

**Staff Report and Comments**

**Grinnell/General Fire Extinguisher Company**

**1435 West Morehead St.**

**Charlotte, NC 28208**

**Application for COA HLC426**

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

Project Description

1. Removal of the steel smokestack.

Exhibit A – Context map

Exhibit B – Existing conditions

**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 does not meet the HLC Standard 2. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
2. The proposed project does not meet the HLC Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
3. The proposed project does not meet the HLC Standard 9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property.

**Staff recommends that the Commission deny the application as presented.**

## **THE HLC STANDARDS**

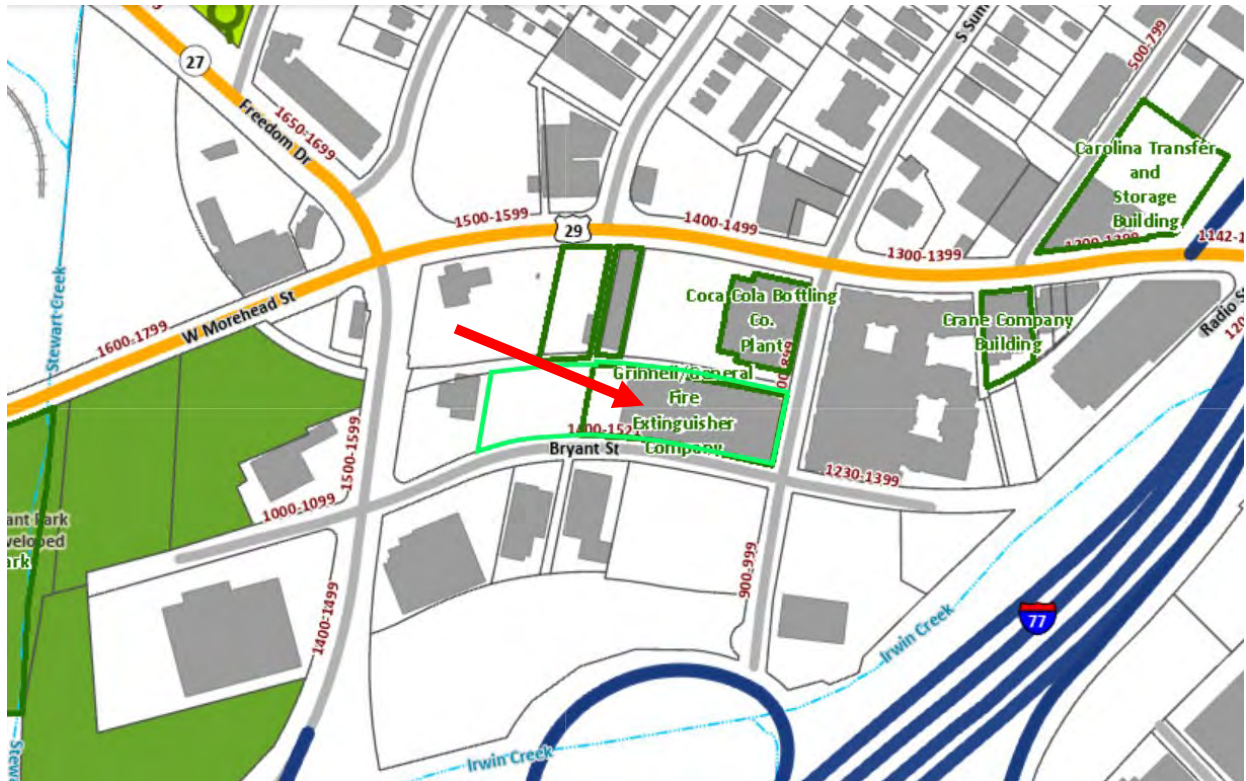
**Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.**

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

## Existing Conditions





1001 MOREHEAD SQUARE DRIVE  
SUITE 320  
CHARLOTTE, NC 28203

8/1/24

Ms. Mary Cook  
Stream Realty Partners  
1930 Camden Rd.  
Suite 210  
Charlotte, NC 28203

Subject: 1435 West Morehead – Grinnell Water Works Building

Ms. Cook,

I visited the West Morehead property to assess the condition of the existing steel smokestack on the northwest corner of the building. The stack is constructed of steel pipe of approximately 36" to 40" in diameter in approximately 4'-0" sections. The stack does taper as you get to the top. Each section is welded together with what appears to be a complete joint penetration weld (seam weld). To provide additional stability, there are (4) sets of guy wires connecting to the stack at 3 levels as you go up the stack.

The condition of the stack is in poor condition with significant amounts of surface rust. The brackets connecting to the guy wires are also in poor condition with large amounts of rust. It is difficult to assess the condition of the guy wires, but we would expect them to be in a similar condition. The stack is at a critical stage where it needs significant repair if it is to remain as part of the building. The repair would include removing all existing paint, sand blast cleaning and repaint. There may be areas that will require repair with welded patches once all the rust is removed. The guy wire brackets would all need cleaned to bare metal and repainted too. The guy wires should all be replaced, and anchorage checked.

The cost of this repair is quite expensive due to the height of the stack and its lack of accessibility. We would imagine a full height scaffolding would be needed to provide workers with access to the stack. The scaffolding will likely need support under the roof as the existing roof cannot support such a large, concentrated load around the stack. We would anticipate the cost being between \$100,000 and \$150,000. Finding a contractor willing to do this type of work will be difficult. If you desire to maintain the stack, we can assist in specifications and bidding documents to help you obtain competitive



pricing. If this cost exceeds the building budget, we suggest the stack be removed and the roof patched.

If you have any questions or need more information, please contact me as I would be happy to discuss in more detail.

Sincerely,  
EM Structural

A handwritten signature in black ink, appearing to read "M. Gardina". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Michael Gardina, PE  
Associate Principal



PROPOSAL

D. H. GRIFFIN WRECKING CO., INC.

11205 Reames Road, Charlotte, NC 28269
Phone: 704-331-9400 Fax: 704-336-6860

PROPOSAL SUBMITTED TO:

Mary M. Cook, CPM
Property Manager
M. 980.721.9158
mary.cook@streamrealty.com | www.streamrealty.com

DATE: 9.18.24

PROJECT NAME/LOCATION:
1435 W. Morehead – Stack Removal

Based on site inspection and verbal descriptions, D. H. Griffin Wrecking Co., Inc. (DHG) proposes the following scope(s) of services:

- Mobilize to the site.
Erect crane in parking lot.
Create a hole in the presumed bottom of the stack in the office area. This will be used to ensure that it is indeed the bottom of the stack and that there are no flammable materials at the bottom of the stack prior to removal.
Remove stack down to 1-2' above roof.
Place a temporary cap over the stack opening.
Demobilize.
Contract Price: \$23,500.00

Addenda Acknowledged: 0

Mobilizations Included: 1

Charge for Additional Mobilizations: \$3,000 each

Bid Specific Conditions:

- Stack pieces will not be placed on the roof.
Plywood and fire blankets will be placed on the roof prior to torching.
Stack cap will be set aside for reinstallation by others.
A temporary cap will be provided. It is advised that a permanent capping solution is provided quickly.
This work will be performed on a weekend.
It is presumed that the stack is, essentially, a single-layered steel cylinder.

General Inclusions (unless explicitly excluded above):

- D.H. Griffin Wrecking Company Inc. will provide supervision, labor, equipment, disposal, hauling and insurance.
Salvageable materials become the property of D.H. Griffin Wrecking Company, Inc.
Payments to D.H. Griffin are due within 30 days of invoice date.
This proposal is to be made a part of the contract if awarded.

General Exclusions (unless explicitly included above):

- The disconnection, relocation, or capping of utilities. This work will need to be completed by the client prior to demolition commencement, if possible.
Temporary fencing, ICRA barriers, weather barriers, or dust barriers.
Salvaging of items for the client.
Liquidated damages.
Backfill, compaction, grassing, silt fencing, or finish grading of the site.
Shoring, bracing, or engineering of structural elements that are to remain.
Identification, removal, or disposal of any asbestos, excess fill material, industrial oils, or hazardous/contaminated materials.
Removal of underground storage tanks, grease traps, utilities or structures (including caissons and piles).
Patching, leveling, bead blasting, or repairing of surfaces.
Surveying or sampling of materials and property.
Layout of openings.

Authorized Signature: [Signature Line] NOTE: This proposal may be withdrawn by DHG if not accepted within 30 days.

Estimator: Justin Pollock - jpollock@dhgriffin.com

PLEASE SIGN, DATE AND RETURN ORIGINAL

By signing below, you agree to the following: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to approve the work as specified. Payment will be made as outlined above.

Table with 3 columns: Client's Signature, Name and Title, Date of Acceptance







