

NGBS GREEN CASE STUDY

Chronicle Mill



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About the Project

Project Type: Adaptive reuse of original mill building plus new construction of second building creating a 238-apartment multifamily community and two retail spaces.

Unit Size: Studio, one- and two-bedroom options ranging from 460 sq. ft. to 1,133 sq.ft.

Location: Belmont, NC

Performance: 2020 NGBS Green Certification – Silver Level (May 2023)

Website: [Chronicle Mill](https://www.chroniclemill.com)



Project Team

Builder: [Armada Hoffler Construction](#)

Developer: [Chronicle Holdings, LLC](#)

Architect: [BB+M Architecture](#)

Mechanical: [McVeigh & Mangum](#)

Verifier: [Grant Warner](#), NGBS Green Master Verifier, NGBS Green Partner of Excellence 2023, [Southern Energy Management \(SEM\)](#)

Overview

Chronicle Mill, built in 1901 and the first textile mill in Belmont, is an adaptive reuse property just outside Charlotte, spanning a 7-acre site. It includes two buildings with 238 apartments, about 9,000 square feet of commercial space, and the public coworking area known as Mill Collective. The new building's interior design reflects the mill's historical significance, incorporating elements like hand-woven art panels and rope ceilings that reference the textile industry. Many of the furniture and fixtures in the amenity spaces feature salvaged and repurposed materials from the original mill.

Green Features/Practices

- Walkable community near many community resources, retail, and restaurants which reduces both auto dependence and carbon emissions
 - ◆ Connected to Belmont's downtown, the River District, and surrounding neighborhoods including Stowe Park
 - ◆ Near bike lanes
- Redevelopment of EPA-Recognized Brownfield
- Two distinct design packages, modern fixtures and finishes, oversized windows, and open layouts
- Energy Efficient:
 - ◆ Nearly 15% more efficient than code-built buildings
 - ◆ Water efficient showerheads, kitchen faucets, lavatory faucets, toilets, dishwasher, and washing machine
 - ◆ ENERGY STAR exhaust fans
- Health & Wellness Features:
 - ◆ Resort-style pool with poolside lounging and outdoor grilling area
 - ◆ Expansive fitness center and yoga studio
 - ◆ Game room with billiards
 - ◆ Pet friendly with pet spa studio
 - ◆ Resident clubhouse with social lounge and oversized courtyards for picnics and lounging
 - ◆ On-site parking with covered garage parking, on-street parking, and open lot parking available to residents and prospects

The Verifier Voice

“Being involved in the green certification of this renovation project was a fantastic experience. Historic preservation blends the best elements of the past with modern methods for exceptional sustainability. It’s challenging to meet both modern air sealing and insulation standards while respecting preservation guidelines. Nonetheless, the project team succeeded and were even able to keep the super cool old wood floors and timber framing.”

- Grant Warner, NGBS Green Master Verifier, Southern Energy Management (SEM), NGBS Green Partner of Excellence 2023



2023 NGBS Green
Partner of Excellence

Lessons Learned

“As a general lesson learned in designing for success with the NGBS program, the earlier we get the team involved the better. In Chronicle Mill’s case, the design was nearly complete when the team elected to pursue NGBS certification. The late start, a tight financial environment, and a desire to keep as much of the existing structure intact as possible meant we had to get very creative when going after certain credits. It’s a testament to the Southern Energy Management team that we were able to achieve a Silver Level certification with minimal impact to the design!”

- Patrick Tormeno, Architect, Associate, BB+M Architecture

About Chronicle Mill

Located off Catawba Street, just two blocks from Belmont’s bustling Main Street, Chronicle Mill brings a unique residential and retail experience to complement the city’s small-town feel with boutique shops and locally owned restaurants. Spurring development along Catawba Street, Chronicle Mill serves as a catalyst for growth, connecting Belmont’s downtown to the River District and surrounding neighborhoods.

Originally built in 1901, Chronicle Mill was the first textile mill in Belmont. Local merchant Robert Lee (R.L.) Stowe, despite lacking personal experience in textiles, led the effort to establish the mill, rallying investors and raising \$85,000. The mill was chartered on March 18, 1901, and named in honor of Major William Chronicle, a Revolutionary War patriot who lived nearby and died in the Battle of King’s Mountain in 1780.

For decades, Chronicle Mill produced various types of white thread without using dyes, which reduced contamination issues typical of other textile plants. Notably, one of the first industrial air-cooling or humidification systems in the United States was installed at Chronicle Mill by Willis H. Carrier in 1906. Carrier’s initial experiments in providing optimal temperature and humidity for textile production eventually led to the development of modern air conditioning.

The mill’s structure combines different construction eras: concrete on a steel deck with a steel frame from the 1970s, steel columns with wood decking from the 1930s, and heavy timber columns and beams with pine decking from the original 1901 construction. The development now includes apartments, shops, retail food and beverage spaces, as well as large outdoor gathering areas, inviting the public to reclaim Chronicle Mill as Belmont’s social hub.

