

Staff Report and Comments

Name Edgewood Farm
Address 11124 Eastfield Rd.
City State Zip Huntersville, NC 28269

Item: Application for COA HLC491

Property Description

The ca. 1853 Edgewood Farmhouse, 11124 and 11132 Eastfield Road, was designated as a local historic landmark in 1985, including the interiors and exteriors of the farmhouse and an earlier log outbuilding and the approximately 26.610 acres of land. The structure is one of the few, relatively intact ante-bellum plantation houses in Mecklenburg County. The structure was the home of Robert Davidson Alexander and Abigail Bain Caldwell Alexander, both being members of prominent pioneer families of Mecklenburg County. The transitional Federal/Greek Revival plantation house is an imposing example of this motif in Mecklenburg County. *(CMHLC Designation Report, 2021)*

Project Description – Renovation, new addition, parking

The project is a renovation of the Farmhouse for institutional adaptive reuse including removal of the rear porch and replaced by a courtyard and ADA ramp. Interior improvements include a new restroom, interior improvements, electrical, mechanical and plumbing upgrades. A new gravel driveway and parking will be added from Pointer Road.

Exhibits presented to and considered by the Commission:

Exhibit A – Context Map
Exhibit B – Existing Conditions/Historic Photos
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.

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

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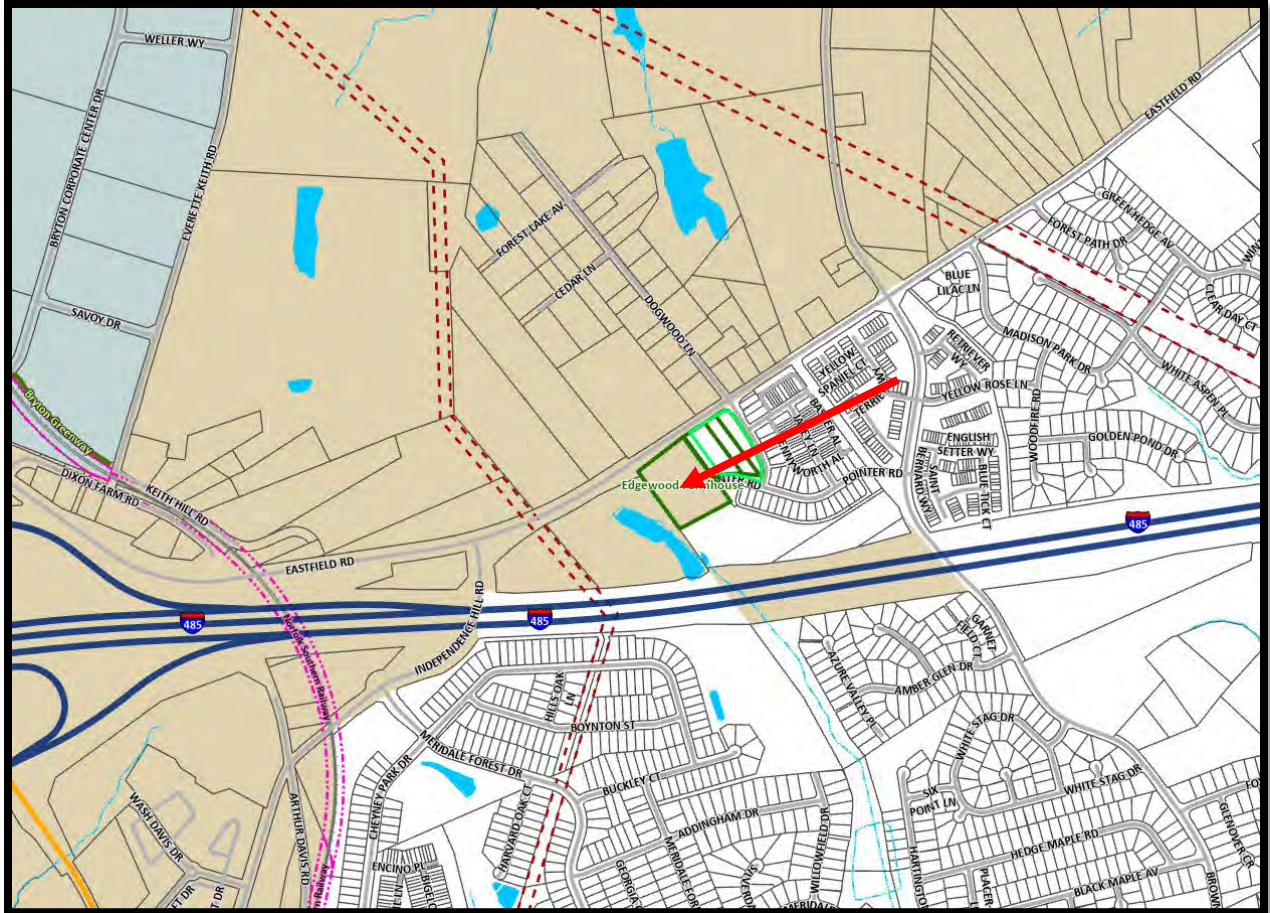


Exhibit B

Existing Conditions/Historic Photos



Original House and Alexanders



Front and side elevation



Right Elevation



Left Elevation



Rear/Side Yard



Rear/Side Yard

Exhibit C
Proposed Plans



1 DEVELOPMENT PLAN FOR REFERENCE ONLY
N.T.S



SITE DATA TABLE	
DEVELOPMENT DATA	
PROJECT NO.	2024-001
PROJECT NAME	Childcare Facility
OWNER	ABC Properties LLC
DESIGNER	AB Architecture
DATE	19 MARCH 2025
GENERAL DATA	
PROJECT TYPE	Childcare Facility
PROJECT AREA	1.5 ACRES
PROJECT LOCATION	11124 East Field Rd, Charlotte, NC 28269
PERMITS & REGULATIONS	
PERMIT TYPE	Site Plan
PERMIT NO.	2024-001
PERMIT DATE	19 MARCH 2025
PERMIT EXPIRY	19 MARCH 2026
PERMIT STATUS	Active
PERMIT AGENCY	Charlotte-Mecklenburg Department of Public Works
PERMIT FEE	\$1,500.00
PERMIT TYPE	Site Plan
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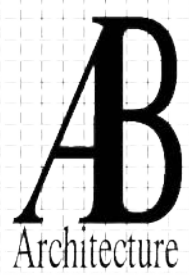
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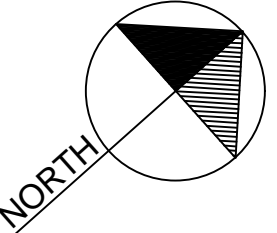
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DEVELOPMENT PLAN

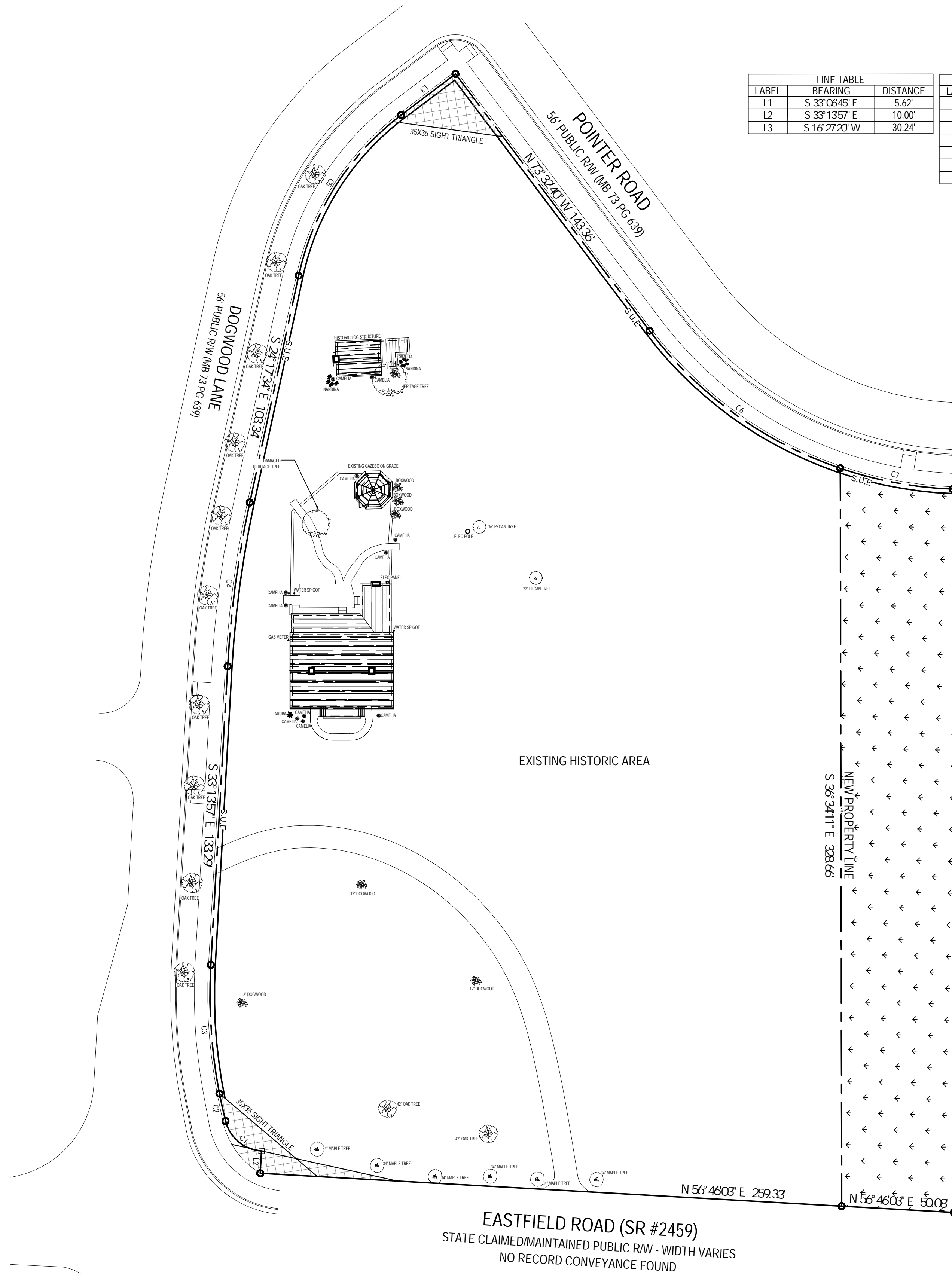
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LEGEND:

- BOUNDARY LINE: — — — — —
- OVERHEAD UTILITIES: — — — — —
- FENCE (TYPE NOTED): — — — — —
- UTILITY POLE: — — — — —
- RAW: RIGHT OF WAY
E/P: EDGE OF PAVEMENT

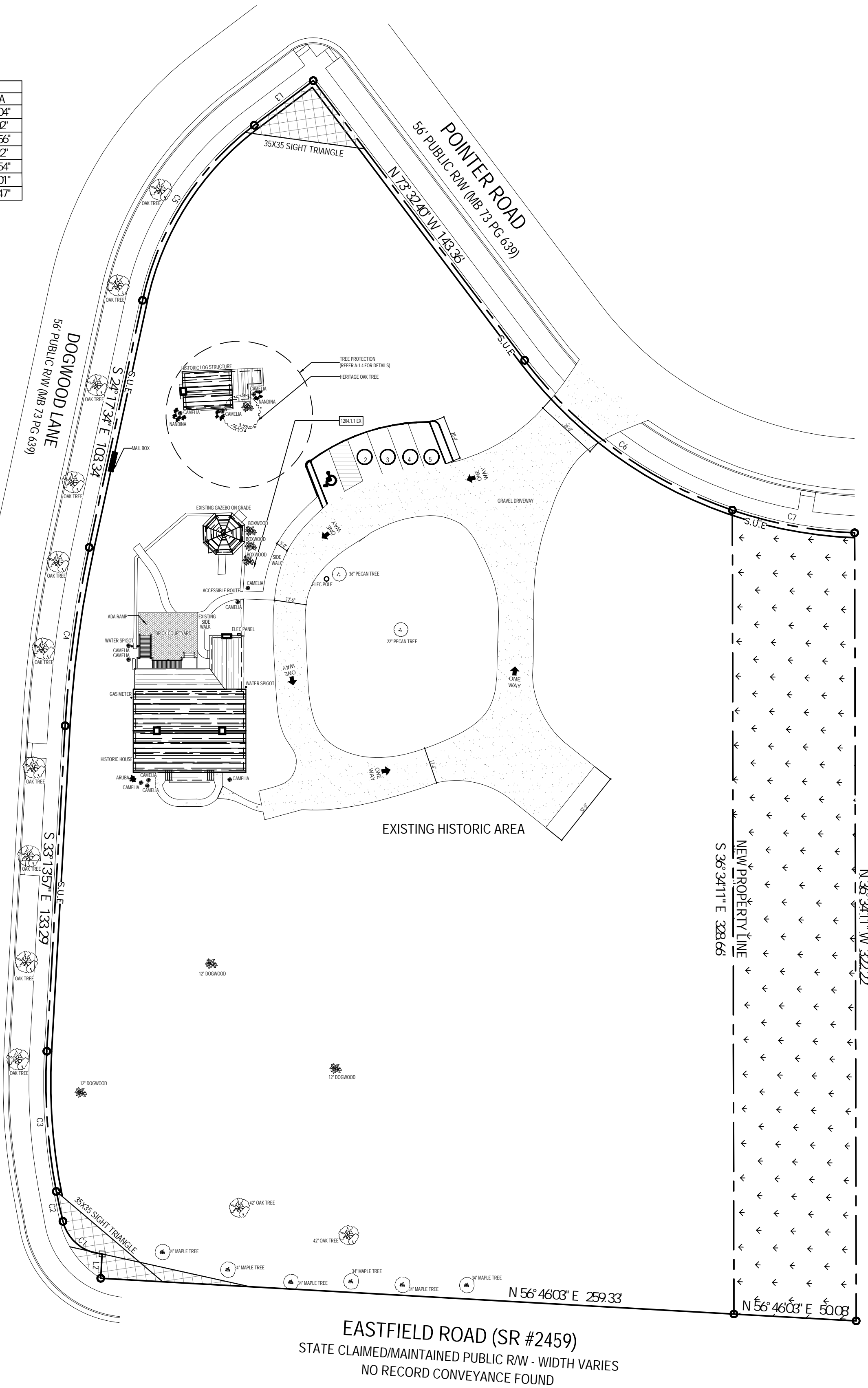


PROJECT #:	
ISSUE DATE:	19 MARCH 2025
REVISIONS:	



LINE TABLE			CURVE TABLE				
LABEL	BEARING	DISTANCE	LABEL	RADIUS	ARC	CHORD	CHORD BEARING
L1	S 33° 06' 45" E	5.62'	C1	17.50'	22.30'	20.82'	S 86° 43' 25" E
L2	S 33° 13' 57" E	10.00'	C2	232.49'	12.51"	12.51"	S 48° 58' 23" E
L3	S 16° 27' 20" W	30.24'	C3	232.49'	57.61"	57.47"	S 40° 19' 54" E
			C4	472.00'	73.64"	73.57"	S 28° 45' 46" E
			C5	122.00'	86.77"	84.95"	S 03° 55' 07" E
			C6	178.00'	106.30"	104.73"	S 89° 20' 50" W
			C7	178.00'	51.04"	50.87"	S 64° 01' 26" W

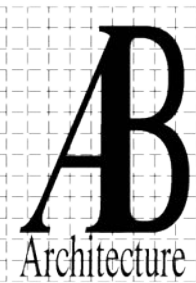
2 SITE PLAN - EXISTING
1/32" : 1'-0"



1 SITE PLAN - PROPOSED
1/32" : 1'-0"

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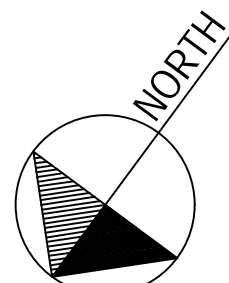
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Childcare Facility
HISTORIC EDGEWOOD
11124 East Field Rd, Charlotte, NC 28269

SITE PLAN

A-1.3



PROJECT #:	
ISSUE DATE:	19 MAR 2025
REVISIONS:	



② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
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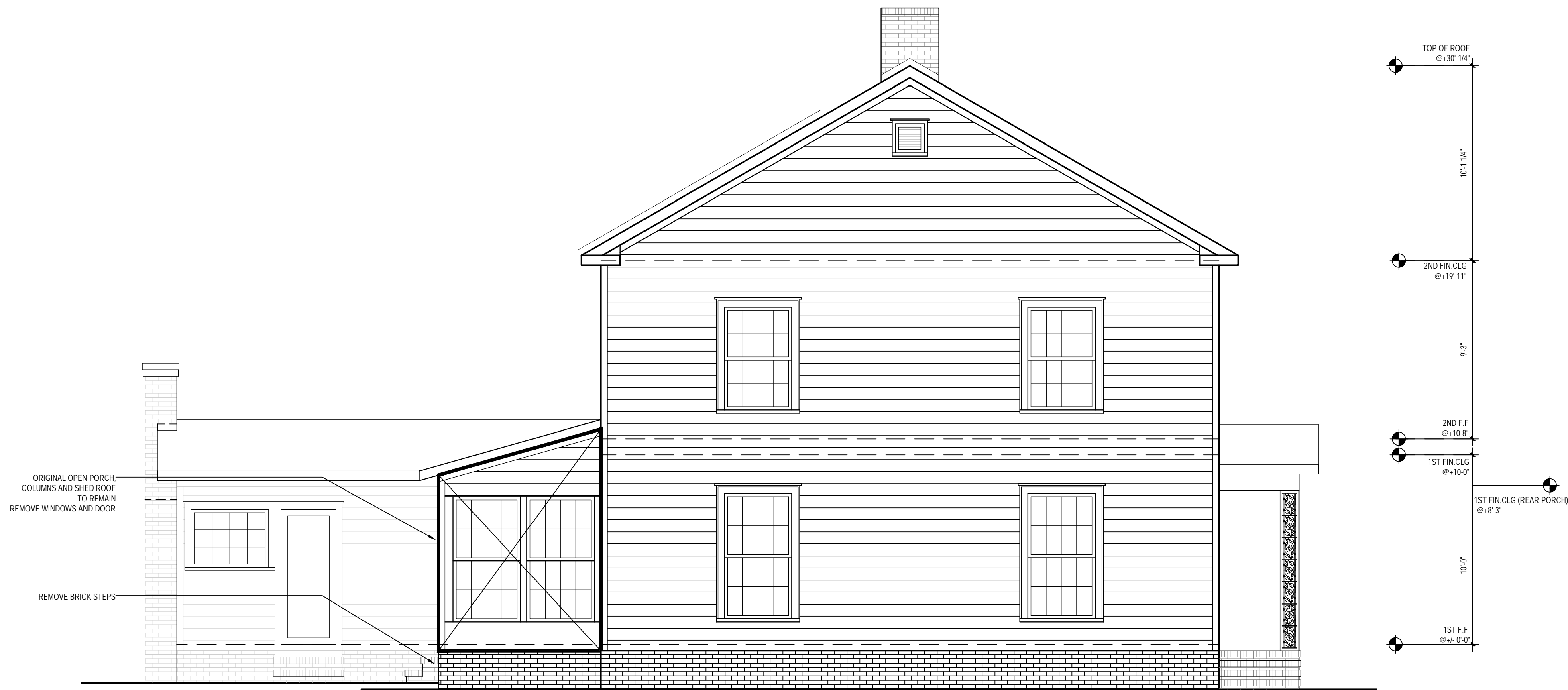
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EXISTING FRONT
ELEVATION

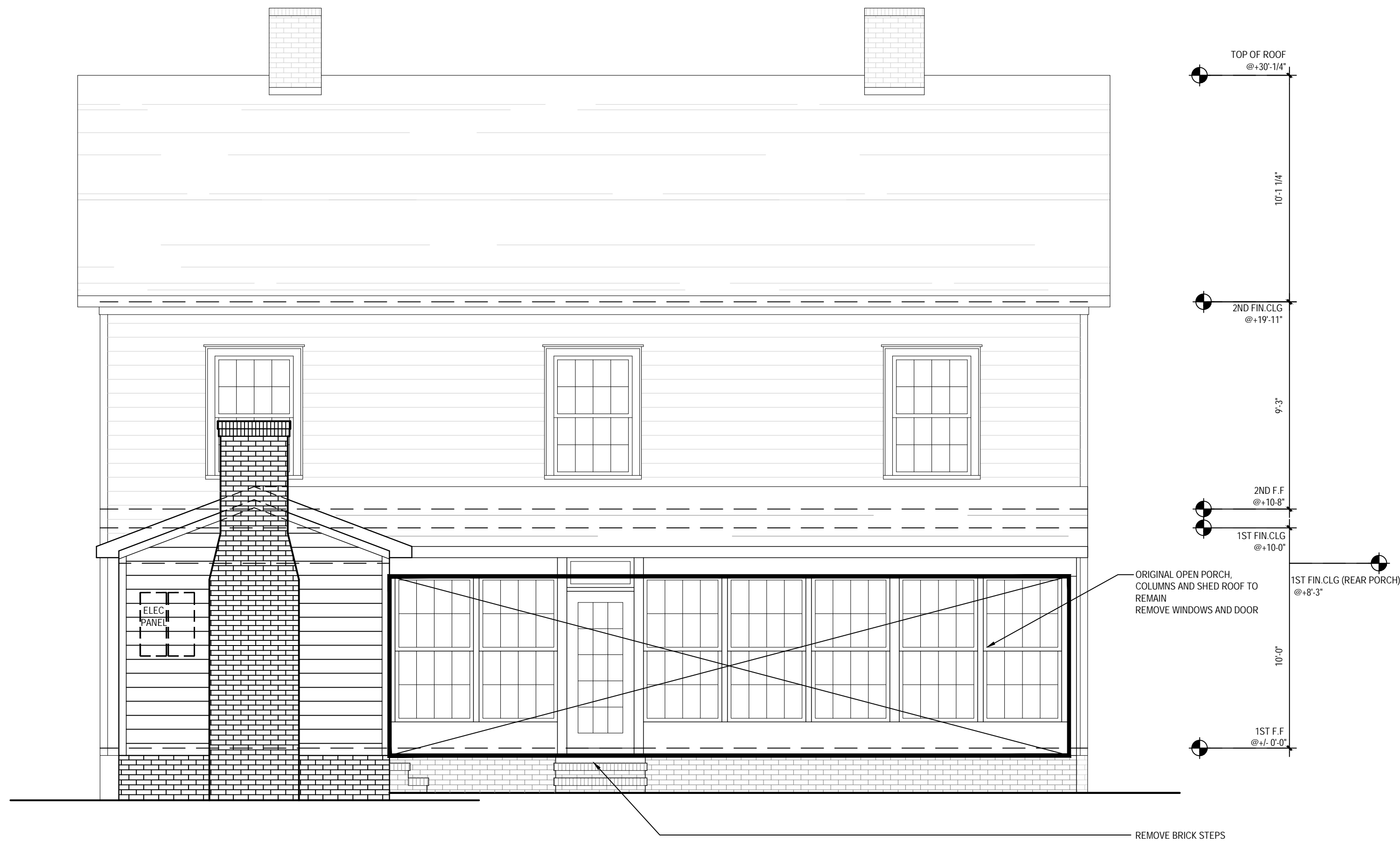
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KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED

PROJECT #:	
ISSUE DATE:	19 MAR 2025
REVISIONS:	



2 EXISTING LEFT ELEVATION
1/4" = 1'-0"



1 EXISTING REAR ELEVATION
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GENERAL NOTES:

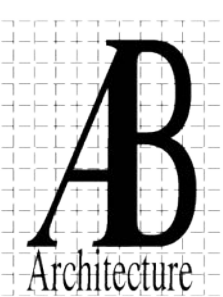
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AB ARCHITECTURE
125, W TREMONT AVENUE,
UNIT 724
CHARLOTTE NC 28203
EMAIL: brooks.alb@icloud.com
Phone: 704-502-4554



Childcare Facility
HISTORIC EDGEWOOD
11124 East Field Rd, Charlotte, NC 28269

EXISTING RIGHT ELEVATION

A-3.1

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED

PROJECT #:	
ISSUE DATE:	19 MAR 2025
REVISIONS:	



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

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PROPOSED
ELEVATIONS
A-5.0

PROJECT #:	
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2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 3'-0	MATCH EXISTING	DOUBLE HUNG

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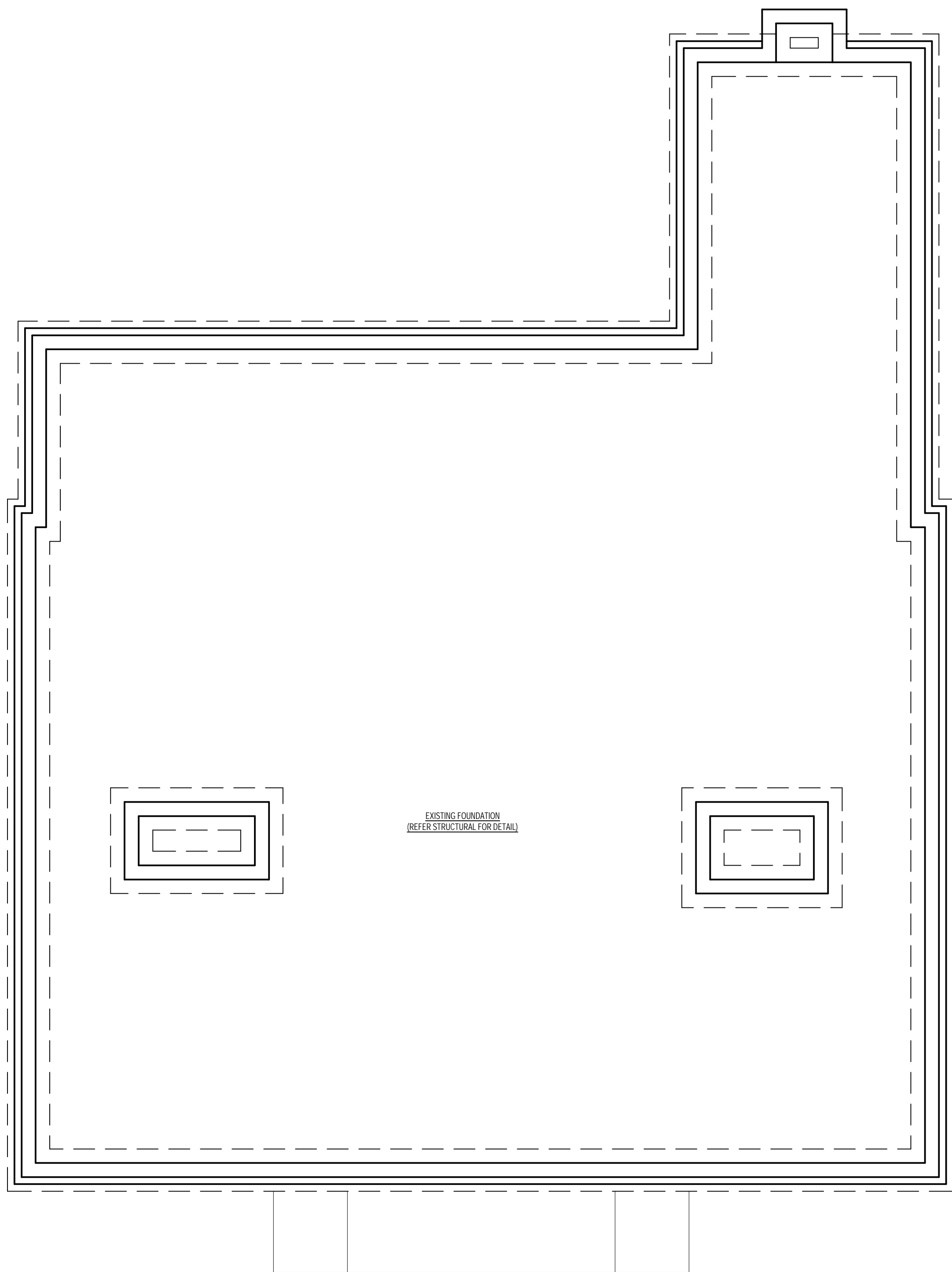


Childcare Facility
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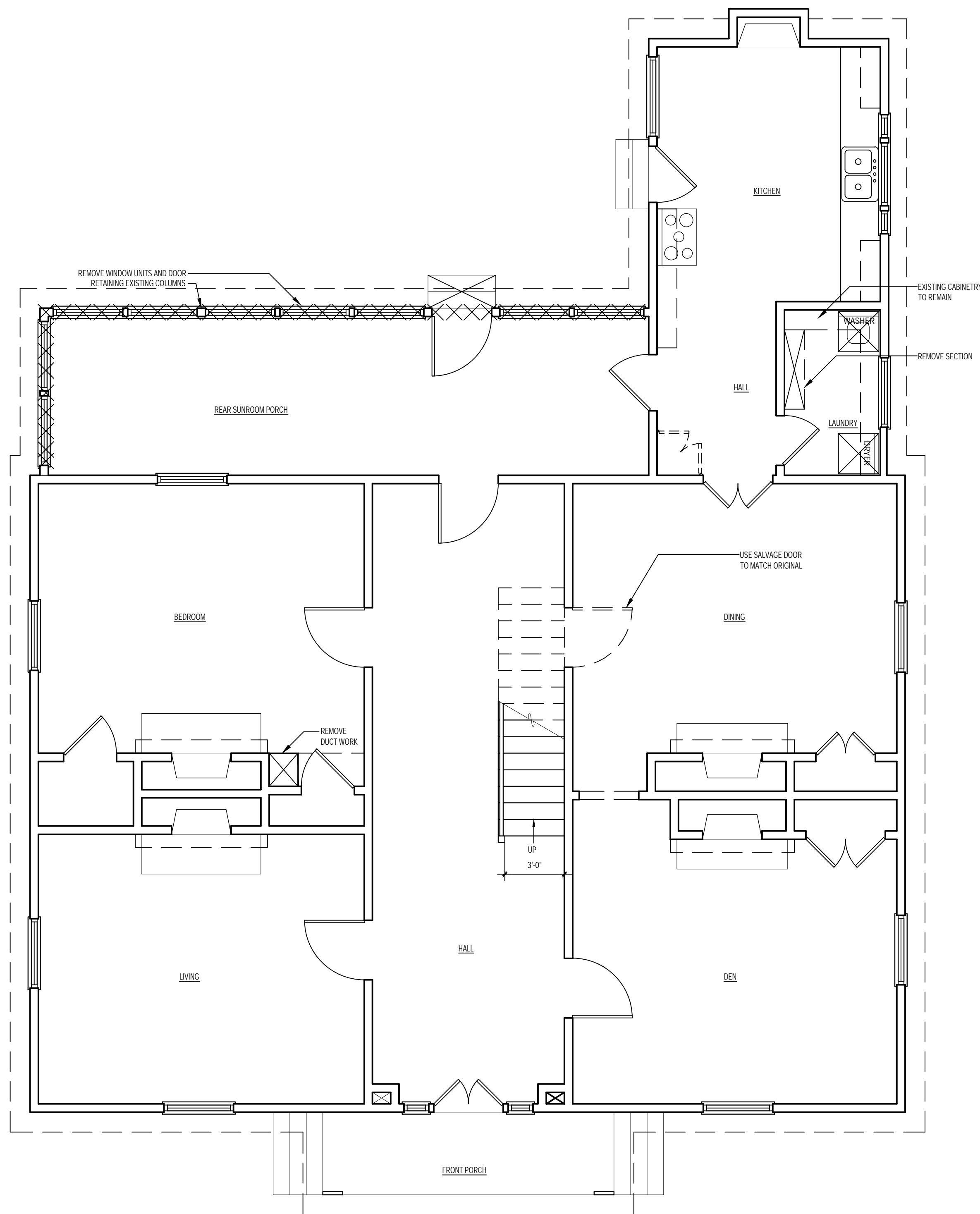
PROPOSED RIGHT
ELEVATIONS

A-5.1

PROJECT #:	
ISSUE DATE:	19 MAR 2025
REVISIONS:	



② EXISTING FOUNDATION PLAN
1/4" = 1'-0"



② EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

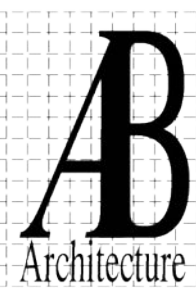
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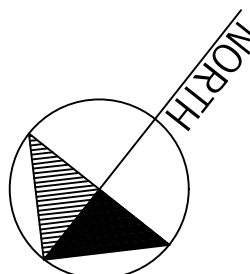


Childcare Facility
HISTORIC EDGEWOOD
11124 East Field Rd, Charlotte, NC 28269

EXISTING PLANS

A-2.0

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED



PROJECT #:	
ISSUE DATE:	19 MAR 2025
REVISIONS:	



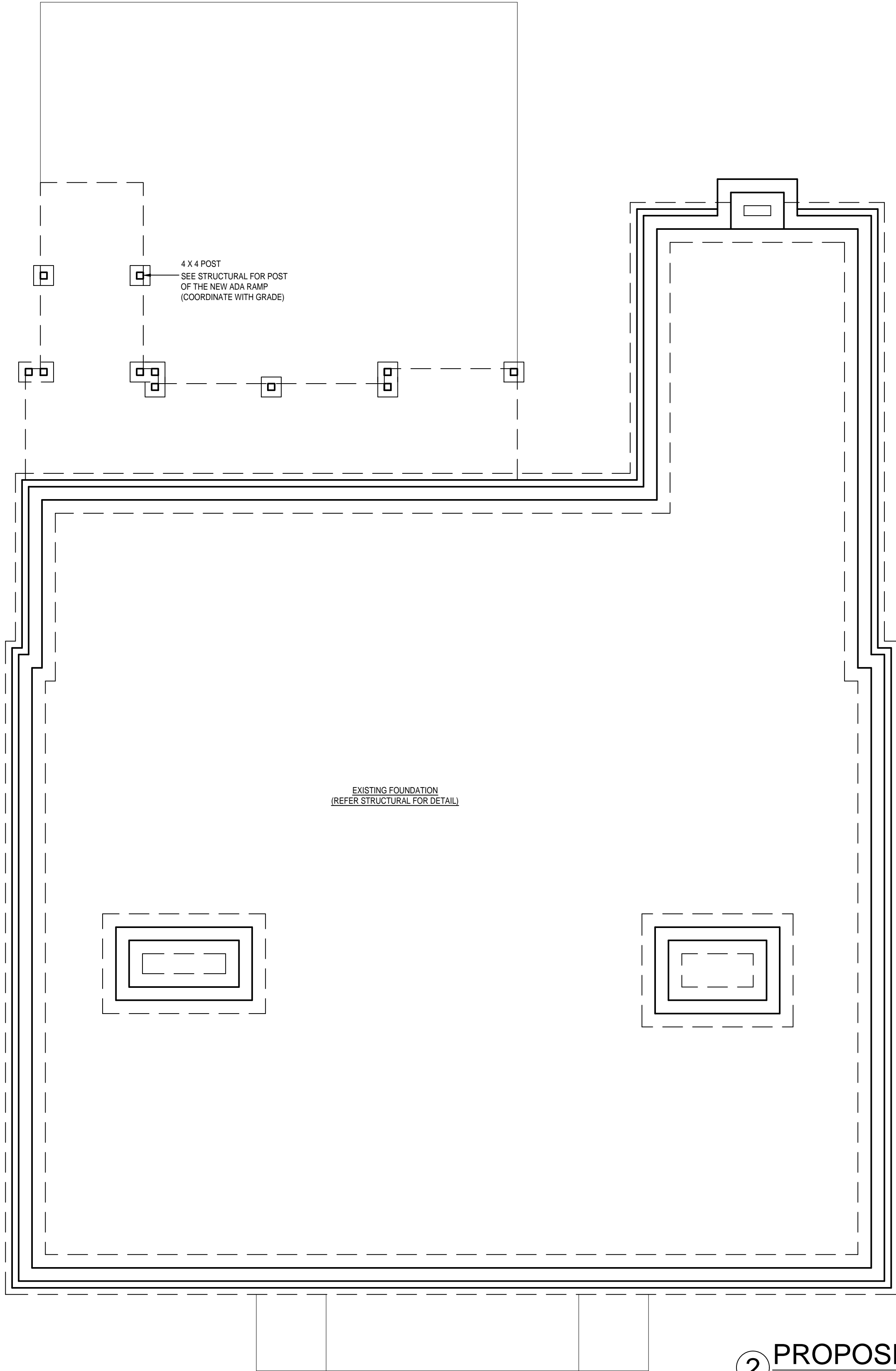
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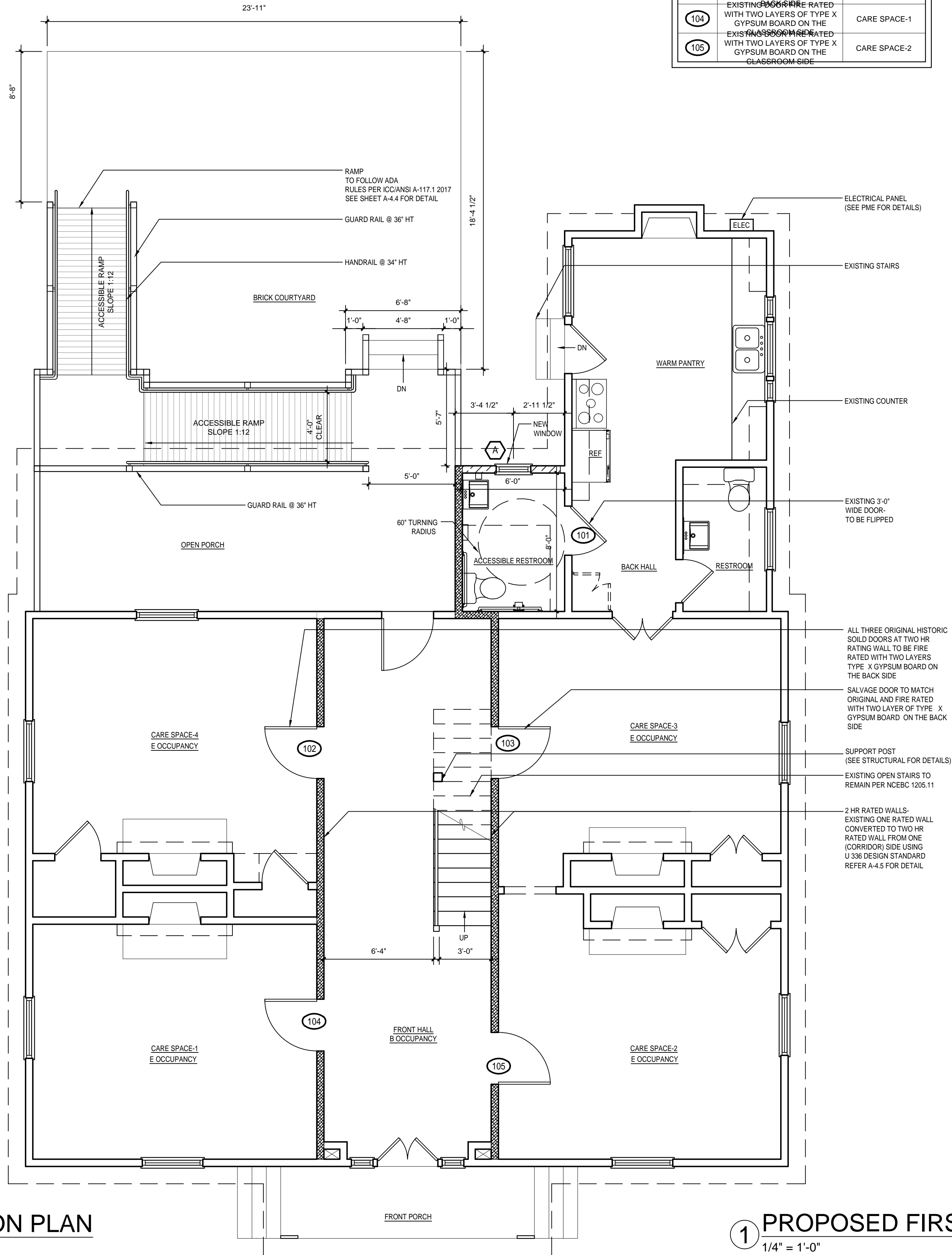
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2 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



1 PROPOSED FIRST PLAN
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 3'-0	MATCH EXISTING	DOUBLE HUNG

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	EXISTING 3'-0" WIDE DOOR TO BE FLIPPED	ACCESSIBLE BATHROOM
102	SALVAGE DOOR TO MATCH ORIGINAL AND FIRE RATED WITH TWO LAYER OF TYPE X GYPSUM BOARD ON THE BACK SIDE	CARE SPACE-4
103	EXISTING DOOR FIRE RATED WITH TWO LAYERS OF TYPE X GYPSUM BOARD ON THE BACK SIDE	CARE SPACE-3
104	EXISTING DOOR FIRE RATED WITH TWO LAYERS OF TYPE X GYPSUM BOARD ON THE BACK SIDE	CARE SPACE-1
105	EXISTING DOOR FIRE RATED WITH TWO LAYERS OF TYPE X GYPSUM BOARD ON THE GLASSROOM SIDE	CARE SPACE-2

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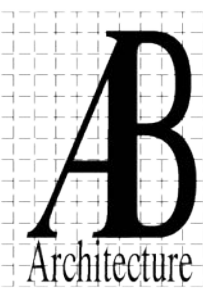
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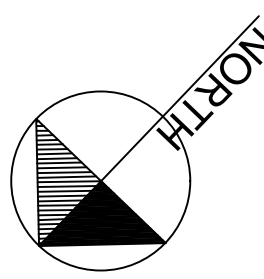
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PROPOSED PLANS

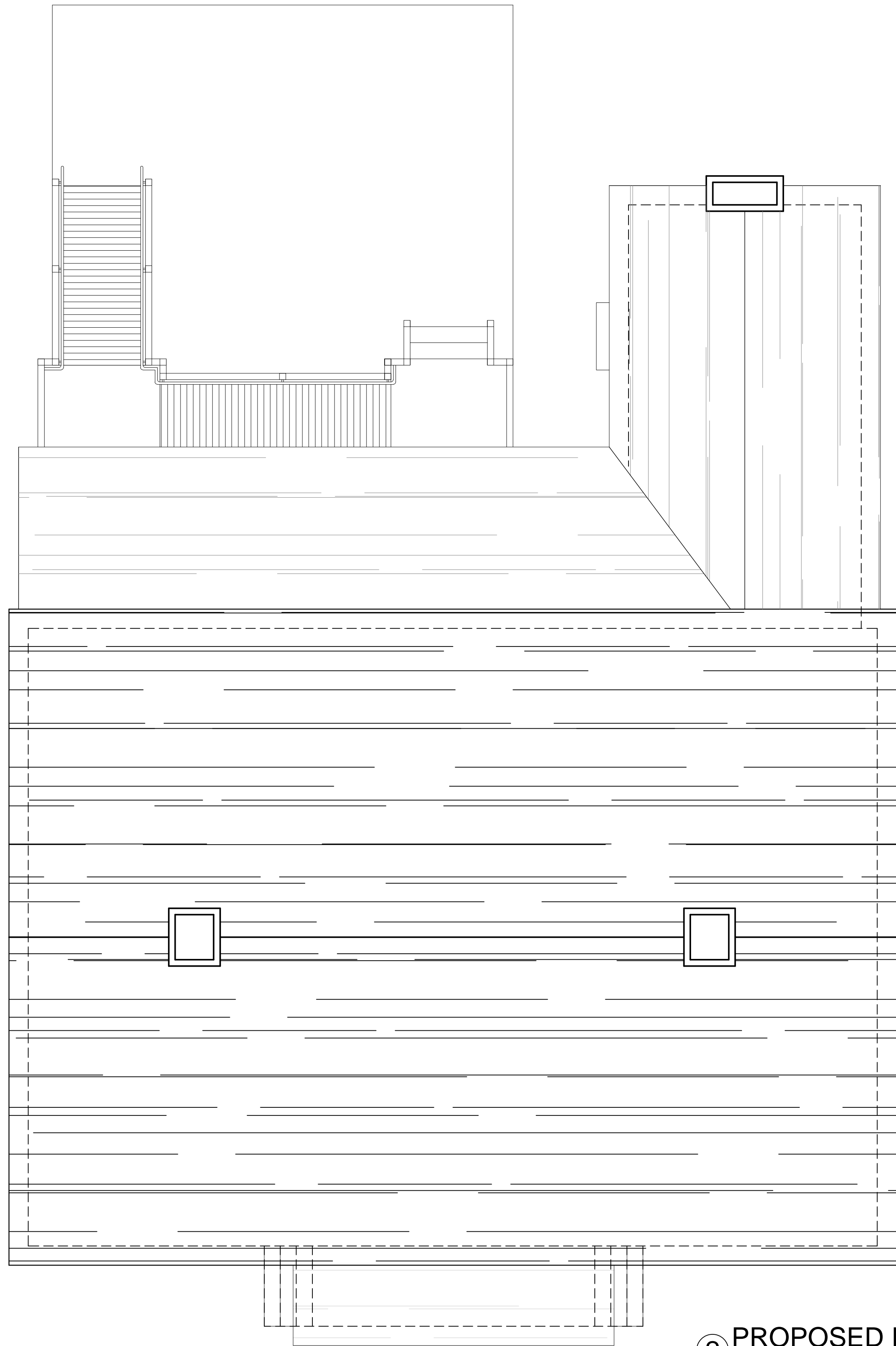
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NOTE:

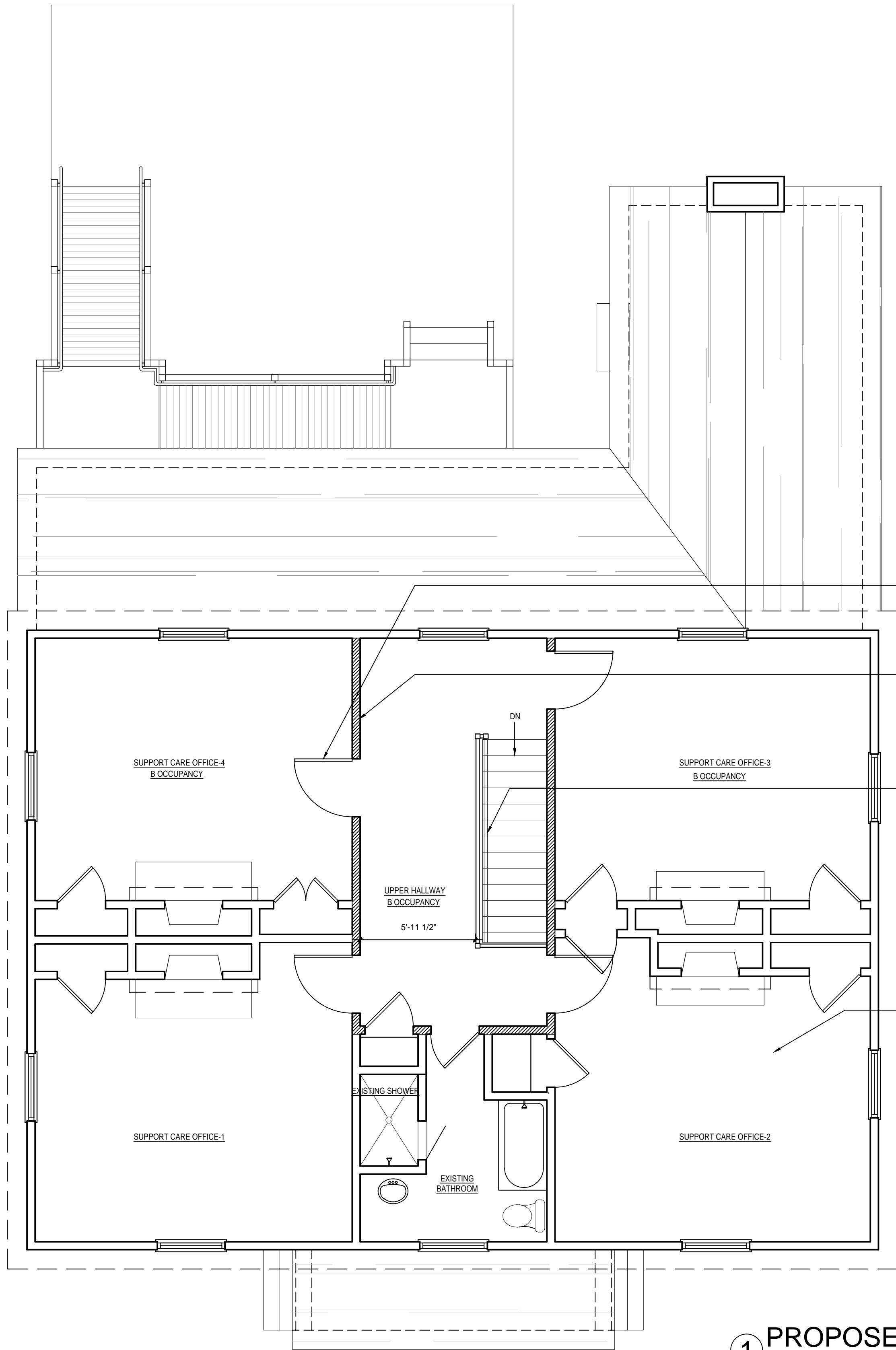
- EXISTING WALL
- ONE HR RATED WALL
- TWO HR RATED WALL
- NEW WALL



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ISSUE DATE:	19 MAR 2025
REVISIONS:	



2 PROPOSED ROOF PLAN
1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
- ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
- FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
- ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
- FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF STONE
- FIRE BLOCK @ FLOOR & CEILING PER CODE.
- ALL DIMENSIONS ARE TO FACE OF STUD & STONE VENEER @ FOUNDATION
- STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
- INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{16}$ ".
- ALL RISERS TO BE SOLID.
- ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
- RAILS TO BE 36" IN HEIGHT
- ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
- NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
- USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
- ALL EAVES ARE EXISTING.
- ALL FASCIAS ARE EXISTING.
- CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
- CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
- R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{2}$ INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
- R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
- R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
- R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 $\frac{1}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

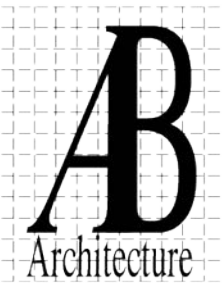
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- THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM AB ARCHITECTURE

ALL ORIGINAL HISTORIC
DOORS ARE TIGHT FITTING
SOLID WOOD DOORS

EXISTING 1 HR RATED
WALL/LATH & PLASTER
PER NCEBC 1205.10

EXISTING OPEN STAIRS TO
REMAIN PER NCEBC 1205.11

2 HR CEILING SEPARATION-
UL LS05
REFER A-4.5 FOR DETAIL



AB ARCHITECTURE
125, W TREMONT AVENUE,
UNIT 724
CHARLOTTE NC 28203
EMAIL: brooks.alb@icloud.com
Phone: 704-502-4554



Childcare Facility
HISTORIC EDGEWOOD
11124 East Field Rd, Charlotte, NC 28269

PROPOSED FLOOR
PLANS

A-4.1

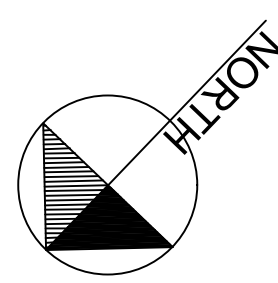
NOTE:

EXISTING WALL

ONE HR RATED WALL

TWO HR RATED WALL

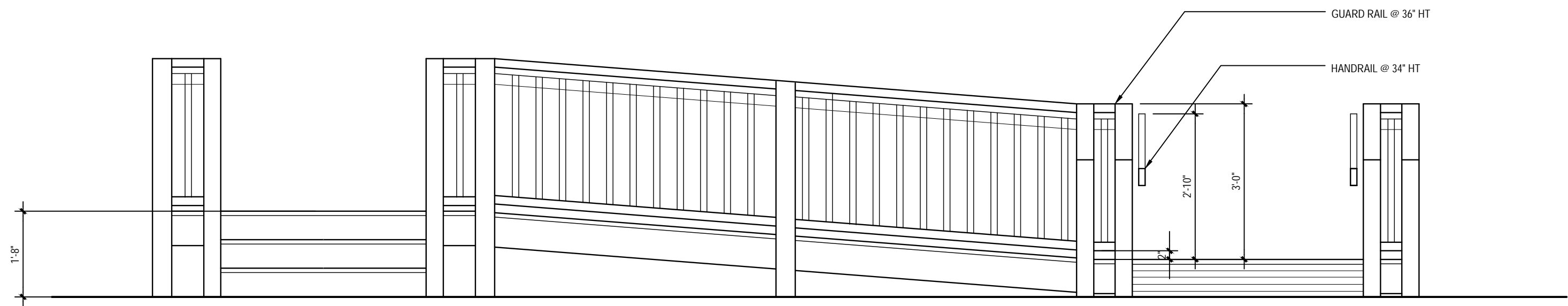
NEW WALL



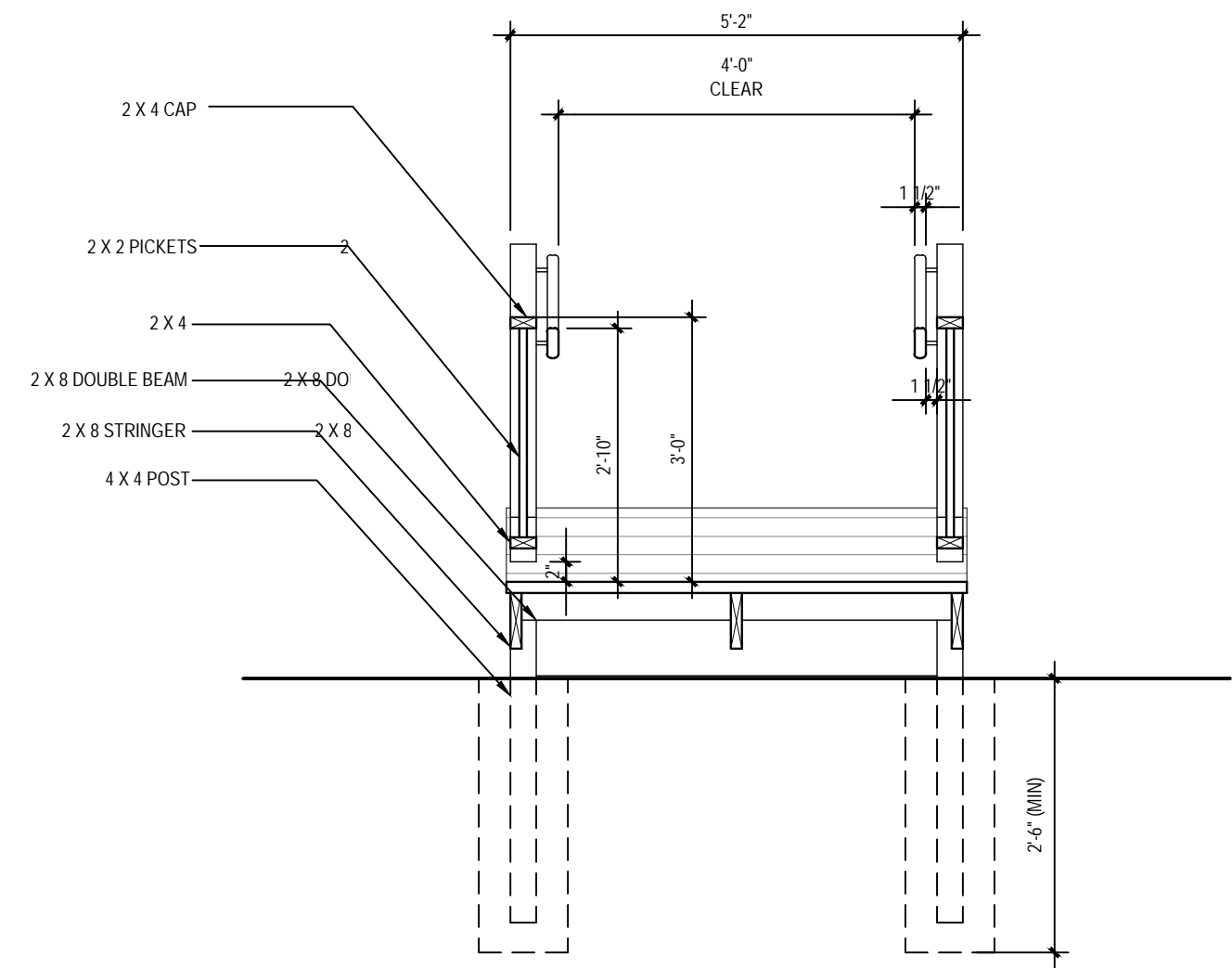
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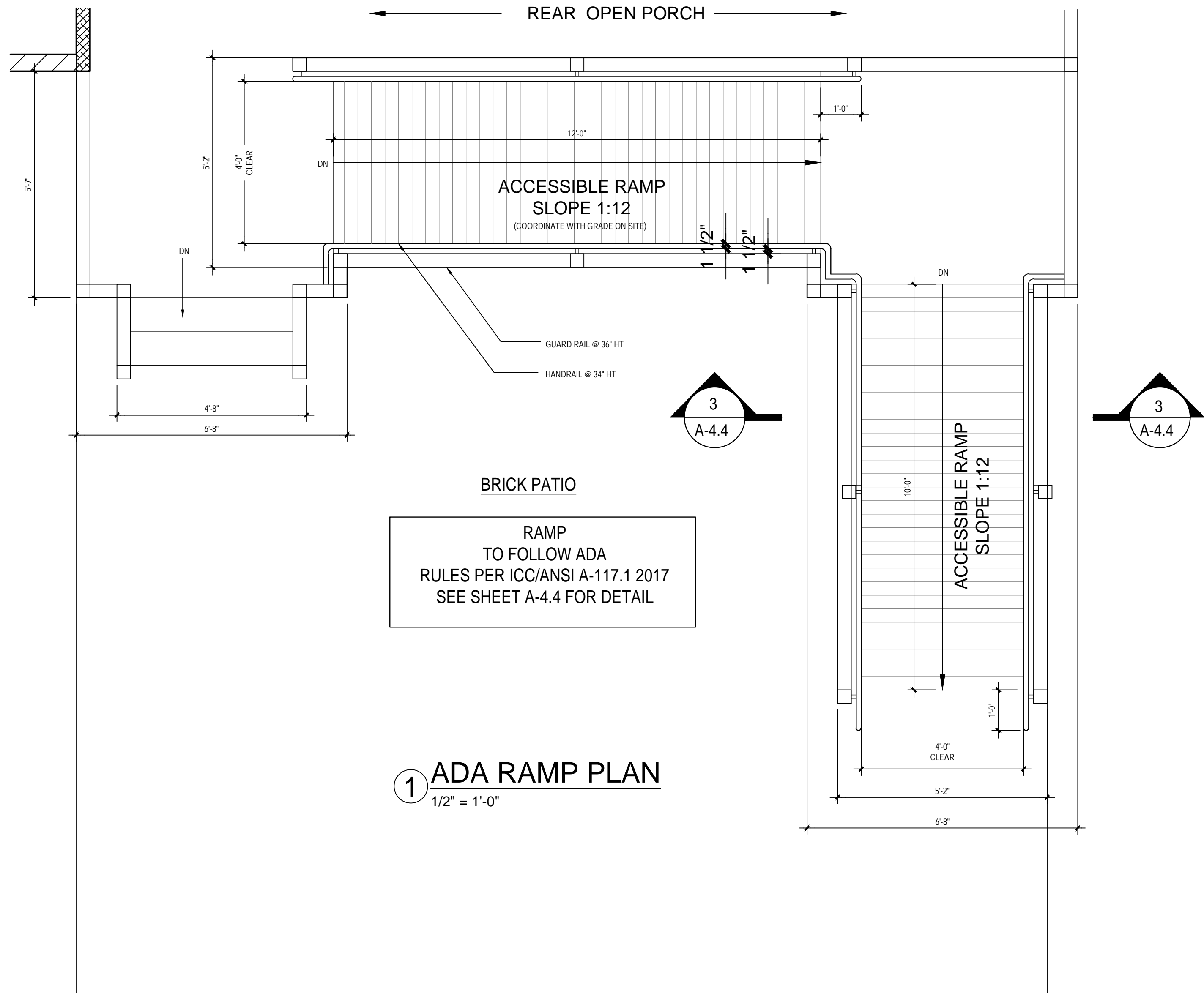
REVISIONS:



2 ADA RAMP ELEVATION
1/2" = 1'-0"



3 ADA RAMP SECTIONAL ELEVATION
1/2" = 1'-0"



1 ADA RAMP PLAN
1/2" = 1'-0"

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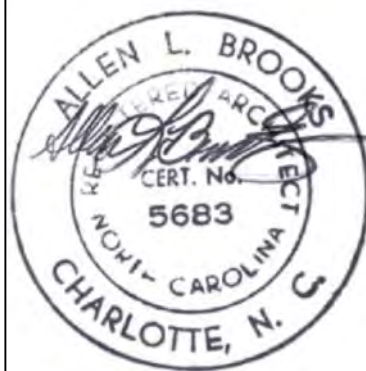
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AB ARCHITECTURE
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UNIT 724
CHARLOTTE NC 28203
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Phone: 704-502-4554



Childcare Facility
HISTORIC EDGEWOOD
11124 East Field Rd, Charlotte, NC 28269

ADA RAMP DETAIL

A-4.4

PROJECT #:

ISSUE DATE:

19 MAR 2025

REVISIONS: