

## **Staff Report and Comments**

**Carolina Theater**

**230 N. Tryon St.**

**Charlotte, NC 28202**

**Application for COA HLC405**

### **Project Description**

1. Construction of a new hotel tower above Carolina Theater and signage

#### **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 a revision to a previously approved COA in 2021 for a new tower above the Theater.
2. The proposed plan meets HLC Standards 2 and 5 in that no original architectural elements are being removed or altered.
3. The proposed new exterior and interior features are well differentiated from the original features in keeping with HLC Standard 9.

**Staff suggests that the Commission approve the application as presented.**

## **THE HLC STANDARDS**

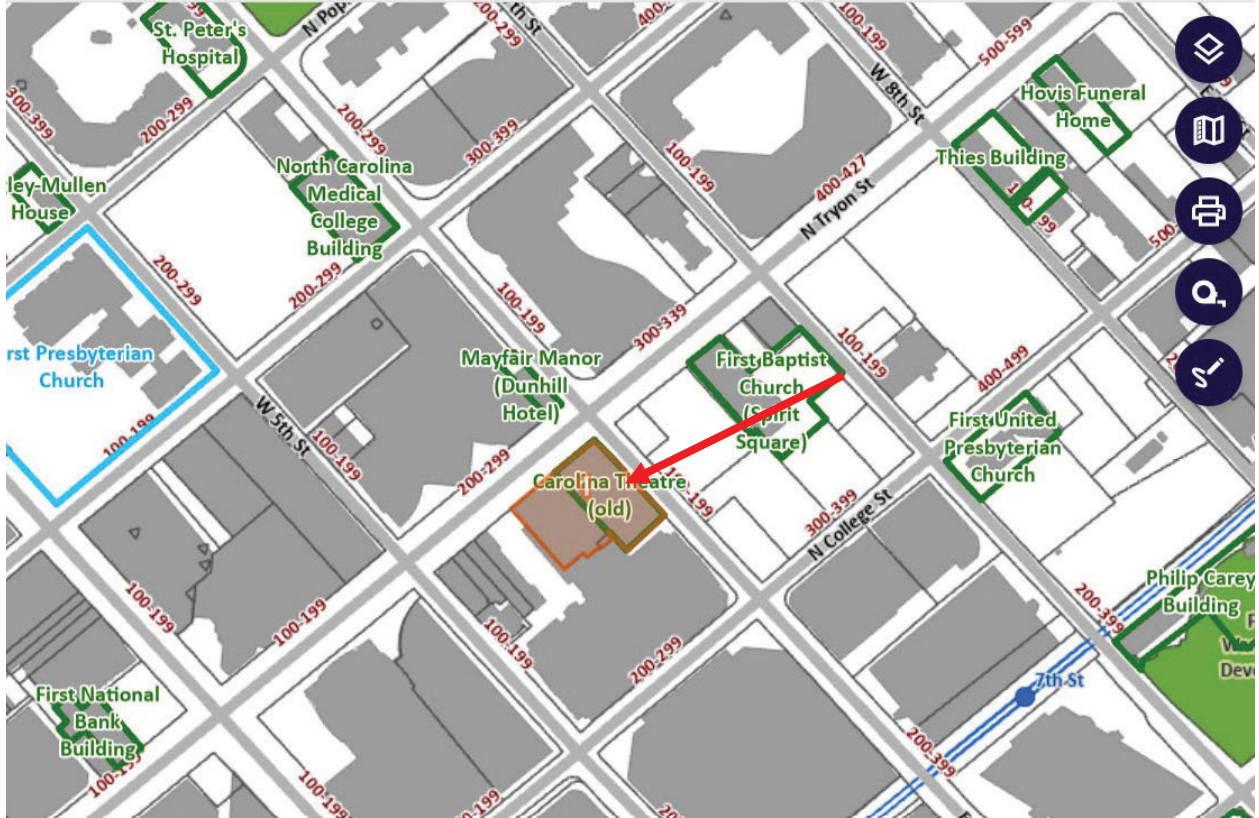
**Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.**

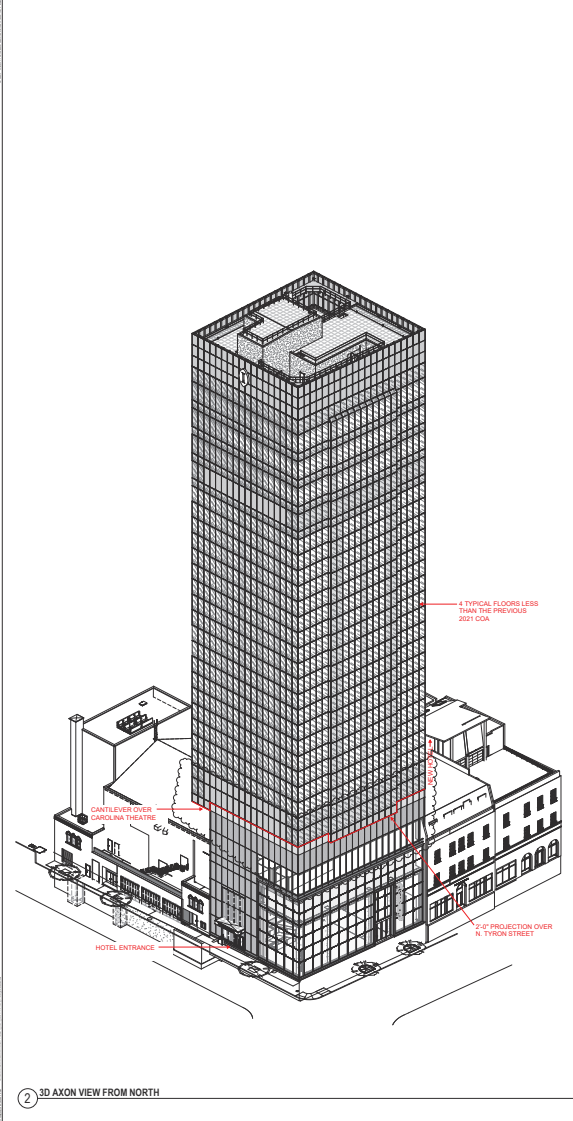
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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

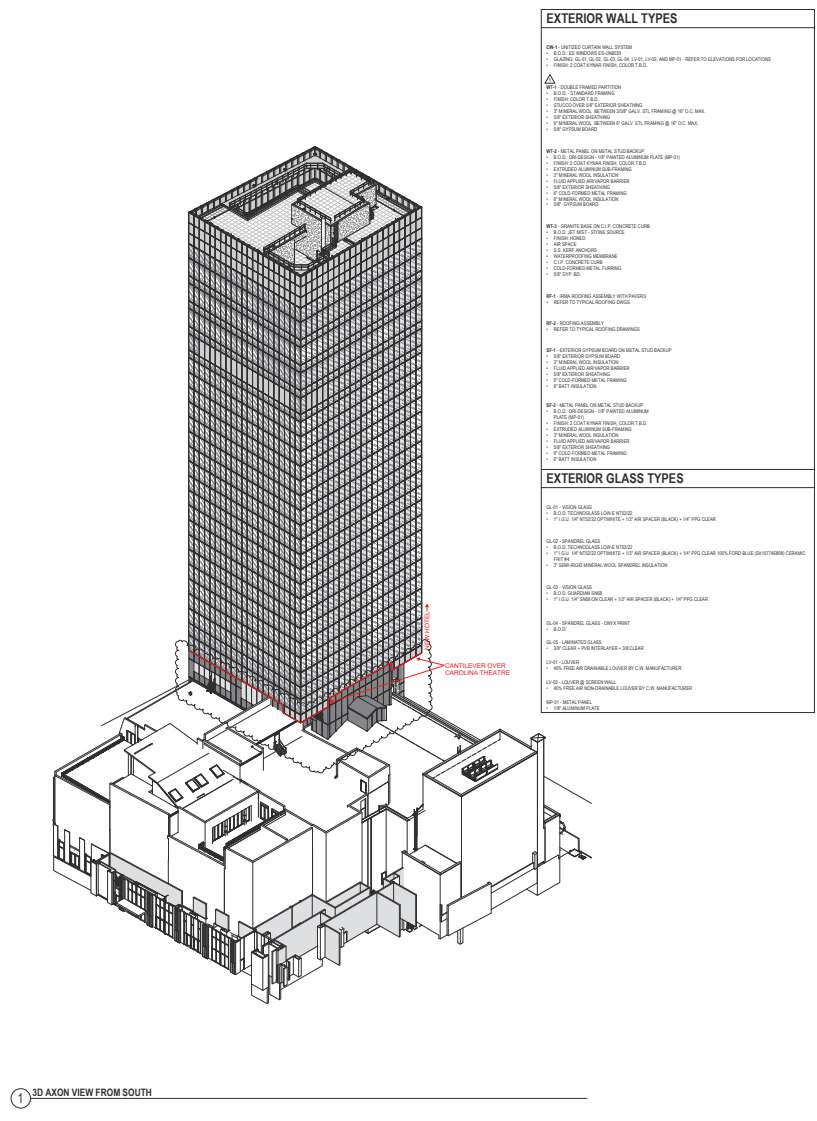
## Exhibit A

Date Printed: 4/15/2024 1:35 PM





2 3D AXON VIEW FROM NORTH



1 3D AXON VIEW FROM SOUTH

**EXTERIOR WALL TYPES**

- OW-1 INTERIOR CURTAIN WALL SYSTEM
  - G.C. 1/2\"/>
- OW-2 DOUBLE FRAMED PARTITION
  - 1/2\"/>
- OW-3 METAL PANEL ON METAL STUD BACKUP
  - G.C. 1/2\"/>
- OW-4 SPAN-ON-BEAR ON C.I.P. CONCRETE CURB
  - G.C. 1/2\"/>
- OW-5 IRON ROOFING ASSEMBLY WITH PAGES
  - REFER TO TYPICAL ROOFING DRAWING
- OW-6 ROOMING ASSEMBLY
  - REFER TO TYPICAL ROOMING DRAWING
- OW-7 EXTERIOR STIFFENING BOARD ON METAL STUD BACKUP
  - 1/2\"/>
- OW-8 METAL PANEL ON METAL STUD BACKUP
  - G.C. 1/2\"/>
- OW-9 IRON ROOFING ASSEMBLY WITH PAGES
  - REFER TO TYPICAL ROOFING DRAWING
- OW-10 LINDER
  - 400 TISS 400 DRAINABLE LINDER BY C.M. MANUFACTURER
- OW-11 LINDER-BE CORNER WALL
  - 400 TISS 400 DRAINABLE LINDER BY C.M. MANUFACTURER
- OW-12 METAL PANEL
  - 1/2\"/>

**EXTERIOR GLASS TYPES**

- GG-01 VISION GLASS
  - 1/2\"/>
- GG-02 SPANDREL GLASS
  - 1/2\"/>
- GG-03 VISION GLASS
  - G.C. 1/2\"/>
- GG-04 SPANDREL GLASS - ONLY PRINT
  - G.C. 1/2\"/>
- GG-05 LINDER
  - 400 TISS 400 DRAINABLE LINDER BY C.M. MANUFACTURER
- GG-06 LINDER-BE CORNER WALL
  - 400 TISS 400 DRAINABLE LINDER BY C.M. MANUFACTURER
- GG-07 METAL PANEL
  - 1/2\"/>

**INTERCONTINENTAL HOTEL CHARLOTTE**  
 230 N. TRYON STREET  
 CHARLOTTE, NC 28202

**SCA**  
 SHAW GROUP ARCHITECTS, PLLC  
 1700 South Blvd., Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**ARCHITECT**  
 SHAW GROUP ARCHITECTS, PLLC  
 1700 South Blvd., Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**ENGINEER**  
 HOK  
 400 South Tryon Street, Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**INTERIOR ARCHITECT**  
 HOK  
 400 South Tryon Street, Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**MECHANICAL**  
 HOK  
 400 South Tryon Street, Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**ELECTRICAL**  
 HOK  
 400 South Tryon Street, Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**PLUMBING**  
 HOK  
 400 South Tryon Street, Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**PAVING**  
 HOK  
 400 South Tryon Street, Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**LANDSCAPE ARCHITECT**  
 HOK  
 400 South Tryon Street, Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**CONSTRUCTION**  
 HOK  
 400 South Tryon Street, Suite 400  
 Charlotte, NC 28203  
 Tel: 704.375.1000

**REVISIONS**

1	ADD 1/2\"/>
2	ADD 1/2\"/>

**PROJECT MAP**

**PROJECT NO. 140201**  
**DATE 10/02/01**  
**SCALE 3/8\"/>
**EXTERIOR AXON VIEWS AND WALL TYPES****

**EN-000**

**INTERCONTINENTAL  
HOTEL CHARLOTTE**  
230 N. TRYON STREET  
CHARLOTTE, NC 28202

SCA

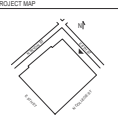
<b>OWNER</b> Intercontinental Hotel 1700 Bank Street, Suite 100 Charlotte, NC 28202 Tel: 704.378.2300	<b>ARCHITECT</b> SCA 1700 Bank Street, Suite 100 Charlotte, NC 28202 Tel: 704.378.2300	<b>MEP</b> Chapman & Associates 1000 South Blvd., Suite 400 Charlotte, NC 28202 Tel: 704.378.2300	<b>STRUCTURAL</b> HOK 400 South Tryon Street, Suite 100 Charlotte, NC 28202 Tel: 704.378.2300
<b>MECHANICAL</b> Chapman & Associates 1000 South Blvd., Suite 400 Charlotte, NC 28202 Tel: 704.378.2300	<b>ELECTRICAL</b> Chapman & Associates 1000 South Blvd., Suite 400 Charlotte, NC 28202 Tel: 704.378.2300	<b>PLUMBING</b> Chapman & Associates 1000 South Blvd., Suite 400 Charlotte, NC 28202 Tel: 704.378.2300	<b>HAZARDOUS WASTE</b> Chapman & Associates 1000 South Blvd., Suite 400 Charlotte, NC 28202 Tel: 704.378.2300

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUE FOR CONSTRUCTION	02/22/11

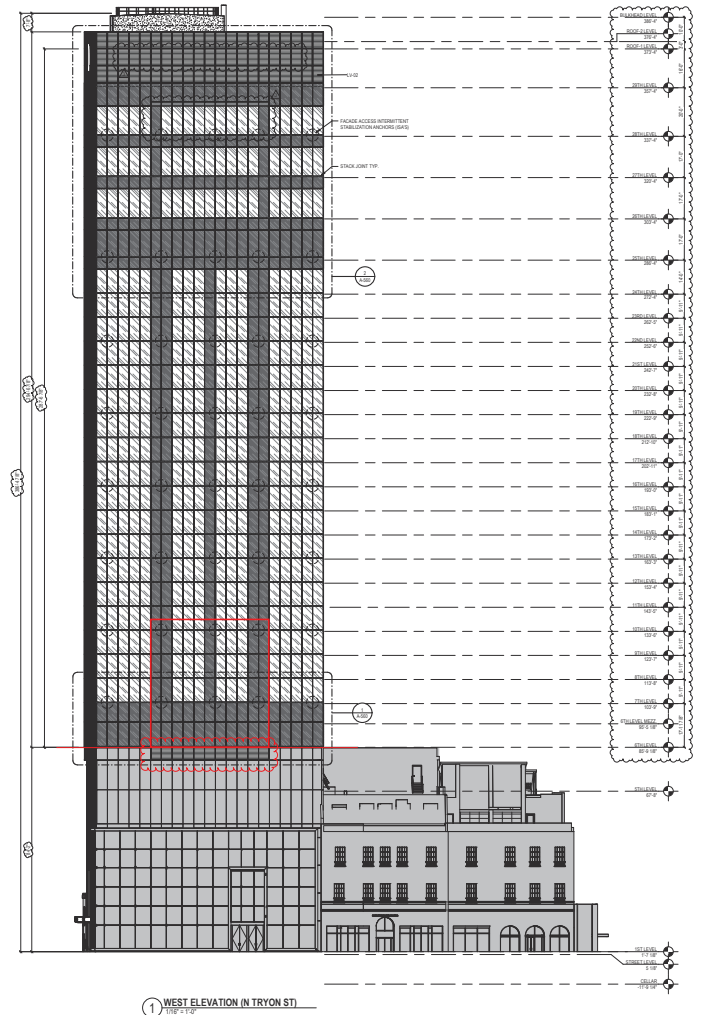
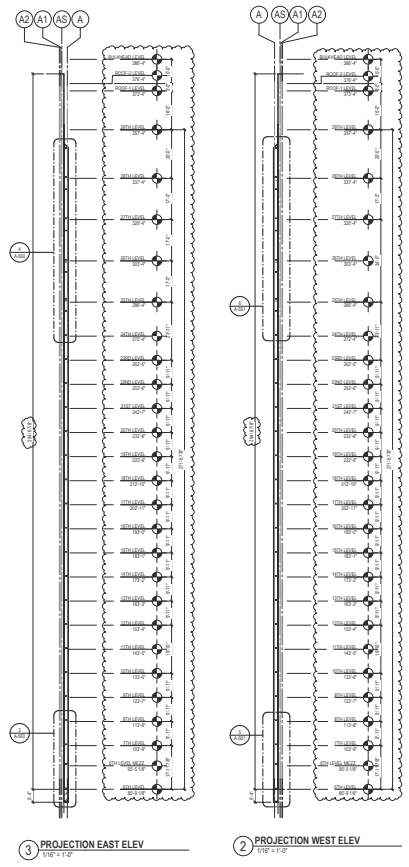


**PROJECT MAP**



PROJECT NO. 140201  
DATE: 10/22/10  
SCALE: 1/8" = 1'-0"  
WEST ELEVATION (N TRYON ST)

**A-501**





CHARLOTTE-MECKLENBURG  
HISTORIC LANDMARKS COMMISSION

**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER: 16-15b**

**DATE ISSUED: 03/23/2021**

**ISSUED TO:** Richard Grubbs  
Foundation for The Carolinas

**NAME OF LANDMARK:** Carolina Theatre

**ADDRESS OF LANDMARK:** 230 N. Tryon Street  
Charlotte, N.C.

**TAX PARCEL NUMBER:** 08001110

**ADDRESS OF APPLICANT:** 220 N. Tryon Street  
Charlotte, NC 28202

**APPLICANT'S TELEPHONE NUMBER: 704 973-4503**

The Historic Landmarks Commission has reviewed the proposed activity and has found the following aspects to be in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and, therefore, has found them to be appropriate:

Revisions to plans approved in COA 16-15 as shown on attached plans.

This Certificate of Appropriateness is valid for a period of six (6) months from the date of issuance. Failure to procure a building or demolition permit with a six-month period will be considered as a failure to comply with this Certificate, and the Certificate will become invalid. If a building or demolition permit is not required, the approved activity must be completed within a six-month period from the date of issuance. This Certificate can be renewed by the Historic Landmarks Commission upon written request for the applicant with a valid reason for failure to comply with the six-month deadline. This Certificate in no way removes the responsibility of the owner of a structure in a local historic district to obtain a Certificate of Appropriateness from the Charlotte Historic District Commission.

Stewart Gray  
Senior Preservation Planner  
Charlotte-Mecklenburg Landmarks Commission.

*Stewart Gray*







## **Staff Report and Comments**

**Carolina Theater**

**230 N. Tryon St.**

**Charlotte, NC 28202**

**Application for COA HLC405**

### **Project Description**

1. Construction of a new hotel tower above Carolina Theater and signage

#### **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 a revision to a previously approved COA in 2021 for a new tower above the Theater.
2. The proposed plan meets HLC Standards 2 and 5 in that no original architectural elements are being removed or altered.
3. The proposed new exterior and interior features are well differentiated from the original features in keeping with HLC Standard 9.

**Staff suggests that the Commission approve the application as presented.**





**INTERCONTINENTAL  
HOTEL CHARLOTTE**  
230 N. TRYON STREET  
CHARLOTTE, NC 28202

**SCA**  
Structural Consulting Associates, P.L.L.C.

**OWNER:** InterContinental Hotels Group  
1700 Avenue of the Americas  
New York, NY 10022  
Tel: 212 303 2100

**ARCHITECT:** Skidmore, OWINGS & Merrill  
300 Madison Avenue  
New York, NY 10017  
Tel: 212 512 2000

**GENERAL CONTRACTOR:** The McGraw-Hill Construction Companies  
1221 Ave. of the Americas  
New York, NY 10020  
Tel: 212 512 2000

**STRUCTURAL ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**FOUNDATION ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**MECHANICAL ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**ELECTRICAL ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**PLUMBING ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**HAZARDOUS WASTE ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**ENVIRONMENTAL ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**ACoustical ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**TRANSPORTATION ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**TRAFFIC ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**LANDSCAPE ARCHITECT:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**INTERIOR ARCHITECT:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**SCAFFOLDING ENGINEER:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**CONSTRUCTION MANAGEMENT:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

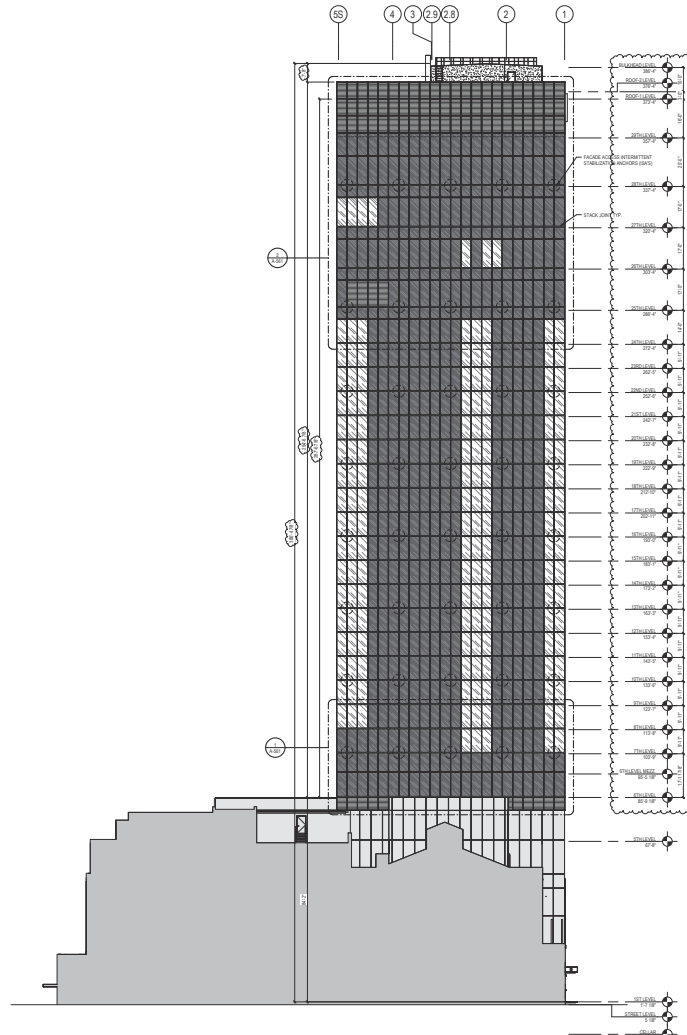
**CONSTRUCTION SAFETY:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**CONSTRUCTION QUALITY CONTROL:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**CONSTRUCTION DOCUMENTS:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**CONSTRUCTION ADMINISTRATION:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500

**CONSTRUCTION CLOSEOUT:** SCA  
100 West 30th Street, Suite 400  
New York, NY 10001  
Tel: 212 463 5500



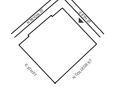
**1 EAST ELEVATION**  
1/8" = 1'-0"

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT SET	02/23



**PROJECT MAP**



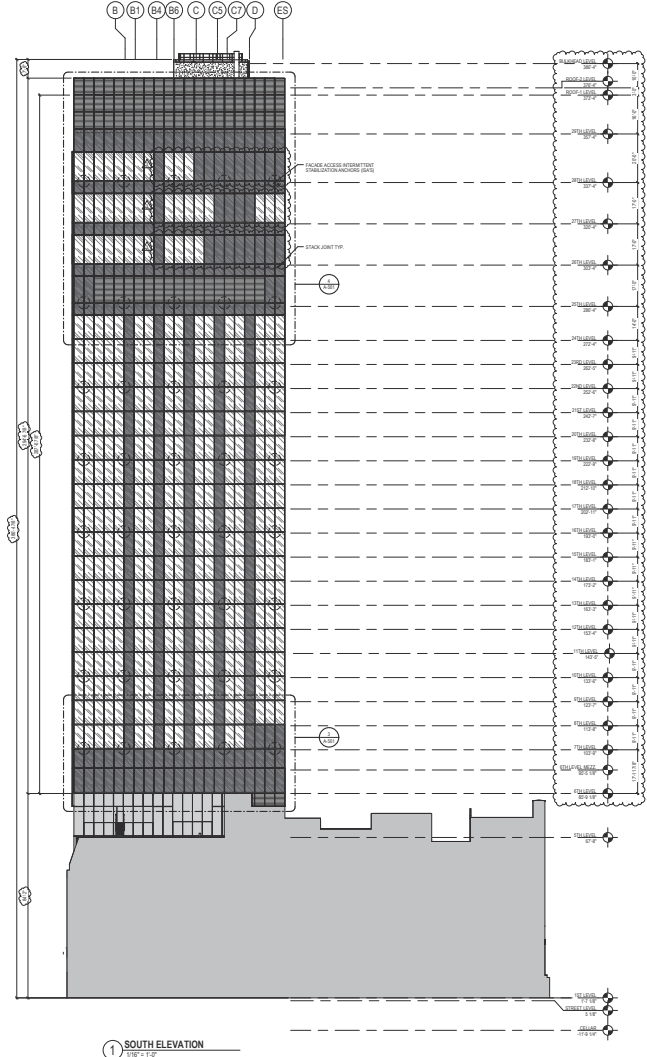
**PROJECT NO. 14221**  
**DATE 10/2/01**  
**SCALE 1/8" = 1'-0"**  
**EAST ELEVATION**

**A-502**

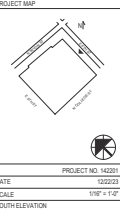


**INTERCONTINENTAL  
HOTEL CHARLOTTE**  
230 N. TRYON STREET  
CHARLOTTE, NC 28202

<b>SCA</b>	
<b>OWNER:</b> Intercontinental Hotel 1700 South Tryon Street, Suite 100 Charlotte, NC 28202 Tel: 704.333.2100	<b>ARCHITECT:</b> SCA 1700 South Tryon Street, Suite 100 Charlotte, NC 28202 Tel: 704.333.2100
<b>PROJECT NAME:</b> Intercontinental Hotel 1700 South Tryon Street, Suite 100 Charlotte, NC 28202 Tel: 704.333.2100	<b>DATE:</b> 10/20/2011
<b>DESIGNER:</b> SCA 1700 South Tryon Street, Suite 100 Charlotte, NC 28202 Tel: 704.333.2100	<b>PROJECT NO.:</b> 100201
<b>DATE:</b> 10/20/2011	<b>SCALE:</b> 1/8" = 1'-0"



REVISIONS	
1	SHALL WE CORRECT SET
	10/20/11



**A-504**

**INTERCONTINENTAL  
HOTEL CHARLOTTE**  
230 N. TRYON STREET  
CHARLOTTE, NC 28202

SCA  
SCLC Civil Architects, PLLC

OWNER: InterContinental Hotels Group  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

ARCHITECT: SCLC  
SCLC Civil Architects, PLLC  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

MECHANICAL: SCLC  
SCLC Mechanical, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

ELECTRICAL: SCLC  
SCLC Electrical, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

PLUMBING: SCLC  
SCLC Plumbing, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

CONSTRUCTION: SCLC  
SCLC Construction, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

GENERAL CONTRACTOR: SCLC  
SCLC General Contracting, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

MECHANICAL CONTRACTOR: SCLC  
SCLC Mechanical, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

ELECTRICAL CONTRACTOR: SCLC  
SCLC Electrical, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

PLUMBING CONTRACTOR: SCLC  
SCLC Plumbing, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

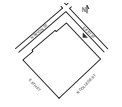
CONSTRUCTION CONTRACTOR: SCLC  
SCLC Construction, Inc.  
1700 Bank Street, Suite 100  
Charlotte, NC 28202  
TEL: 704.378.2100

REVISIONS

1	SHALL BE CORRECTED BY	02/22/11
---	-----------------------	----------

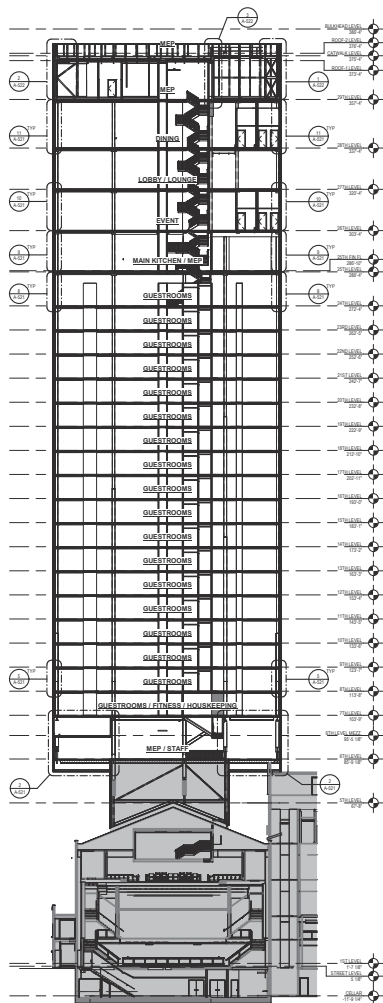


PROJECT MAP

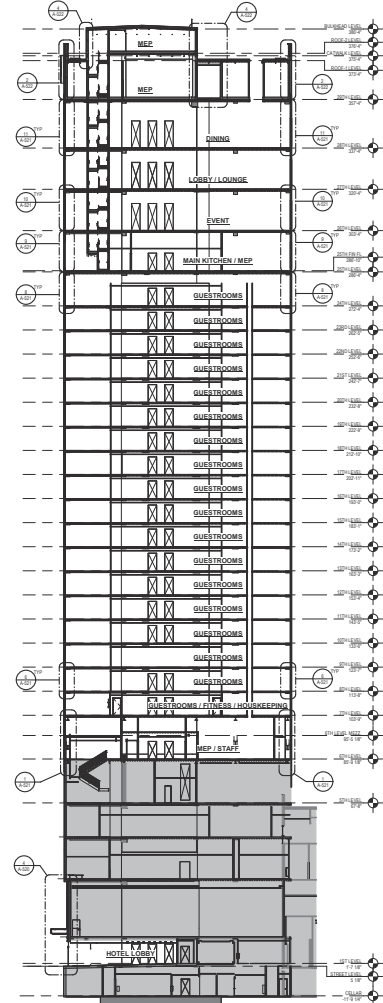


PROJECT NO. 140201  
DATE: 10/22/11  
SCALE: 1/8" = 1'-0"  
BUILDING SECTION 1

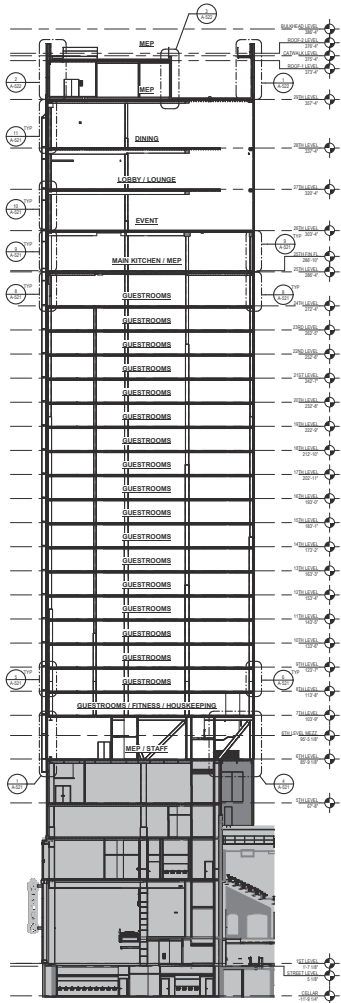
**A-511**



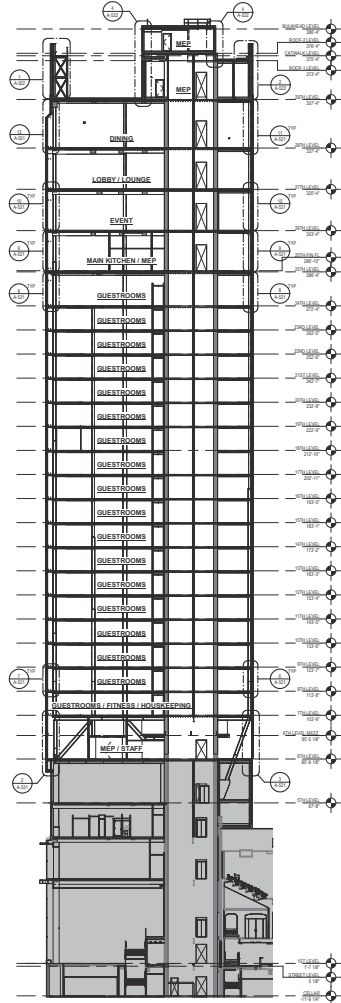
② N-S BUILDING SECTION 02  
1/8" = 1'-0"



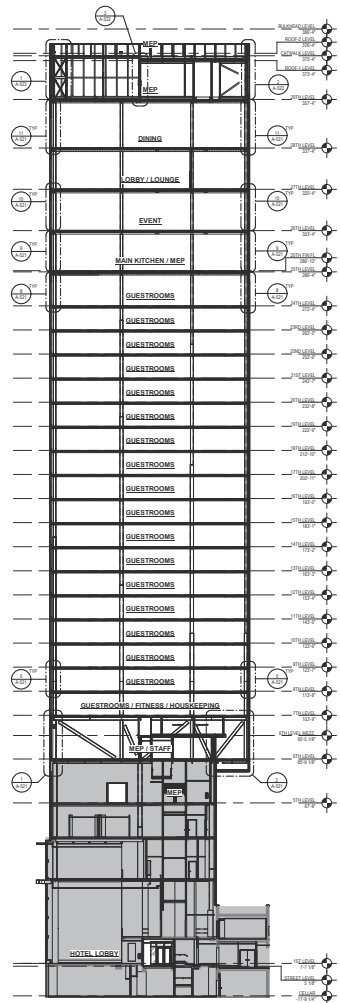
① N-S BUILDING SECTION 01  
1/8" = 1'-0"



3 W-E BLDG SECTION 03  
1/8" = 1'-0"



2 W-E BLDG SECTION 02  
1/8" = 1'-0"



1 W-E BLDG SECTION 01  
1/8" = 1'-0"

**INTERCONTINENTAL  
HOTEL CHARLOTTE**  
230 N. TRYON STREET  
CHARLOTTE, NC 28202

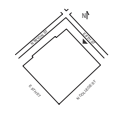
<b>SCA</b> SHoP ARCHITECTS, PLLC	
<b>OWNER</b> InterContinental Hotel 1700 Bank Street, Suite 100 Charlotte, NC 28202 Tel: 704.333.2100	<b>ARCHITECT</b> ShoP Architects, PLLC 1700 Bank Street, Suite 100 Charlotte, NC 28202 Tel: 704.333.2100
<b>PROJECT/NO.</b> InterContinental Hotel 1700 Bank Street, Suite 100 Charlotte, NC 28202 Tel: 704.333.2100	<b>DATE</b> 10/20/2011
<b>DESIGNER</b> ShoP Architects, PLLC 1700 Bank Street, Suite 100 Charlotte, NC 28202 Tel: 704.333.2100	<b>SCALE</b> 1/8" = 1'-0"
<b>PROJECT NO.</b> 102011	<b>DATE</b> 10/20/2011
<b>PROJECT NO.</b> 102011	<b>DATE</b> 10/20/2011
<b>PROJECT NO.</b> 102011	<b>DATE</b> 10/20/2011

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR CONSTRUCTION	10/20/2011



PROJECT MAP



PROJECT NO. 102011  
DATE 10/20/2011  
SCALE 1/8" = 1'-0"  
BUILDING SECTION 2

**A-512**