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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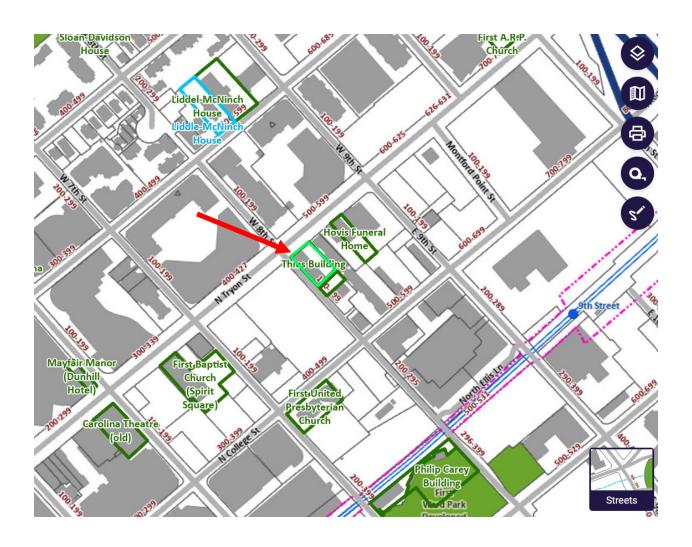


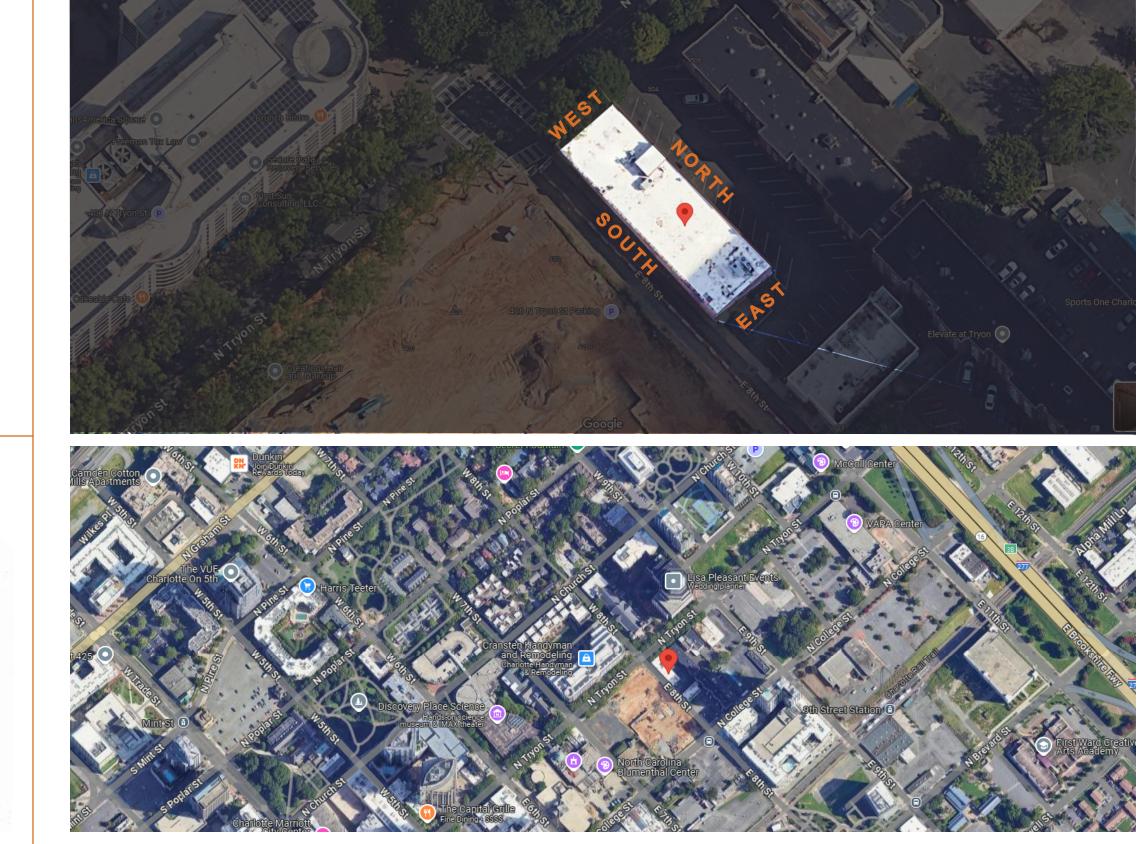
Exhibit B

Project Plans

SCOPE OF WORK

- NEW ENTRY STOREFRONT
- **②** OPERABLE WINDOWS
- NEW LOUVER TO BE PLACED IN PREVIOUSLY EXISTING WINDOW OPENING

4 MURAL







DO GREATER C H A R L O T T E

DO GREATER CHARLOTTE CREATIVE LAB UPTOWN

500 N. TRYON ST | CHARLOTTE, NC, 28202 SEPTEMBER 2, 2024

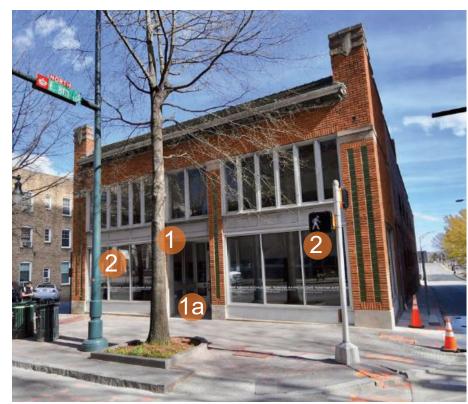
WEST ELEVATION



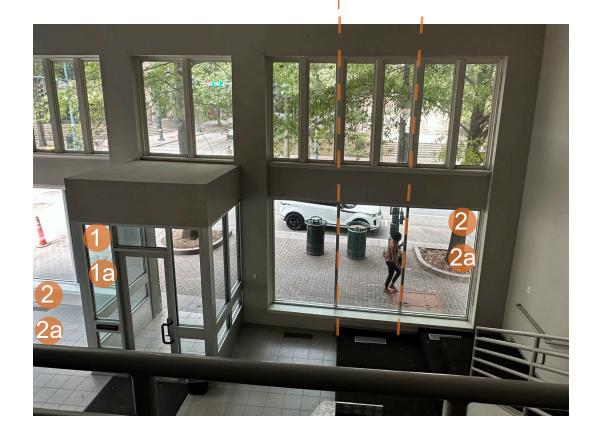
SCOPE OF WORK

- 1 NEW ENTRY STOREFRONT
- **2** OPERABLE WINDOWS





- NEW ENTRY DOORS AND VESTIBULE TO BE REBUILT 4 WITH HALF THE RECESSED DISTANCE FROM THE EXTERIOR FACADE BUT NOT FLUSH TO THE FRONT FACADE. BOYD STOREFRONT SERIES B350, ALUMINUM.
- **1**a NOTE: EXISTING DOOR AND VESTIBULE NOT ORIGINAL



- 2
- 2a BUILDING.



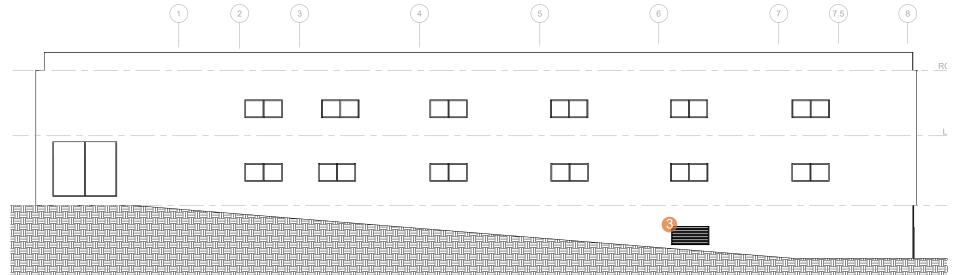
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MAINTAIN MULLION ALIGNMENT

NEW SLIDING WINDOWS TO REPLACE EXISTING STOREFRONT AND MATCH EXISTING MULLION SPACING. BOYD STOREFRONT SERIES 600, ALUMINUM.

NOTE: EXISTING STOREFRONT NOT ORIGINAL TO THE

SOUTH ELEVATION

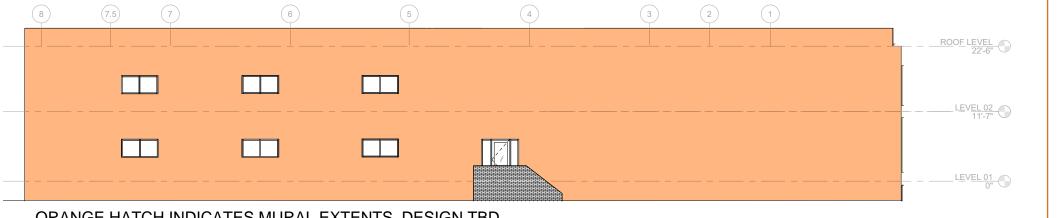


SCOPE OF WORK

- **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.



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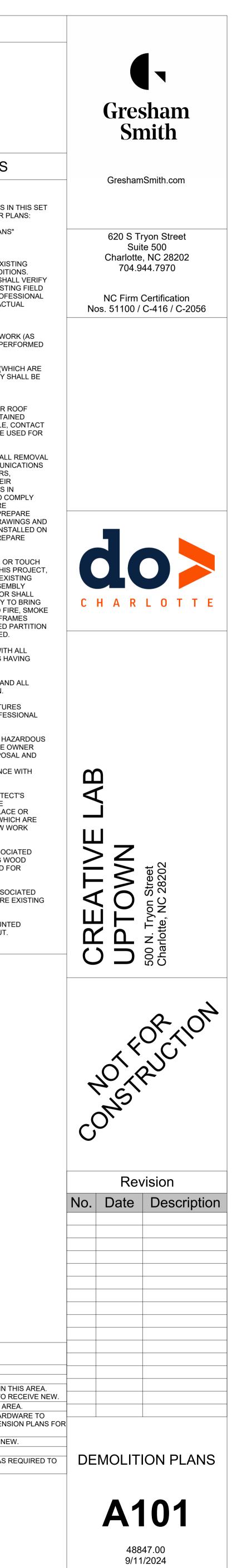




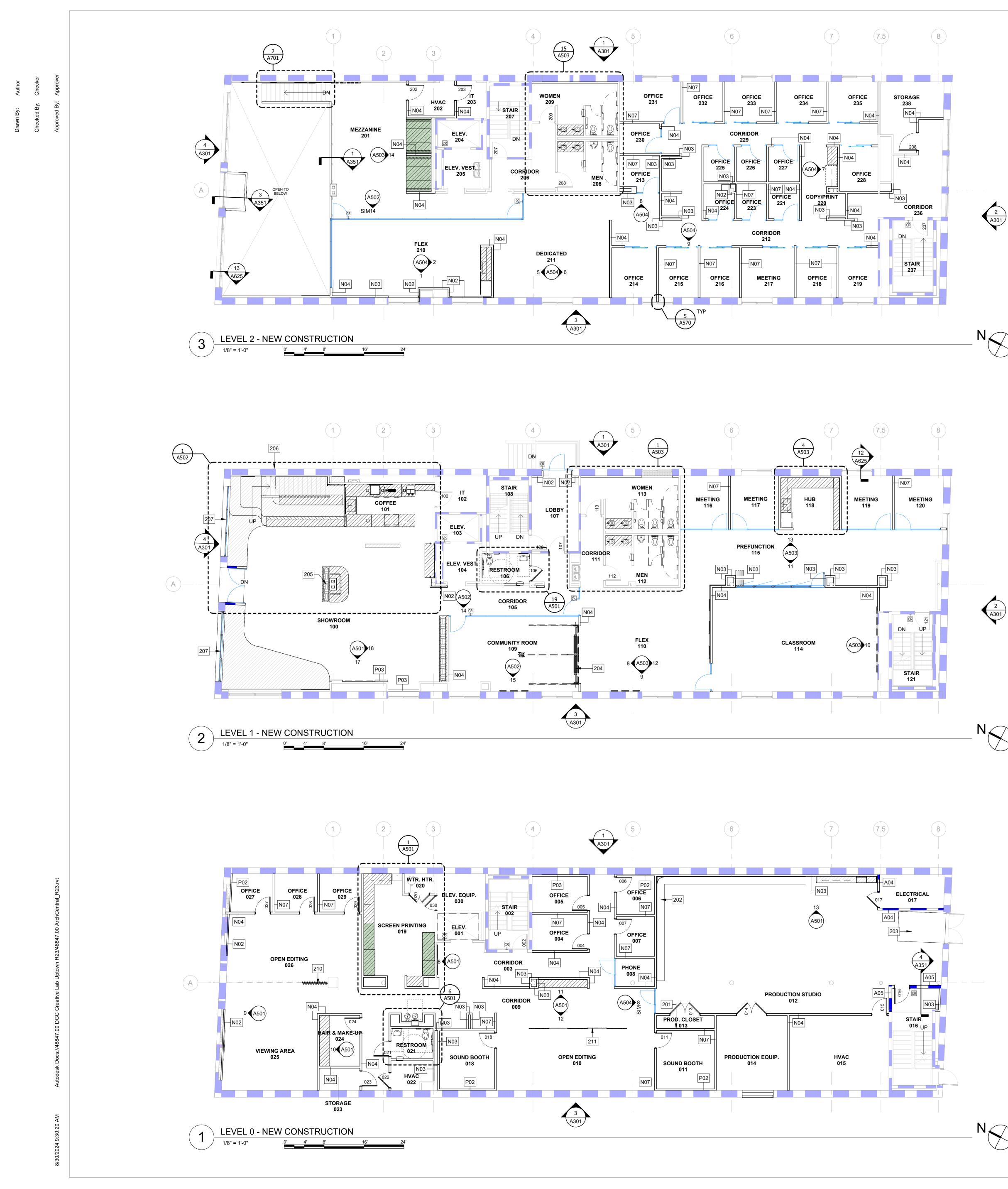


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G112. UNLESS OTHERWISE NOTED, ALL EXISTING CEILINGS AND ASS LIGHT FIXTURES TO BE REMOVED AND DISCARDED, EXPOSING DECKING, WOOD DECKING TO BE SANDBLASTED AND PREPPEI STAINING. G113. UNLESS OTHERWISE NOTED, ALL EXISTING FLOORING AND AS BASE TO BE REMOVED. SEE NARRATIVE FOR LOCATIONS WHE WOOD FLOORING UNDERNEATH IS TO BE PRESERVED. G114. ALL EXISTING WALLCOVERING, TRIMS, MILLWORK & WALL MOU ACCESSORIES TO BE REMOVED AND DISCARDED THROUGHOU ACCESSORIES TO BE REMOVED AND DISCARDED THROUGHOUT REMOVE AND DISCARD LIGHT FIXTURES AND PREPARE TO RELOCATE EXISTING FLORING AND WALL BASE TO REMAIN IN THIS RELOCATE EXISTING FLOR WATER HEATER CLOSET. SEE DIME NEW LOCATION. 10 REMOVE EXISTING RAILINGS AND PREPARE TO RECEIVE OR REMOVE EXISTING FLOR WALL.	G111.	THE "LIMITS OF CONSTRUCTION" LINES SHOWN ON THE ARCHITED DEMOLITION FLOOR PLANS APPLY ONLY TO THE LIMITS OF THE ARCHITECTURAL DEMOLITION. THE CONTRACTOR SHALL REPLAC REPAIR ANY EXISTING-TO-REMAIN MATERIALS AND FINISHES WHI DAMAGED DURING DEMOLITION OR REMOVED TO INSTALL NEW W DURING CONSTRUCTION.
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ACCESSORIES TO BE REMOVED AND DISCARDED THROUGHOL Keynote Legend Key Value Keynote Legend EXISTING ACOUSTIC CEILING TILE AND GRID TO REMAIN 1 REMOVE AND DISCARD LIGHT FIXTURES AND PREPARE T 6 EXISTING FLOORING AND WALL BASE TO REMAIN IN THIS 7 RELOCATE EXISTING DOOR, FRAME AND ASSOCIATED HA 7 RECONTE EXISTING ROOR FRAME AND ASSOCIATED HA 9 REMOVE EXISTING FURN WATER HEATER CLOSET. SEE DIME 0 REMOVE EXISTING FURN WALL. 1 REMOVE EXISTING FURN WALL.	G113.	UNLESS OTHERWISE NOTED, ALL EXISTING FLOORING AND ASSO BASE TO BE REMOVED. SEE NARRATIVE FOR LOCATIONS WHERE
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Key Value Keynote Text 01 EXISTING ACOUSTIC CEILING TILE AND GRID TO REMAIN I REMOVE AND DISCARD LIGHT FIXTURES AND PREPARE T 06 EXISTING FLOORING AND WALL BASE TO REMAIN IN THIS 07 RELOCATE EXISTING DOOR, FRAME AND ASSOCIATED HA ACCOMMODATE NEW WATER HEATER CLOSET. SEE DIME NEW LOCATION. 09 REMOVE EXISTING RAILINGS AND PREPARE TO RECEIVE 10 REMOVE EXISTING FURR WALL. 11 REPLACE DOOR/HARDWARE IN EXISTING STOREFRONT A		
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NEW LOCATION. 09 REMOVE EXISTING RAILINGS AND PREPARE TO RECEIVE 10 REMOVE EXISTING FURR WALL. 11 REPLACE DOOR/HARDWARE IN EXISTING STOREFRONT A	06	EXISTING ACCOUSTIC CEILING THE AND GRID TO REMAIN IN REMOVE AND DISCARD LIGHT FIXTURES AND PREPARE TO F EXISTING FLOORING AND WALL BASE TO REMAIN IN THIS AR RELOCATE EXISTING DOOR, FRAME AND ASSOCIATED HARD ACCOMMODATE NEW WATER HEATER CLOSET. SEE DIMENS
	10	NEW LOCATION. REMOVE EXISTING RAILINGS AND PREPARE TO RECEIVE NE





This Line is 3 Inches When Printed Full Size



	TYPE A - 1 HOUR FIRE BARRIERS TO REMAIN
	TYPE A - 1 HOUR FIRE BARRIERS
	ARCHITECTURAL GLASS WALL SYSTEM, REFER TO ELI
	10909 OWNER FURNISHED EQUIPMENT
	GXXX SEE "GENERAL NOTES"
	501 SEE "KEYNOTES" 101A DOOR DESIGNATION
	EXTERIOR WINDOW DESIGNATION
_	(B1) TOILET ACCESSORY -A01 WALL DESIGNATION
NE	W CONSTRUCTION GENERAL NO
G210.	COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING NOTES SET OF DRAWINGS WHICH ALSO APPLY TO THE NEW CONSTRU 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, PLUMBIN FIXTURES, CASEWORK, EQUIPMENT, ETC., ARE SHOWN AS LIGH LINES ON THE NEW CONSTRUCTION FLOOR PLANS. NEW CONS
	IS INDICATED BY SOLID DARK OR BLACK LINES.
G212.	ITEMS DENOTED ON THE NEW CONSTRUCTION FLOOR PLANS V DASHED LINE ARE BEING PROVIDED BY OTHERS. COORDINATION NECESSARY WALL/FLOOR/CEILING SUPPORT AND UTILITIES IS IN
G213.	BY THE CONTRACTOR. SEE REFLECTED CEILING PLANS FOR LOCATIONS OF FURR DOV
G214.	SOFFITS.
9214.	THE OWNER'S EQUIPMENT VENDORS TO INSURE THAT THERE VOWNER FURNISHED ITEMS (WITH A SURFACE AREA GREATER T
	SQUARE INCHES) RECESSED INTO A RATED PARTITION. ITEMS IN NON-RATED PARTITIONS AND ALL OTHER FULL HEIGHT PART SHALL BE SEALED "AIR-TIGHT" AT ALL PENETRATIONS.
G215.	THE "LIMITS OF CONSTRUCTION" LINES SHOWN ON THE ARCHIT NEW CONSTRUCTION FLOOR PLANS APPLY ONLY TO THE LIMIT
G216.	ARCHITECTURAL NEW CONSTRUCTION AND RENOVATION. BEHIND TILE WALLS PROVIDE 5/8" TYPE "X" GLASS MAT PAPERL
	INTERIOR GYPSUM BOARD.
G217.	CONCEAL PIPES, DUCTS AND/OR CONDUIT IN FINISHED, OCCUF UNLESS OTHERWISE INDICATED. IF PENETRATION IS IN QUESTI CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIF
G218.	FROM THE DESIGN PROFESSIONAL. REGARDING ACCESS PANELS:
	A. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANEL SPECIFIED ARE INSTALLED IN WALLS AND IN "NON-ACCE TYPE" CEILINGS AND SOFFITS WHERE ACCESS, SERVIC
	ADJUSTMENT TO ABOVE CEILING ITEMS MAY BE REQUID B. ACCESS PANELS SHALL BE THE "FIRE RATED TYPE" EQU
	RATING OF THE PARTITION, SOFFIT OR CEILING IN WHIC OCCUR. C. WALL AND CEILING MOUNTED ACCESS PANELS SHALL E
	CLOSING AND "KEY LOCKED". UNLESS OTHERWISE SPE
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	EXTENTS OF DONATED CASEWORK BEING REUSED. WHE
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)1)2)3)4	EXTENDS TO WALL, PROVIDE PRICING ALLOWANCE FOR UPHOLSTER WHERE INDICATED. TRASH RECEPTACLES A CABINETS TO BE PROVIDED BY GC PER ORIGINAL MILLW INTERPRICE Keynote Dev GC PER ORIGINAL MILLW INTERPRICE Keynote Dev GC PER ORIGINAL MILLW INTERPRICE Keynote Dev GC PER ORIGINAL MILLW INTERPRICE Keynote Text INTERPRICE Keynote Text INTERPRICE CYCLORAMA LOCATION; REFER TO ELEVATIONS FOR MOD PROVIDE GX8 FT SCISSORS DOCK HYDRAULIC LIFT; VEST EQUAL. OVERHEAD GARAGE DOOR; REFER TO ELEVATIONS FOR MOD PROVIDE GX8 FT SCISSORS DOCK HYDRAULIC LIFT; VEST EQUAL. OVERHEAD GARAGE DOOR; REFER TO ELEVATIONS FOR MOD PROVIDE HOUCH CATES PLANTER LOCATION, TYP.
Key Va 01 02 03 04 05 06	EXTENDS TO WALL, PROVIDE PRICING ALLOWANCE FOR PANELS & MODIFICATIONS AN ECESSARY, INCLUDE PRIVIDE UPHOLSTER WHERE INDICATED. TRASH RECEPTACLES & CABINETS TO BE PROVIDED BY GC PER ORIGINAL MILLW SILE CABINETS TO BE PROVIDED BY GC PER ORIGINAL MILLW WILE Keynote Legend SILE DMX CONTROLLER PANEL FOR PRODUCTION STUDIO LIGE COSET. ELATION 12 CHANNEL DAX CONTROLLER, SOLOR CYCLORAMA LOCATION; REFER TO ELEVATIONS FOR MOR PROVIDE 6X BFT SCISSORS DOCK HYDRAULIC LIFT; VEST COVERHEAD GARAGE DOOR; REFER TO ELEVATIONS FOR MOR PROVIDE ARAGE DATE: COORDINATE WITH OWNER/TENANT HATCH INDICATES PLANTER LOCATION; TYP. EXTERIOR MURAL LOCATION; PROVIDE PAINTED MURAL C
1 2 3 4 5 6 7	EXTENDS TO WALL, PROVIDE PRICING ALLOWANCE FOR PARELS & MODIFICATION SA NECESSARY, INCLUDE PRI CABINETS TO BE PROVIDED BY GC PER ORIGINAL MILLW CABINETS TO BE PROVIDED BY GC PER ORIGINAL MILLW MILL CABINETS TO BE PROVIDED BY GC PER ORIGINAL MILLW DIM CONTROLLER PAREL FOR PRODUCTION STUDIO LIGG CLOSET, ELATION 12 CHANNEL DMX CONTROLLER, SDC12 CYCLORAMA LOCATION, PEFER TO ELEVATIONS FOR MORE PROVIDE 6X8 FT SCISSORS DOCK HYDRAULIC LIFT; VEST EQUAL: OVERHEAD GARAGE DOOR; REFER TO ELEVATIONS FOR MORE INFORMATION. HATCH INDICATES PLANTER LOCATION; TYP. EXTERIOR MURAL LOCATION; PROVIDE PAINTED MURAL C FILM OR SUBSTRATE, COORDINATE WITH OWNER/TEMANT NEW HORIZONTIAL SLIDING WINDOWS AS INDICATED ANT NEW HORIZONTIAL SLIDING WINDOWS AS INDICATED AND
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