

**Staff Report and Comments  
Charlotte Coliseum  
2700 E Independence Blvd, Charlotte  
Application for COA HLC375**

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

**Exhibit A – Project description (from application)**

To address several leak issues we have in the roof at Bojangles Coliseum, we have engaged with roofing professionals to help extend the life of the original roof of the Coliseum. We will be bidding this project out to include but not limited to; removal and cleaning of all the battens, replacing the associated hardware (screws, washers, etc) and applying a single membrane coating to the entire surface of the roof to prevent our on-going leak challenges. We are working with a vendor testing out various samples to find an appropriate color to use. Once we have made a color selection, we will submit that color to this historical commission.

**Exhibit B – Map**

**Exhibit C - Image of the existing conditions and color options.**

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

1. The HLC acknowledges the need to repair, replace, or alter building materials to ensure the preservation of historic structures.
2. The project meets the HLC Standards.

**Staff suggests that the Commission approve the application as presented, and that the final color be approved by HLC Staff.**

## THE HLC STANDARDS

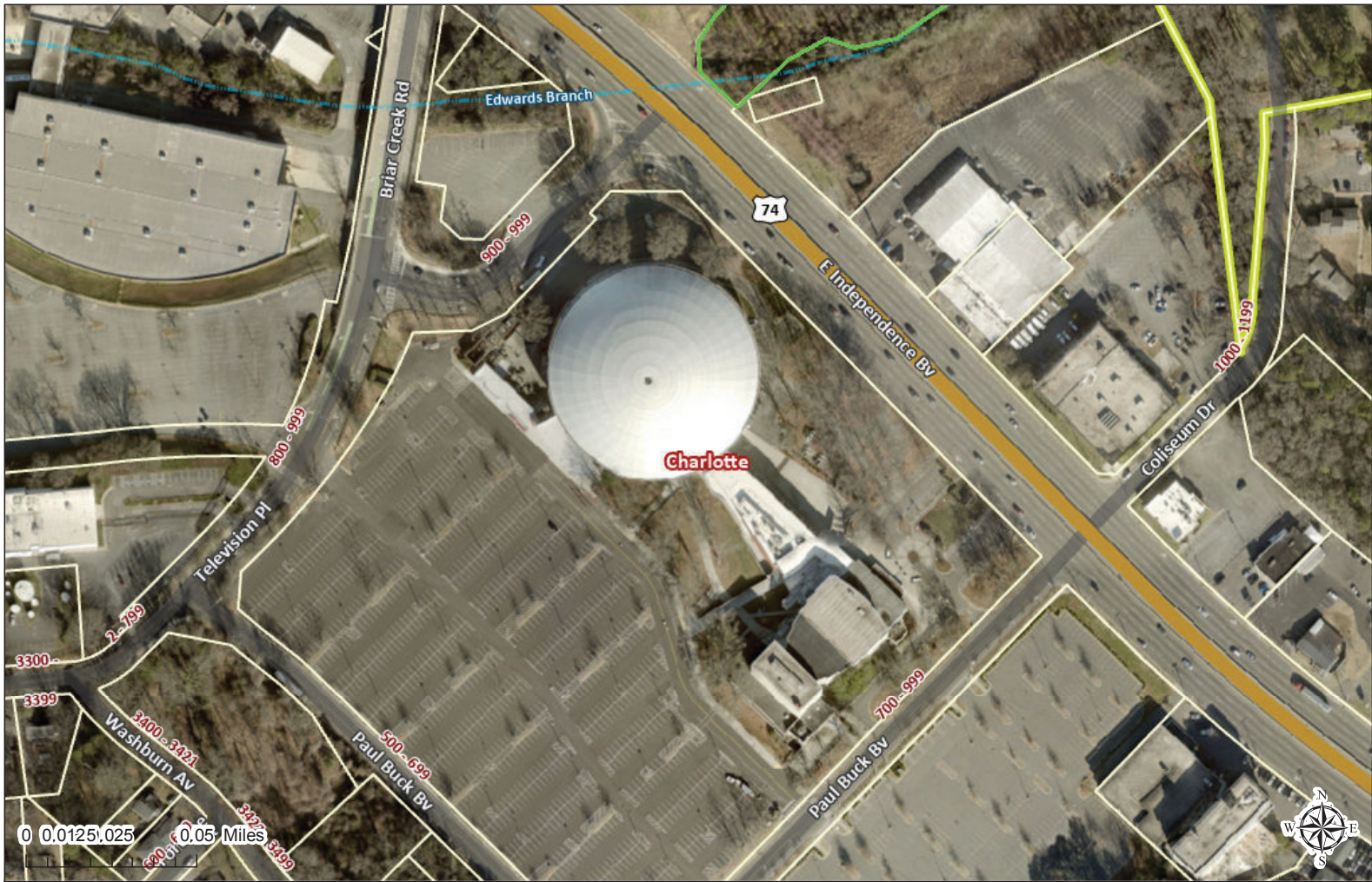
**Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.**

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

## Coliseum - 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.



