar | Entry



Anthony Bourdain
Mural at bar



Bar Pendants



Coplay VertiStack



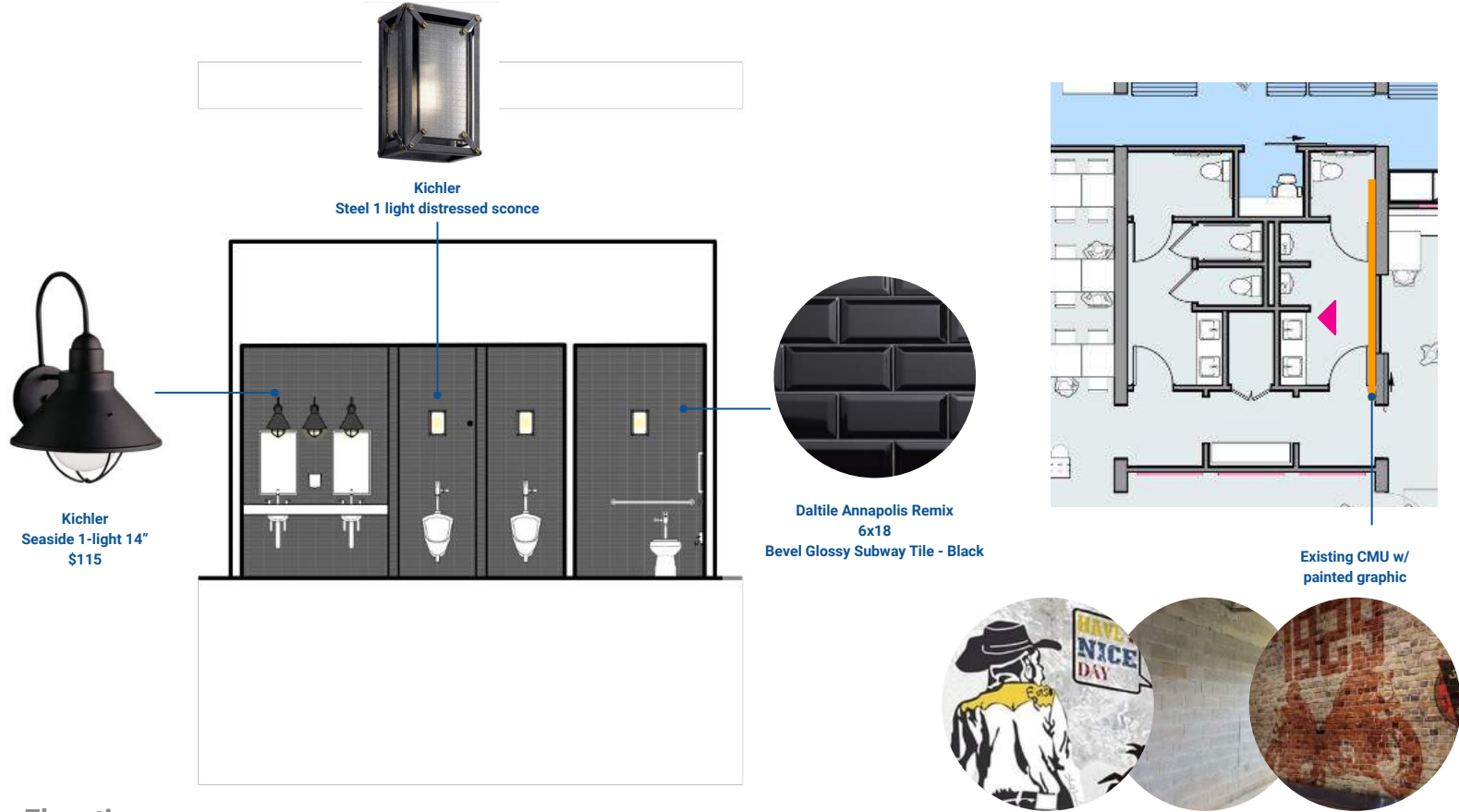
Walnut Butcher Block
Countertop



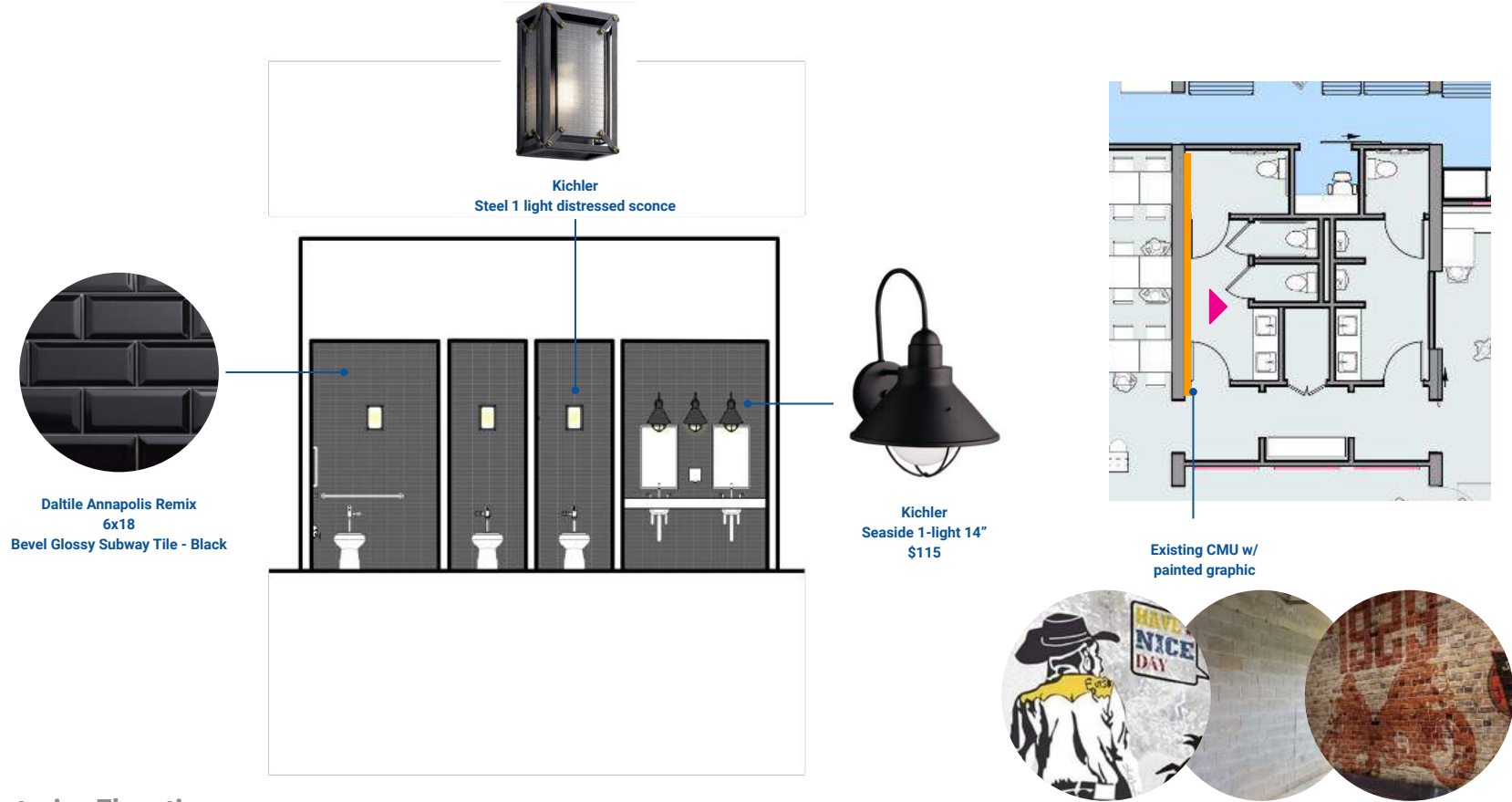
Rolling Rock
2" Thin Stone Veneer
Dorchester

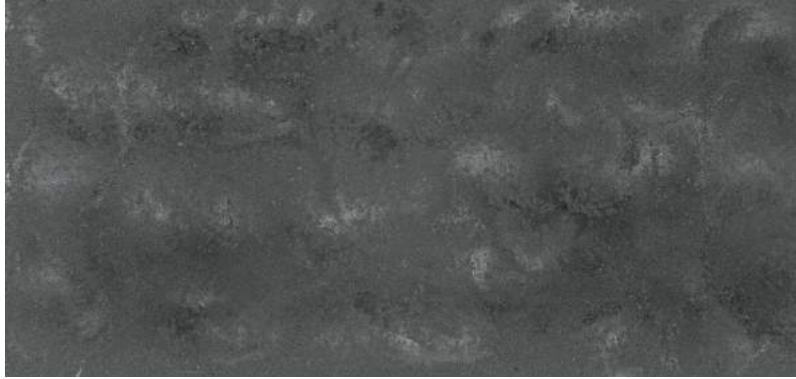
11" Tall
Foot Rail

Interior Elevation Bar



Interior Elevation
Men's Restroom





Caesarstone
Rugged Concrete



Rough Sawn Counter Front



Garden State Tile
Ozean Bianco 2"x 6" Glossy



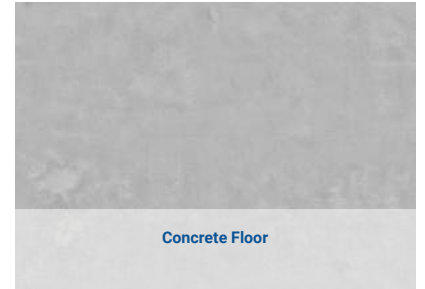
Existing Lights
Reused as Pendants



New Booth Sconce
(in Black)



Tilebar
Eternal Chevron Oak Matte Porcelain
Wood Look Mosaic Tile



Concrete Floor

Order Counter & Dining Finishes



Rolling Rock
2" Thin Stone Veneer
Dorchester



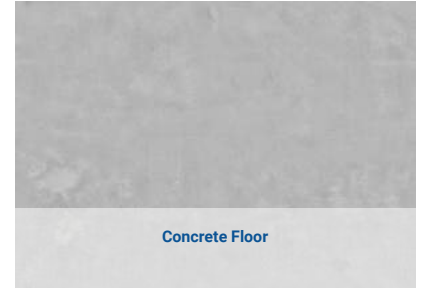
Light Bulb Pendant Bar Lighting



Existing Lights
Reused as Pendants

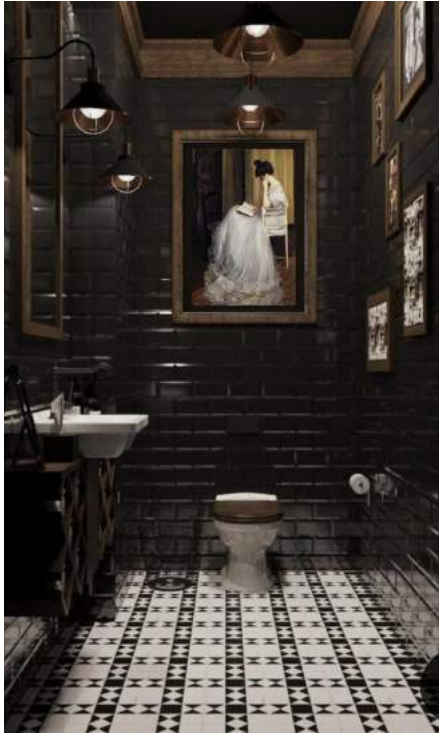


Walnut Butcher Block Countertop

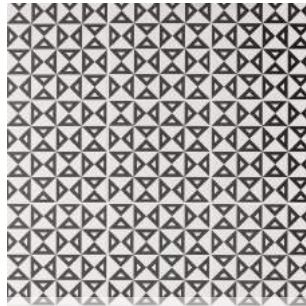


Concrete Floor

Bar Finishes



Daltile Annapolis Remix
6x18
Bevel Glossy Subway Tile - Black



Tilebar
8x8
B2W Angle Positive



Kichler
Seaside 1-light 14"
\$115



Kichler
Steel 1 light distressed sconce

Restroom Finishes