

**Staff Report and Comments**

**Thies Building**

**500 North Tryon St.**

**Charlotte, NC 28202**

**Application for COA HLC422**

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

Project Description

1. Window and door replacement, mural.

Exhibit A – Context map.

Exhibit B – Project plans and photos.

**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 proposed project meets HLC standards 1-7 and 9-10.

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

## **THE HLC STANDARDS**

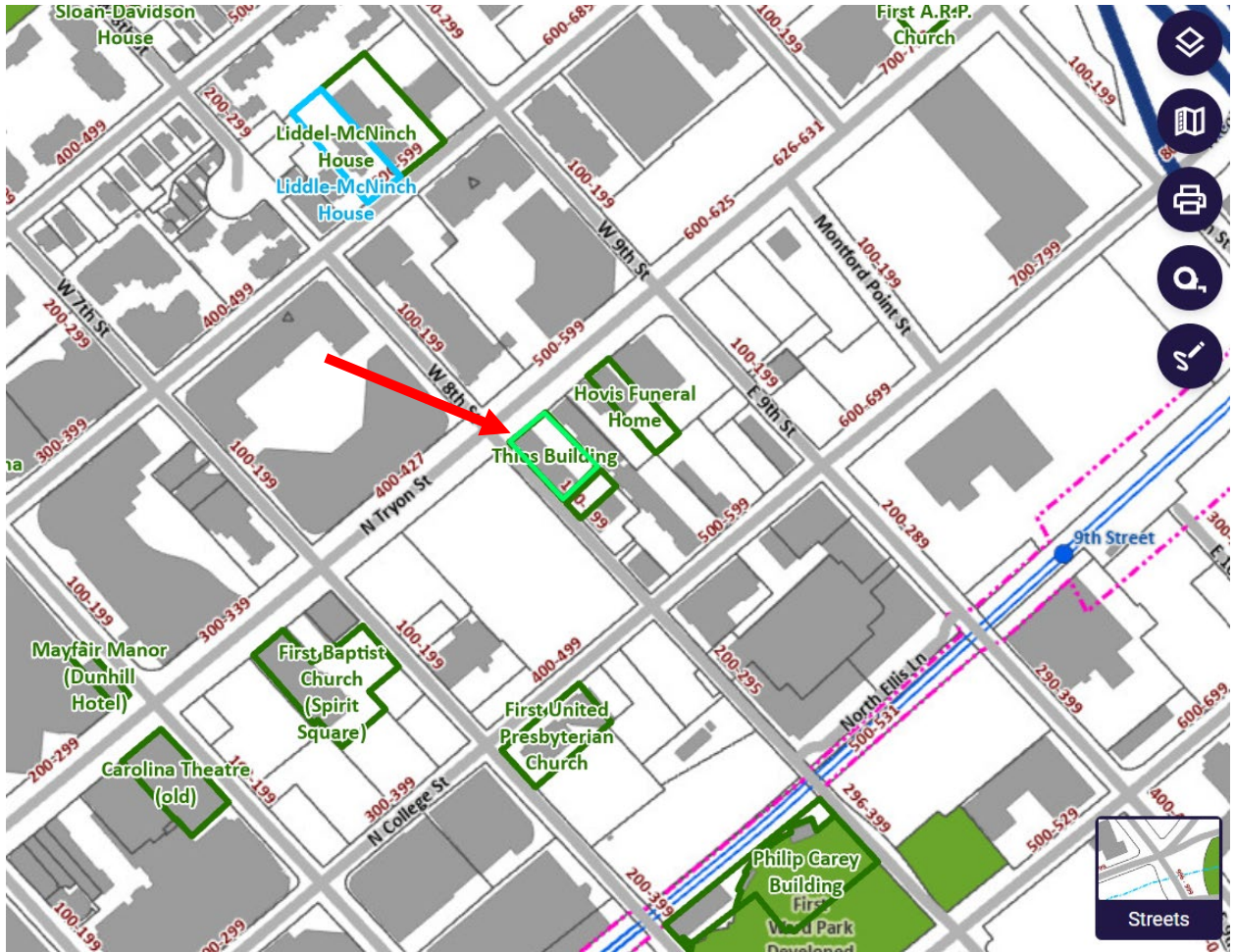
**Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.**

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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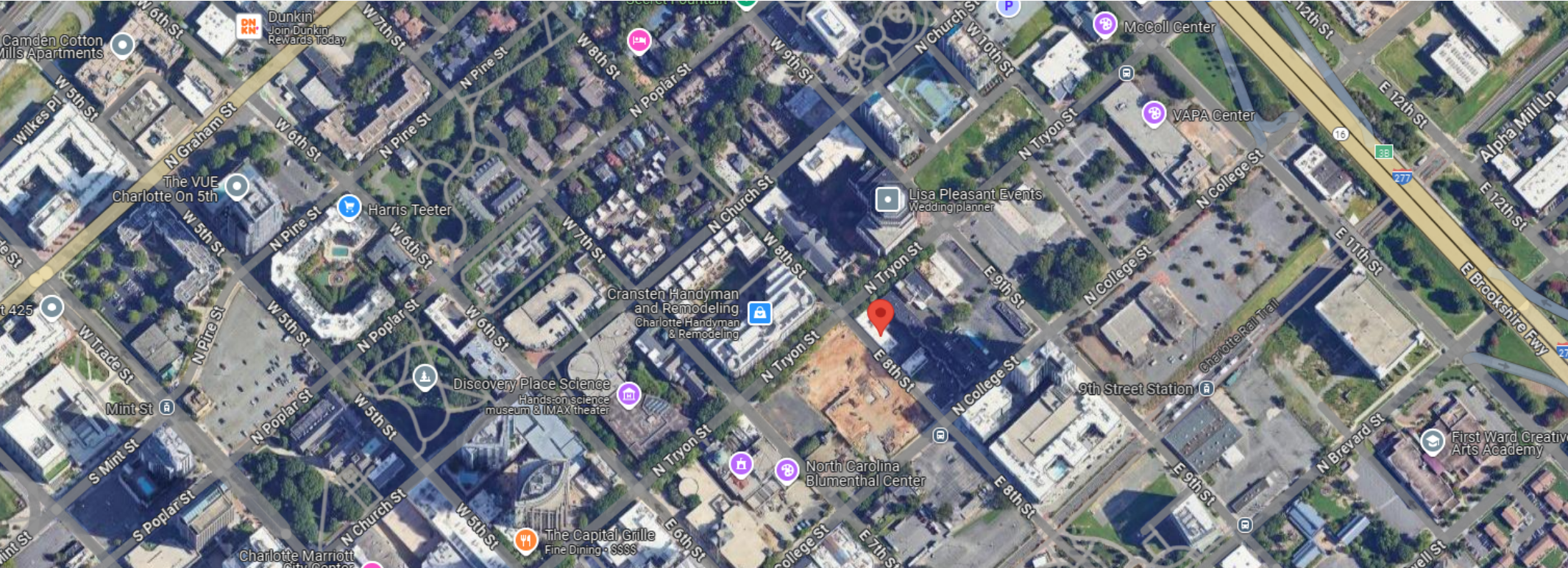


**Exhibit B**  
**Project Plans**



SCOPE OF WORK

- 1 NEW ENTRY STOREFRONT
- 2 OPERABLE WINDOWS
- 3 NEW LOUVER TO BE PLACED IN PREVIOUSLY EXISTING WINDOW OPENING
- 4 MURAL



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SEPTEMBER 2, 2024





WEST ELEVATION



SCOPE OF WORK

- 1 NEW ENTRY STOREFRONT
- 2 OPERABLE WINDOWS



- 1 NEW ENTRY DOORS AND VESTIBULE TO BE REBUILT WITH HALF THE RECESSED DISTANCE FROM THE EXTERIOR FACADE BUT NOT FLUSH TO THE FRONT FACADE. BOYD STOREFRONT SERIES B350, ALUMINUM.
- 1a NOTE: EXISTING DOOR AND VESTIBULE NOT ORIGINAL

MAINTAIN MULLION ALIGNMENT

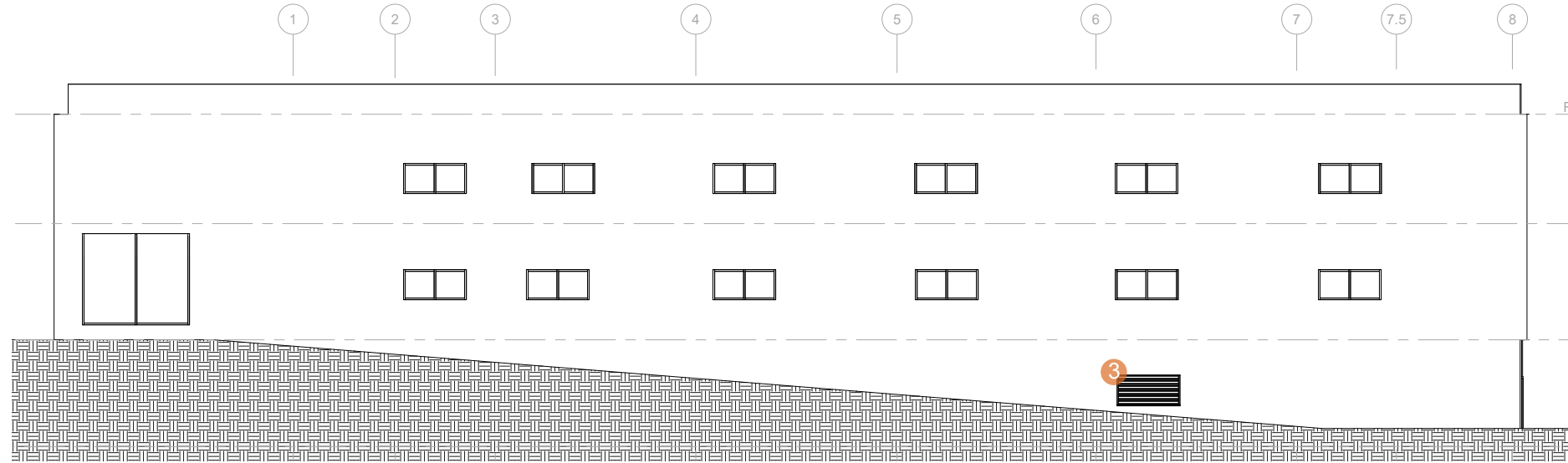


- 2 NEW SLIDING WINDOWS TO REPLACE EXISTING STOREFRONT AND MATCH EXISTING MULLION SPACING. BOYD STOREFRONT SERIES 600, ALUMINUM.
- 2a NOTE: EXISTING STOREFRONT NOT ORIGINAL TO THE BUILDING.





**SOUTH ELEVATION**



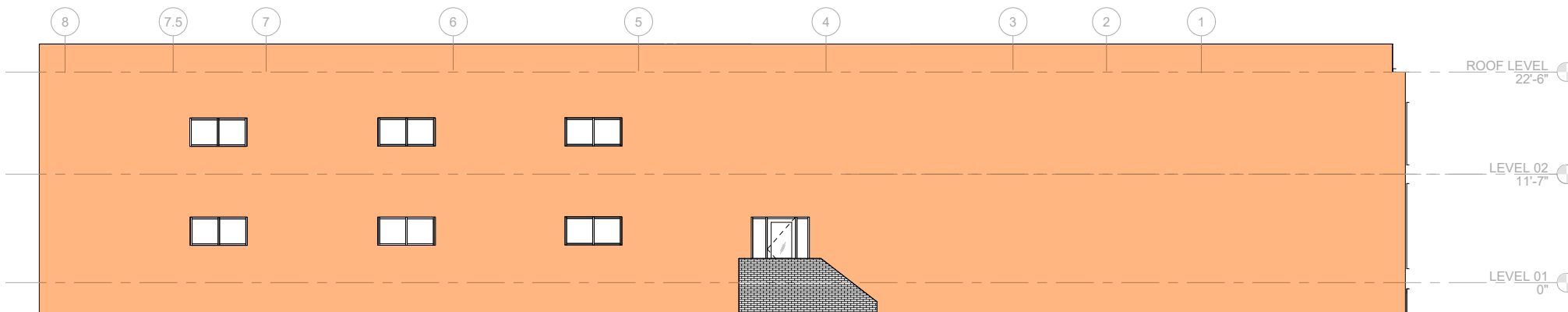
**SCOPE OF WORK**

- 3 NEW LOUVER TO BE PLACED IN PREVIOUSLY EXISTING WINDOW OPENING
- 4 MURAL

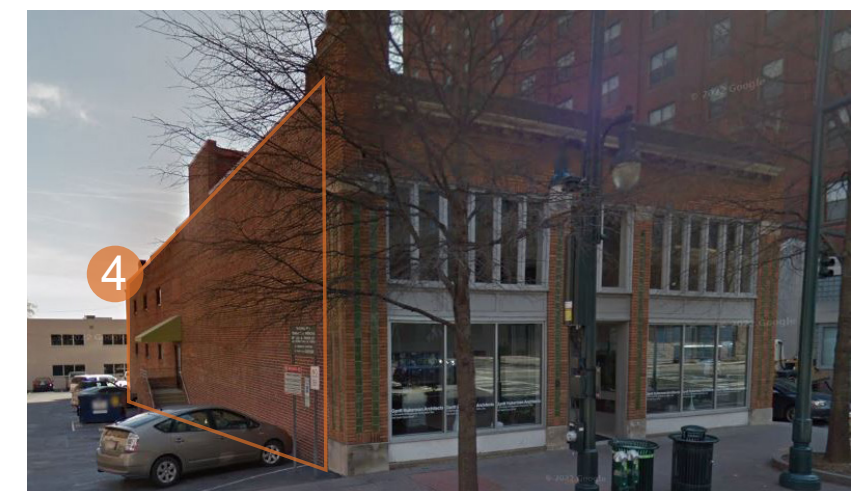
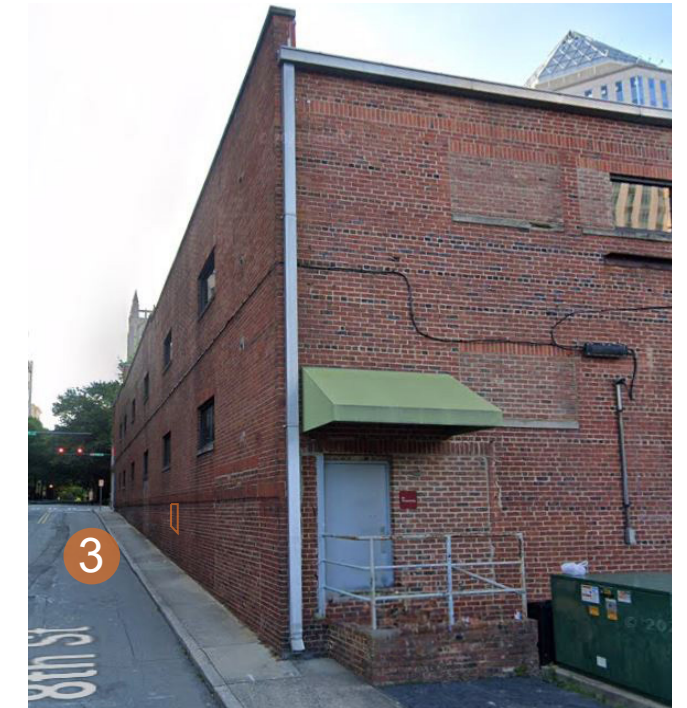
**NORTH ELEVATION**

4 MURAL APPLICATION:

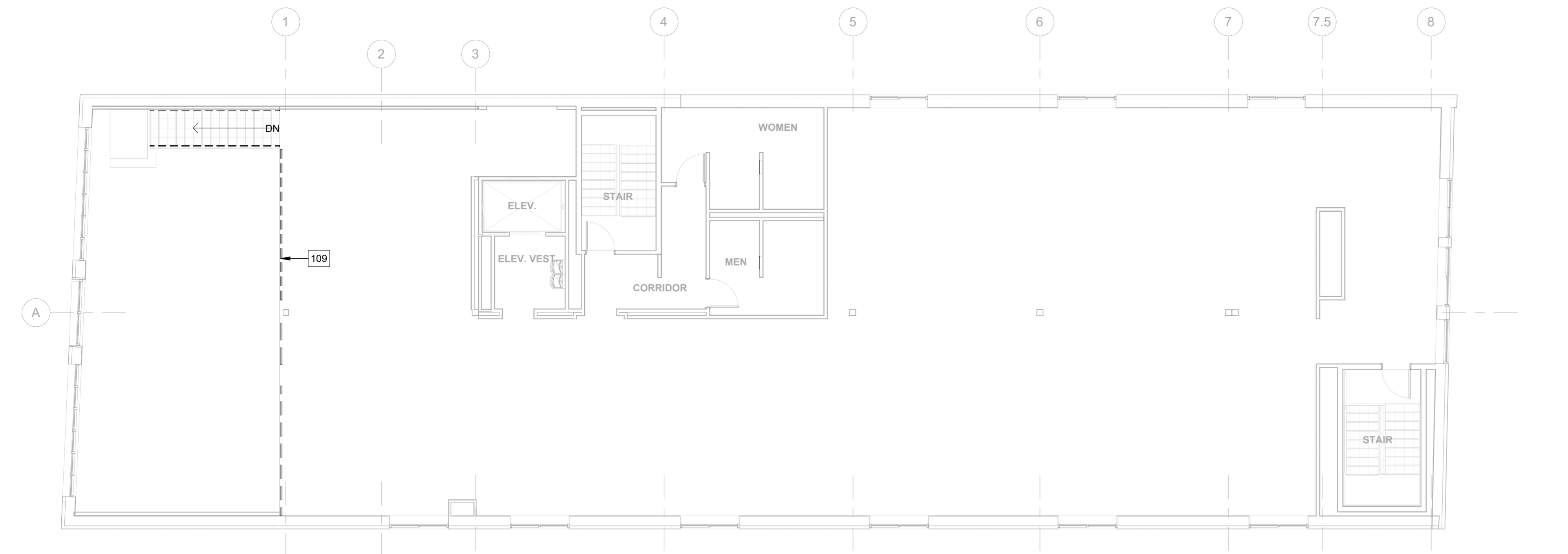
- 3M PROTECTIVE FILM APPLIED TO BRICK
- MURALIST TO PAINT DIRECTLY ON FILM; MURALIST TO ENSURE HISTORIC BRICK IS PROTECTED / NOT COMPROMISED.



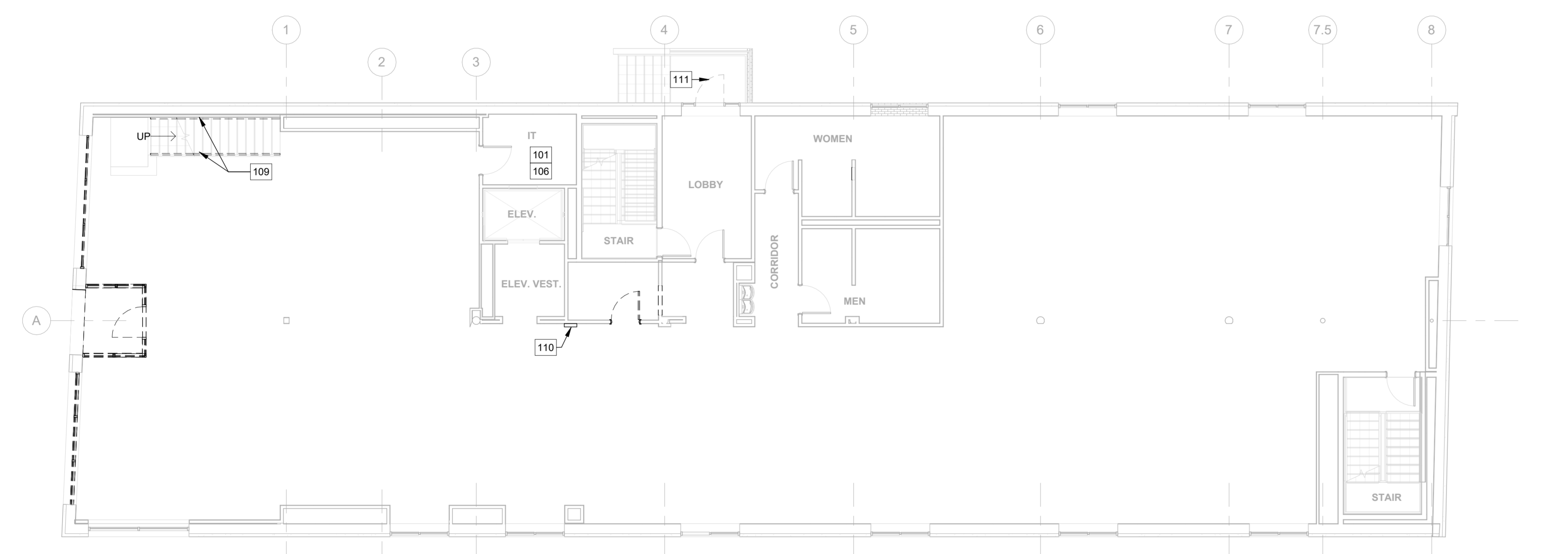
ORANGE HATCH INDICATES MURAL EXTENTS. DESIGN TBD.



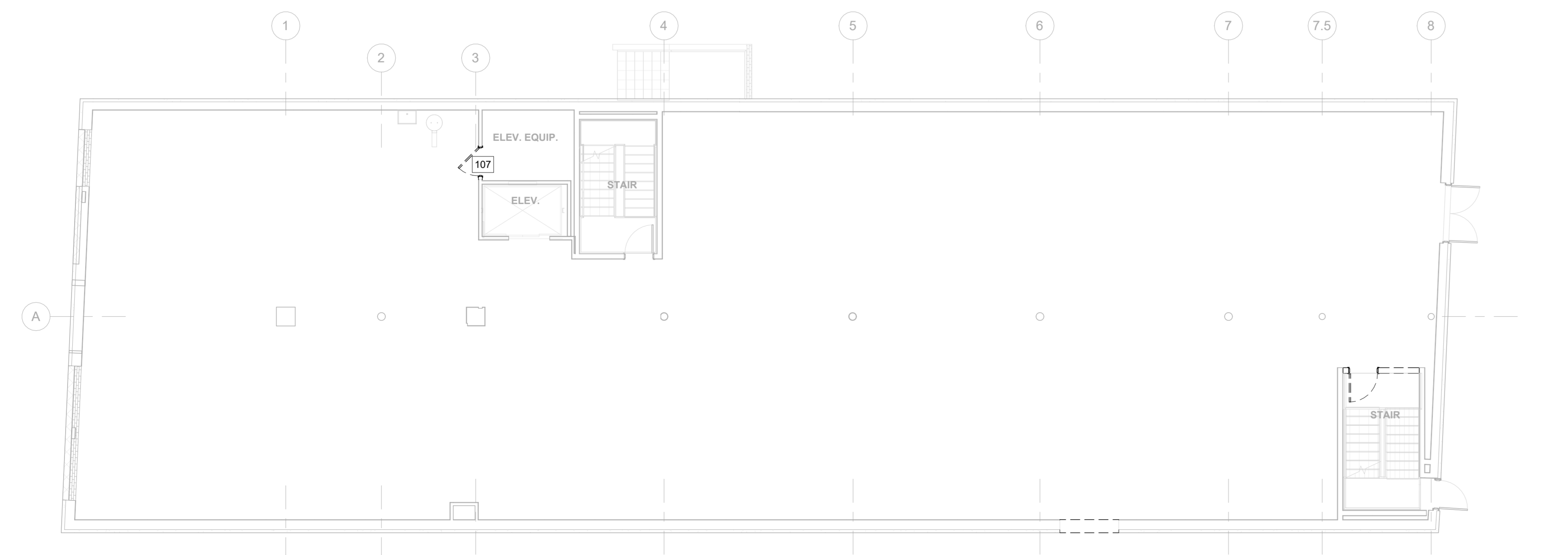




**3 LEVEL 2 - DEMOLITION PLAN**  
 1/8" = 1'-0"



**2 LEVEL 1 - DEMOLITION PLAN**  
 1/8" = 1'-0"



**1 LEVEL 0 - DEMOLITION PLAN**  
 1/8" = 1'-0"

**DEMOLITION PLAN LEGEND**

- DEMOLITION
- EXISTING PARTITION TO REMAIN
- GXXX SEE "GENERAL NOTES"
- SEE "KEYNOTES"

**DEMOLITION PLAN GENERAL NOTES**

- G100. COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING NOTES IN THIS SET OF DRAWINGS WHICH ALSO APPLY TO THE DEMOLITION FLOOR PLANS:
  - A. "GENERAL NOTES FOR PROJECT"
  - B. "GENERAL NOTES FOR NEW CONSTRUCTION FLOOR PLANS"
  - C. "GENERAL NOTES FOR DIMENSION FLOOR PLANS"
  - D. "GENERAL NOTES FOR REFLECTED CEILING PLANS"
- G101. THE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM EXISTING DRAWINGS, AND THEY MAY NOT REFLECT ACTUAL FIELD CONDITIONS. PRIOR TO PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE DRAWINGS IN COMPARISON TO EXISTING FIELD CONDITIONS AND THEN IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL OF ANY INCONSISTENCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS.
- G102. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL IF ANY DEMOLITION OR NEW CONSTRUCTION WORK (AS INDICATED IN THE CONSTRUCTION DOCUMENTS) CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
- G103. IF ANY EXISTING FIREPROOFING AND/OR RATED ASSEMBLIES (WHICH ARE SHOWN TO REMAIN) ARE DAMAGED DURING DEMOLITION, THEY SHALL BE REPAIRED TO CONFORM TO THE ORIGINAL FIRE PROTECTION REQUIREMENTS.
- G104. THE INTEGRITY OF EXISTING RATED FLOOR, PARTITION AND/OR ROOF ASSEMBLIES (WHICH ARE SHOWN TO REMAIN) SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION AS APPLICABLE. CONTACT DESIGN PROFESSIONAL TO VERIFY TESTED ASSEMBLIES TO BE USED FOR REPAIRS.
- G105. REMOVE EXISTING CONSTRUCTION AS INDICATED. TYPICAL WALL REMOVAL SHALL INCLUDE MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS AND SECURITY SYSTEMS CONTAINED THEREIN. REMOVE DOORS, CASEWORK, WINDOWS, FRAMES, FINISHES, FIXTURES AND THEIR ATTACHMENTS AS REQUIRED. AFTER REMOVAL, REPAIR HOLES IN EXISTING-TO-REMAIN FLOORS, PARTITIONS AND/OR ROOFS TO COMPLY WITH ORIGINAL FIRE, SMOKE AND/OR SOUND ASSEMBLIES, FIRE PROTECTION REQUIREMENTS AND STRUCTURAL INTEGRITY. PREPARE SURFACES TO RECEIVE NEW FINISH PER INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS. WHERE NEW FINISH IS CALLED OUT, TO BE INSTALLED ON AN EXISTING SURFACE, REMOVE THE EXISTING FINISH AND PREPARE EXISTING SURFACE TO RECEIVE THE NEW FINISH.
- G106. AT ALL PARTITIONS, FLOORS AND/OR ROOFS WHICH ENCLOSE OR TOUCH SPACES WHERE WORK IS BEING PERFORMED AS A PART OF THIS PROJECT, THE CONTRACTOR SHALL VERIFY THAT ALL ASPECTS OF THE EXISTING CONSTRUCTION MEETS THE FIRE, SMOKE AND/OR SOUND ASSEMBLY RATINGS DESIGNATED ON THESE DRAWINGS. THE CONTRACTOR SHALL ALSO MAKE ANY REPAIRS AND/OR MODIFICATIONS NECESSARY TO BRING THE EXISTING CONSTRUCTION UP TO THE PROPER INDICATED FIRE, SMOKE AND/OR SOUND ASSEMBLY RATINGS. DOORS, WINDOWS AND FRAMES WHICH DO NOT MEET THE REQUIREMENTS OF THE DESIGNATED PARTITION ASSEMBLIES (INCLUDING PROPER LABELS) SHALL BE REPLACED.
- G107. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL AUTHORITIES HAVING JURISDICTION (A.H.J.).
- G108. THE CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION.
- G109. THE CONTRACTOR SHALL NOT CUT EXISTING OR NEW STRUCTURES WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGN PROFESSIONAL AND/OR STRUCTURAL ENGINEER.
- G110. WHERE EXISTING CONSTRUCTION IS FOUND TO CONTAIN ANY HAZARDOUS MATERIAL, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE DESIGN PROFESSIONAL IN WRITING. REMOVAL, DISPOSAL AND REPLACEMENT OF THE HAZARDOUS MATERIAL IS THE SOLE RESPONSIBILITY OF THE OWNER, AND SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- G111. THE "LIMITS OF CONSTRUCTION" LINES SHOWN ON THE ARCHITECT'S DEMOLITION FLOOR PLANS APPLY ONLY TO THE LIMITS OF THE ARCHITECTURAL DEMOLITION. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY EXISTING TO REMAIN MATERIALS AND FINISHES WHICH ARE DAMAGED DURING DEMOLITION OR REMOVED TO INSTALL NEW WORK DURING CONSTRUCTION.
- G112. UNLESS OTHERWISE NOTED, ALL EXISTING CEILINGS AND ASSOCIATED LIGHT FIXTURES TO BE REMOVED AND DISCARDED. EXPOSING WOOD DECKING, WOOD DECKING TO BE SANDBLASTED AND PREPPED FOR STAINING.
- G113. UNLESS OTHERWISE NOTED, ALL EXISTING FLOORING AND ASSOCIATED BASE TO BE REMOVED. SEE NARRATIVE FOR LOCATIONS WHERE EXISTING WOOD FLOORING UNDERNEATH IS TO BE PRESERVED.
- G114. ALL EXISTING WALLCOVERING, TRIMS, MILLWORK & WALL MOUNTED ACCESSORIES TO BE REMOVED AND DISCARDED THROUGHOUT.

**Keynote Legend**

Key Value	Keynote Text
101	EXISTING ACOUSTIC CEILING TILE AND GRID TO REMAIN IN THIS AREA. REMOVE AND DISCARD LIGHT FIXTURES AND PREPARE TO RECEIVE NEW.
106	EXISTING FLOORING AND WALL BASE TO REMAIN IN THIS AREA.
107	RELOCATE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE TO ACCOMMODATE NEW WATER HEATER CLOSET. SEE DIMENSION PLANS FOR NEW LOCATION.
109	REMOVE EXISTING RAILINGS AND PREPARE TO RECEIVE NEW.
110	REMOVE EXISTING FIRE WALL.
111	REPLACE DOOR HARDWARE IN EXISTING STOREFRONT AS REQUIRED TO ACCOMMODATE NEW CARD READER.



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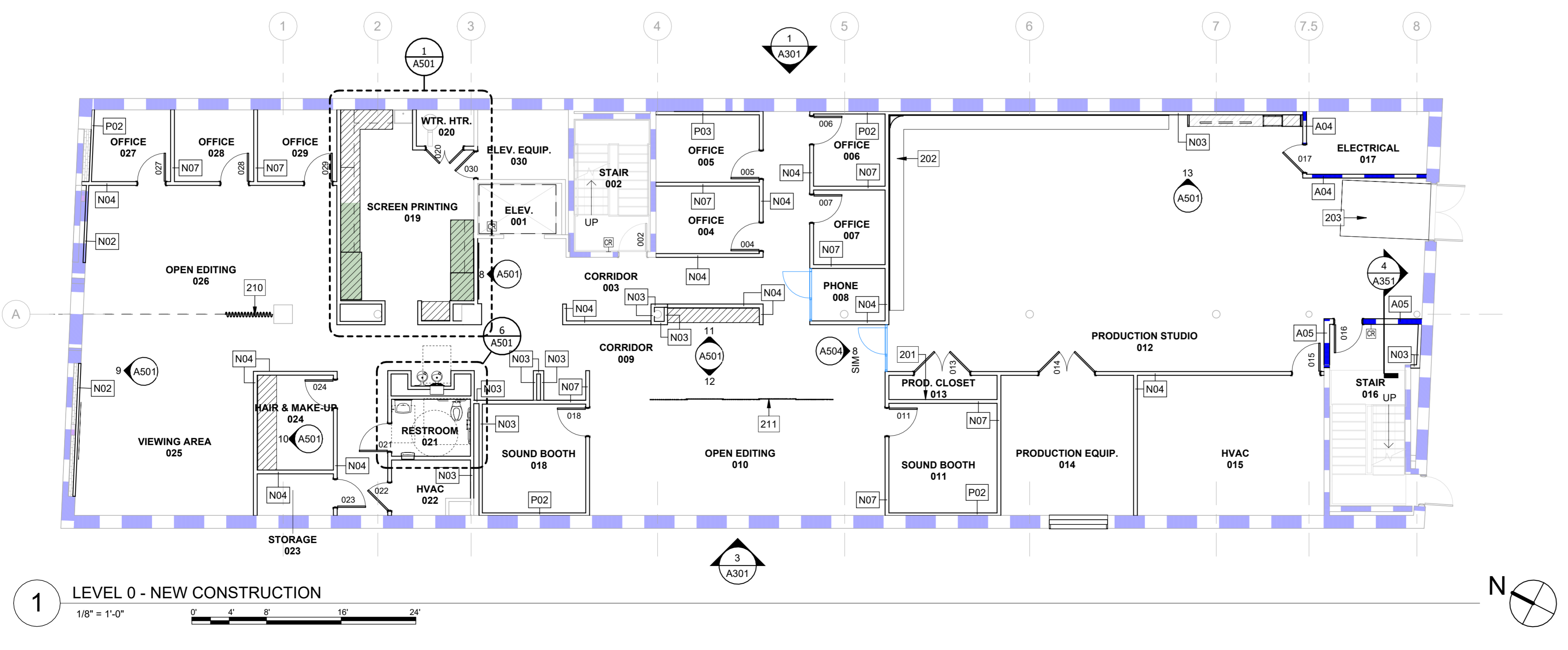
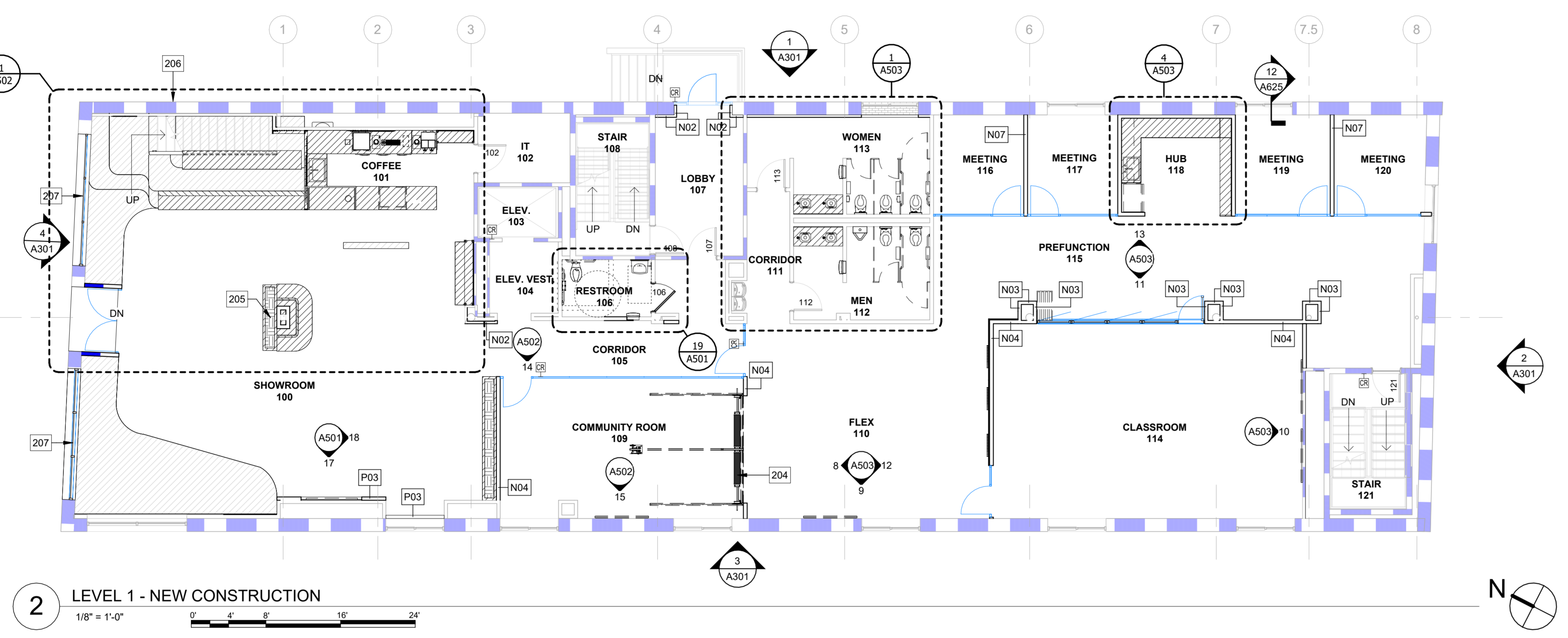
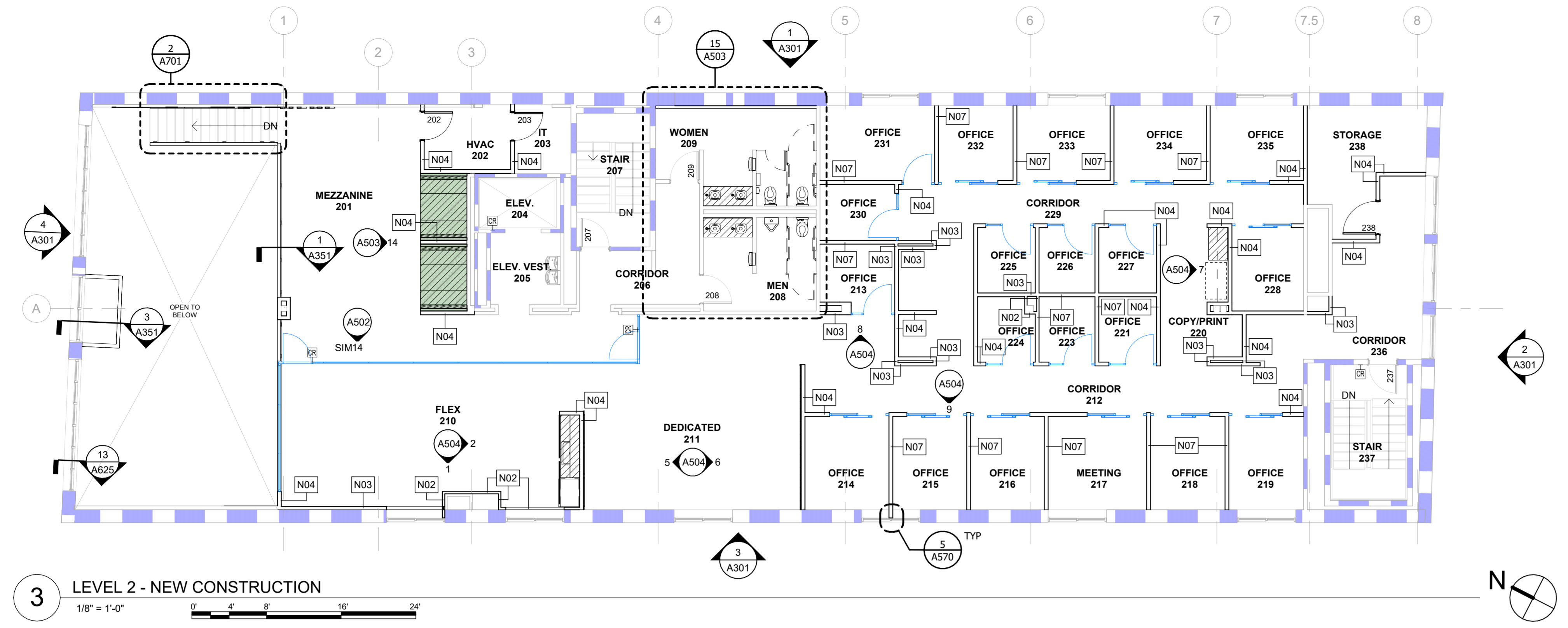
**DEMOLITION PLANS**

**A101**

48847.00  
 9/11/2024



Drawn By: Author  
 Checked By: Checker  
 Approved By: Approver



**NEW CONSTRUCTION PLAN LEGEND**

- TYPE A - 1 HOUR FIRE BARRIERS TO REMAIN
- TYPE N - NON-RATED PARTITION TO REMAIN
- TYPE A - 1 HOUR FIRE BARRIERS
- TYPE N - NON-RATED PARTITION
- ARCHITECTURAL GLASS WALL SYSTEM, REFER TO ELEVATIONS
- 10909 OWNER FURNISHED EQUIPMENT
- GXXX SEE "GENERAL NOTES"
- 501 SEE "KEYNOTES"
- 101A DOOR DESIGNATION
- 101A EXTERIOR WINDOW DESIGNATION
- 101B INTERIOR WINDOW DESIGNATION
- 101C TOILET ACCESSORY
- 101D WALL DESIGNATION

**NEW CONSTRUCTION GENERAL NOTES**

- G210. COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING NOTES IN THIS SET OF DRAWINGS WHICH ALSO APPLY TO THE NEW CONSTRUCTION FLOOR PLANS:
  - A. "GENERAL NOTES FOR PROJECT"
  - B. "GENERAL NOTES FOR DEMOLITION FLOOR PLANS"
  - C. "GENERAL NOTES FOR DIMENSION FLOOR PLANS"
  - D. "GENERAL NOTES FOR REFLECTED CEILING PLANS"
  - E. "GENERAL NOTES FOR CASEWORK"
- G211. EXISTING-TO-REMAIN PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, CASEWORK, EQUIPMENT, ETC., ARE SHOWN AS LIGHT GRAY LINES ON THE NEW CONSTRUCTION FLOOR PLANS. NEW CONSTRUCTION IS INDICATED BY SOLID DARK OR BLACK LINES.
- G212. ITEMS DENOTED ON THE NEW CONSTRUCTION FLOOR PLANS WITH A DASHED LINE ARE BEING PROVIDED BY OTHERS. COORDINATION OF NECESSARY WALL/FLOOR/CEILING SUPPORT AND UTILITIES IS REQUIRED BY THE CONTRACTOR.
- G213. SEE REFLECTED CEILING PLANS FOR LOCATIONS OF FURR DOWNS AND SOFFITS.
- G214. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER'S EQUIPMENT VENDORS TO INSURE THAT THERE WILL BE NO OWNER FURNISHED ITEMS (WITH A SURFACE AREA GREATER THAN 16 SQUARE INCHES) RECESSED INTO A RATED PARTITION. ITEMS RECESSED IN NON-RATED PARTITIONS AND ALL OTHER FULL HEIGHT PARTITIONS SHALL BE SEALED "AIR-TIGHT" AT ALL PENETRATIONS.
- G215. THE "LIMITS OF CONSTRUCTION" LINES SHOWN ON THE ARCHITECT'S NEW CONSTRUCTION FLOOR PLANS APPLY ONLY TO THE LIMITS OF THE ARCHITECTURAL NEW CONSTRUCTION AND RENOVATION.
- G216. BEHIND TILE WALLS PROVIDE 5/8" TYPE "X" GLASS MAT PAPERLESS INTERIOR GYPSUM BOARD.
- G217. CONCEAL PIPES, DUCTS AND/OR CONDUIT IN FINISHED, OCCUPIED AREAS, UNLESS OTHERWISE INDICATED. IF PENETRATION IS IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGN PROFESSIONAL.
- G218. REGARDING ACCESS PANELS:
  - A. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF TYPE SPECIFIED ARE INSTALLED IN WALLS AND IN "NON-ACCESSIBLE TYPE" CEILINGS AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO ABOVE CEILING ITEMS MAY BE REQUIRED.
  - B. ACCESS PANELS SHALL BE THE "FIRE RATED TYPE" EQUAL TO THE RATING OF THE PARTITION, SOFFIT OR CEILING IN WHICH THEY OCCUR.
  - C. WALL AND CEILING MOUNTED ACCESS PANELS SHALL BE SELF-CLOSING AND "KEY LOCKED", UNLESS OTHERWISE SPECIFIED.

**CASEWORK PRICING LEGEND**

- EXTENTS OF DONATED CASEWORK BEING REUSED, WHERE HATCH EXTENDS TO WALL. PROVIDE PRICING ALLOWANCE FOR NEW FILLER PANELS & MODIFICATIONS AS NECESSARY. INCLUDE PRICING TO RE-UPHOLSTER WHERE INDICATED. TRASH RECEPTACLES AT TRASH CABINETS TO BE PROVIDED BY GC PER ORIGINAL MILLWORK SUBMITTAL.

**Keynote Legend**

Key Value	Keynote Text
201	DMX CONTROLLER PANEL FOR PRODUCTION STUDIO LIGHTING LOCATED IN CLOSET, ELATION 12 CHANNEL DMX CONTROLLER, SDC12
202	CYCLORAMA LOCATION; REFER TO ELEVATIONS FOR MORE INFORMATION.
203	PROVIDE 6X8 FT SCISSORS DOCK HYDRAULIC LIFT; VESTIL WL-100-5-68 OR EQUAL.
204	OVERHEAD GARAGE DOOR; REFER TO ELEVATIONS FOR MORE INFORMATION.
205	HATCH INDICATES PLANTER LOCATION, TYP.
206	EXTERIOR MURAL LOCATION; PROVIDE PAINTED MURAL ON REMOVABLE FILM OR SUBSTRATE. COORDINATE WITH OWNER/TENANT.
207	NEW HORIZONTAL SLIDING WINDOWS AS INDICATED ON FLOOR PLANS. (3) SECTIONS AT EACH BAY TO MATCH EXISTING; BOYD ALUMINUM 600 SERIES OR EQUIVALENT.
210	DP-1, ACOUSTIC DRAPERY PANELS ON THREADED ROD CURTAIN TRACK MOUNT TRACK WITH BEAM FLANGE CLAMPS PER MANF. INSTRUCTIONS. SEE FINISH LEGEND FOR MORE INFORMATION.
211	DP-2, FELT THREE CHANNEL HANGING PANEL TRACK SYSTEM. SEE ELEVATION AND FINISH LEGEND FOR MORE INFORMATION.



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**A201A1**

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