

**Staff Report and Comments**

**Larkwood-Chadbourn Hosiery Mill**

**451 Jordan Place**

**Charlotte, NC 28205**

**Application for COA HLC460**

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

Project Description

1. Façade and site alterations.

Exhibit A - Context Map

Exhibit B – Original Facade

Exhibit C – Year 2016 Conditions

Exhibit D - Existing Conditions

Exhibit E - Elevations

Exhibit F - Site Plan

**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 Larkwood-Chadbourn Mill was significantly altered as shown in Exhibit C. Photos from 2016 show window openings enclosed with brick among other changes. During the redevelopment of the Mill several original window openings were restored, new entrances added, façade alterations and site improvements made prior to designation in August 2021.
2. The proposed project meets the applicable HLC Standards 1-7, and 9-10.

**Staff recommends that the Commission approve the application as presented, or with conditions.**

## **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.

# Exhibit A

## Context Map

The screenshot displays the Polaris v4.1 web application interface. On the left, a sidebar contains navigation icons and a search bar with the address "451 JORDAN PL 101 CHARLOTTE NC 28205". Below the search bar is a "Property Key" section with a table of Parcel ID (08306707) and GIS ID (08306707). The "Address located on Property (Postal City)" is also listed as "451 JORDAN PL 101 CHARLOTTE NC 28205". The "Owner Name" is "NP CHADBOURN LLC" and the "Mailing Address" is "640 N LASALLE ST STE 605 CHICAGO IL 60654". At the bottom of the sidebar are buttons for "Prop Report", "Buffer Strch", "Zoom To", and "Unselect", along with a "Report Issues" link.

The main map area shows an aerial view of the property, outlined in green. A red arrow points to the property. Surrounding streets include Charles Av, Little Sugar Creek, and Resard St. The map also shows other nearby properties with their respective parcel numbers.

Date Printed: 11/25/2024 4:15 PM

**Exhibit B**  
**Original Facade**



**Southwest oblique from *Charlotte, North Carolina: Focal Point of the Carolinas*, 1948**

**Exhibit C**  
**Year 2016 Conditions**



**Front and Right Elevations**



**Left Elevation**



**Exhibit D**  
**Existing Conditions**



**Front/East and Right/West Elevation**



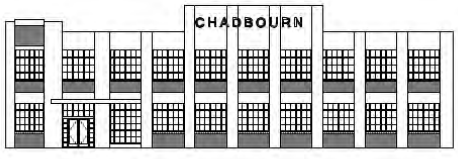
**Right/West Elevation (No changes)**



**Rear/North Elevation and East/Left Elevation**

# Exhibit E

## Existing Elevations



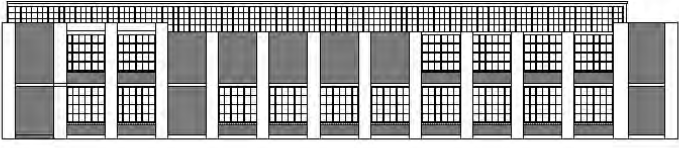
**1** EXISTING EXTERIOR ELEVATION @ ENTRY  
Scale: 1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE SCHEDULE OF FINISHES.
3. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
6. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
7. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
8. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
9. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
10. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

**EXT. ELEVATIONS LEGEND**

	Concrete
	Stucco
	Brick
	Block
	Paint
	Other



**2** EXISTING EXTERIOR ELEVATION @ DATIO  
Scale: 1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE SCHEDULE OF FINISHES.
3. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
6. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
7. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
8. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
9. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
10. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

**EXT. ELEVATIONS LEGEND**

	Concrete
	Stucco
	Brick
	Block
	Paint
	Other



MR. DUCKS

801 JORDAN PLACE  
 CHARLOTTE, NC  
 28205

1	Description	Date
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT # 22-004  
 EXTERIOR ELEVATIONS  
 SCALE: 1/4" = 1'-0"  
 SHEET # **A6.1**



# Proposed Elevations



## EAST ELEVATION



## NORTH ELEVATION

NOTE: NO WORK ON SOUTH AND WEST ELEVATIONS



**1** EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

**REDLINE**  
925 Tuckersmith Rd  
Suite 110  
Charlotte, NC 28208  
704.377.2900  
www.redlineapp.com

**PINS MECHANICAL - NoDA**

691 JORDAN PLACE  
CHARLOTTE, NC  
28208

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ARCH. PROJECT # 24-004  
EXTERIOR ELEVATIONS  
SCALE: 3/32" = 1'-0"  
SHEET # **A6.0**

