

Staff Report and Comments

Name **Quartermaster Depot-Gama Goat Building**
Address **1801 N. Graham St.**
City State Zip **Charlotte, NC 28206**

Item: Application for COA HLC454

Project Description

1. Modification of the exterior truss system.

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.

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.
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.

While the retention of original materials is preferred, partial removal of the truss system, which was originally an interior feature, is appropriate due to deterioration and subsequent safety concerns.

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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Gama Goat Building

Camp North End

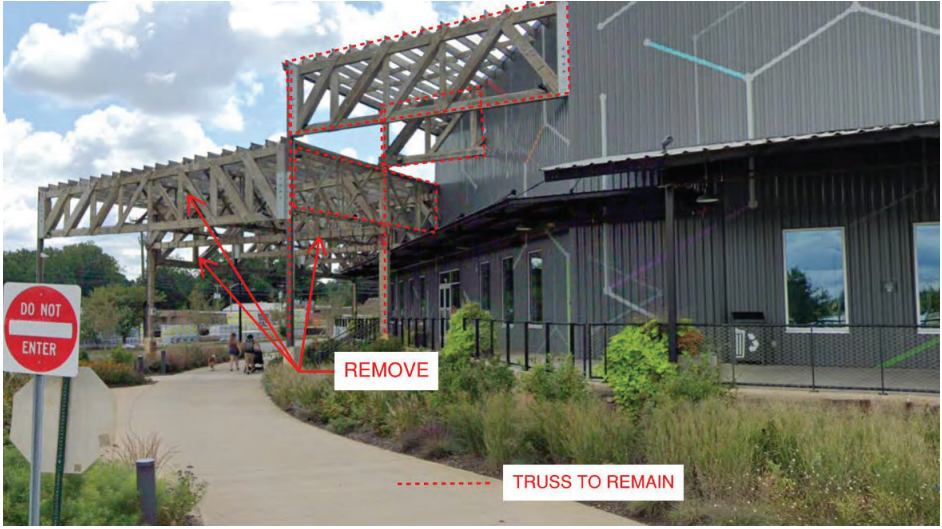


The background image shows the Gama Goat Building, a large structure with a prominent exposed wood truss roof system. The building is situated on a hillside with some landscaping, including a sidewalk and a street lamp in the foreground. The sky is bright and cloudy.

Gama Goat Building Summary of Project Proposal

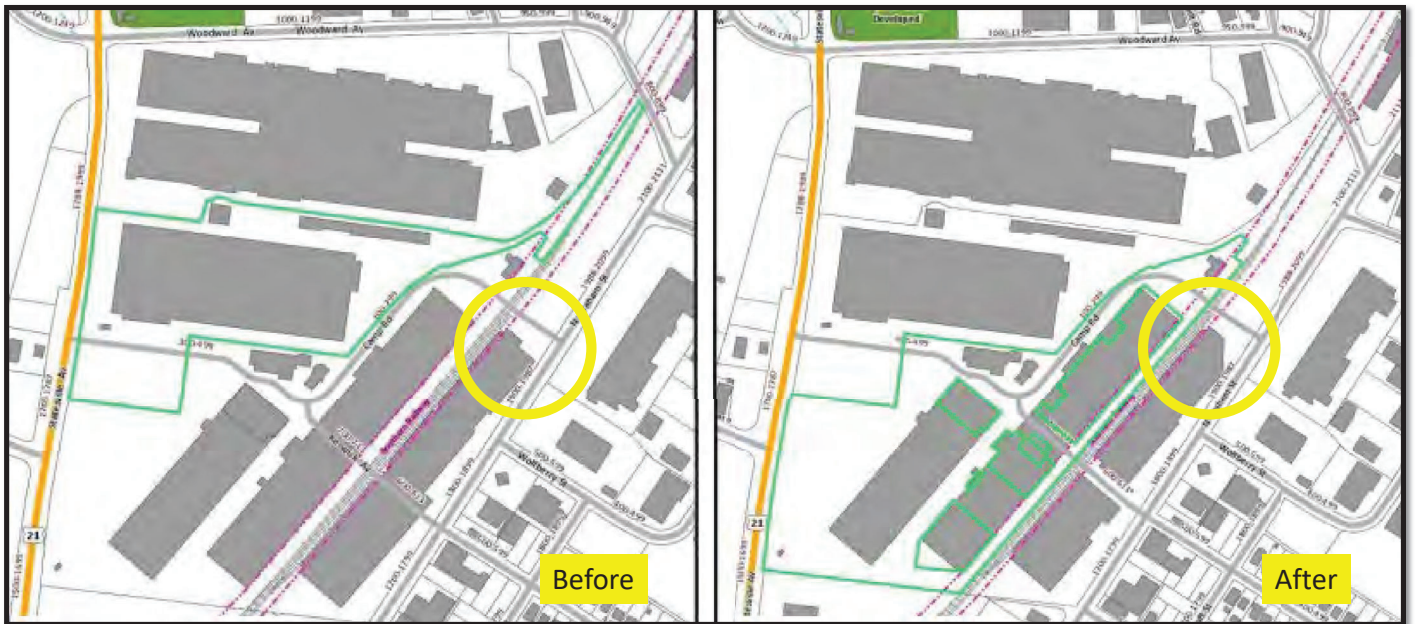
Exposed wood truss was previously enclosed in the building. During base building renovation, we needed to remove that corner of the building to accommodate for Camp Road and the adjacent city sidewalk. As a design decision, we decided to leave the once interior timber truss exposed on the exterior of the building. Over the last 6 years we have been chasing ways to keep the wood intact- including in recent months working with a structural engineer to devise solutions. At this point, the only two options to ensure the safety of both drivers and pedestrians is to completely rebuild the trusses over the road or demo portions of the trusses that have been deemed unsalvageable. To rebuild would be too costly and we are requesting the HLC review the alternate proposal.

Gama Goat Building Proposal Scope Of Work



- Remove sections of the exterior timber frame structure over the road.
- Leave two king truss and lateral trusses closest to the building and replace two wood columns with steel columns.

Gama Goat Building





Pre-Renovation

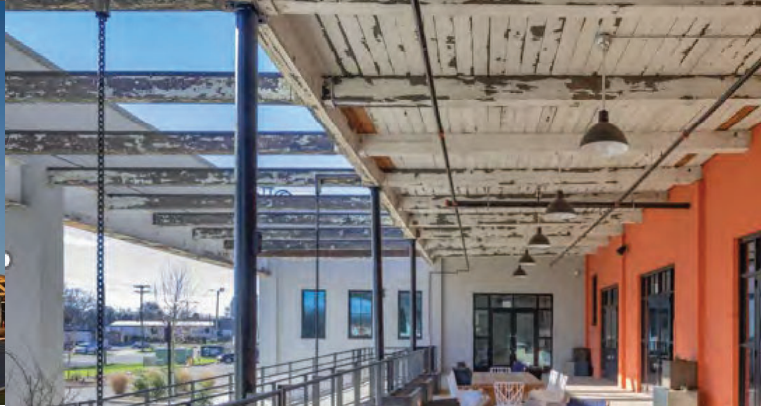
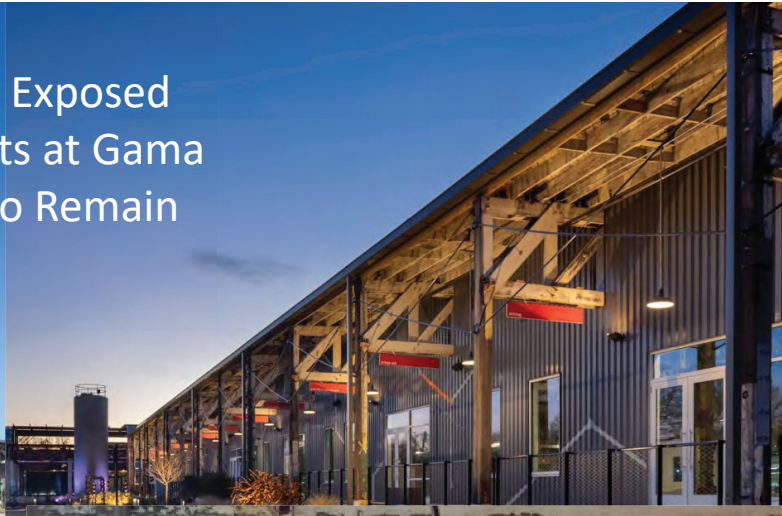


Post Renovation



Proposed Alteration

Other Exposed
Elements at Gama
Goat to Remain



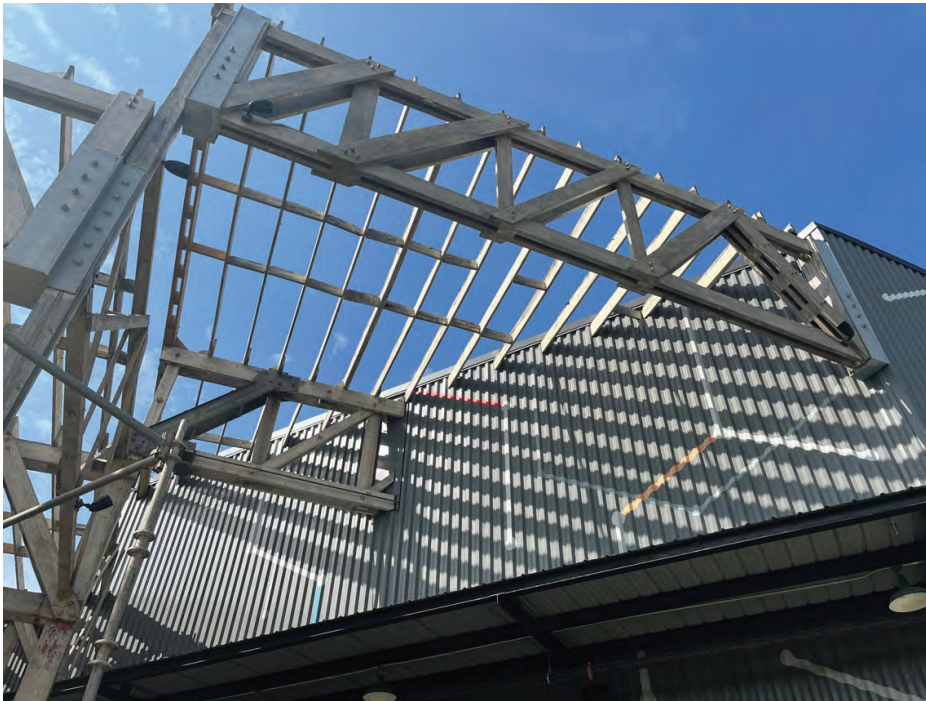
Existing Conditions



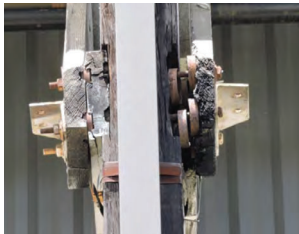
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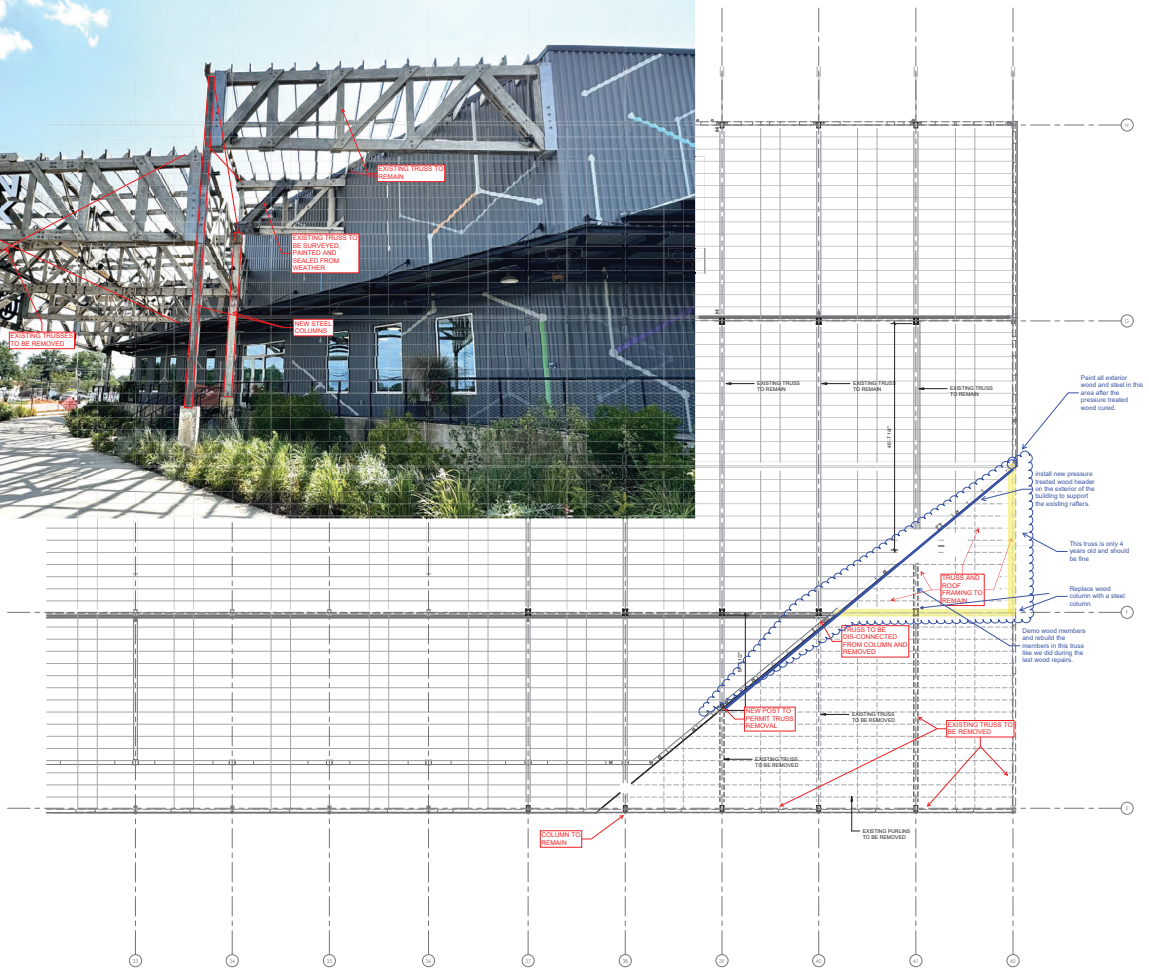


Existing Conditions



Existing Conditions





1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



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Camp Northend Gamma Goat Truss
Renovation
Enter address here

FOR CONSTRUCTION

SHEET NO.

REVISIONS

REV. DATE DESCRIPTION

PROJECT NO. 17-007

DATE 09.20.17

DESIGNED BY AJM

CHECKED BY AJM

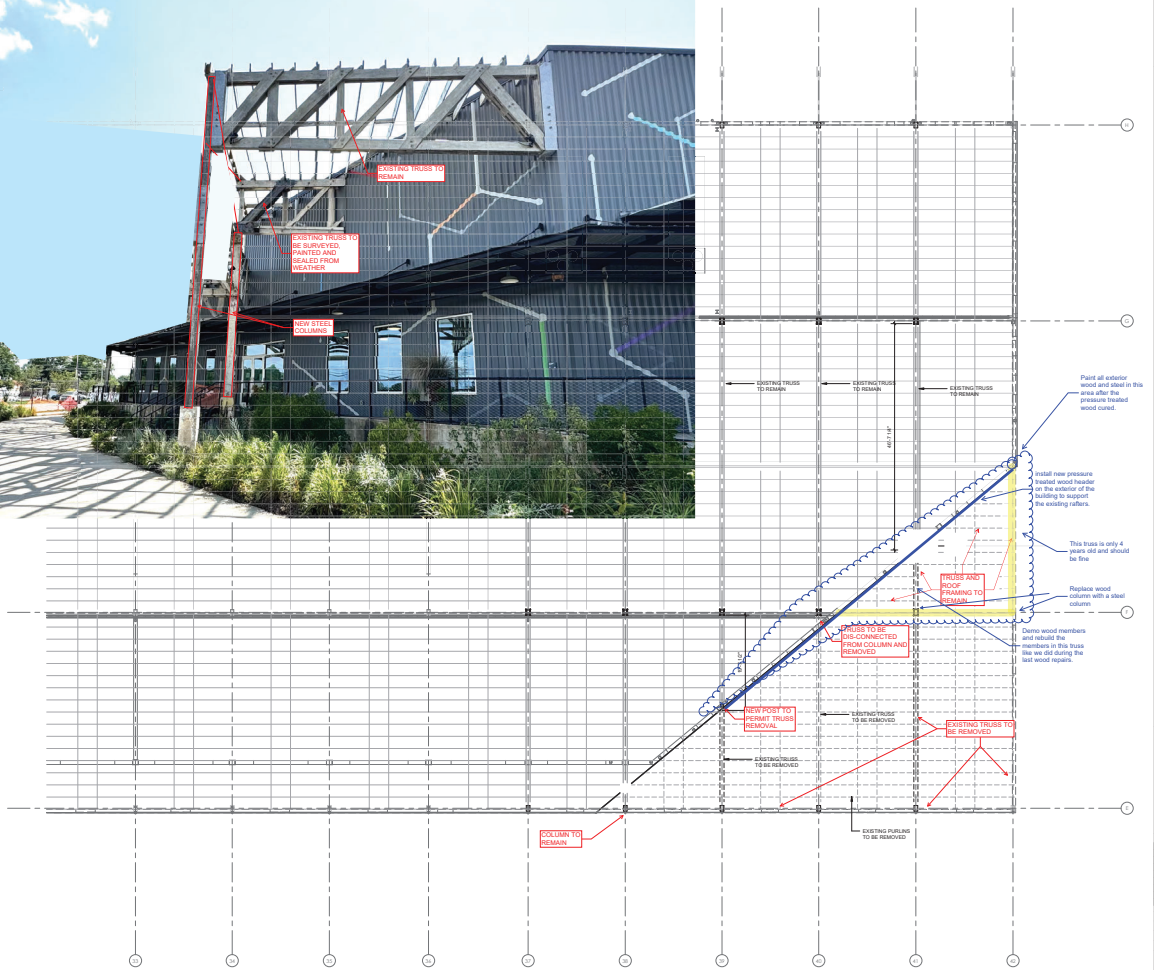
SHEET TITLE

EXISTING ROOF FRAMING PLAN

SHEET NO.

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1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



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SCALE:

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO. 17-001
DATE: 09.20.17
DRAWN BY: APM
CHECKED BY: APM

SHEET TITLE
EXISTING ROOF FRAMING PLAN

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