

## **Staff Report and Comments**

**Quartermaster Depot at CAMP North End**

**201 Camp Road, Suite 120**

**Charlotte, NC 28206**

**Application for COA HLC401**

### **Project Description**

1. Exterior building renovations (doors, windows, signage), outdoor pickleball courts and related site work.

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

**Exhibit A – Map**

**Exhibit B – 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 in keeping with the style and scale of other renovations at the Quatermasters 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.
2. The proposed plan meets HLC Standards 2 and 5 in that no original architectural elements are being removed or altered.
3. The proposed plan meets HLC Standards 2 and 5 as the original brick building material is being preserved.
4. The proposed new exterior features are well differentiated from the original features, which is in keeping with HLC Standard 9. The new metal windows and doors and their openings are consistent with other new fenestration types and details on the historic buildings.
5. The proposed new exterior 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**

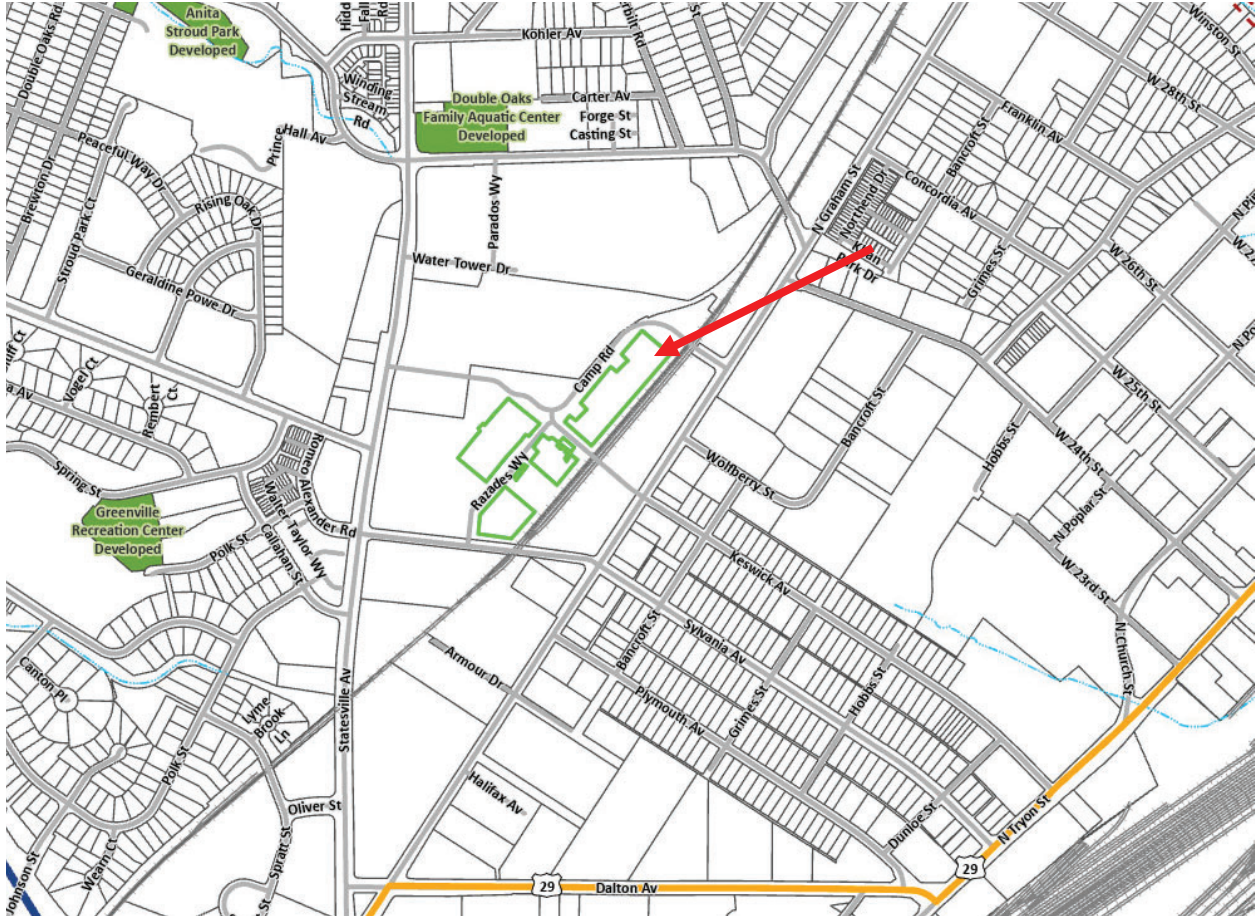
**Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.**

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 A

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# **Historic Landmark Commission Review Presentation**

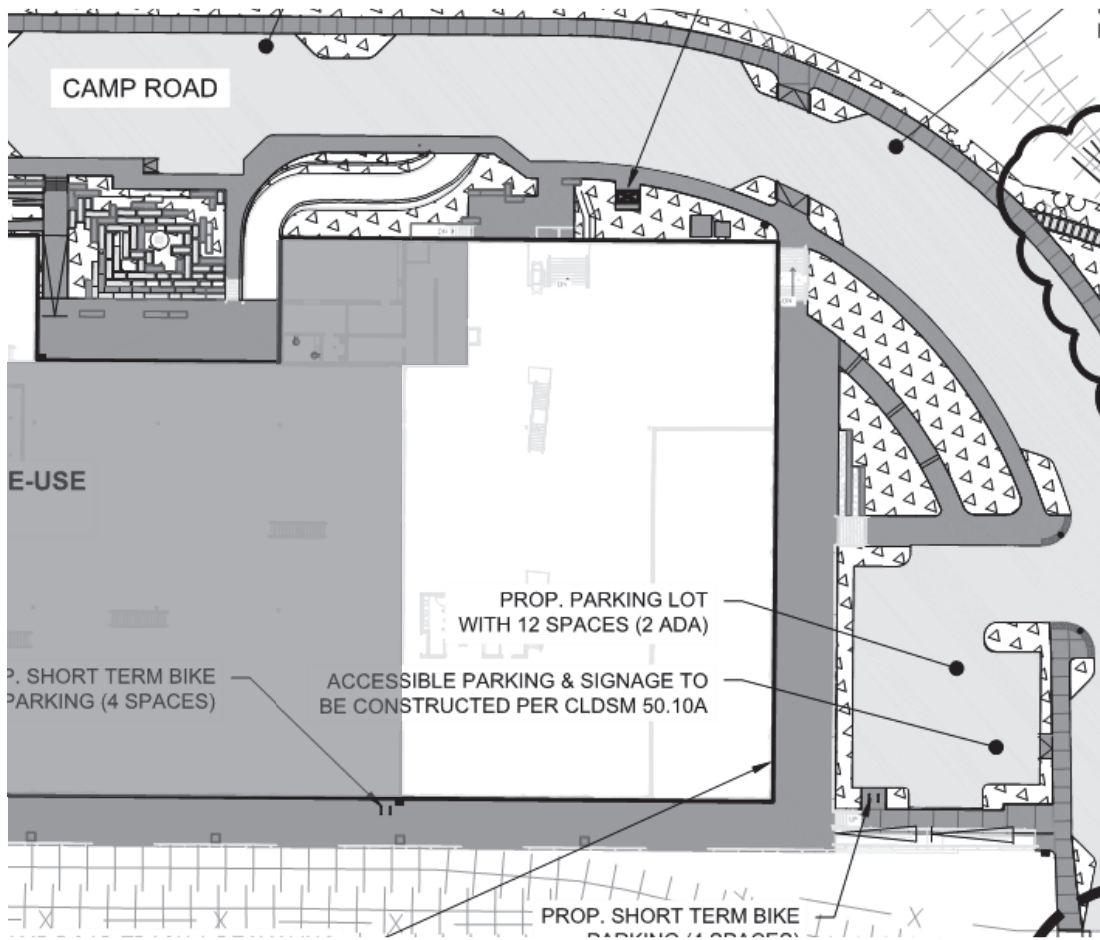
## **Tipsy Pickle**

201 Camp Road, Suite 120

Charlotte, NC 28206

Date- 4/8/24

# Existing Conditions



## Existing Conditions



# Existing Photos



# Existing Photos





# Proposed Site Plan- Civil

**GENERAL NOTE:**  
 1. ALL NEW DEMOLISHED & RECONSTRUCTED AREAS SHALL BE TO BE TYPED OUT.

## DEVELOPMENT SUMMARY

PARCEL NO: 076907  
 JURISDICTION: CHARLOTTE CITY LIMITS  
 SITE AREA: 4.10 ACRES  
 CURRENT USE: COMMERCIAL  
 PROPOSED USE: EDGE  
 ZONING: UMD-O  
 RECORDING REFERENCE NO: 2017-054  
 BUILDING HEIGHT: 35.0'  
 PROPOSED GROSS FLOOR AREA: 41,882 SQ FT

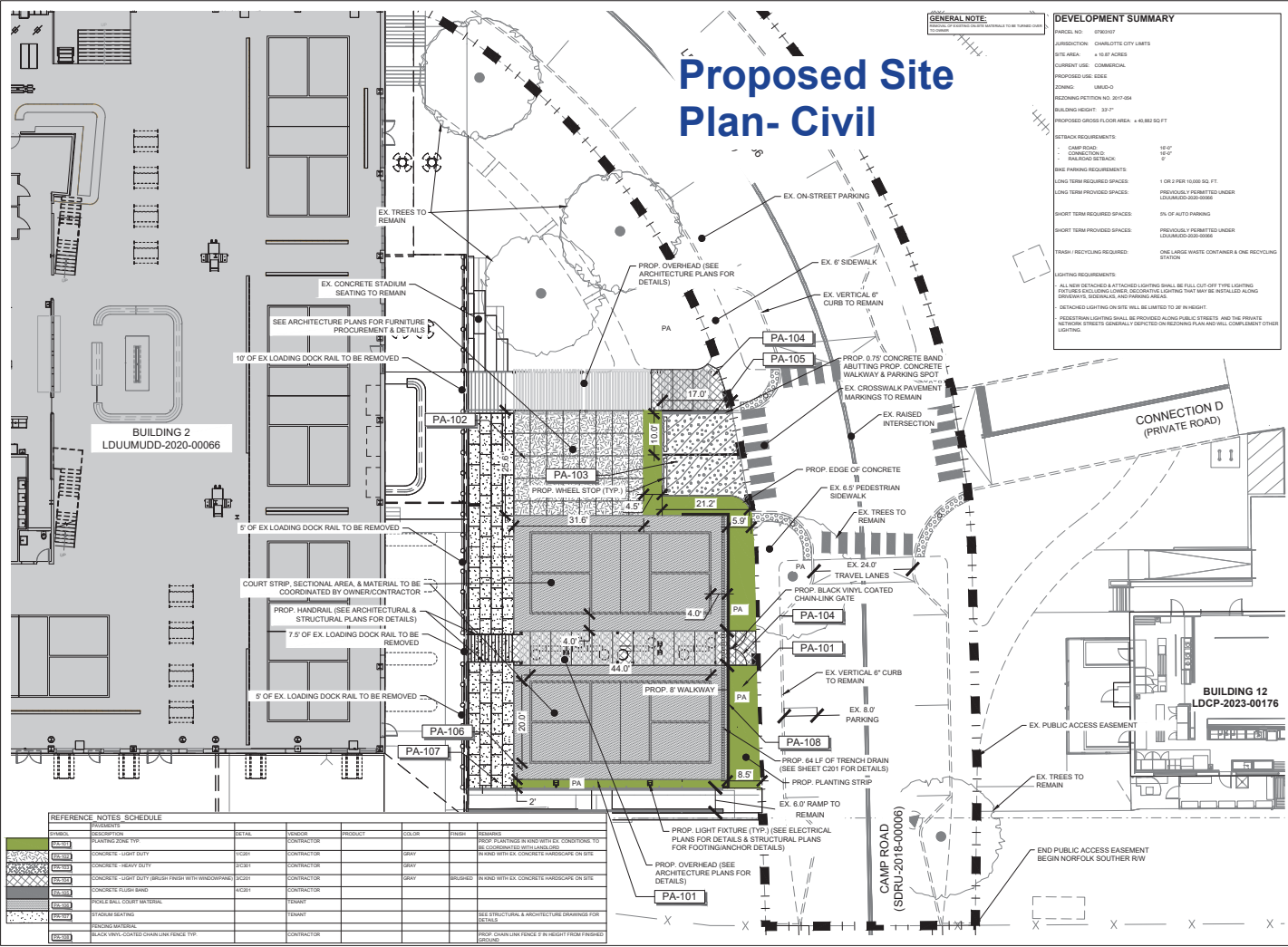
**SETBACK REQUIREMENTS:**  
 CAMP ROAD: 15.0'  
 CONSTRUCTION: 15.0'  
 RAILROAD SETBACK: 15.0'  
 EX. PARKING REQUIREMENTS: 15.0'

**LONG TERM REQUIRED SPACES:** 1 OR 2 FOR 10,000 SQ. FT.  
 PREVIOUSLY PERMITTED UNDER LDUUMDD-2020-0066

**SHORT TERM REQUIRED SPACES:** 5% OF AUTO PARKING  
 PREVIOUSLY PERMITTED UNDER LDUUMDD-2020-0066

**TRASH / RECYCLING REQUIRED:** ONE LARGE WASTE CONTAINER & ONE RECYCLING STATION

**LIGHTING REQUIREMENTS:**  
 ALL NEW DEMOLISHED & RECONSTRUCTED LIGHTING SHALL BE FULL OUT-GUT FRET LIGHTING. FIXTURES EXCLUDING LOWER DECKING LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS, SIDEWALKS AND PARKING AREAS.  
 DETACHED LIGHTING ON SITE WILL BE LIMITED TO 28' IN HEIGHT.  
 PRESTABIL LIGHTING SHALL BE PROVIDED ALONG PUBLIC STREETS AND THE PRIVATE NETWORK STREETS GENERALLY INDICATED ON RECORDING PLAN AND WILL COMPLY WITH OTHER LIGHTING.



| SYMBOL | DESCRIPTION                                    | DETAIL | VENDOR     | PROJECT | COLOR | TEXT | REMARKS                                                                     |
|--------|------------------------------------------------|--------|------------|---------|-------|------|-----------------------------------------------------------------------------|
| PA-101 | PAVEMENTS                                      |        |            |         |       |      |                                                                             |
| PA-102 | PAVING ZONE TYP.                               |        | CONTRACTOR |         |       |      | PROP. PLANTING IN KIND WITH EX. CONDITIONS TO BE COORDINATED WITH LANDSCAPE |
| PA-103 | CONCRETE LIGHT GRAY                            |        | CONTRACTOR |         | GRAY  |      | IN KIND WITH EX. CONCRETE HARDWARE ON SITE                                  |
| PA-104 | CONCRETE HEAVY GRAY                            |        | CONTRACTOR |         | GRAY  |      | IN KIND WITH EX. CONCRETE HARDWARE ON SITE                                  |
| PA-105 | CONCRETE LIGHT GRAY BRUSH FINISH WITH BRUSHING |        | CONTRACTOR |         | GRAY  |      | IN KIND WITH EX. CONCRETE HARDWARE ON SITE                                  |
| PA-106 | CONCRETE FLUSH BAND                            |        | CONTRACTOR |         |       |      |                                                                             |
| PA-107 | PICKLE BALL COURT MATERIAL                     |        | TEENAY     |         |       |      |                                                                             |
| PA-108 | STADIUM SEATING                                |        | TEENAY     |         |       |      | SEE STRUCTURAL & ARCHITECTURE DRAWINGS FOR DETAILS                          |
| PA-109 | RECYCLING MATERIAL                             |        | CONTRACTOR |         |       |      | SEE STRUCTURAL & ARCHITECTURE DRAWINGS FOR DETAILS                          |
| PA-110 | BLACK VINYL COATED CHAIN-LINK FENCE TYP.       |        | CONTRACTOR |         |       |      | PROP. CHAIN-LINK FENCE 2' IN HEIGHT FROM PAVED SURFACE                      |

**LandDesign**  
 223 NORTH CHERRY STREET  
 CHARLOTTE, NC 28202  
 TEL: 704.333.2222  
 WWW.LANDDESIGN.COM



**CAMP NORTH END - TIPSYPICKLE**

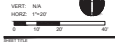
ATCO  
 201 CAMP ROAD  
 CHARLOTTE, NC

1023368

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE       |
|-----|-------------|------------|
| 1   | ISSUANCE    | 04/11/2024 |
| 2   | ISSUANCE    | 04/11/2024 |

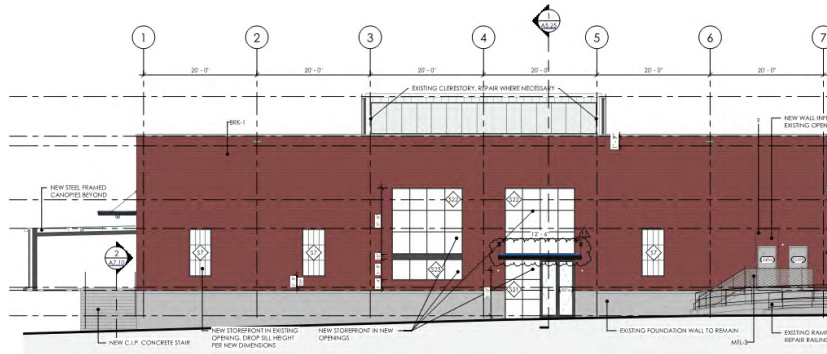
DESIGNED BY: LLD  
 DRAWN BY: LLD  
 CHECKED BY: LLD



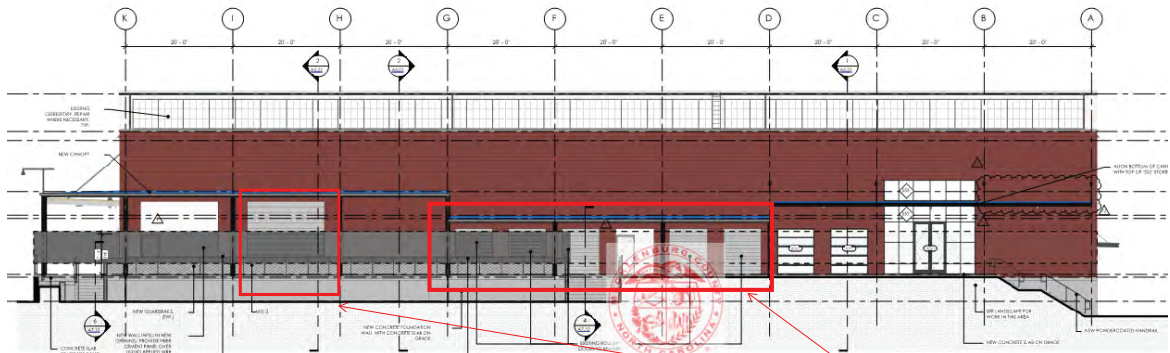
LAYOUT PLAN

C200

# EXISTING ELEVATIONS

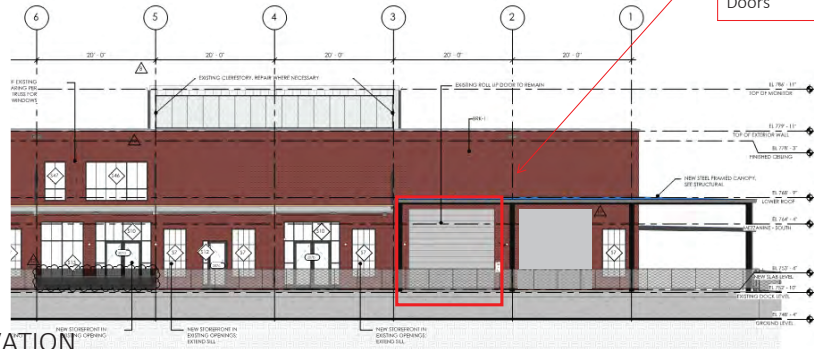


EXTERIOR WEST (CAMP RD) ELEVATION



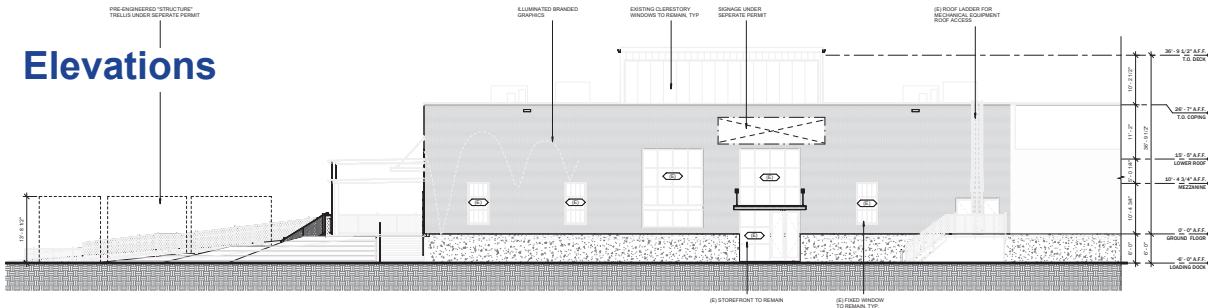
EXTERIOR NORTH (CAMP RD) ELEVATION

Overhead Garage Doors



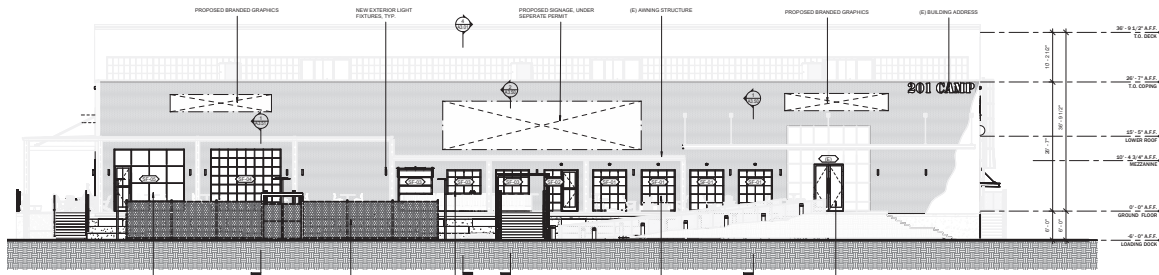
EXTERIOR EAST (TRACKS) ELEVATION

# Elevations



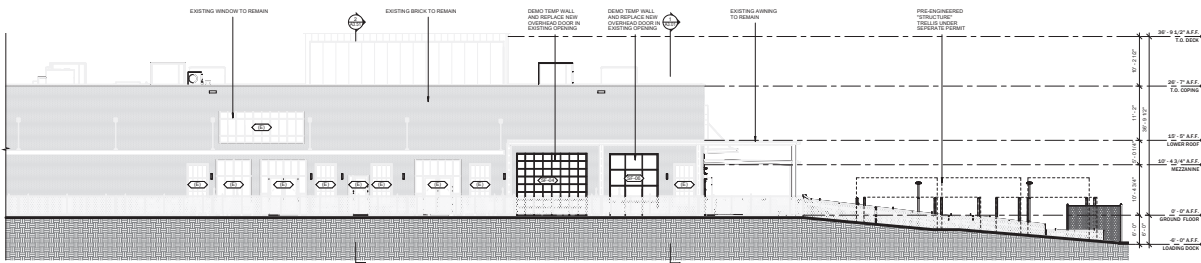
**1 EXTERIOR WEST (CAMP RD) ELEVATION**

SCALE: 1/8" = 1'-0"



**2 EXTERIOR NORTH (CAMP ROAD) ELEVATION**

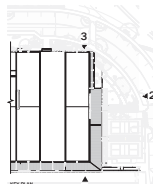
SCALE: 1/8" = 1'-0"



**3 EXTERIOR EAST (TRACK) ELEVATION**

SCALE: 1/8" = 1'-0"

Bryan Southwick AIA  
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e bryan@southwickai.com  
www.southwickai.com



**INTERIOR UPFIT  
FOR  
TIPSY PICKLE**  
FOR  
CAMP NORTH END  
201 CAMP RD SUITE 107, 108 AND 111  
CHARLOTTE, NC 28206

PROJECT NO. 23.04.110

DATE

ISSUE DATE

05/14/2024 - ISSUED FOR LANDMARK REVIEW SET

REVISIONS

NO. DESCRIPTION

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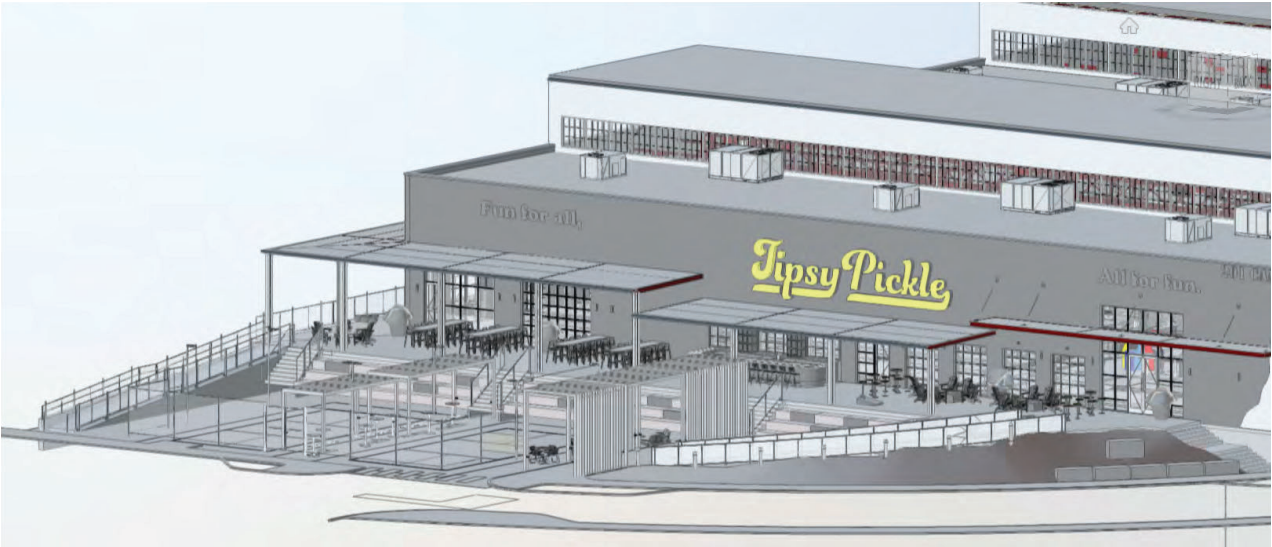
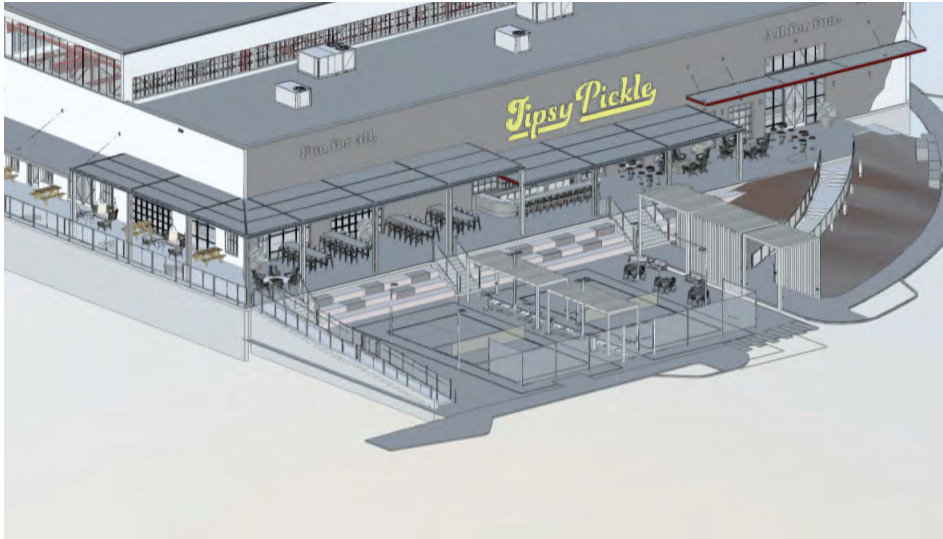
EXTERIOR BUILDING  
ELEVATIONS - PROPOSED

**A4.01**

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**Model Views**



**Thank you!**