

Staff Report and Comments

Name Charlotte Coliseum (Bojangles Coliseum)
Address 2700 E. Independence Blvd.
City State Zip Charlotte, NC 28205

Item: Application for COA HLC487

Property Description: Charlotte Coliseum

The Charlotte Coliseum was completed in 1955 to provide the first single-purpose sports facility in the area. The Charlotte Coliseum, designed by Odell & Associates, was the largest free-span dome in the world at the time it was built, and the Coliseum was important for its pioneering architectural design. The Coliseum fostered major economic growth for the city at large and Independence Boulevard in particular. (*CMHLC Survey Report, 7/30/1990*).

Project Description – Roof repair and repainting

To address numerous leaks in the roof the battens on the roof will be removed and cleaned, the individual panels will be cleaned, and new hardware will be used to re-attach the battens. A *Sikalastic* waterproofing roofing system will be applied.

Exhibits presented to and considered by the Commission:

- Exhibit A – Map**
- Exhibit B – Existing Conditions**
- Exhibit C – Proposed Plans**

Staff Comments

Based upon the information presented in the application, staff offers the following suggested applicable 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. 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.
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.

Staff recommends 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.

Exhibit A

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 03/27/25 1:35 PM

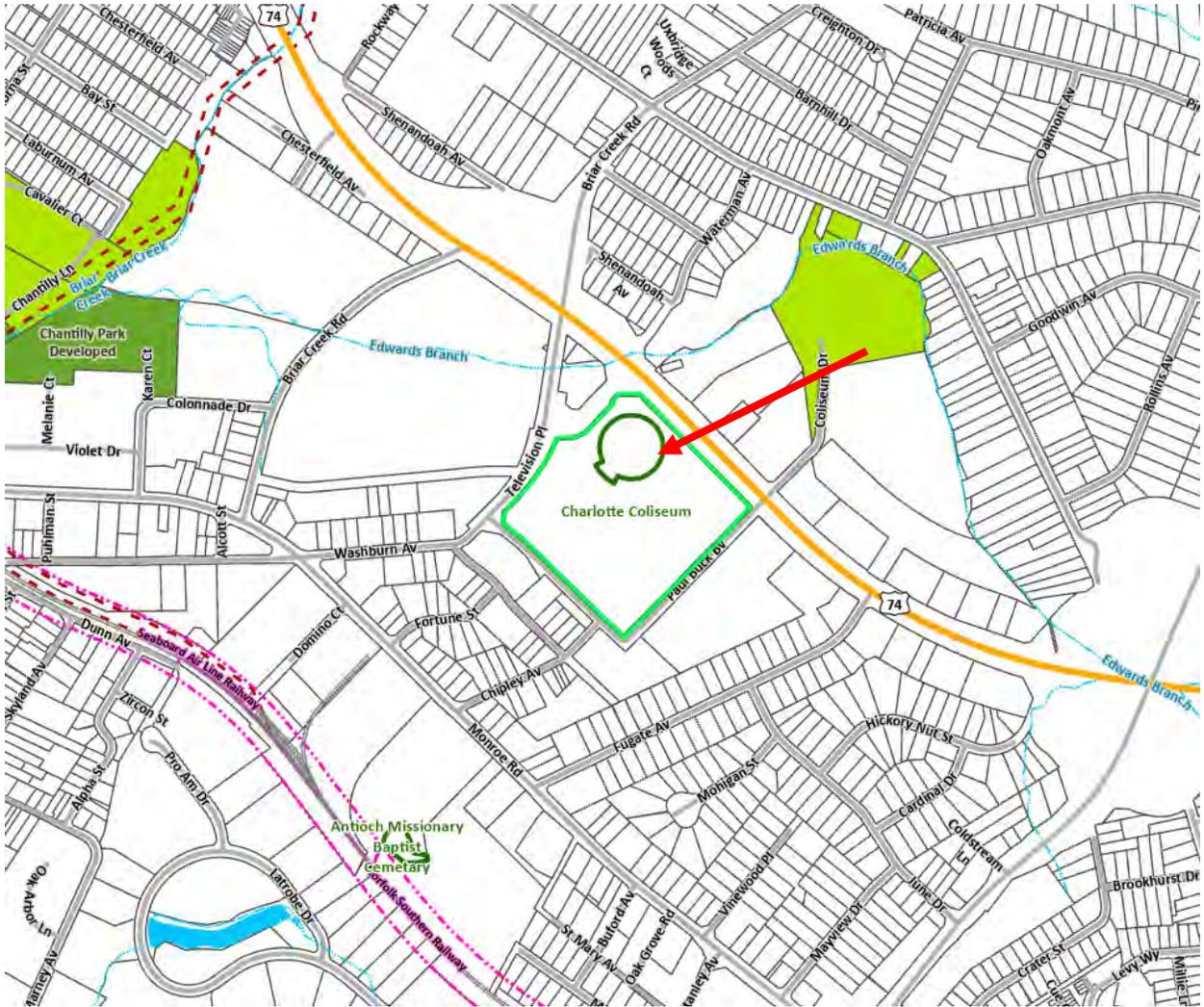


Exhibit B
Existing Conditions





Exhibit C
Proposed Plans

