

Staff Report and Comments

Grinnell/General Fire Extinguisher Company

1435 West Morehead St.

Charlotte, NC

Application for COA HLC390

Exhibits presented to and considered by the Commission:

Exhibit A – Project Description

1. Interior renovation and exterior modifications

Exhibit B – Map

Exhibit C – Project Plans

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

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.

1. The project is a reconstruction of the front entrance and interior modifications.
2. The proposed project meets the HLC Standard 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.
3. The proposed project meets the HLC Standard 2. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. The proposed project meets the HLC Standard 3. Each property shall be recognized as a physical record of its time, place, and use.
5. The proposed project meets the HLC Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. The proposed project meets the HLC Standard 9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property.
7. The proposed project meets the HLC Standard 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.

Staff suggests that the Commission approve the application as presented.

THE HLC STANDARDS

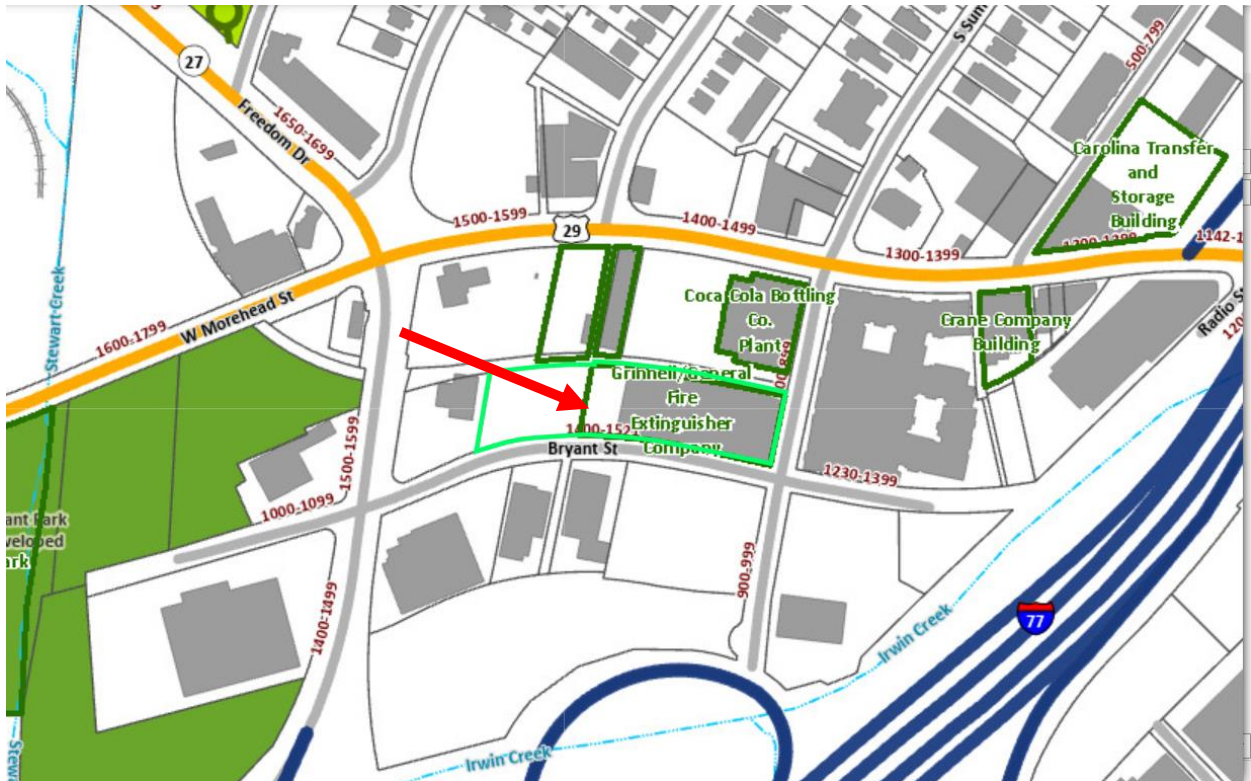
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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

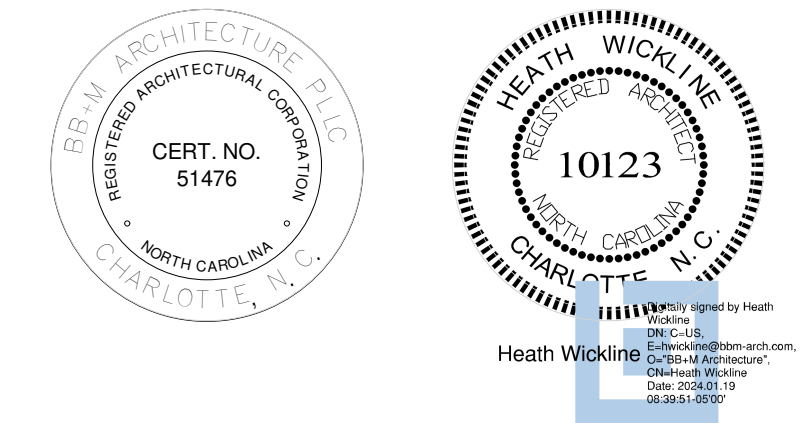
Exhibit B

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GRINNELL WATER WORKS - INTERIOR RENOVATION

CHARLOTTE, NC



FOR CONSTRUCTION

01/19/2024

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G1.00



ASANA
PARTNERS
OWNER

Asana Partners
1616 Camden Road, Suite 210
Charlotte, NC 28203
vc: 704 | 423 | 1660
contact: Welch Liles



ARCHITECTURAL

BeachamBunce+Manley
ARCHITECTURE pllc
1900 West Morehead Street, Suite 200
Charlotte, North Carolina 28208
vc: 704 | 334 | 1716
contact: Heath Wickline



STRUCTURAL

Noble Structural Group
17505 W. Catawba Ave, Ste 220
Cornelius, NC 28031
vc: 980 | 689 | 2392
contact: John Noble



MECHANICAL, PLUMBING, ELECTRICAL

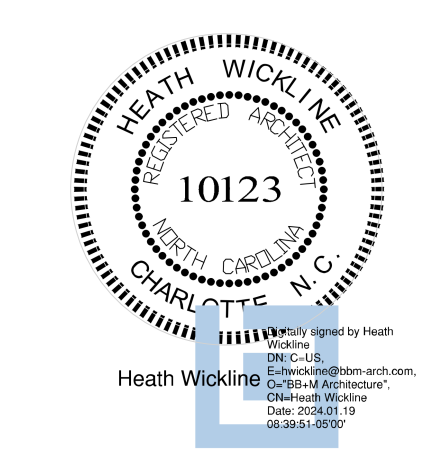
Barrett, Woodyard & Associates, Inc.
420 Minuet Lane
Charlotte, NC 28217
vc: 704 | 357 | 9333
contact: Harrison Ward

HATCH LEGEND

[Hatched Box]	NOT IN SCOPE
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BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC
 1900 WEST MOREHEAD STREET
 SUITE 200
 CHARLOTTE, NC 28208
 704.334.1716
 WWW.BBM-ARCH.COM



FOR CONSTRUCTION

GRINNELL WATER WORKS
 - INTERIOR RENOVATION

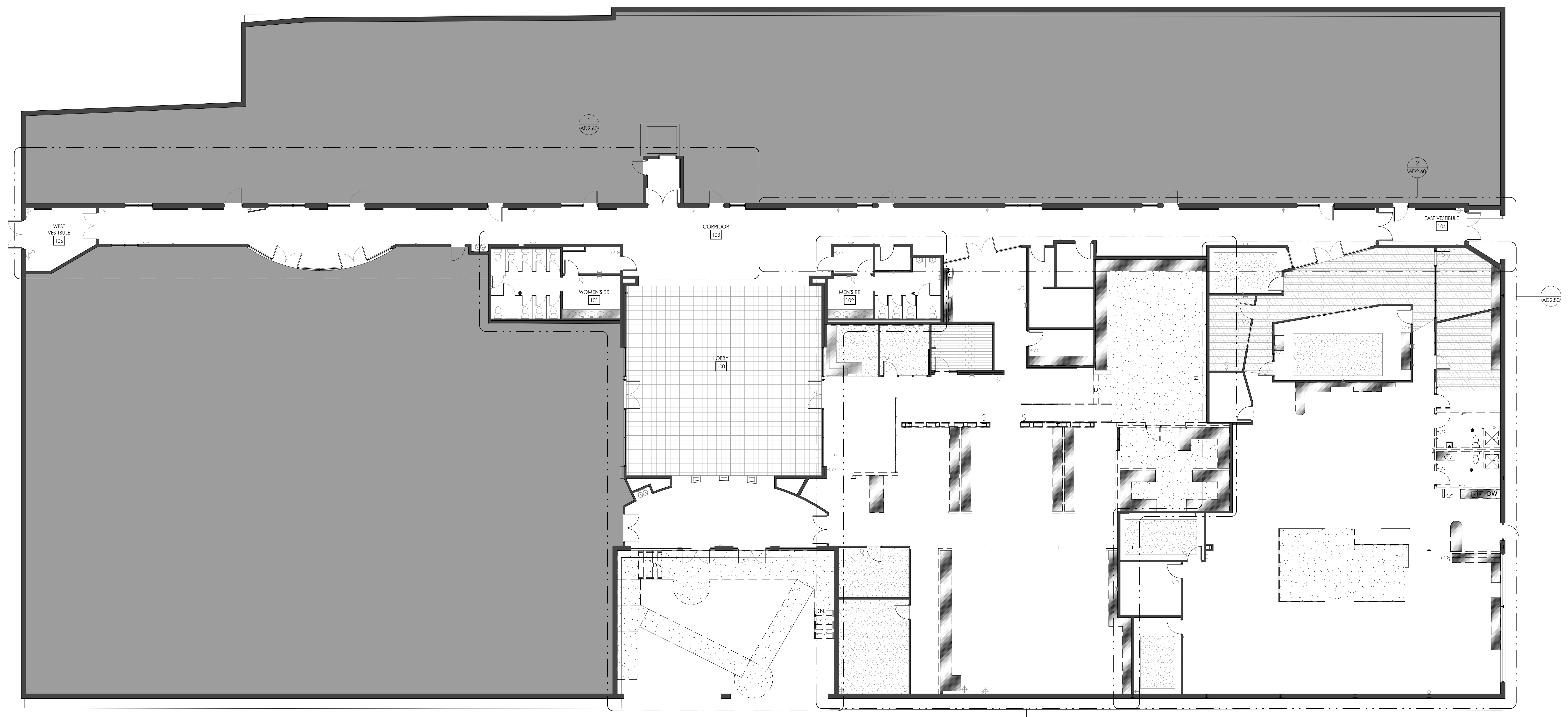


ASANA PARTNERS

LOCATION / CHARLOTTE, NC
 PROJECT # / 23ASN240
 DATE / 01/19/2024
 DRAWN / FM, SH

REVISIONS		
NO.	DESCRIPTION	DATE

OVERALL INTERIOR DEMO
 FLOOR PLAN



OVERALL INTERIOR DEMO PLAN
 SCALE: 1" = 10'-0"

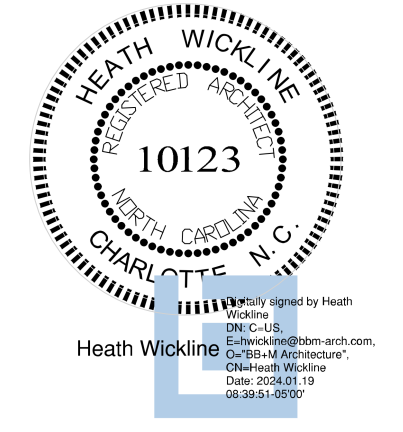
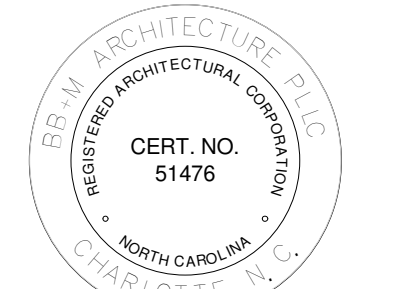
AD2.10

SYMBOL LEGEND - DEMO

- EXISTING WALL OR COLUMN TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR + FRAME TO BE REMOVED
- EXISTING DOOR + FRAME TO REMAIN
- EXISTING CONCRETE SLAB TO BE REMOVED

GENERAL DEMOLITION PLAN NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO DEMOLITION. PROTECT ALL STRUCTURAL MEMBERS FROM ANY DAMAGE DURING DEMOLITION.
2. PATH, REPAIR, AND/OR REPLACE ALL AREAS WHERE DEMOLITION INTERSECTIONS A WALL OR SLAB TO REMAIN. ALL DIMENSIONS ARE TO FACE OF BRICK, FACE OF STUD, CENTERLINE OF OPENINGS, CENTERLINE OF COLUMN, AND FACE OF EXISTING TO REMAIN WALLS UNLESS OTHERWISE NOTED.
- 3.
- 4.



FOR CONSTRUCTION

GRINNELL WATER WORKS
- INTERIOR RENOVATION

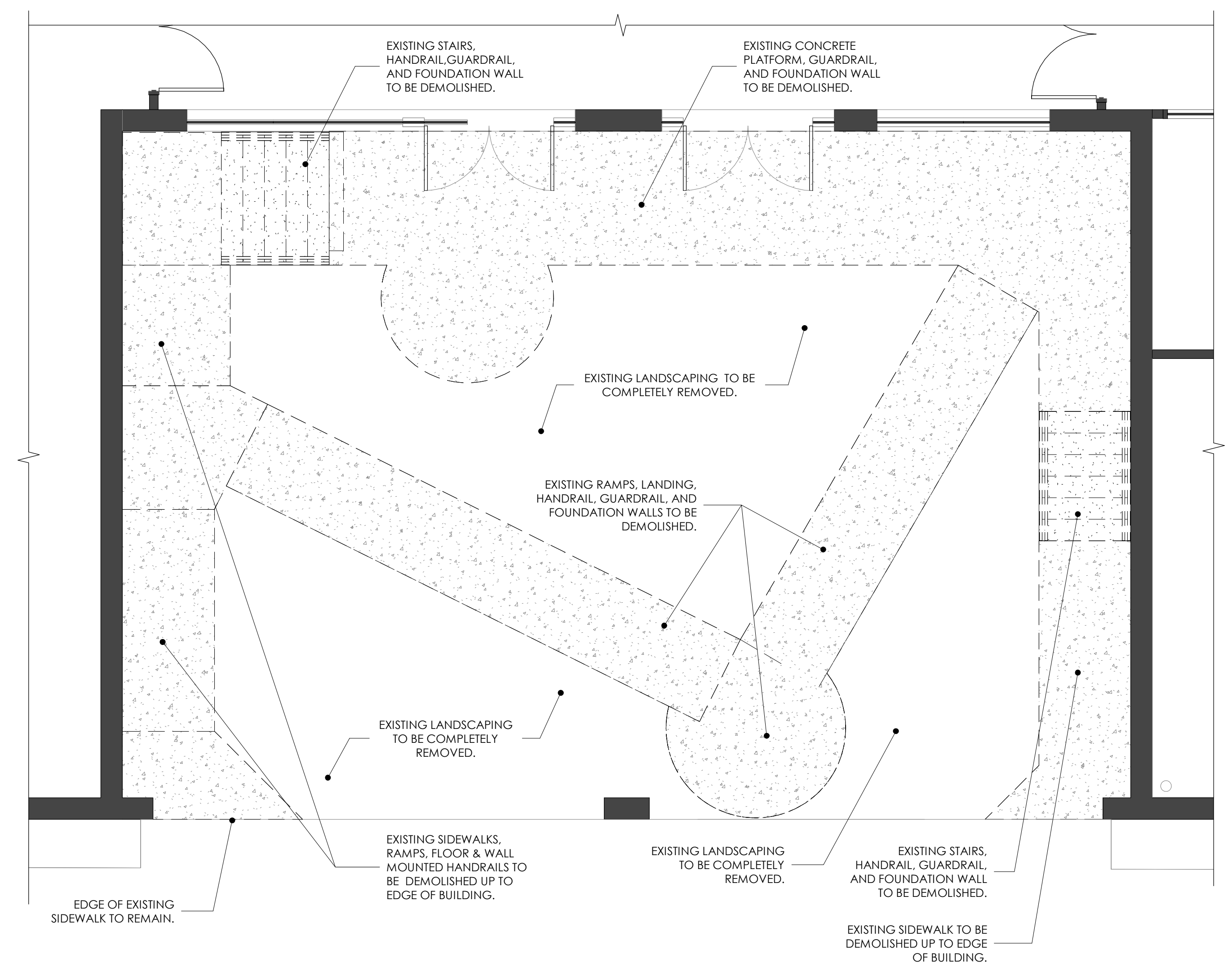


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ENLARGED DEMOLITION
PLAN - ENTRYWAY



ENLARGED DEMO PLAN -
ENTRYWAY

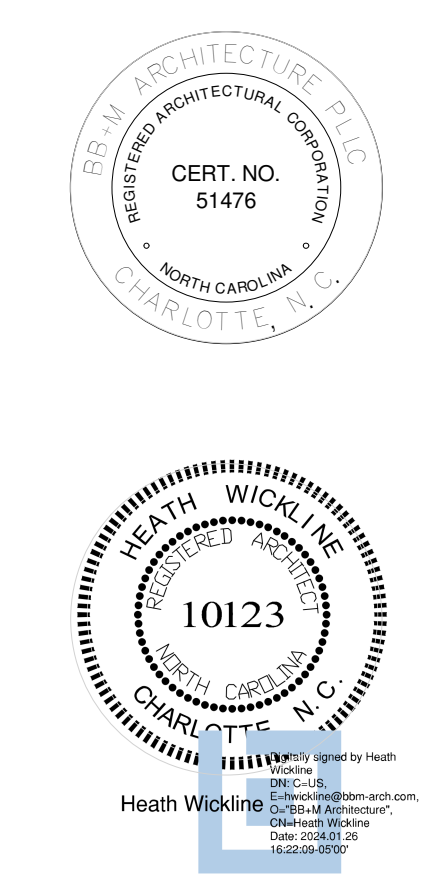
1
AD2.20

SCALE: 1/4" = 1'-0"

HATCH LEGEND
 NOT IN SCOPE



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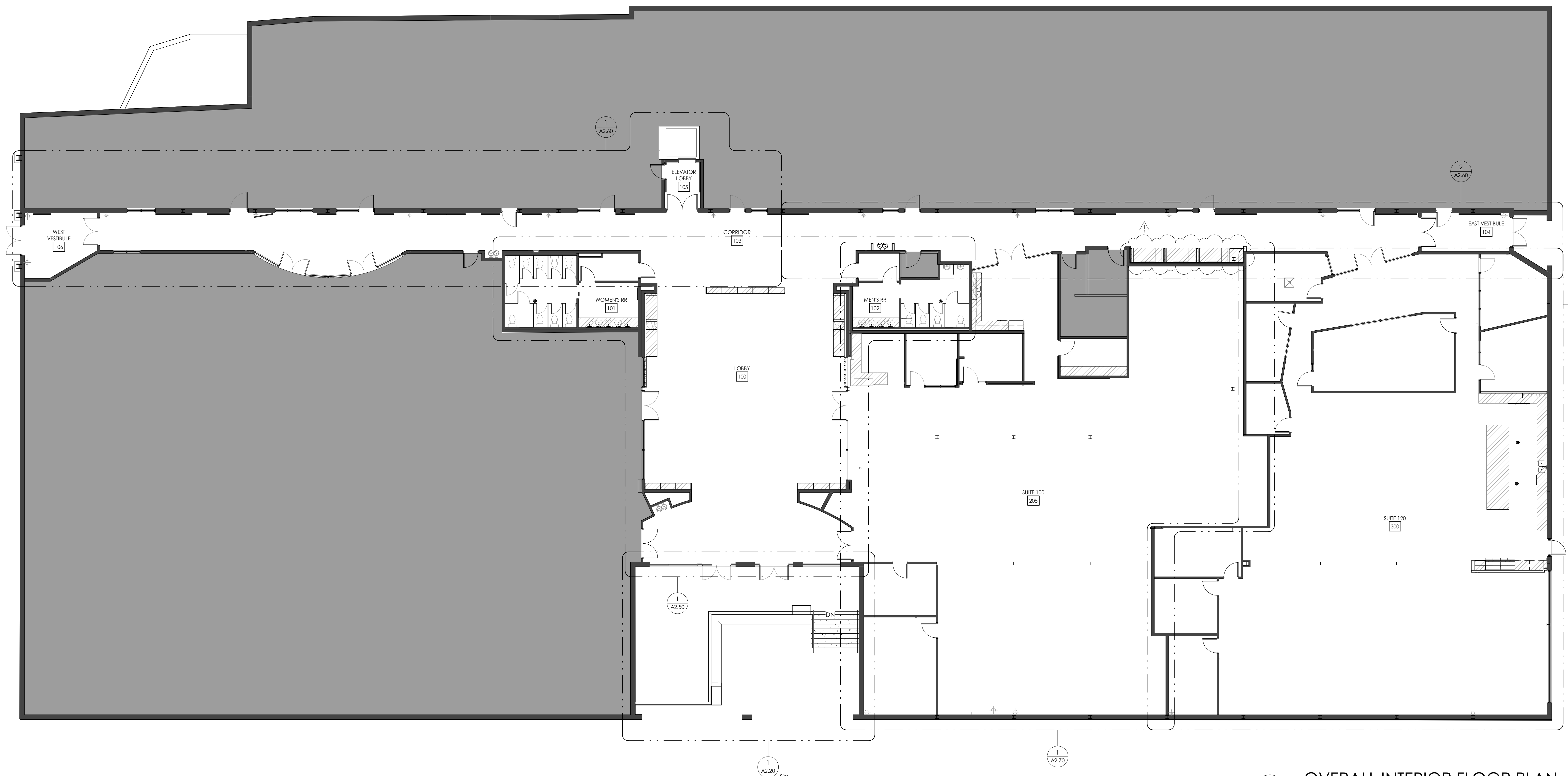
FOR CONSTRUCTION
 GRINNELL WATER WORKS
 - INTERIOR RENOVATION

LOCATION / CHARLOTTE, NC
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 DRAWN / FM, SH

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NO.	DESCRIPTION	DATE
1	INTERACTIVE COMMENTS	01.26.2024

OVERALL INTERIOR FLOOR PLAN

A2.10



OVERALL INTERIOR FLOOR PLAN
 SCALE: 1" = 10'-0"

NOTE: RENDERED VIEWS ARE INCLUDED TO HELP CONVEY DESIGN INTENT AND AID IN PRICING EXERCISES. RENDERINGS DO NOT INDICATE FINAL DESIGN DIRECTION NOR CONVEY ALL REQUIRED CONSTRUCTION DETAILS. REFER TO ENLARGED PLANS AND FINISH SCHEDULE FOR FURTHER INFORMATION.



FOR CONSTRUCTION

GRINNELL WATER WORKS
- INTERIOR RENOVATION



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LOCATION / CHARLOTTE, NC
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DATE / 01/19/2024
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ID RENDERINGS - LOBBY +
RESTROOMS



PAINTED EXISTING CMU WALLS

FAUX LIVING WALL PANELS WITH STAINED WOOD TRIM SLATS. DECORATIVE WALL SCONCES INCORPORATED INTO WALL DESIGN.

BUILT-IN STAIN-GRADE WOOD BANQUETTE SEATING WITH INCORPORATED POWER AND TILE BACKSPASH. CUSHIONS AND PLANTER WILL BE PURCHASED BY CLIENT THROUGH FF+E.

FAUX LIVING WALL PANEL WITH STAIN-GRADE WOOD MILLWORK (OPPOSITE SIDE IS SOLID WOOD PANEL)

COMMUNAL LIBRARY TABLE WITH BUILT-IN POWER. POWER SOURCE IS FROM FLOOR OUTLET BELOW. TABLE PURCHASED BY CLIENT THROUGH FF+E.

CARPET TILE INLAY

NEW LINEAR PENDANT LIGHTS THAT SIT WITHIN OPENINGS OF THE EXISTING CEILING STRUCTURE

STAIN-GRADE WOOD MILLWORK WITH POWER ACCESS AND RECESSED COVELIGHT

EXISTING BRICK WALLS

PAINTED EXISTING STOREFRONT FRAMES WITH FILM ON GLAZING.

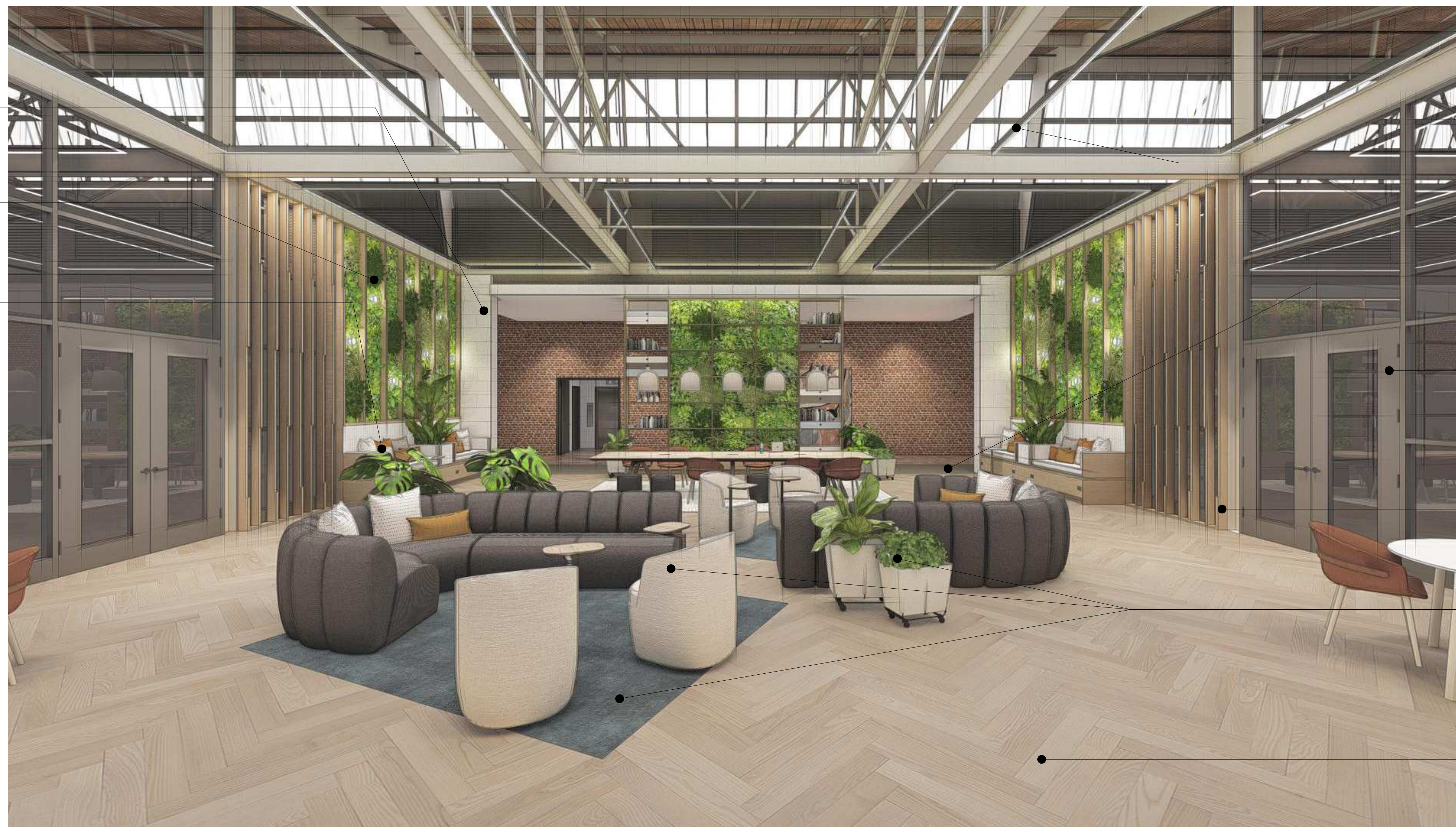
EXISTING CONCRETE FLOOR

STAIN-GRADE WOOD SLAT DIVIDER IN FRONT OF STOREFRONT.

FURNITURE, RUGS AND FLOOR PLANTS TO PURCHASED BY CLIENT THROUGH FF+E.

NEW PENDANT LIGHTS THAT HANG OVER CONFERENCE TABLE.

WOOD FLOORING IN HERRINGBONE FLOOR INSTALLATION THROUGHOUT LOBBY.



PAINTED EXISTING CMU WALLS

FAUX LIVING WALL PANELS WITH STAINED WOOD TRIM SLATS. DECORATIVE WALL SCONCES INCORPORATED INTO WALL DESIGN.

BUILT-IN STAIN-GRADE WOOD BANQUETTE SEATING WITH INCORPORATED POWER AND TILE BACKSPASH. CUSHIONS AND PLANTER WILL BE PURCHASED BY CLIENT THROUGH FF+E.

NEW LINEAR PENDANT LIGHTS THAT SIT WITHIN OPENINGS OF THE EXISTING CEILING STRUCTURE

EXISTING PAINTED FLOOR WITH NEW PAINT COLOR

PAINTED EXISTING STOREFRONT FRAMES WITH FILM ON GLAZING.

STAIN-GRADE WOOD SLAT DIVIDER IN FRONT OF STOREFRONT.

FURNITURE, RUGS AND FLOOR PLANTS TO PURCHASED BY CLIENT THROUGH FF+E.

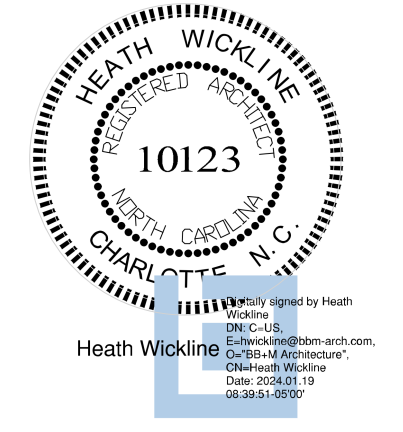
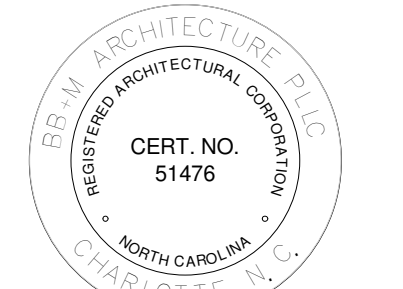
WOOD FLOORING IN HERRINGBONE FLOOR INSTALLATION THROUGHOUT LOBBY.

NOTE: RENDERED VIEWS ARE INCLUDED TO HELP CONVEY DESIGN INTENT AND AID IN PRICING EXERCISES. RENDERINGS DO NOT INDICATE FINAL DESIGN DIRECTION NOR CONVEY ALL REQUIRED CONSTRUCTION DETAILS. REFER TO ENLARGED PLANS AND FINISH SCHEDULE FOR FURTHER INFORMATION.



- BUILT-IN WOOD-LOOK PLASTIC LAMINATE FLOATING DISPLAY SHELVES
- SUBWAY TILE BACKSPLASH
- BLACK CABINET PULLS
- QUARTZ COUNTERTOPS
- BUILT-IN WOOD-LOOK PLASTIC LAMINATE CASEWORK CABINETS
- EXISTING STAINED CONCRETE FLOORS
- OPEN OFFICE WORK STATIONS AND FURNITURE PURCHASED BY FUTURE TENANT.

- NEW PENDANT LIGHTS THROUGHOUT SUITE.
- NEW PENDANT LIGHTS OVER ISLAND, ALONG WITH LARGE LINEAR PENDANT OVER CAFE
- NEW AND BUILT-IN APPLIANCES IN CAFE
- BUILT-IN ISLAND WITH TILE BACKSPLASH AND QUARTZ WATERFALL EDGE
- CARPET TILE WITH RUBBER TRANSITIONS AT EDGES



FOR CONSTRUCTION

GRINNELL WATER WORKS
- INTERIOR RENOVATION



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- BUILT-IN WOOD-LOOK PLASTIC LAMINATE FLOATING DISPLAY SHELVES
- SUBWAY TILE BACKSPLASH
- BLACK CABINET PULLS
- BUILT-IN NEW EQUIPMENT
- QUARTZ COUNTERTOPS
- BUILT-IN WOOD-LOOK PLASTIC LAMINATE CASEWORK CABINETS
- EXISTING STAINED CONCRETE FLOORS

- NEW LARGE LINEAR PENDANT OVER CAFE
- NEW PENDANT LIGHTS OVER ISLAND
- NEW KITCHEN SINK AND MATTE BLACK FAUCET
- NEW AND BUILT-IN APPLIANCES IN CAFE
- BUILT-IN ISLAND WITH TILE BACKSPLASH AND QUARTZ WATERFALL EDGE

REVISIONS		
NO.	DESCRIPTION	DATE

ID RENDERINGS - UNIT 120