

**Staff Report and Comments
Leeper and Wyatt Store
1923 South Blvd, Charlotte
Application for COA HLC382**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Moving the building from 1923 South Blvd to 1823 Cleveland Ave, and renovation of the building for reuse as a restaurant.

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 HLC voted to delay the demolition of the Leeper and Wyatt Store on April 11, 2022, with the goal of finding a preservation solution for the building.
3. No other viable relocation plan has been presented to the HLC.
4. The danger to the building has been illustrated by the application for a COA for demolition.
5. The proposed move of the building meets the HLC Standard 2.
6. The proposed move and rehabilitation meet HLC Standards 2 and 5, as the project will not result in the loss of materials that characterize the historic building, and that its distinctive historic features will be preserved.
7. The proposed rehabilitation of the building meets HLC Standard 9 in that the proposed additions do not destroy any significant original materials, and the additions are well differentiated from the original.
8. The proposed rehabilitation of the building meets HLC Standard 10 in that the additions could be removed in the future without significantly damaging the historic building materials.
9. The Leeper and Wyatt project was approved by the Historic District Commission December 13, 2023. Procedurally, the HLC can approve the exterior alterations based on the HDC approval without a review. However, interior alterations shall be reviewed by HLC.

Staff suggests that the Commission approve the application as presented.

THE HLC STANDARDS

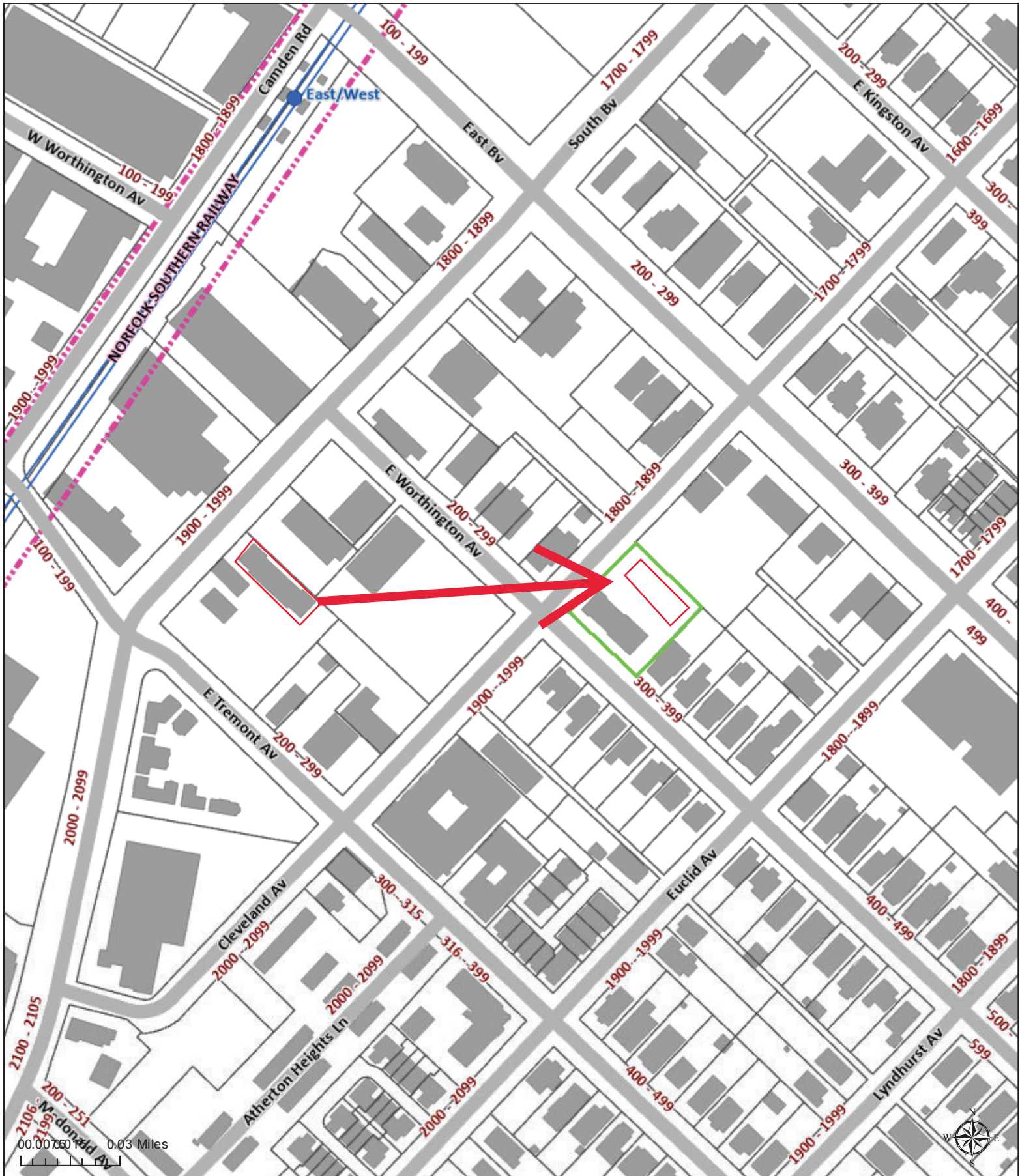
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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

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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



FRONT VIEW



RIGHT VIEW



REAR VIEW



LEFT VIEW

ADJACENT STRUCTURES



LEEPER - WYATT BUILDING RELOCATION

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SITE PLAN : PROPOSED



E.1



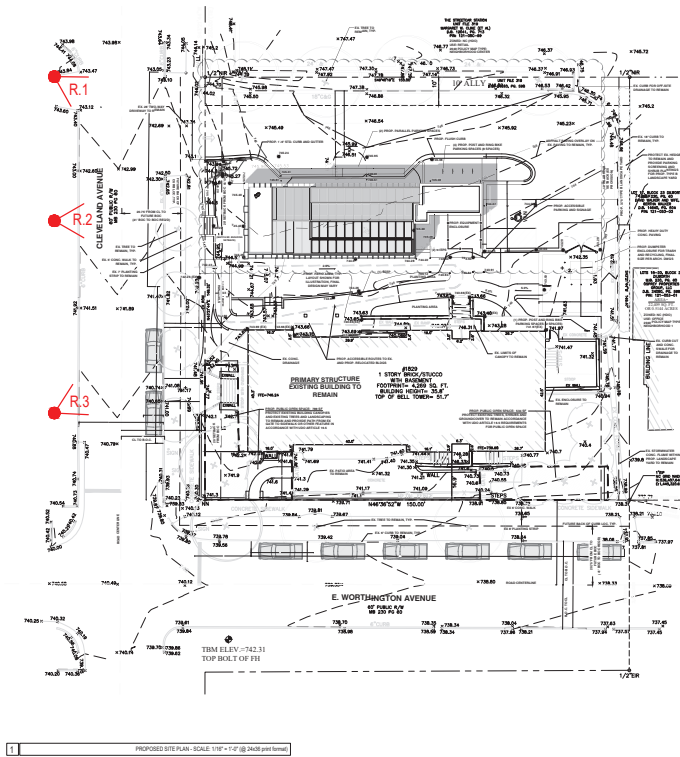
E.2



E.3



E.4



ATTENTION: THE INFORMATION SHOWN MAY BE SUBJECT TO CHANGE AND SHOULD BE CONSIDERED AS PRELIMINARY IN NATURE.

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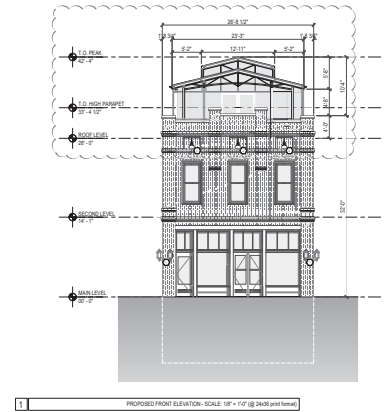
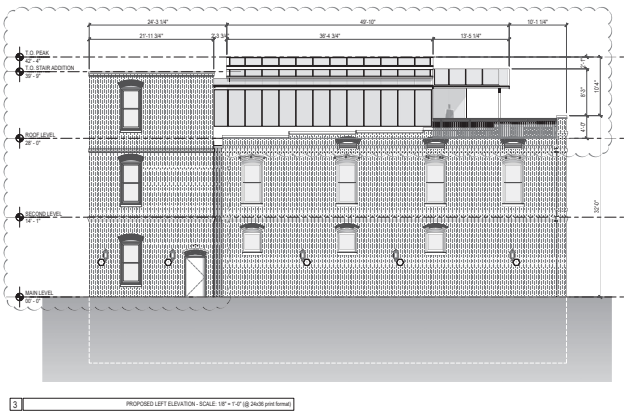
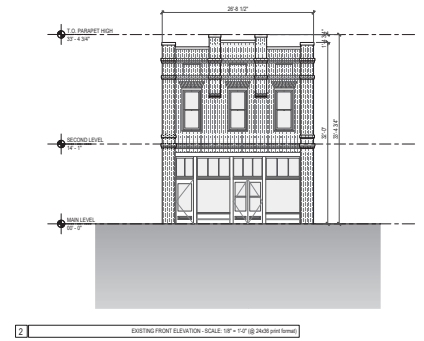
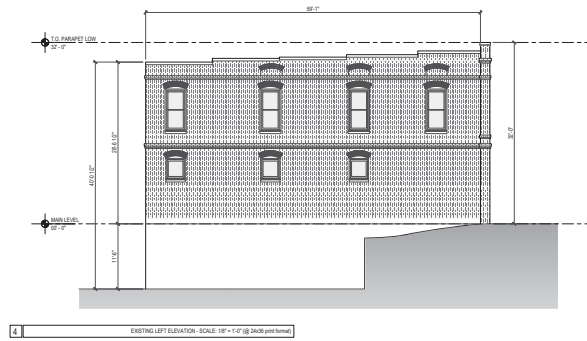
FRONT - LEFT ELEVATIONS : EXISTING AND PROPOSED



1 GENERATION LIGHTING - SEVER 22" TALL OUTDOOR WALL SCONCE



2 TROY RLM LIGHTING - ANGLE REFLECTOR SINGLE LIGHT 23" TALL OUTDOOR BARN LIGHT WITH GOOSENECK



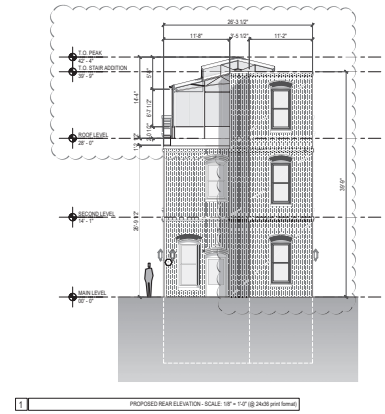
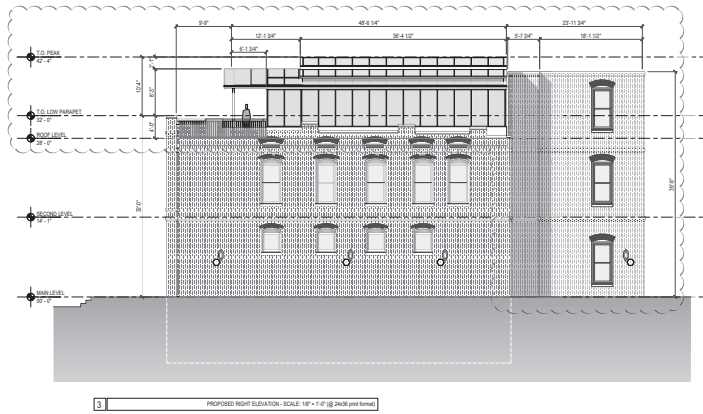
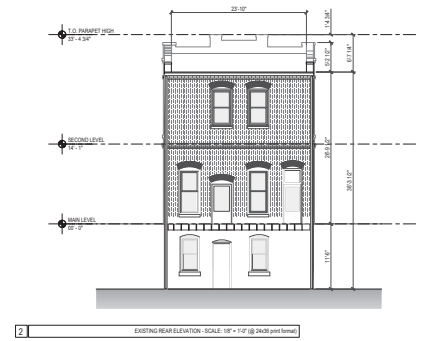
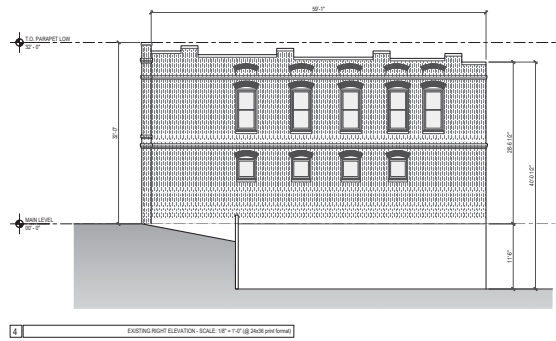
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REAR - RIGHT ELEVATIONS : EXISTING AND PROPOSED



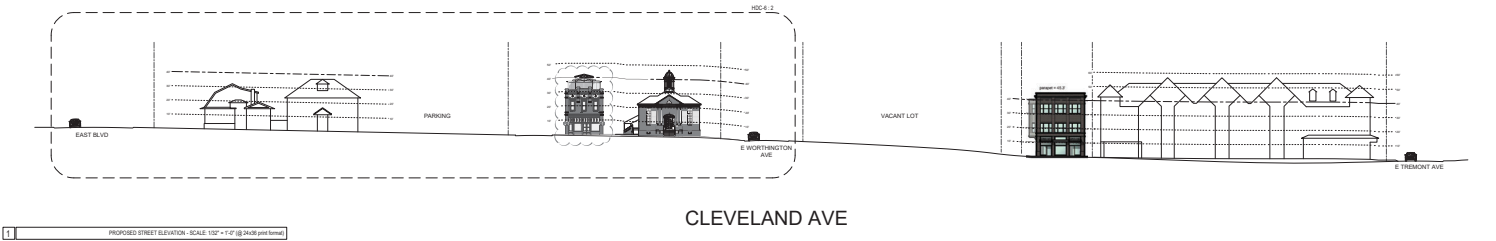
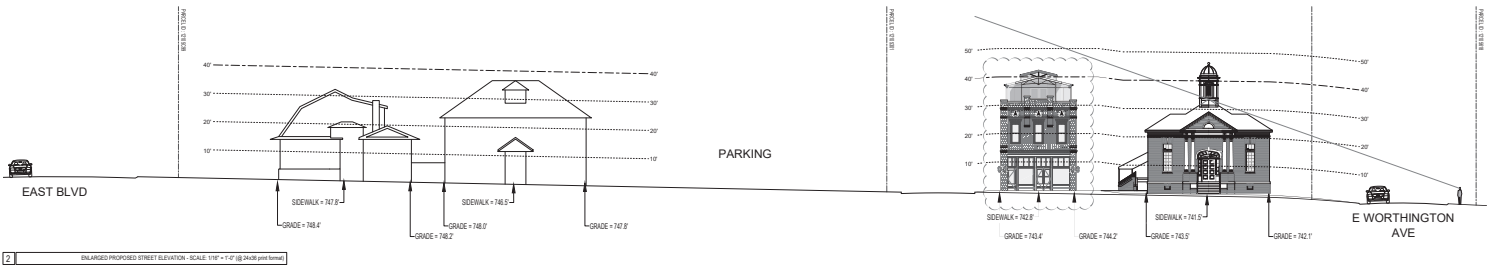
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STREET ELEVATIONS



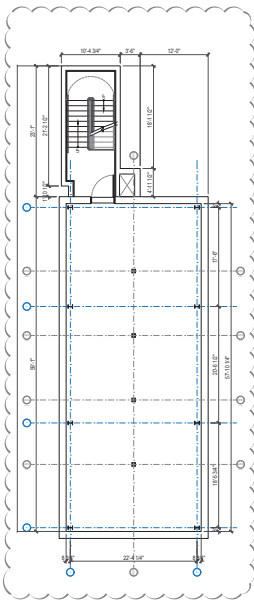
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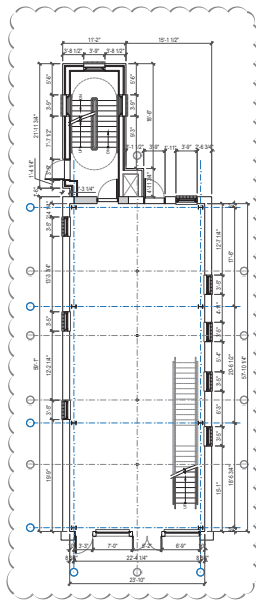
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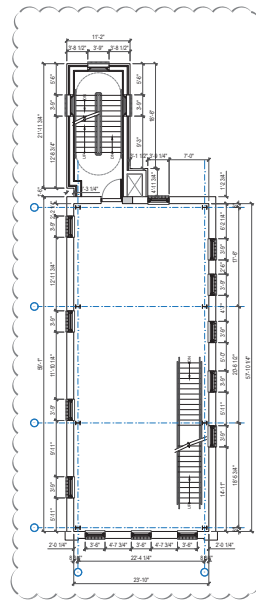
FLOOR PLAN : PROPOSED



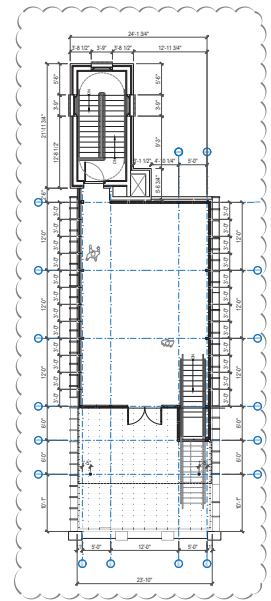
4 PROPOSED BASEMENT LEVEL FLOOR PLAN - SCALE: 1/8" = 1'-0" (@ 24x36 plot format)



3 PROPOSED FIRST LEVEL FLOOR PLAN - SCALE: 1/8" = 1'-0" (@ 24x36 plot format)



2 PROPOSED SECOND LEVEL FLOOR PLAN - SCALE: 1/8" = 1'-0" (@ 24x36 plot format)



1 PROPOSED THIRD LEVEL FLOOR PLAN - SCALE: 3/16" = 1'-0" (@ 24x36 plot format)



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MATERIAL KEY



1 SKYLIGHT - WASCO by VELLUX COMMERCIAL: BLACK



2 BRICK - TRIANGLE BRICK: BROLYAN HEIGHTS & RED WALNUT



3 ROOF TOP GLASS WALLS - QUARTZ CITYLINE SERIES: BLACK



5 PAINTED WOOD WINDOW TRIMS AND DOORS: SW 7005 PURE WHITE



6 PAINTED STEEL STRUCTURE: SW 7069 IRON ORE

PRECEDENT IMAGES

IN CHARLOTTE



1829 CLEVELAND AVE BUILT : 1915



FOUNDATION OF THE CAROLINAS



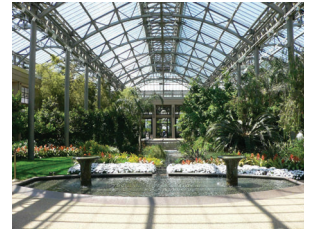
229 N. CHURCH ST



GARDEN AT CLUMBER PARK BUILT : 1910



SANDRINGHAM HOUSE BUILT : 1884



LONGWOOD CONSERVATORY BUILT : 1921

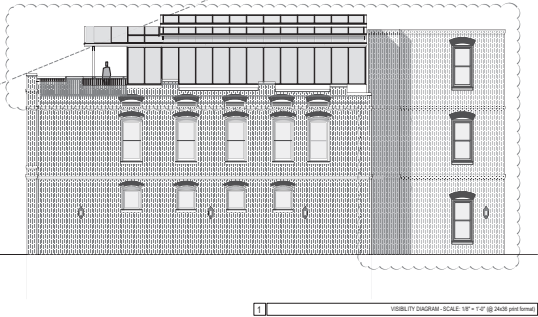
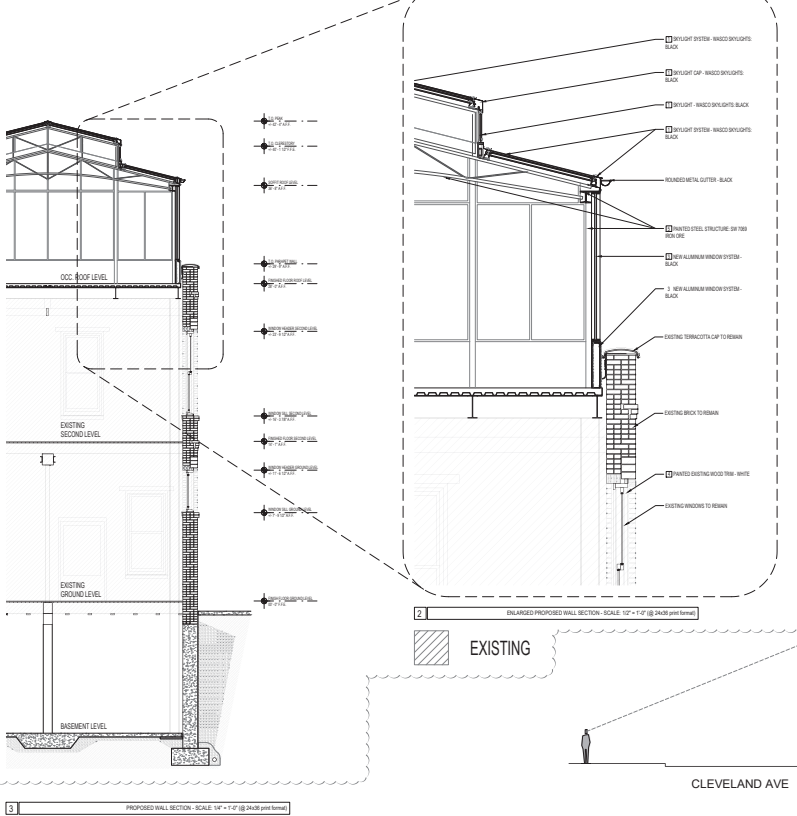
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SOLARIUM SECTION



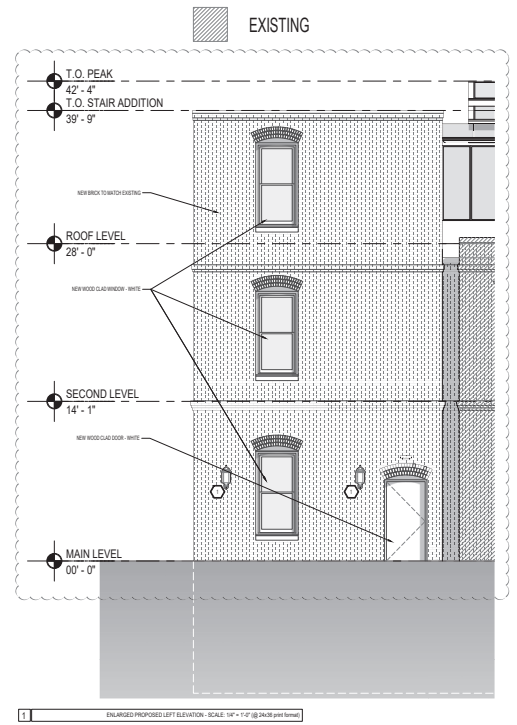
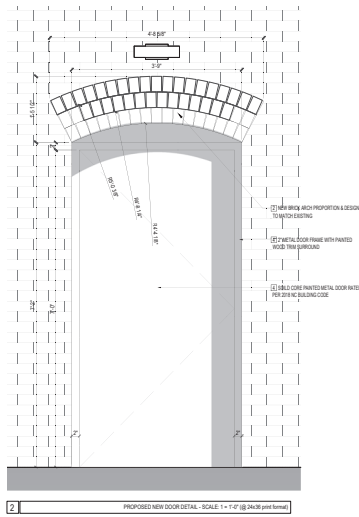
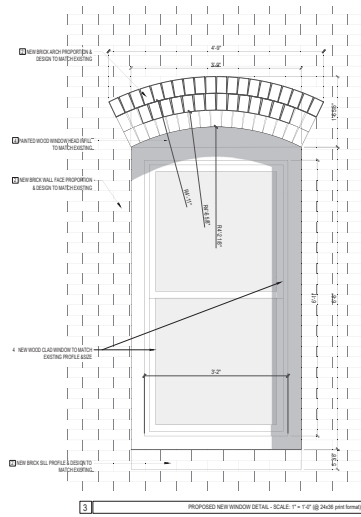
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NEW STAIR DETAILS



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RENDERINGS



R.2

2 PROPOSED STREET VIEW RENDERING - N.T.S.



R.1

1 PROPOSED STREET VIEW RENDERING - N.T.S.



R.3

3 PROPOSED STREET VIEW RENDERING AT CLEVELAND AVE. - N.T.S.

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