

Coleman Mill
625 Main Street SW
Concord, Cabarrus County, NC 28027-6887
NPS No. 44276

TRANSMITTAL LOG – Amendment 6

1. 44276_Amendment6_ColemanMill_Concord_NC.pdf – This is the Amendment67 signed application.
2. 44276_Amendment6_Plans_ColemanMill_Concord_NC.pdf – These are the revised plans.
3. 44276_Amendment6_TransLog_ColemanMill_Concord_NC.pdf – This is this transmittal log.



HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated.	NPS Project Number 44276
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1. **Historic Property Name** Coleman-Cannon-Franklin Mill
 Street 625 Main Street NW
 City Concord County Cabarrus State NC Zip 28027-6887

2. **This form** includes additional information requested by NPS for an application currently on hold.
 updates project data (start/completion dates, QREs, etc.), applicant, or contact information. (If only this box is checked, amendment may be submitted by email directly to NPS_TPS@nps.gov with a copy to the SHPO.)
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that the completed phase ___ of ___ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____ Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.
 This amendment provides updated floor plans for the Main Mill, East Warehouse & West Warehouse buildings that were discussed by Zoom with the NPS and NC SHPO team on March 21, 2024. Since that meeting, the number of units has been reduced to accommodate all requests by SHPO and NPS to 144 total units. The major overall change in plans was driven by the need to connect all the buildings allowing accessibility to common amenities. (See blow up plan of the connection detail). This motivated the general plan changes creating opportunity for specific changes as listed below (next page).

3. **Project Contact** (if different from applicant)
 Name Brian W. LaBrie Company Ray, Ellis & LaBrie Consulting
 Street Rhodes Hall | 1516 Peachtree ST NW City Atlanta State GA
 Zip 30309 Telephone (678) 612-2833 Email Address brian@rayandellis.com

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
 Name Caryn Winter Signature *Caryn Winter* Date 06/10/2024
 Applicant Entity STC Coleman Mill, LLC SSN _____ or TIN 83-1158350
 Street 10401 Covered Bridge Road City Prospect State KY
 Zip 40059 Telephone (317) 408-6628 Email Address c.winter@oracledesign.net
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____
 NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

Historic Property Name Coleman-Cannon-Franklin Mill

NPS Project Number 44276

Property Address 625 Main Street NW, Concord, NC

The Main Mill building plan:

1. was altered to provide an exterior egress stair on the east elevation to be clad in corrugated metal
2. We are now utilizing the existing historic 1898 main stair tower as an entrance providing connectivity to the courtyard and the other two buildings and a new entrance to the Mill building on the second level
3. The first-floor entrance to the Mill was enlarged to accommodate an ADA ramp as egress negotiating the 39" level change at that point between the original 1898 structure and the 1920 section of the building.

The West Warehouse building plan:

1. was altered to fit program needs, utilize the existing openings for unit and windows and entrances, as well as to reduce the number of new, nonhistoric penetrations to the building,
2. We created a main entrance on the east side utilizing an existing opening providing connectivity to the courtyard and other buildings.
3. While a second floor is added the full height volume is found in a variety of spaces starting with the new entrance which through a hallway accesses the full height community spaces, as well as lofted units along the perimeter of the building and the southwest corner units.
4. This volume was increased from the original submittal by moving the majority of tenant storage units into the East Warehouse thus opening more full height space in the West Warehouse

The East warehouse building plan:

1. was altered to retain more of the original structural columns,
2. to utilize existing historic openings for vehicular access,
3. and to provide a lofted area for resident storage.
4. This storage loft will be accessed from a secondary, existing parking lot off of Office Drive and will not interrupt views to/from the buildings and the courtyard. See attached drawings revising our previously submitted plans.

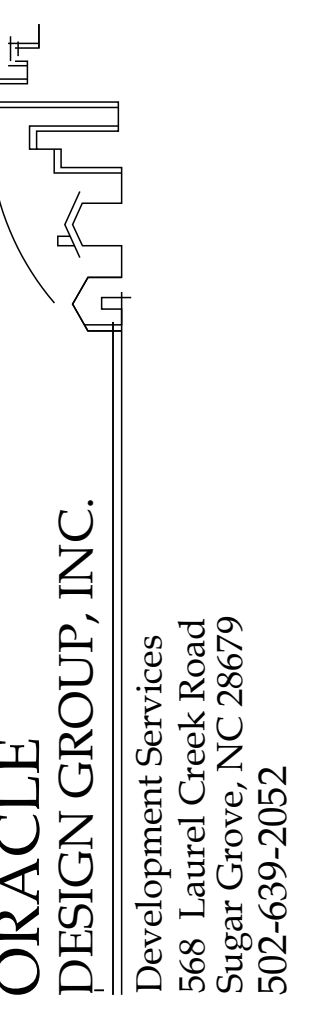
The Main Mill Building has two historic stair towers (condition 6 from 10/12/2022 letter) along the north side elevation. Both stair towers are being retained. The existing painted masonry and wood work will be repaired, prepared to accept paint, and repainted. While the second floor of the easternmost stair will still provide access to the courtyard, a glass and aluminum storefront system will be placed above the landing partway between the first and second floor and the second and third floor to block use of the stairs for residents. The westernmost stair will be sealed and be inaccessible to residents.

ADAPTIVE REUSE AND REHABILITATION OF COLEMAN CANNON MILL APARTMENTS

625 MAIN STREET
CONCORD, CABARRUS CO.
NORTH CAROLINA 28027-6887

6-7-24 AMENDMENT #6 ALTERATIONS IN PLANS FOR MAIN MILL. WEST WAREHOUSE AND EAST WAREHOUSE

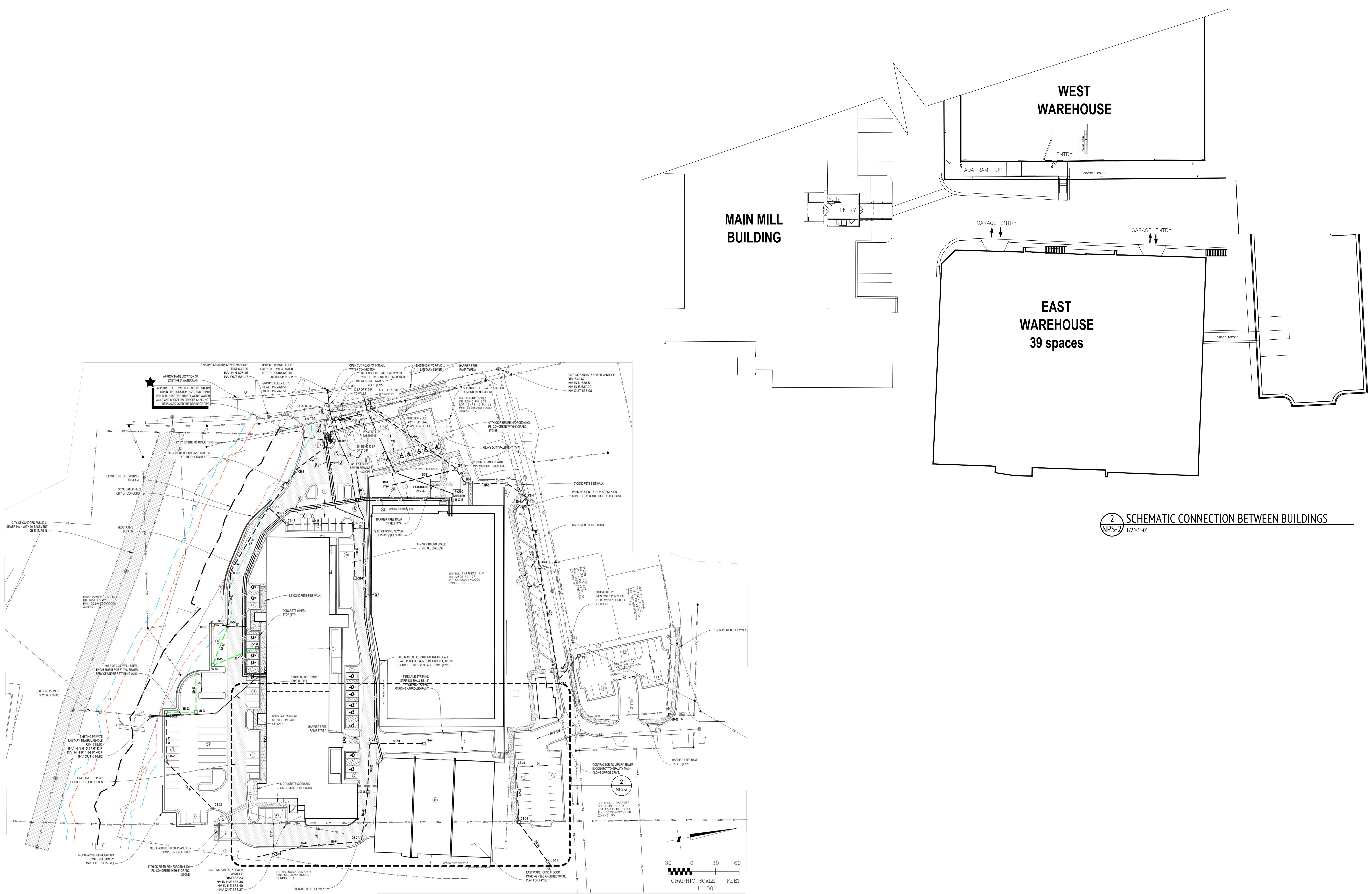
FILE NUMBER
2024-01



DIRECTORY	PROJECT DESCRIPTION	LOCATION PLAN	NPS PROJECT # 44276
OWNER STC COLEMAN MILL, LLC 10401 COVERED BRIDGE ROAD PROSPECT, KY 40059 REP: CARYN A. WINTER	-CONSTRUCTION TYPE- VA -OCCUPANCY CLASSIFICATION - R2, -NFPA 13 SPRINKLER SYSTEM (APARTMENTS) -144 RESIDENTIAL MULTI-FAMILY APARTMENT UNITS PARKING REQUIRED 1.5 SPACES PER UNIT PARKING PROVIDED = 216 SPACES HANDICAP UNITS 19		
	HANDICAP REQUIREMENTS <ul style="list-style-type: none"> 10% OF TOTAL UNITS TYPE (a) UNITS (19 UNITS) 2% OF TOTAL UNITS ARE FULLY ACCESSIBLE AND DESIGNED FOR AUDIO AND VISUALLY IMPAIRED (4 UNITS) 		
ARCHITECT ORACLE DESIGN GROUP, INC 568 LAUREL CREEK ROAD SUGAR GROVE, NC 28679 502-639-2052	APPLICABLE CODES / GUIDELINES <p>2018 NORTH CAROLINA EXISTING BUILDING CODE 2018 NORTH CAROLINA BUILDING CODE 2018 NORTH CAROLINA FIRE CODE 2018 NORTH CAROLINA PLUMBING CODE 2018 NORTH CAROLINA MECHANICAL CODE 2018 NORTH CAROLINA FUEL GAS CODE 2018 NORTH CAROLINA ENERGY CONSERVATION CODE 2017 NATIONAL ELECTRICAL CODE (NFPA 70) 2017 ICC/ANSI A 117.1 CURRENT ADA FAIR HOUSING ACT NCHFA QAP AND DESIGN GUIDELINS SHPO AND NPS</p>		
CONTRACTOR TBA CONSTRUCTION LLC 441 N. DUNCAN BY PASS UNION, SC 29379 864-427-0881	SHEET INDEX <p>NPS-0 COVER SHEET NPS-1 EXISTING CONDITION CIVIL NPS-2 SITE LAYOUT CIVIL NPS-3 MILL BLDG. FIRST FLOOR PLAN NPS-4 MILL BLDG. SECOND FLOOR PLAN NPS-5 MILL BLDG. THIRD FLOOR PLAN NPS-6 MILL BLDG. LOFT LEVEL FLOOR PLAN NPS-7 WEST WAREHOUSE AS-BUILT FIRST FLOOR PLAN NPS-8 WEST WAREHOUSE NEW FIRST FLOOR PLAN NPS-9 WEST WAREHOUSE SECOND FLOOR PLAN NPS-10 EAST WAREHOUSE AS-BUILT FIRST FLOOR PLAN NPS-11 EAST WAREHOUSE NEW FIRST FLOOR PLAN NPS-12 EAST WAREHOUSE NEW SECOND FLOOR PLAN NPS-13 MILL BLDG. ENLARGED FIRST FLOOR PLAN A NPS-14 MILL BLDG. ENLARGED FIRST FLOOR PLAN B NPS-15 MILL BLDG. ENLARGED SECOND FLOOR PLAN C NPS-16 MILL BLDG. ENLARGED SECOND FLOOR PLAN D NPS-17 MILL BLDG. ENLARGED THIRD FLOOR PLAN E NPS-18 MILL BLDG. ENLARGED THIRD FLOOR PLAN F NPS-19 MILL BLDG. ENLARGED LOFT FLOOR PLAN G NPS-20 MILL BLDG. ENLARGED LOFT FLOOR PLAN H NPS-21 NEW STAIR TOWER PLANS AND ELEVATIONS NPS-22 SECTION @ STAIR TOWER</p>		
M.P.E ENGINEER RM3 ENGINEERING P.O. BOX TUCKER, GA 30085 (678) 720-9271			
STRUCTURAL ENGINEER LAW ENGINEERING CONSULTANTS, INC. 3545 SUMMIE DRIVE LILBURN, GEORGIA 30047 (678) 654-9271			
CIVIL ENGINEER WEST CONSULTANTS PLLC 405 SOUTH STERLING STREET MORGANTON, NC 28655 (828)433-5661			

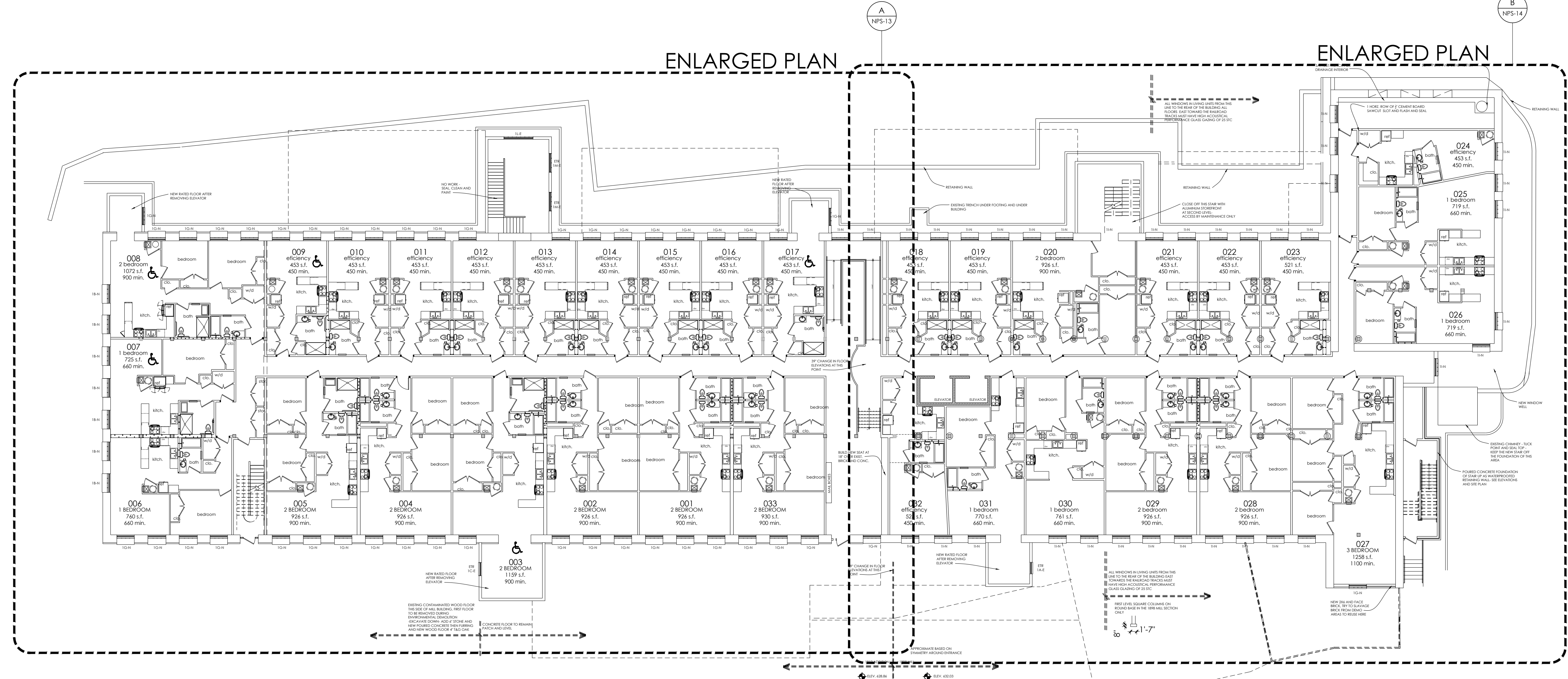
ADAPTIVE REUSE AND REHABILITATION OF COLEMAN
CANNON MILL, AFFORDABLE HOUSING
625 MAIN STREET
CONCORD, CABARRUS CO., NC 28027-6887
NPS Project No.: 44276
MAIN MILL BUILDING #1 FLOOR PLANS

TRUE NORTH
COVER SHEET
NPS-0
AMEND. 6

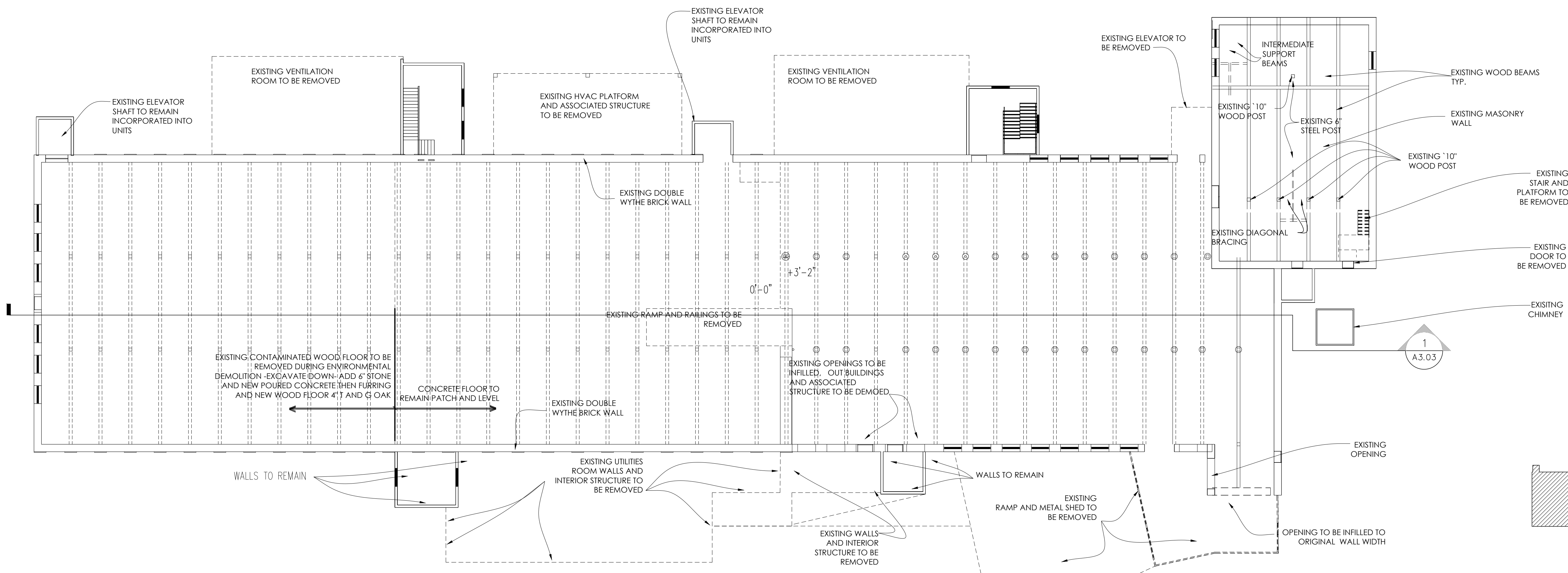


1 PROPOSED SITE PLAN
SEE GRAPHIC SCALE

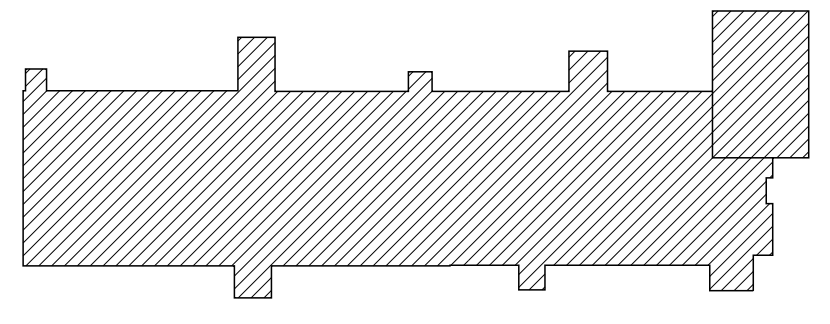
2 SCHEMATIC CONNECTION BETWEEN BUILDINGS
1/2"=1'-0"



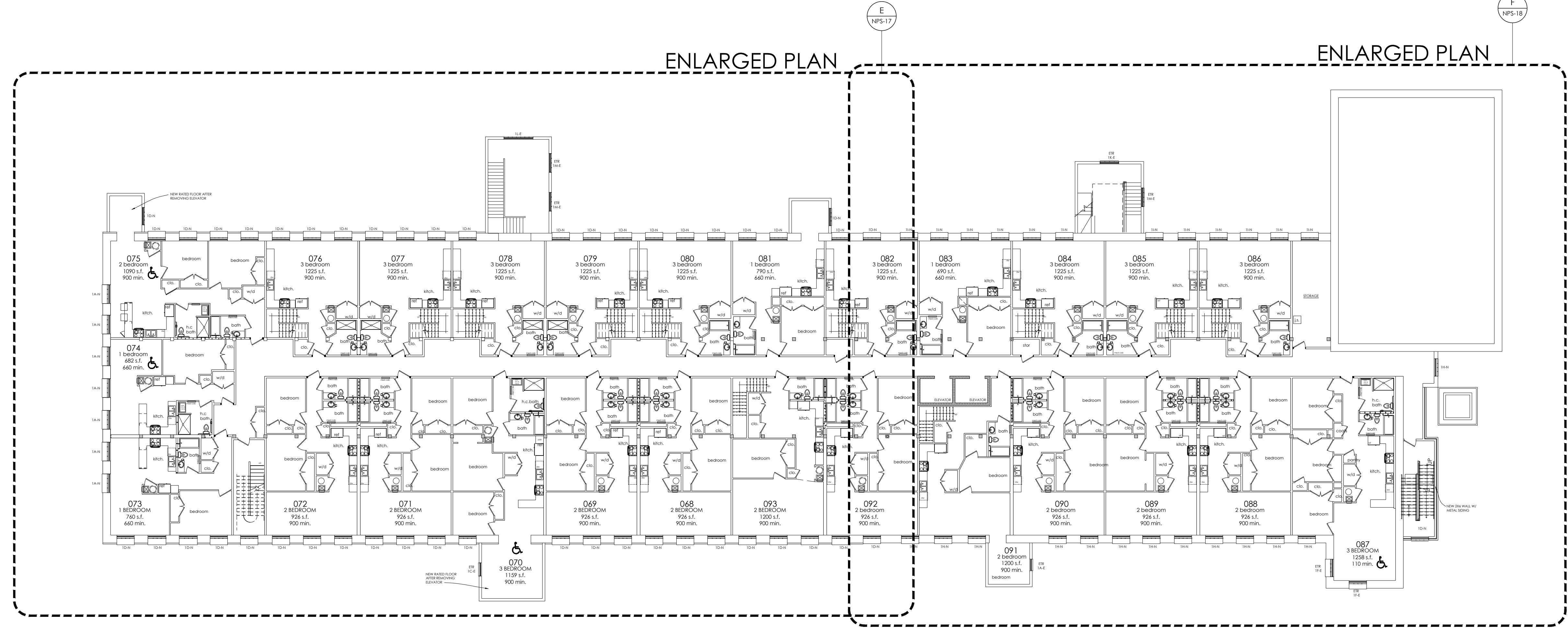
2 NEW FIRST FLOOR PLAN
1/16" = 1'-0"



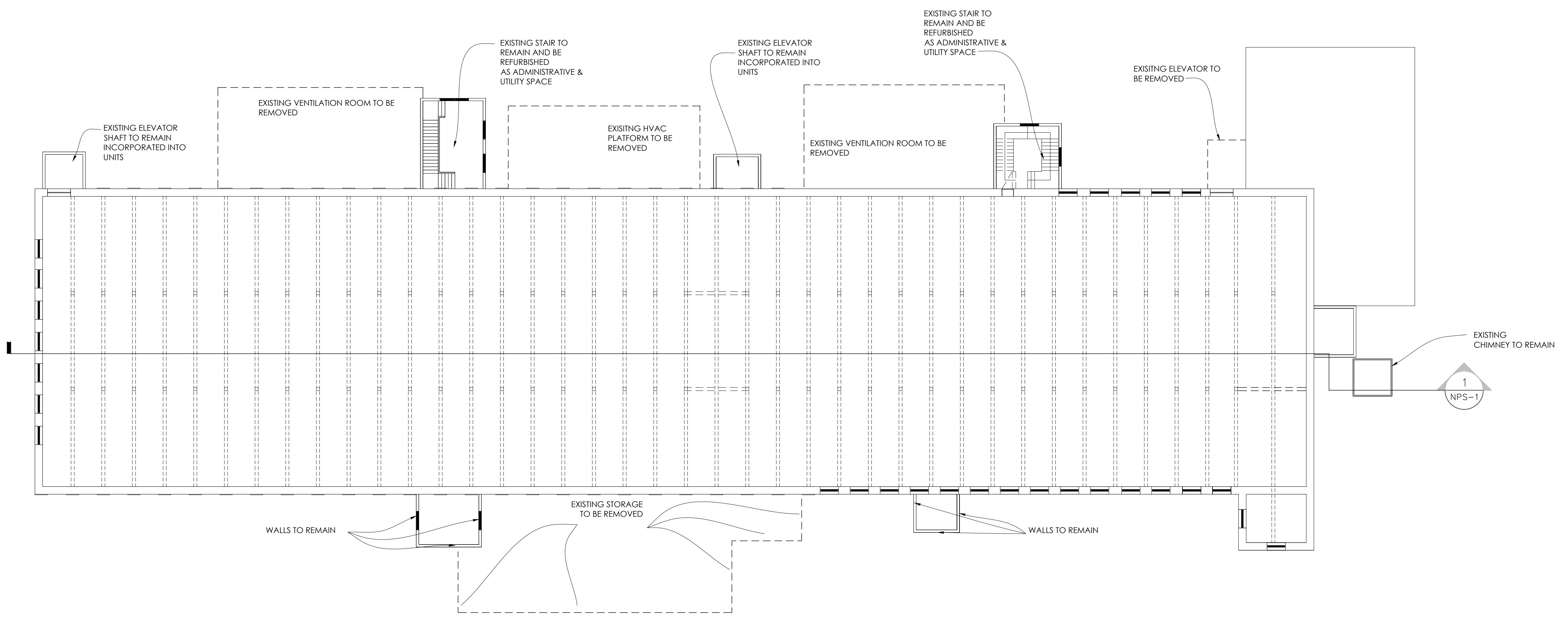
1 FIRST FLOOR PLAN - EXISTING
1/16" = 1'-0"



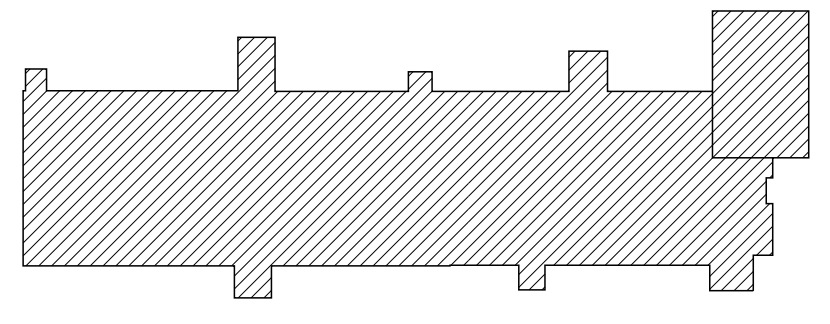
KEY PLAN
N/S



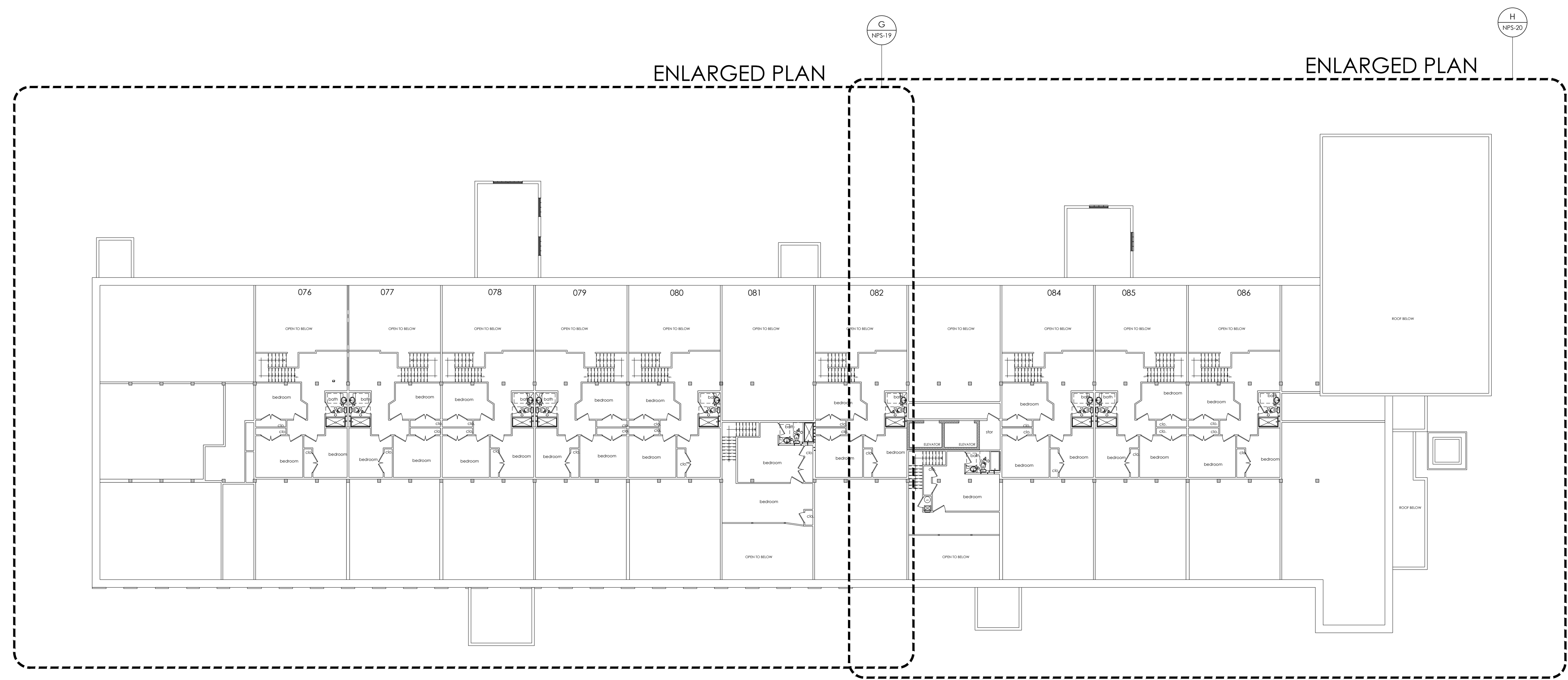
2 NEW THIRD FLOOR PLAN
NPS-5 1/16" = 1'-0"



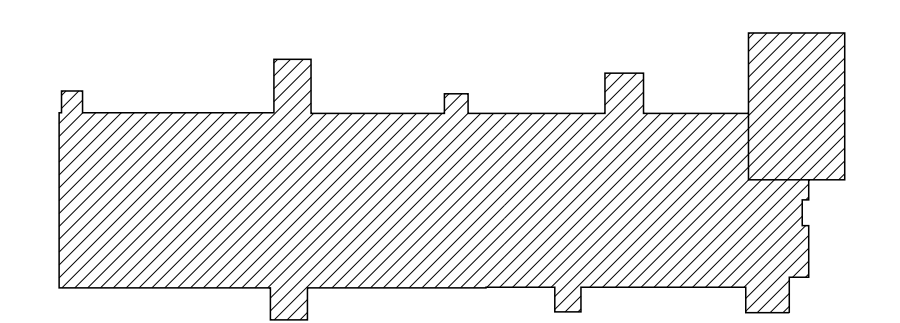
1 THIRD FLOOR PLAN - EXISTING
NPS-5 1/16" = 1'-0"



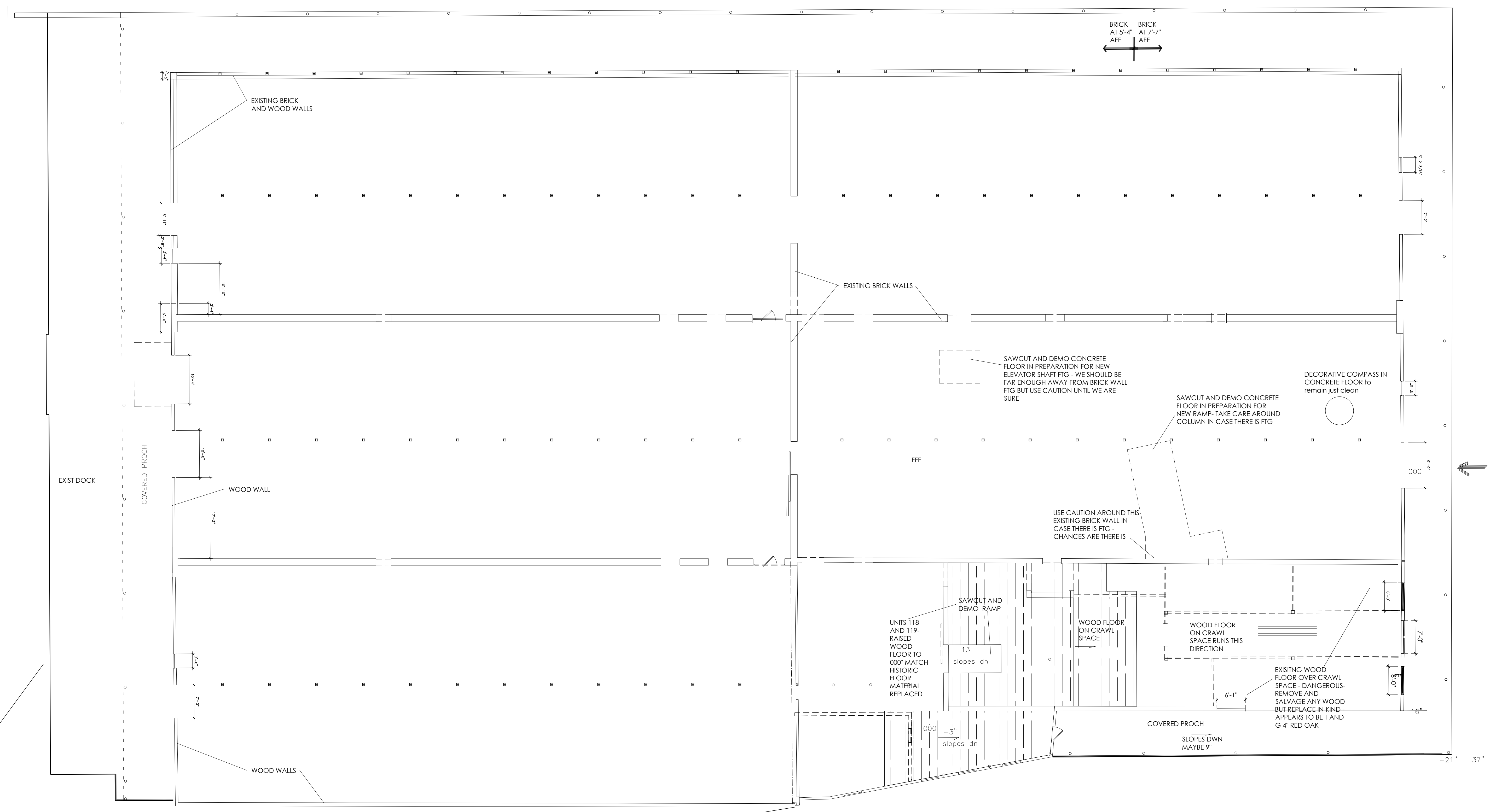
KEY PLAN
NTS



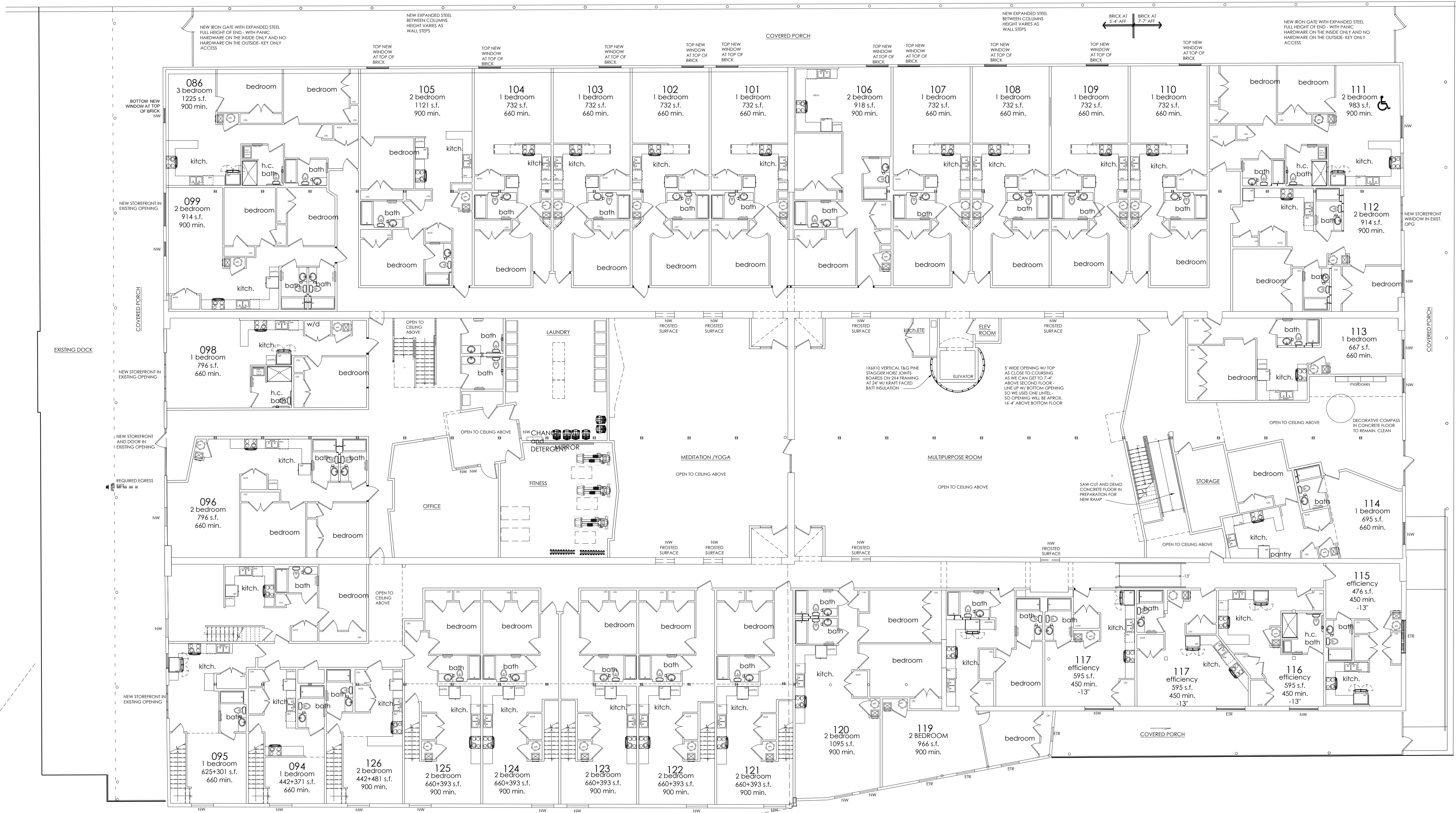
1 MILL BLDG. LOFT LEVEL FLOOR PLAN
NPS-6 1/16" = 1'-0"



KEY PLAN
NTS



1 WEST WAREHOUSE AS-BUILT FIRST FLOOR PLAN
NPS-7 3/32" = 1'-0"



1 WEST WAREHOUSE NEW FIRST FLOOR PLAN
NPS-8 3/32" = 1'-0"

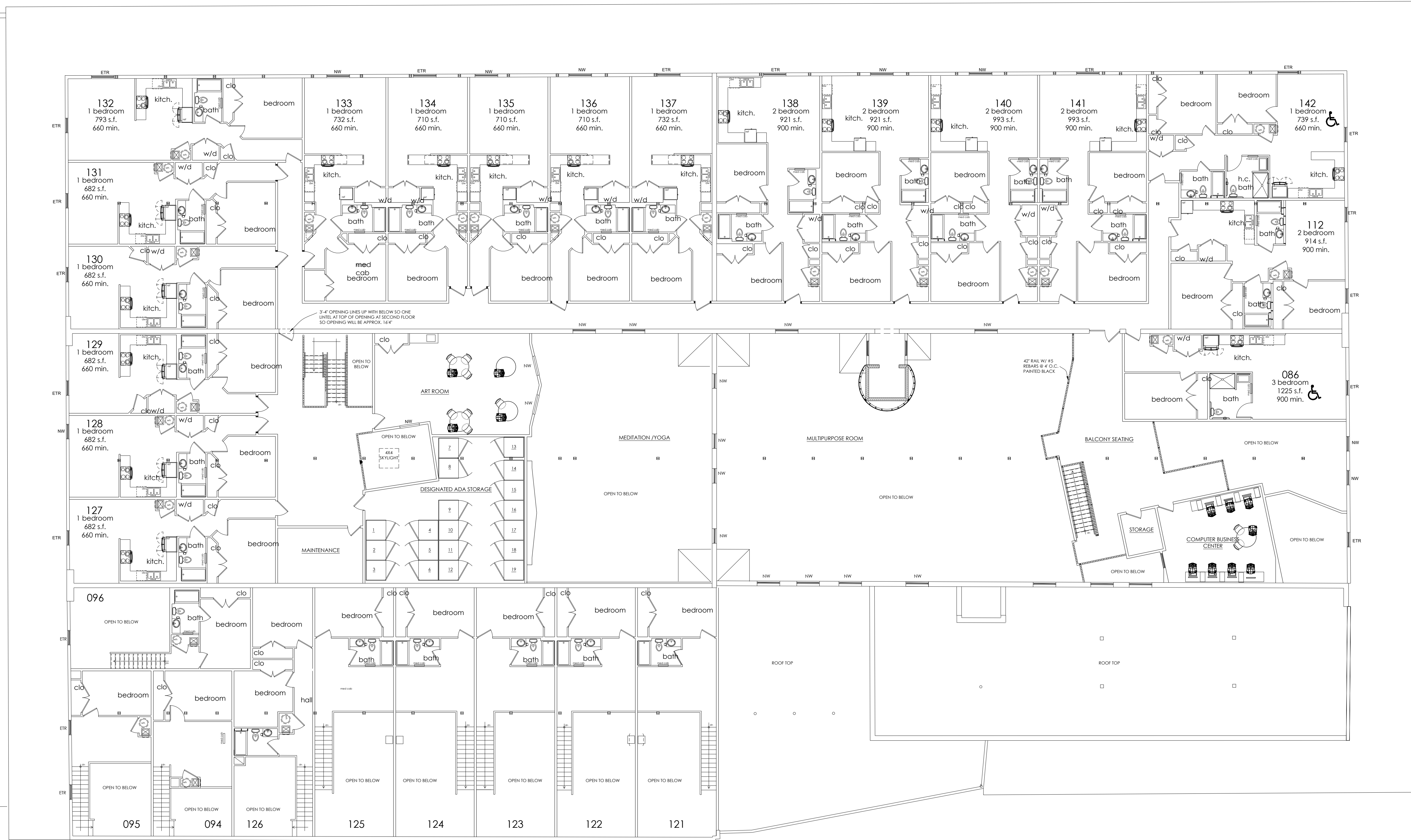
ADAPTIVE REUSE AND REHABILITATION OF COLEMAN
CANNON MILL, AFFORDABLE HOUSING
625 MAIN STREET
CONCORD, CABARRUS CO., NC 28027-6887
NPS Project No.: 44276
MAIN MILL BUILDING #1 FLOOR PLANS

TRUE NORTH

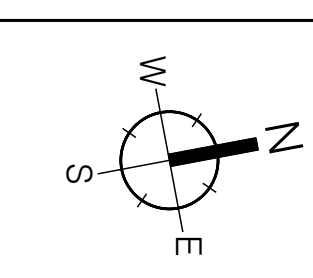
WEST WAREHOUSE
NEW FIRST
FLOOR PLAN

NPS-8

AMEND. 6



ADAPTIVE REUSE AND REHABILITATION OF COLEMAN
CANNON MILL, AFFORDABLE HOUSING
625 MAIN STREET
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MAIN MILL BUILDING #1 FLOOR PLANS

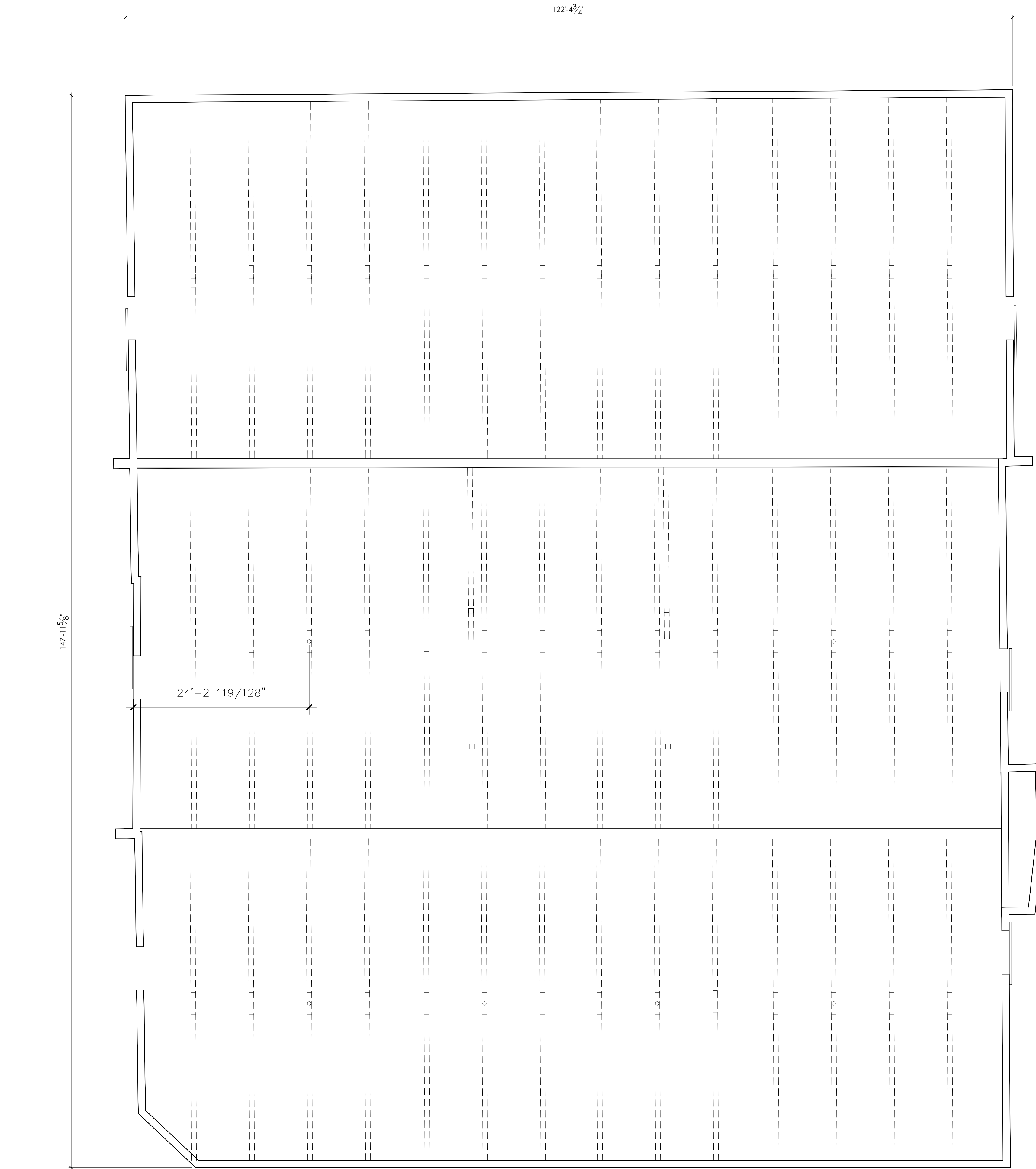


TRUE NORTH
WEST WAREHOUSE
NEW SECOND
FLOOR PLAN

NPS-9

AMEND. 6

1 WEST WAREHOUSE NEW SECOND FLOOR PLAN
NPS-8 3/32" = 1'-0"

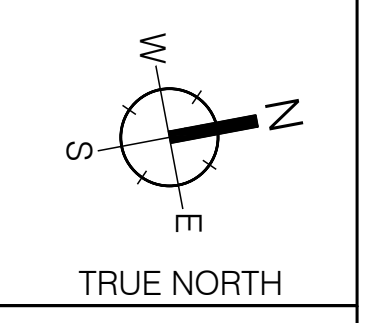


1 EAST WAREHOUSE AS-BUILT FIRST FLOOR PLAN
 NPS-10 1/8" = 1'-0"

FILE NUMBER
 2024-01

ORACLE DESIGN GROUP, INC.
 Development Services
 568 Laurel Creek Road
 Sugar Grove, NC 28679
 502-639-2052

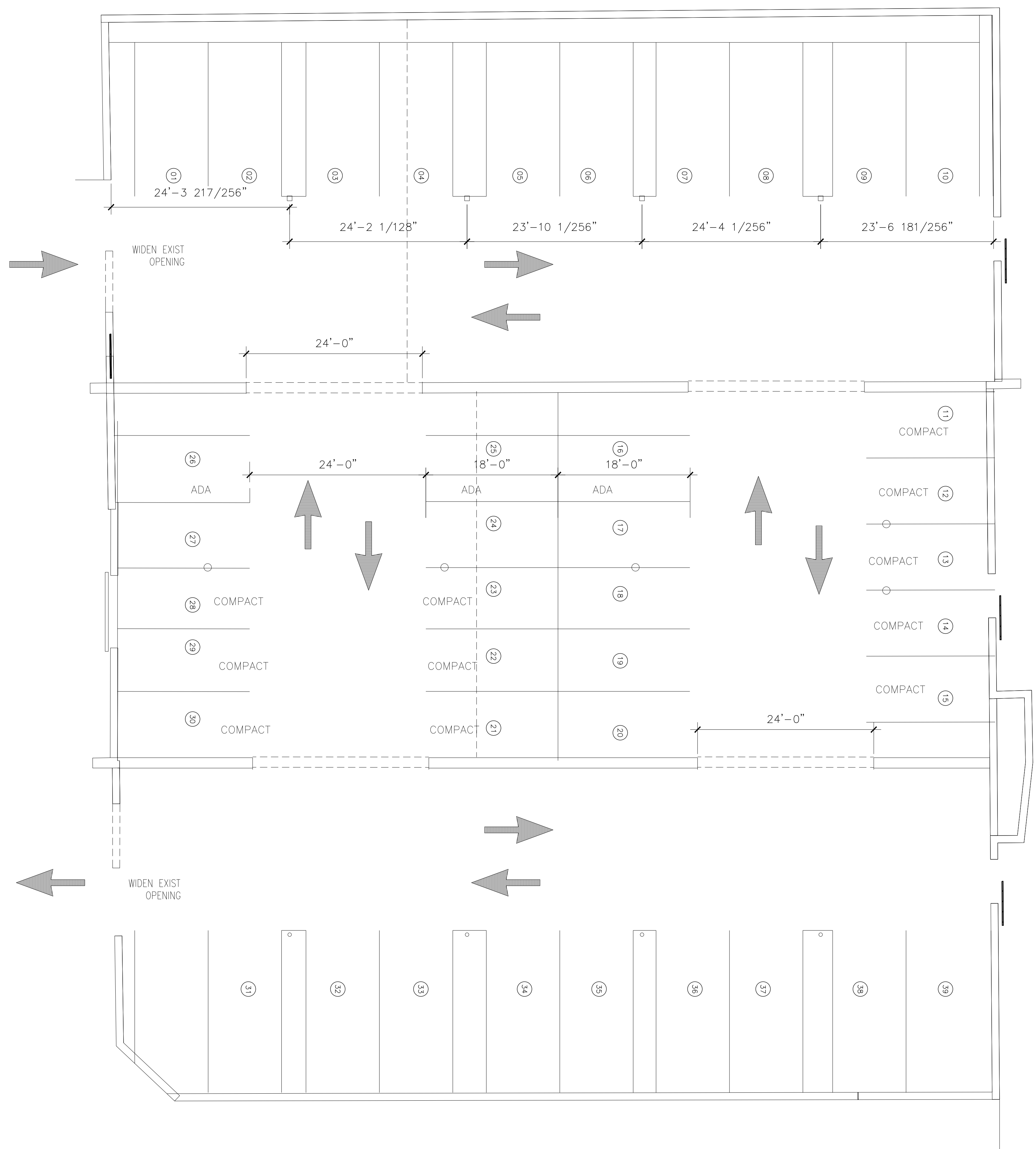
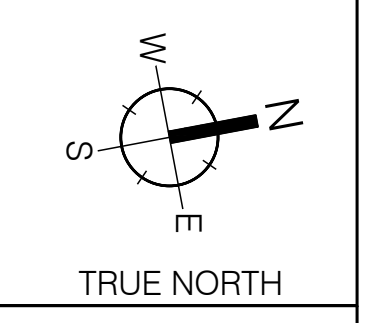
ADAPTIVE REUSE AND REHABILITATION OF COLEMAN
 CANNON MILL, AFFORDABLE HOUSING
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 CONCORD, CABARRUS CO., NC 28027-6887
 NPS Project No.: 44276
 MAIN MILL BUILDING #1 FLOOR PLANS



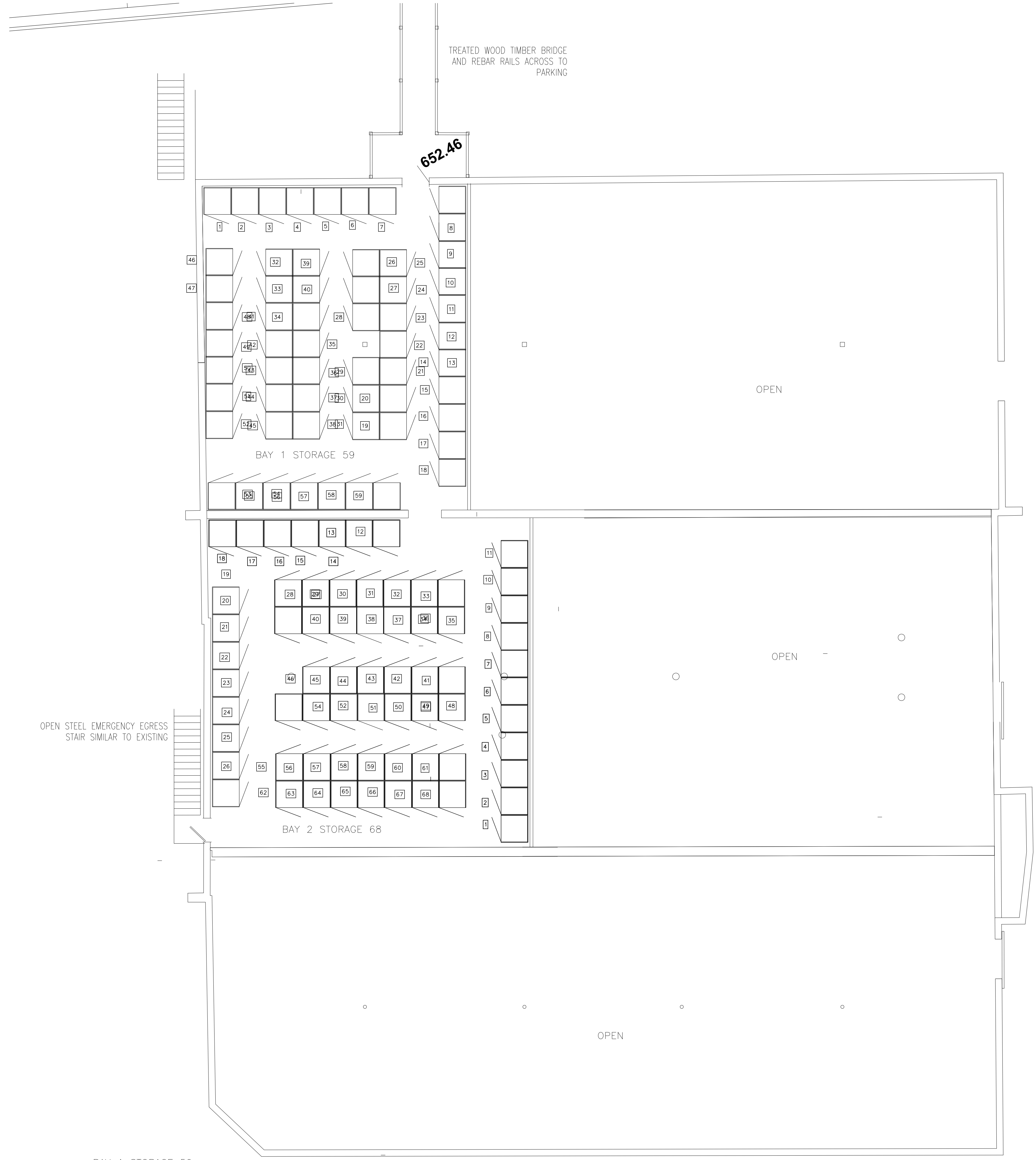
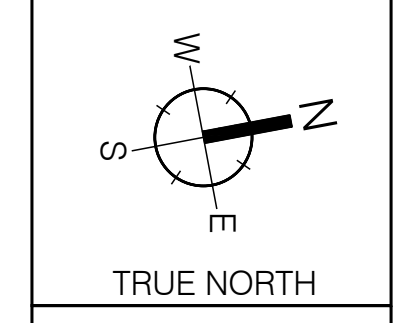
EAST WAREHOUSE
 AS-BUILT FIRST
 FLOOR PLAN

NPS-10

AMEND. 6

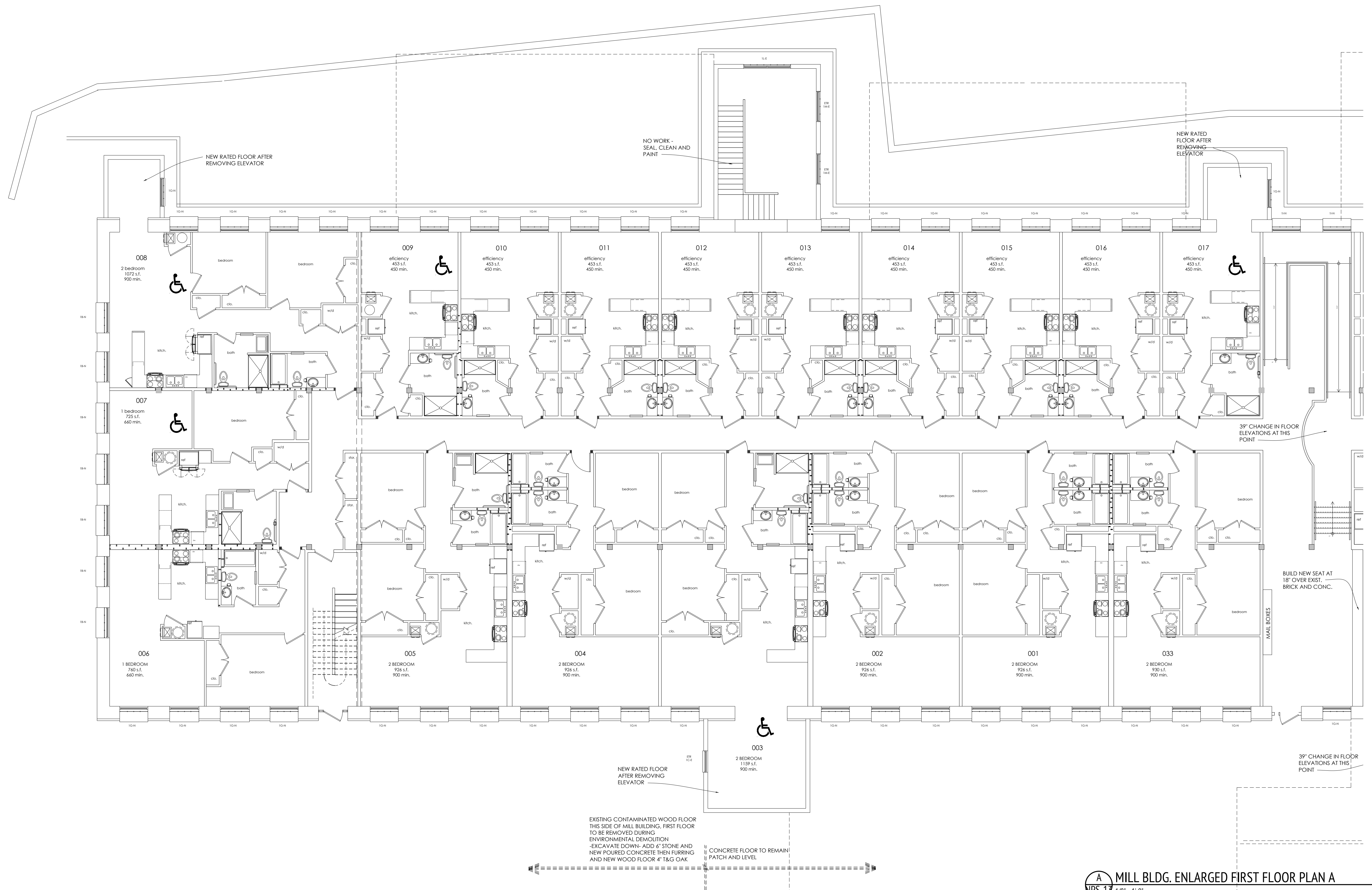


1 EAST WAREHOUSE NEW FIRST FLOOR PLAN
NPS-11 1/8" = 1'-0"

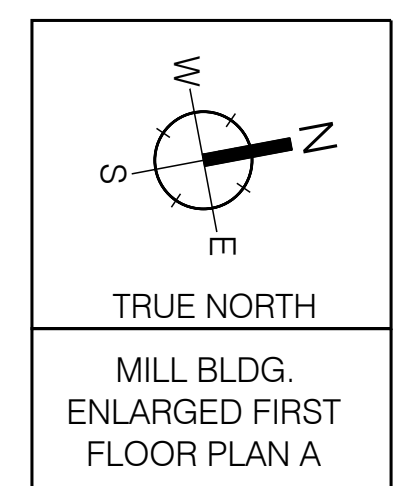


BAY 1 STORAGE 59
BAY 2 STORAGE 68
TOTAL 127 + 19 ADA DESIGNATED IN WEST WAREHOUSE

1 EAST WAREHOUSE NEW SECOND FLOOR PLAN
NPS-12 1/8" = 1'-0"

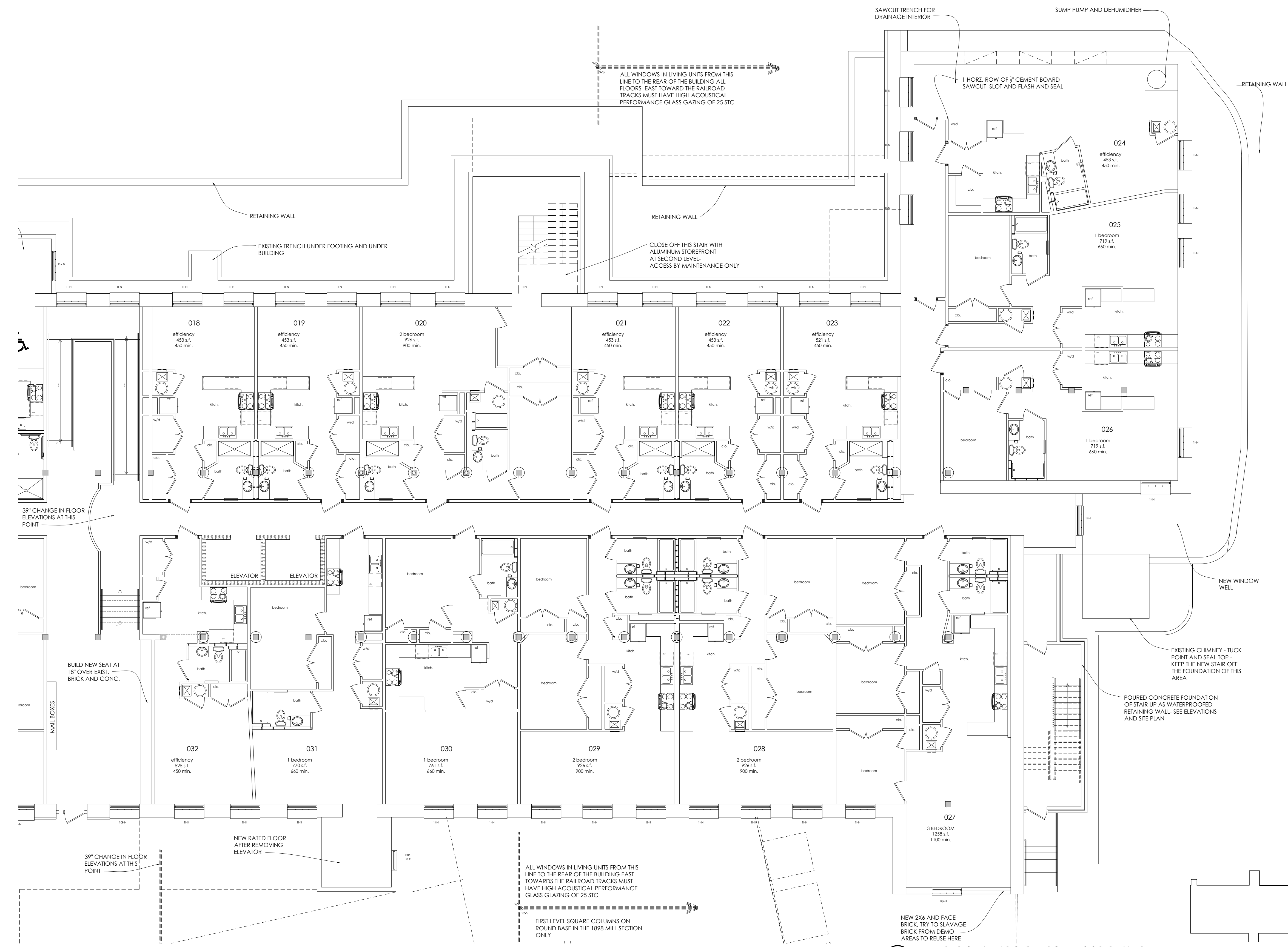


ADAPTIVE REUSE AND REHABILITATION OF COLEMAN
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625 MAIN STREET
CONCORD, CABARRUS CO., NC 28027-6887
NPS Project No.: 44276
MAIN MILL BUILDING #1 FLOOR PLANS

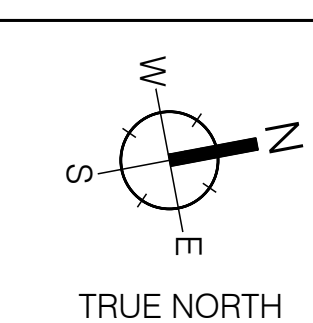


A MILL BLDG. ENLARGED FIRST FLOOR PLAN A
1/8" = 1'-0"

KEY PLAN
NTS



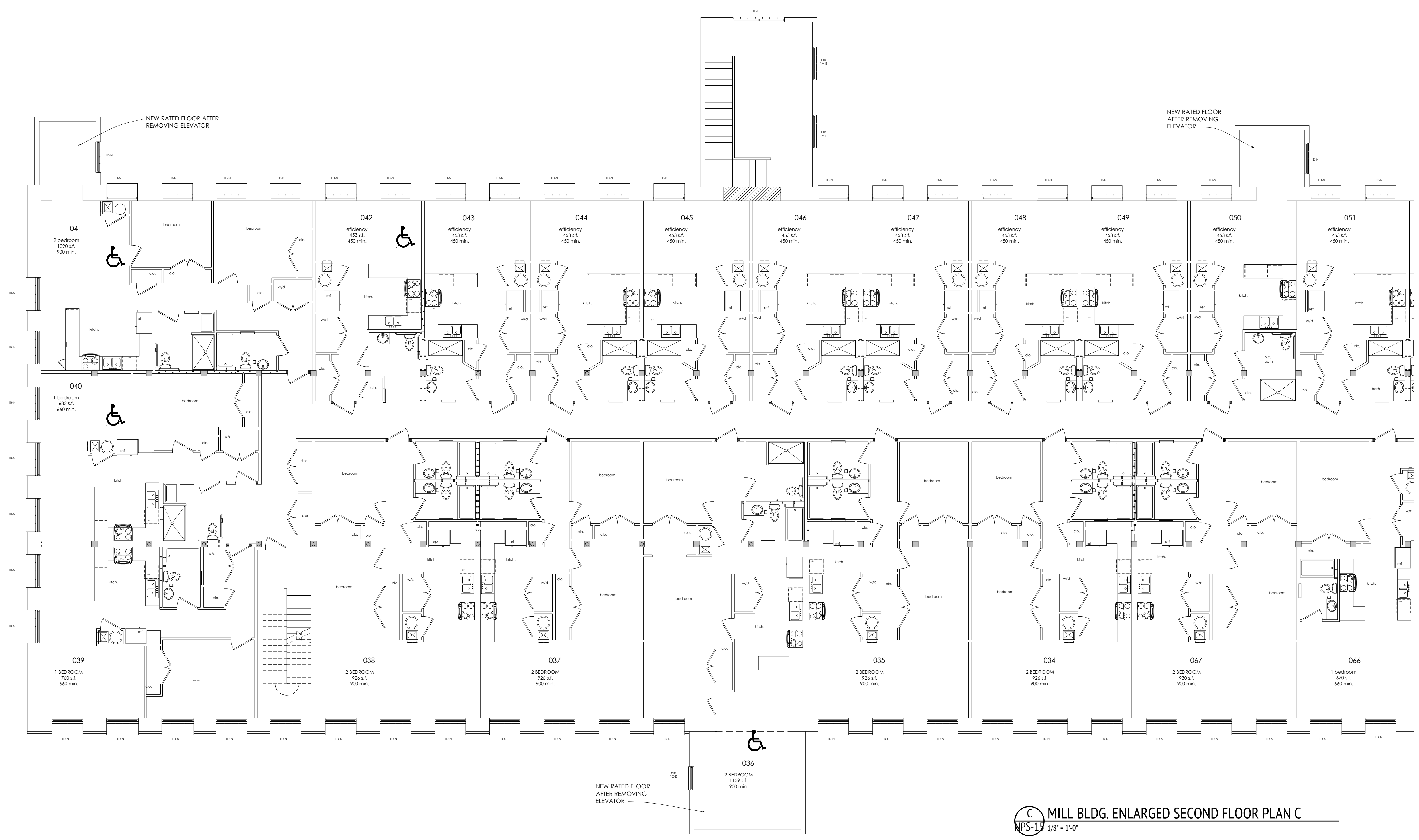
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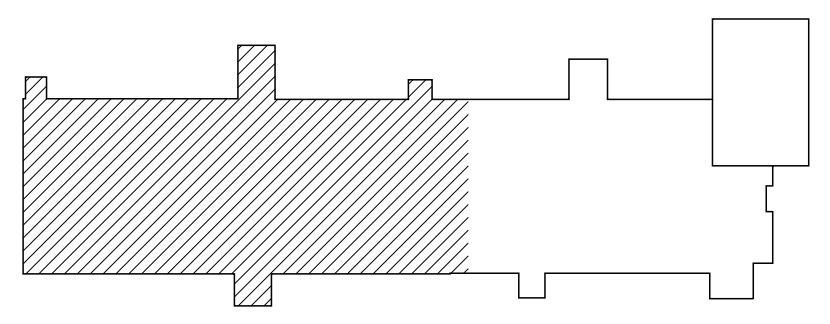
TRUE NORTH
MILL BLDG.
ENLARGED FIRST
FLOOR PLAN B

B MILL BLDG. ENLARGED FIRST FLOOR PLAN B
NPS-14 1/8" = 1'-0"

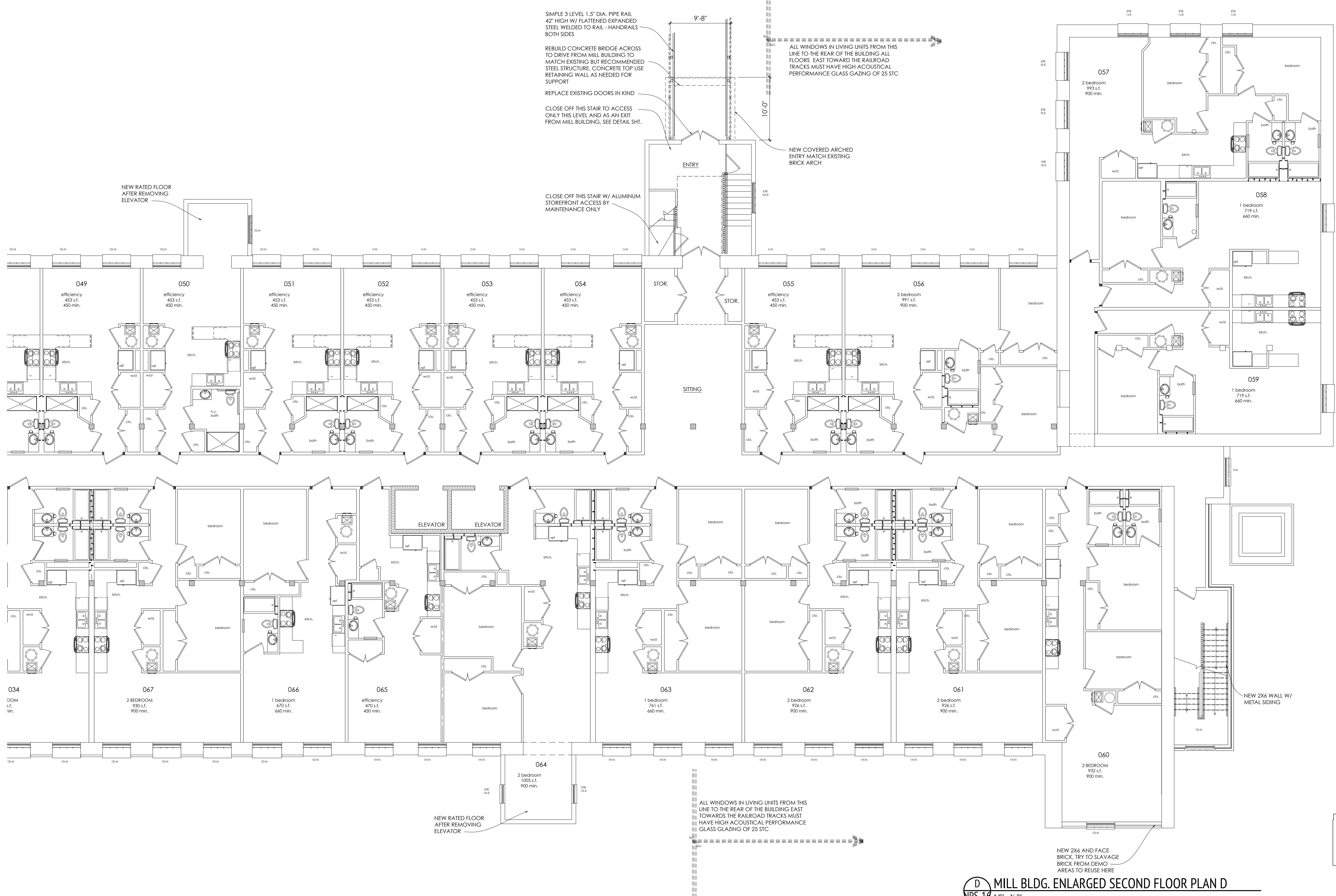
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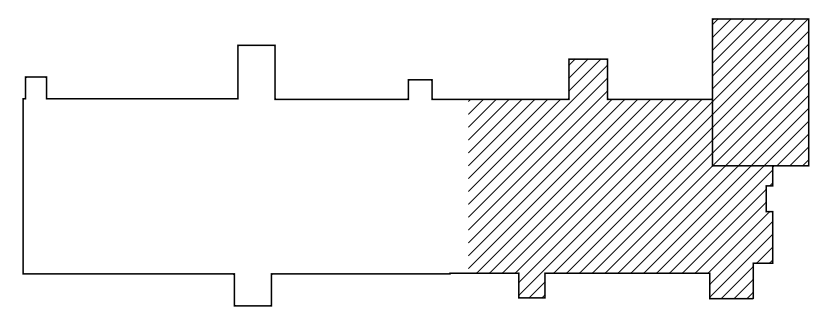
C MILL BLDG. ENLARGED SECOND FLOOR PLAN C
NPS-15 1/8" = 1'-0"



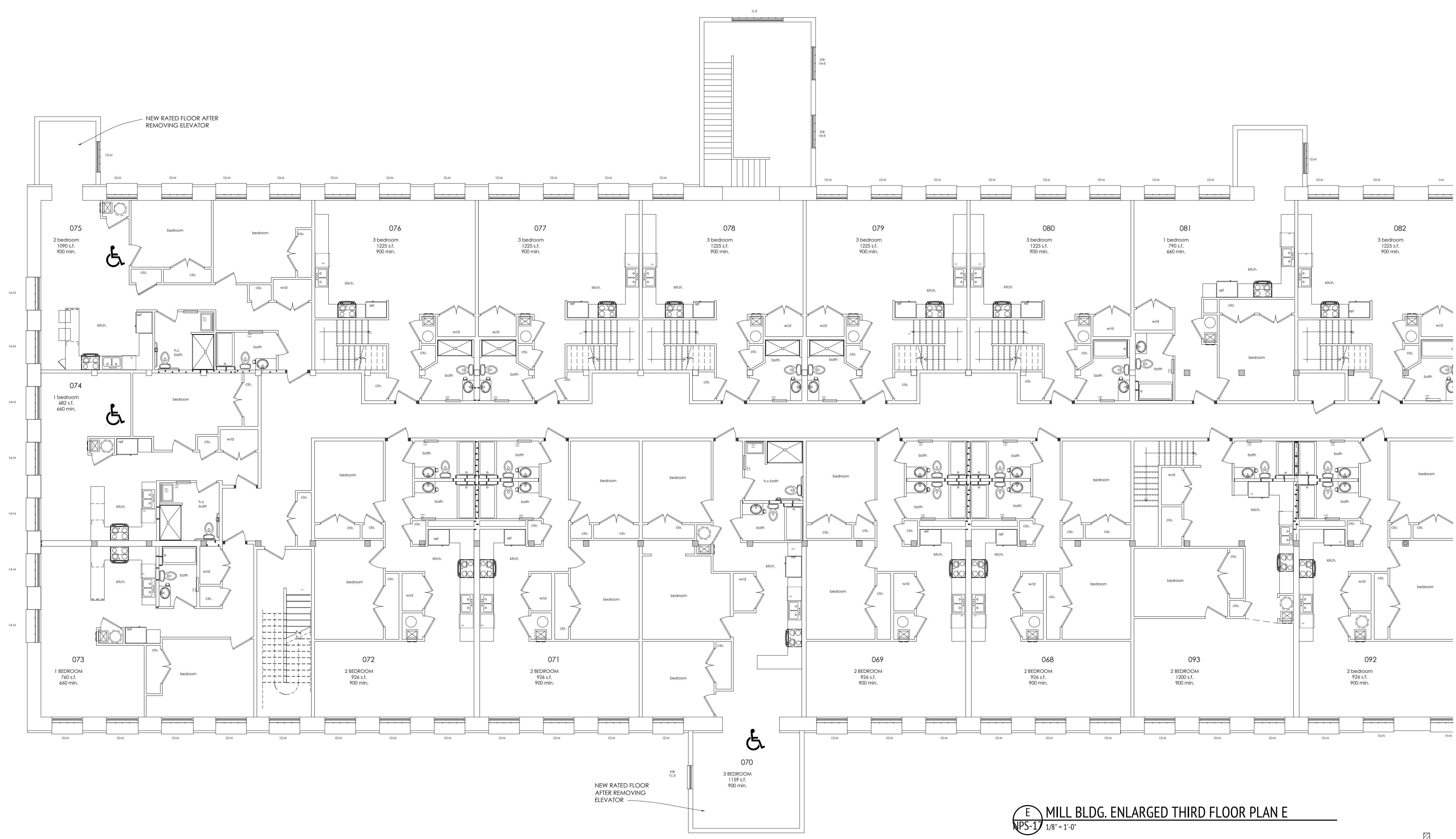
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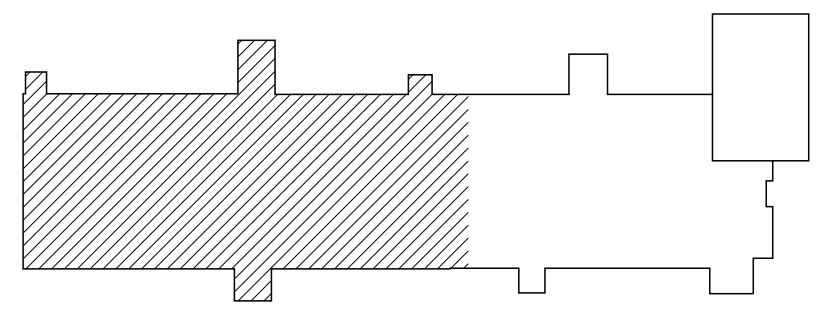
D MILL BLDG. ENLARGED SECOND FLOOR PLAN D
NPS-16 1/8" = 1'-0"



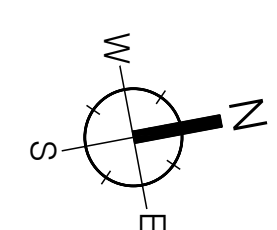
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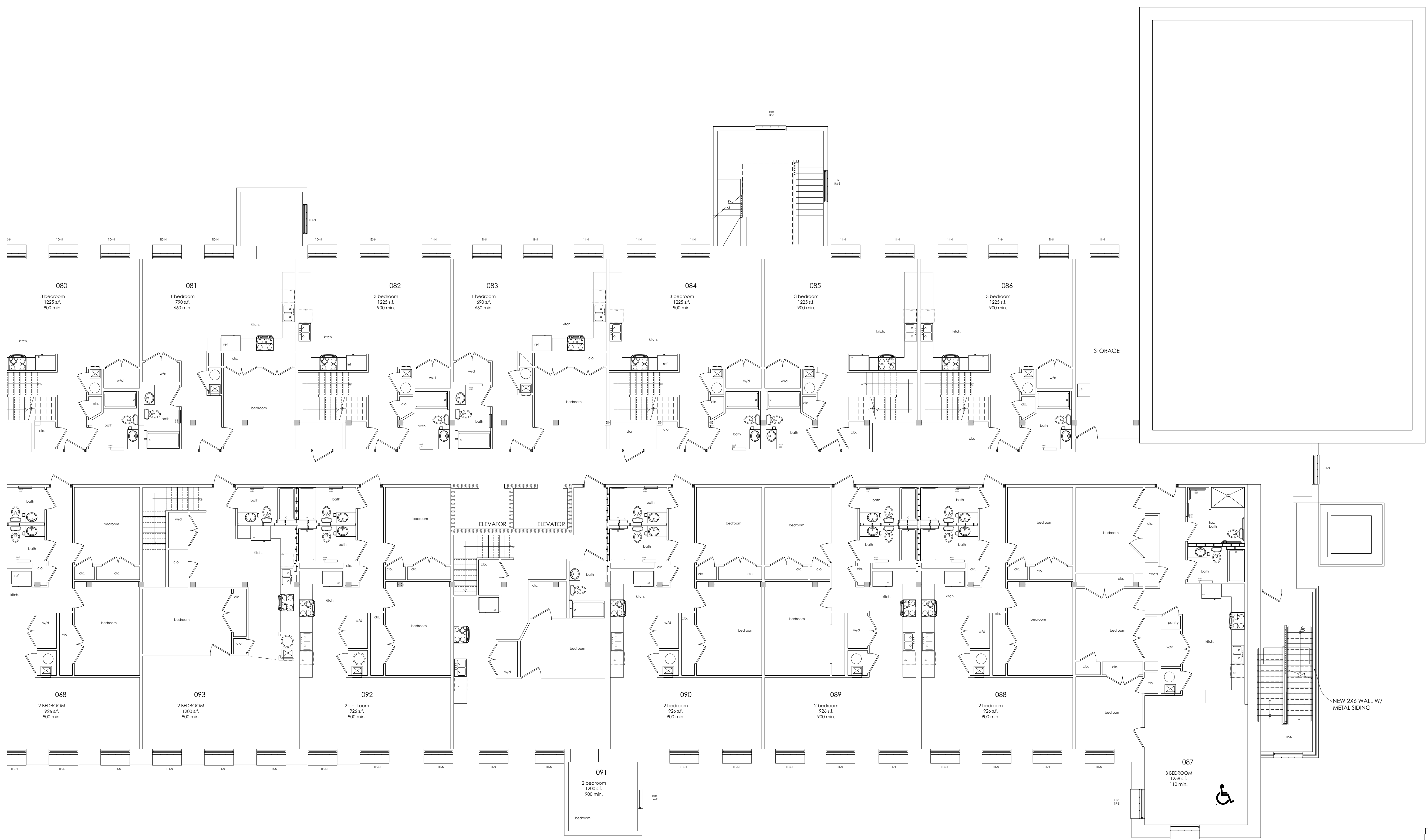
E MILL BLDG. ENLARGED THIRD FLOOR PLAN E
NPS-17 1/8" = 1'-0"



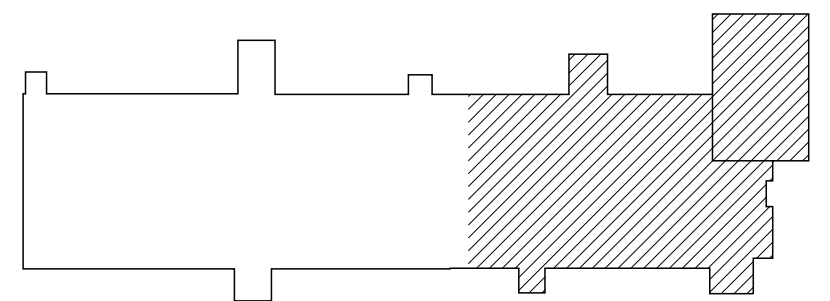
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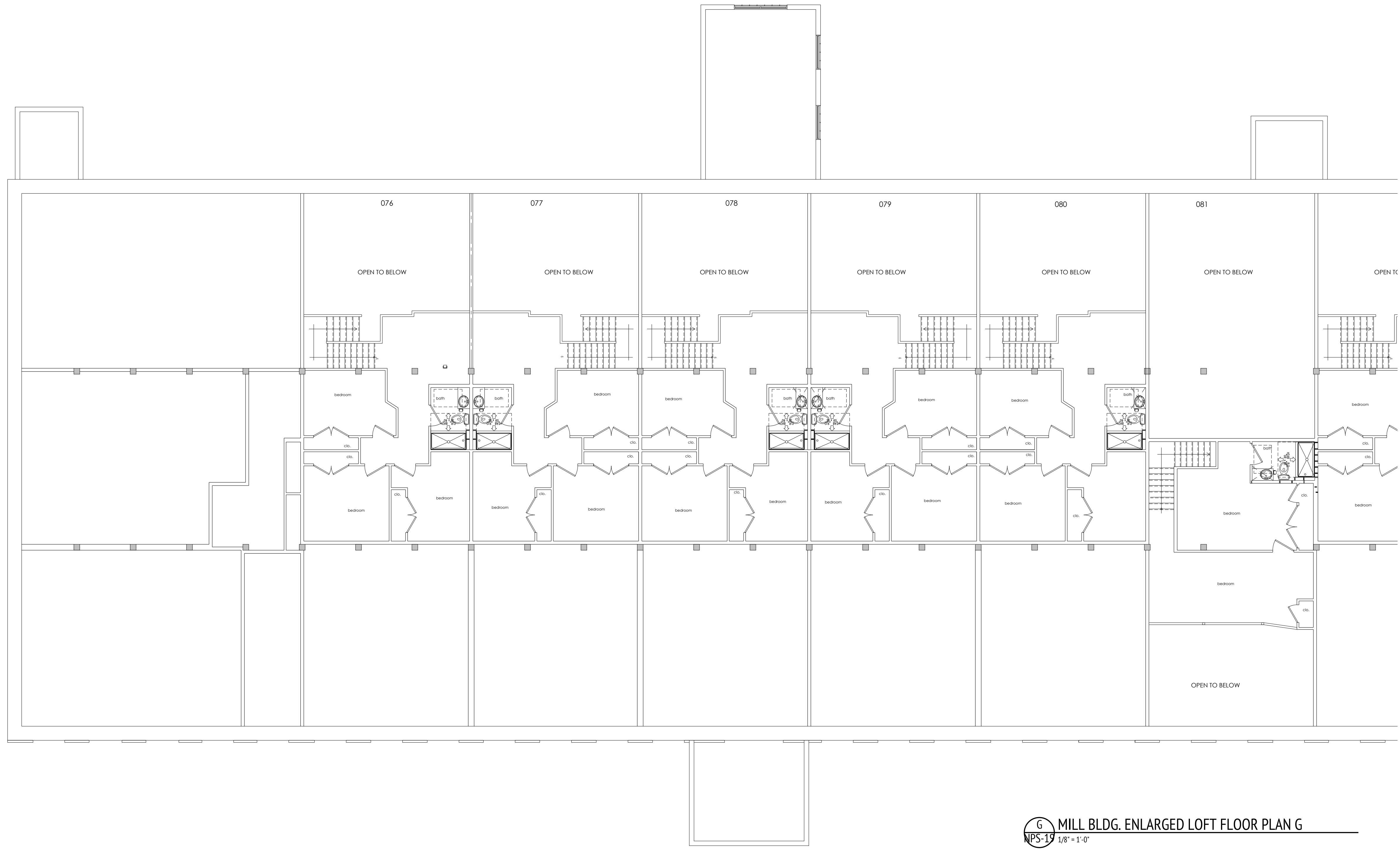
TRUE NORTH
MILL BLDG.
ENLARGED THIRD
FLOOR PLAN E



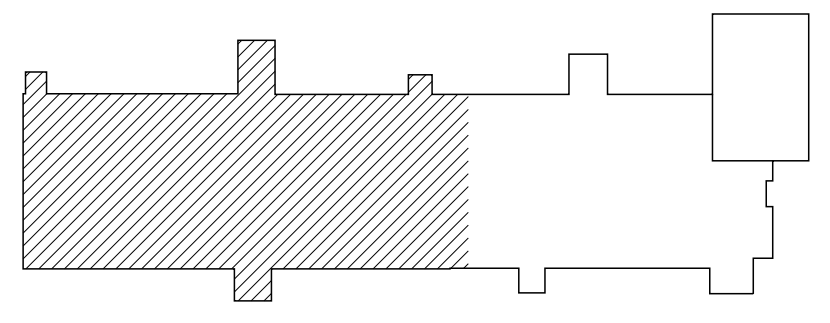
F MILL BLDG. ENLARGED THIRD FLOOR PLAN F
NPS-18 1/8" = 1'-0"



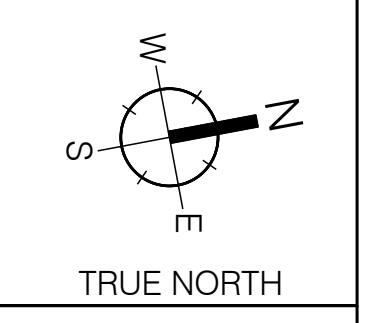
KEY PLAN
NTS



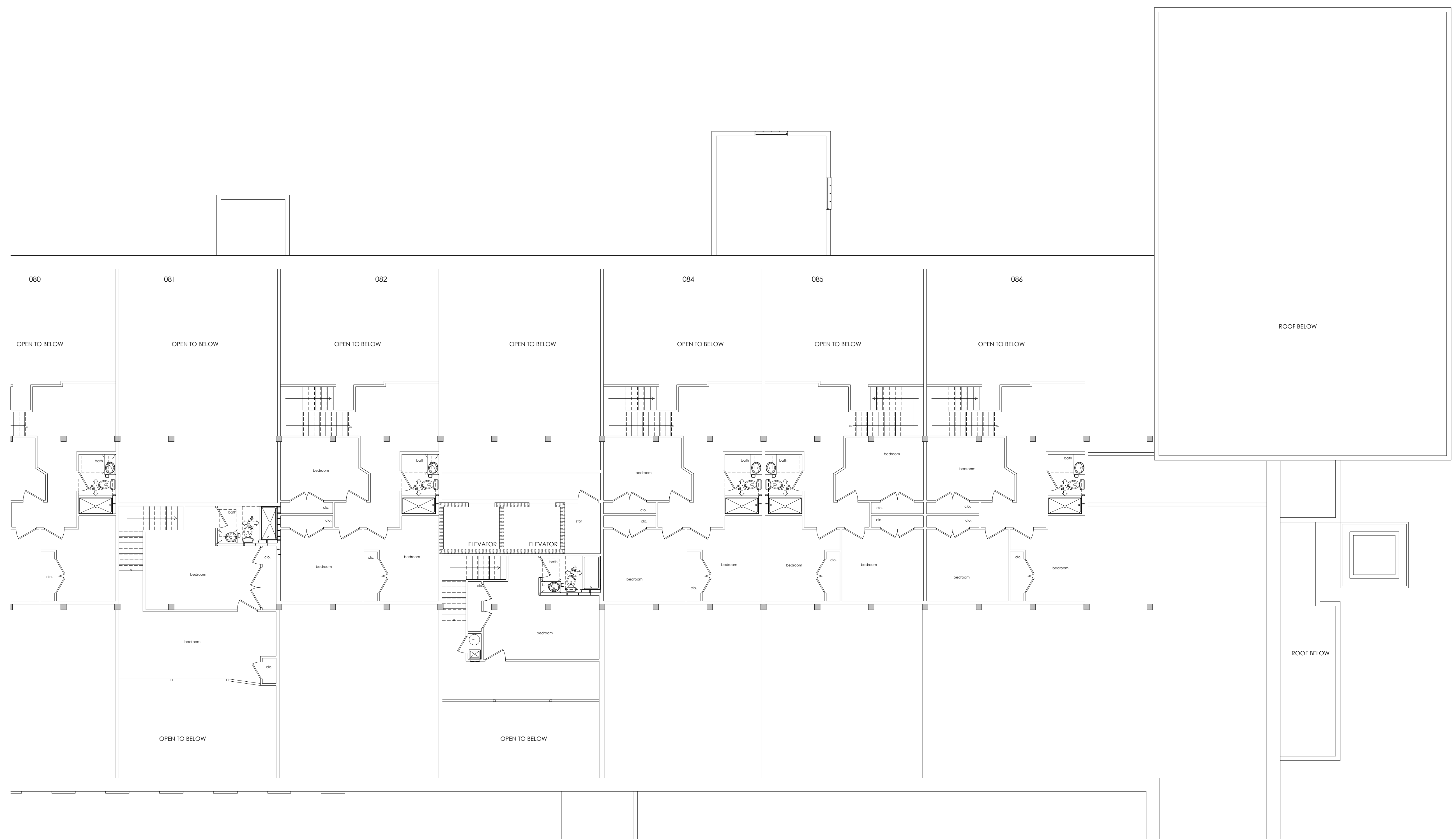
G MILL BLDG. ENLARGED LOFT FLOOR PLAN G
NPS-19 1/8" = 1'-0"



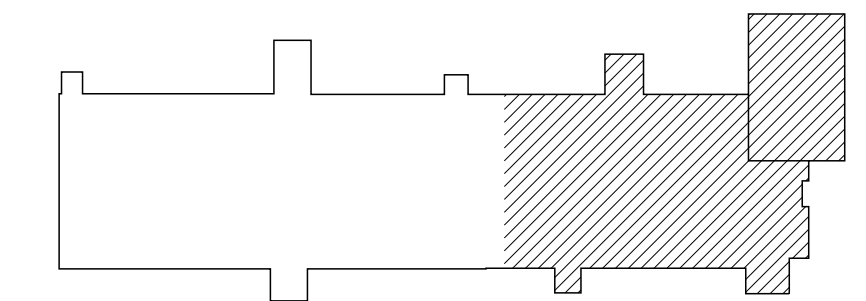
KEY PLAN
NTS



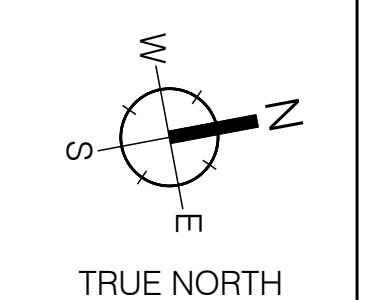
TRUE NORTH
MILL BLDG.
ENLARGED LOFT
FLOOR PLAN G



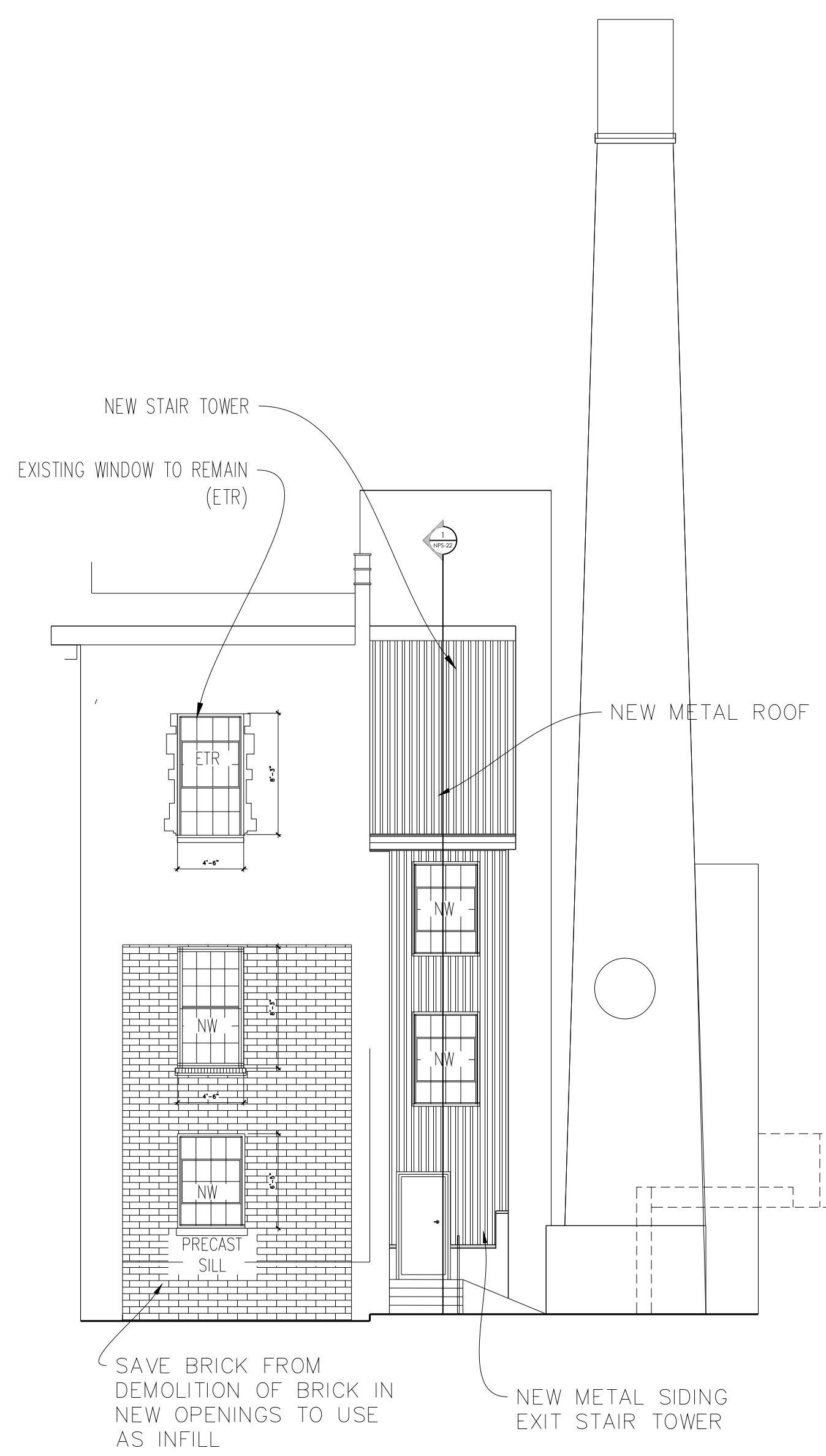
H MILL BLDG. ENLARGED LOFT FLOOR PLAN H
NPS-20 1/8" = 1'-0"



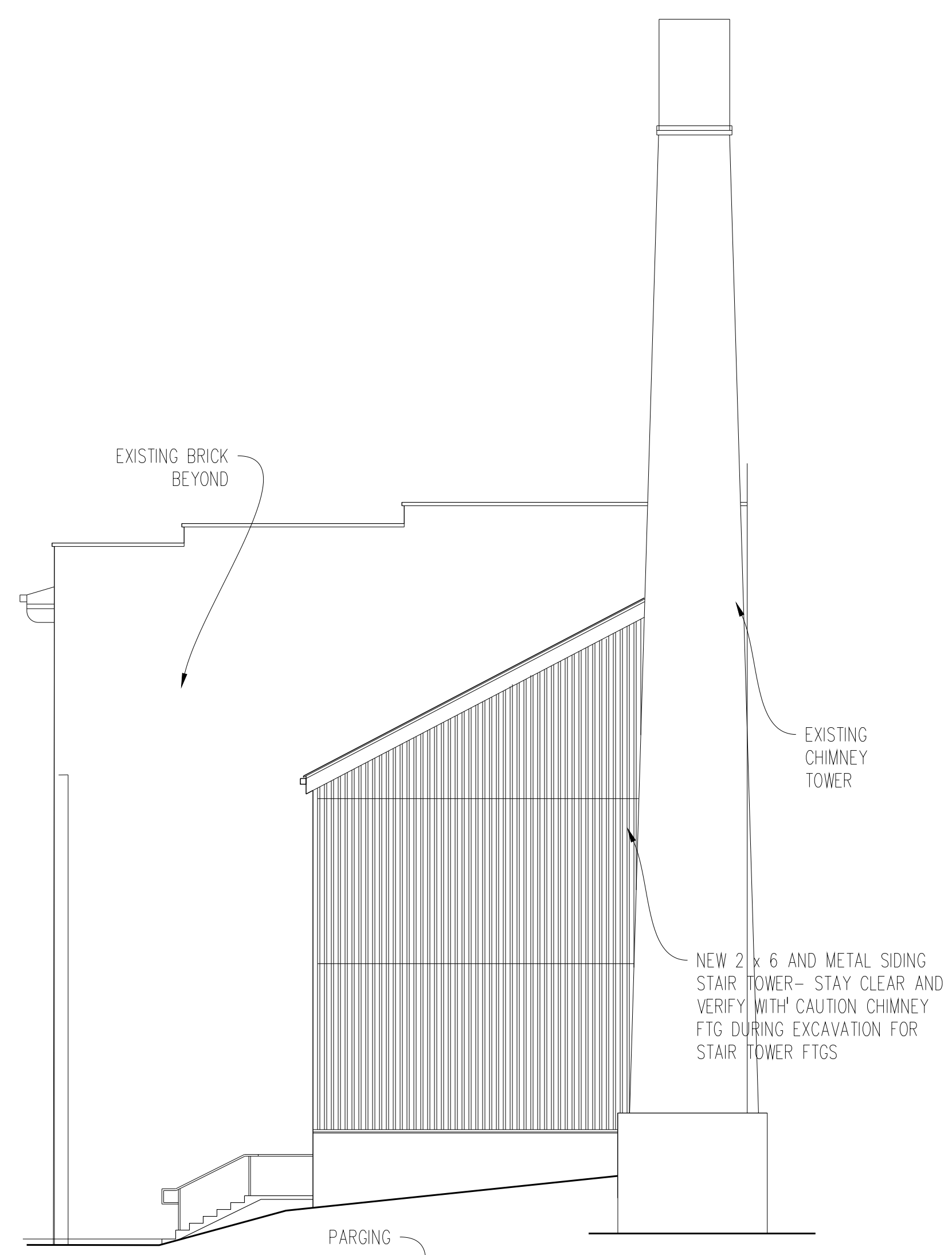
KEY PLAN
NTS



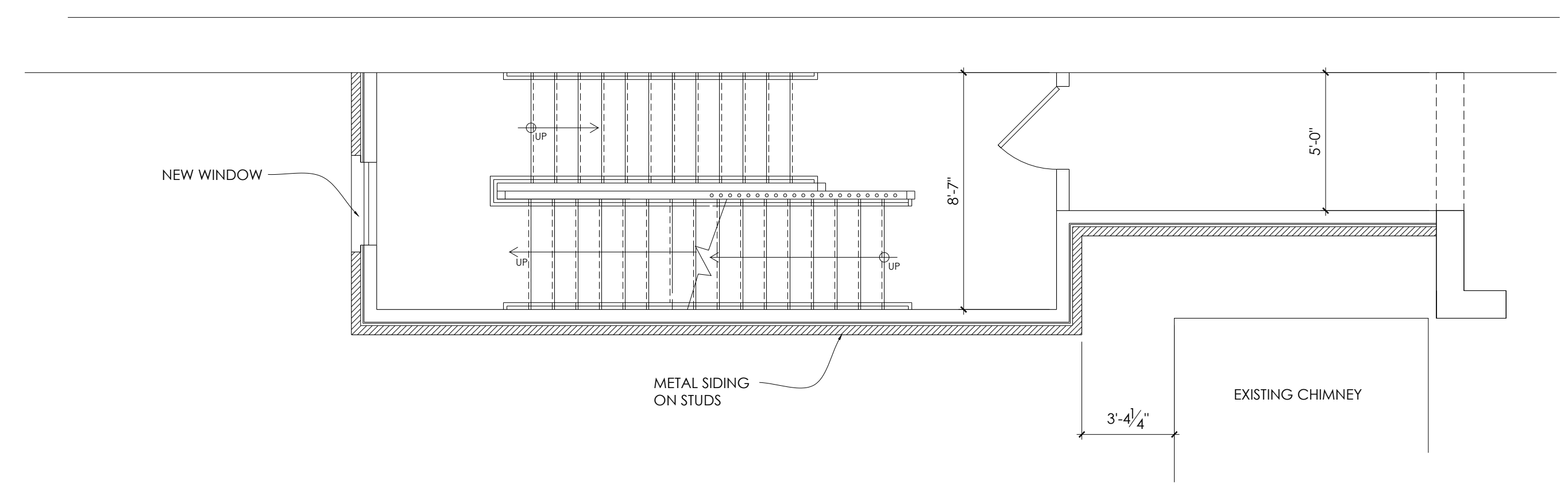
TRUE NORTH
MILL BLDG.
ENLARGED LOFT
FLOOR PLAN H



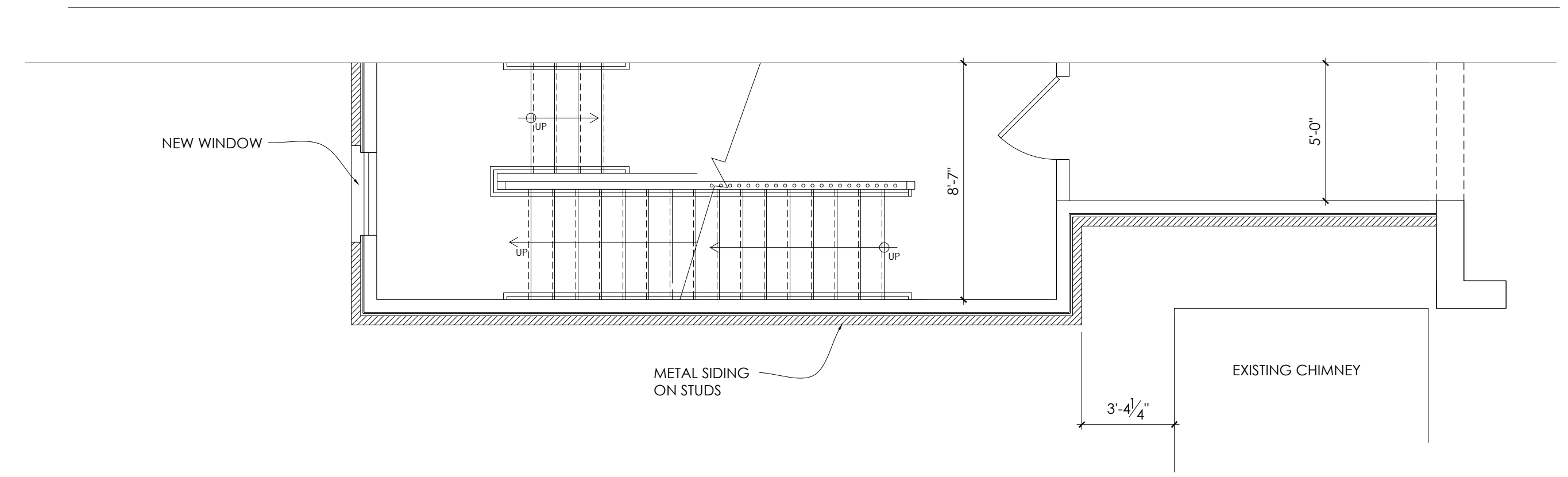
4 STAIR TOWER FRONT ELEVATION
NPS-21 1/8" = 1'-0"



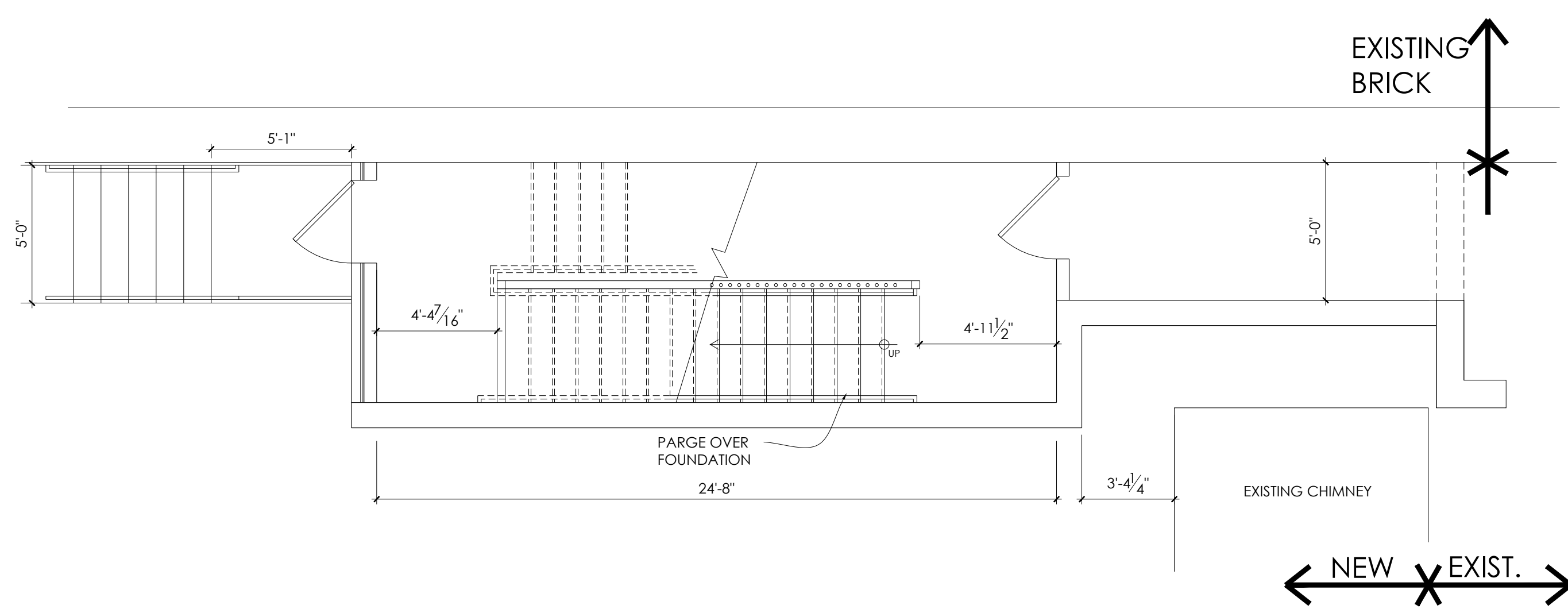
4 STAIR TOWER SIDE ELEVATION
NPS-21 1/8" = 1'-0"



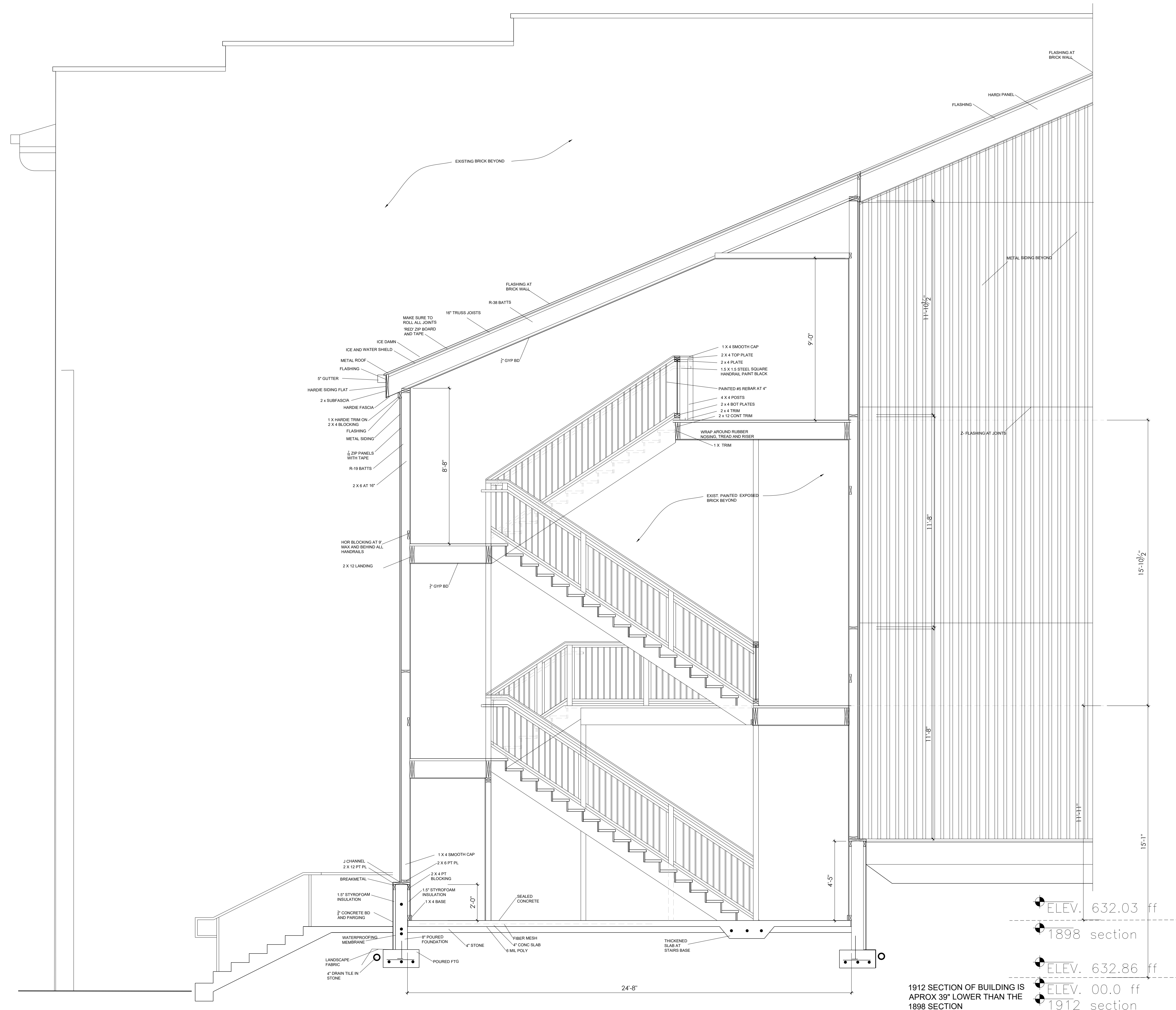
3 NEW STAIR THIRD FLOOR PLAN
NPS-21 1/4" = 1'-0"



2 NEW STAIR SECOND FLOOR PLAN
NPS-21 1/4" = 1'-0"



1 NEW STAIR FIRST FLOOR PLAN
NPS-21 1/4" = 1'-0"



1912 SECTION OF BUILDING IS APPROX 39" LOWER THAN THE 1898 SECTION

- ELEV. 632.03 ff
- 1898 section
- ELEV. 632.86 ff
- ELEV. 00.0 ff
- 1912 section

1 SECTION @ STAIR TOWER
NPS-22 3/8" = 1'-0"

