

the COLUMN *magazine*

Winter/Spring 2010

A PUBLICATION OF

HISTORIC CHARLOTTE, INC.

INSIDE

Spring History
Learning Series

JFG Partnership

Camp Greene

SAVE OUR SIGNS

Blast for the Past
Award Winners

Preservation 101:
Local Historic
Districts

Watch List:
Where Are
They Now?

HISTORIC
CHARLOTTE

A partnership
JFG *Coffee*

HOUSE
OF
PIZZA
HOT OVEN

SPECIAL COFFEE

...Part of the ...

CONTENTS:

Greetings from the President	1
Happenings @ HCI	2
History Learning Series	3
Blast for the Past 2009	4
Current HCI Preservation Projects	8
Preservation 101	10
Local Preservation Efforts	12
Camp Greene	14
Watch List: Where Are They Now?	16
A Piece of History	18
Preservation Resources Network	19
News&Notes	20
HCI Membership	21

THE COLUMN is the membership magazine published by **Historic Charlotte, Inc.**

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On the cover: Familiar signs from the Charlotte area, clockwise from top left: Park Road Shopping Center, Coffee Cup, Park Terrace Theatre, South 21, JFG Coffee (photograph courtesy of Andrew Thomas) and House of Pizza.



MISSION:

The mission of Historic Charlotte, Inc. is to actively promote historic preservation and to encourage, support and coordinate the activities of history and heritage groups throughout the greater Charlotte region.

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- Fourth Ward (FoFW): www.fofw.intranets.com
- Hermitage Court: www.charmeck.org
- Historic South End: www.hsena.groupsites.com
- Myers Park: www.mpha.com
- North Davidson: www.noda.org
- Plaza Midwood: www.plazamidwood.org
- Wesley Heights: www.wesleyheightshistoric.com, www.charmeck.org
- Wilmore Neighborhood: www.neighborhoodlink.com/Wilmore

LOCAL PRESERVATION RESOURCES:

Charlotte Historic District Commission: www.charmeck.org/Departments/Planning/Historic+Districts/Home.htm

Charlotte-Mecklenburg Historic Landmarks Commission: www.cmhpf.org

STATE PRESERVATION RESOURCES:

- North Carolina Architects and Builders: <http://ncarchitects.lib.ncsu.edu>
- North Carolina State Archives: www.ah.dcr.state.nc.us
- North Carolina State Historic Preservation Office (NC SHPO): www.hpo.dcr.state.nc.us
- Preservation North Carolina: www.presnc.org

NATIONAL PRESERVATION RESOURCES:

- National Park Service (NPS): www.cr.nps.gov
- National Trust for Historic Preservation: www.nationaltrust.org
- Not So Big House, Not So Big Life – www.notsobig.com
- Preservation Action: www.preservationaction.org

INTERNATIONAL PRESERVATION RESOURCES:

- US International Council on Monuments and Sites: www.icomos.org/us/icomos

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ARTS & SCIENCE COUNCIL

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SPECIFICATIONS

Ads for submission must be minimum 300 dpi resolution in grayscale or B&W, in one of the following graphics formats: .pdf, .eps, .jpg, .tif
 Please contact Leah Burch, Preservation Planner & Grants Coordinator, with any questions or to place an advertisement in *The Column*. Leah@HistoricCharlotte.org.

WAKE UP AND SMELL THE COFFEE! GREETINGS FROM THE PRESIDENT

By David Pitzer



Another Charlotte landmark disappeared recently when the JFG Coffee Sign near Uptown was taken down in November. But thanks to the good folks at Reily Foods Company, this iconic sign won't be missing for long. Reily Foods, which produces JFG Coffee as well as Luzianne Iced Tea and many other familiar southern food products, is paying to have the JFG sign restored — so that it can return to the Charlotte landscape, where it has been for over 40 years, once a suitable location has been found.

Reily Foods has a keen appreciation for history and preservation — they are a 100+ year old family-run business that began operating in New Orleans in 1902. In addition to funding the restoration of their sign and finding it a new location, they are also making a generous donation to launch a new partnership with Historic Charlotte called the *Save Our Signs* Fund. With their donation (and hopefully more donations from like-minded companies and individuals), Historic Charlotte will be able to identify signs with historic significance in our community and assist in their long term preservation.

In this issue of *The Column*, you will find more information about the vision and generosity of the Reily Foods Company's JFG Coffee brand and the *Save Our Signs* Fund. We also recognize the winners of the 2009 Preservation Awards given at the *Blast for the Past* in October, and give special thanks and recognition to our volunteers, Blast committee and generous sponsors. And we have many more articles about the wonderful historic resources of our region and the efforts underway to protect them for future generations.

Please enjoy your copy of *The Column*, share it with a friend over a cup of JFG coffee, and encourage them to support the work of Historic Charlotte.

Historia vitae magistra.
David





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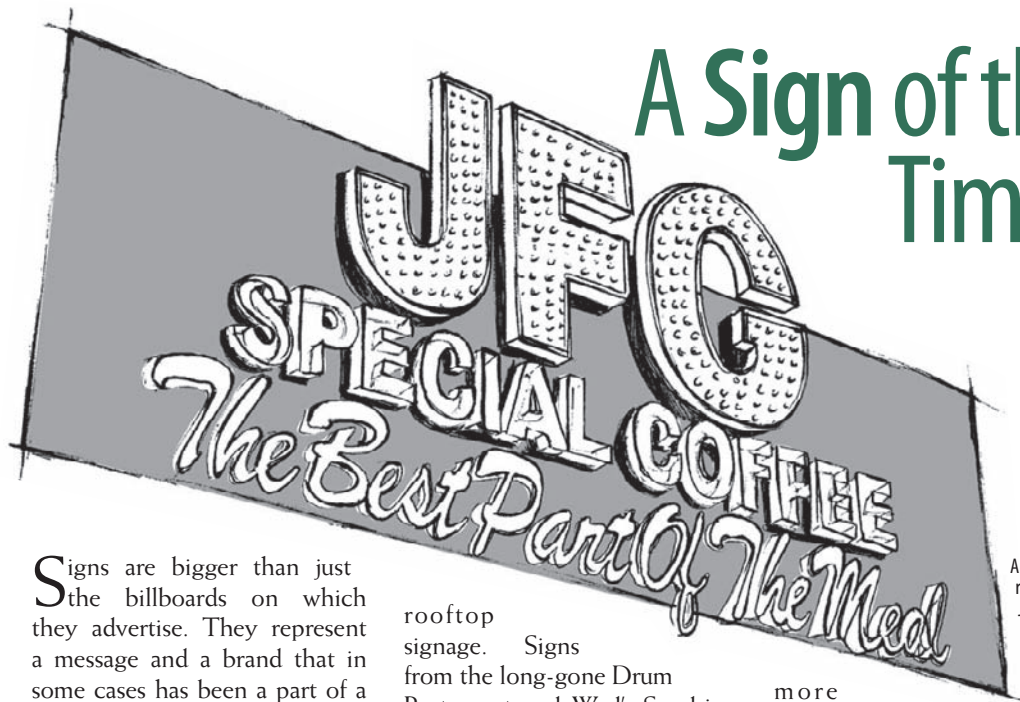
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VAPORPENDING @ HISTORIC

A Sign of the Times



Artist's rendering of JFG Coffee Sign. Courtesy of Reilly Foods.

Signs are bigger than just the billboards on which they advertise. They represent a message and a brand that in some cases has been a part of a community for many years. Signs become landmarks to longtime residents and newcomers alike. Many residents of Charlotte will remember the JFG Coffee Sign as the first indication that they were home — rising high above the I-277 freeway, the familiar letters and tagline that read “The Best Part of the Meal.” Newcomers to Charlotte often use the landmark sign to help them get their bearings in a new city — “take a left at the JFG Coffee Sign to reach Uptown Charlotte.”

Although signs are frequently considered to be visual clutter if not an outright nuisance when poorly done, there are certain signs that become a part of our identity. They harken us to our past and give character to our city. When the JFG Coffee Sign came down, more than a few citizens were disappointed and expressed their concerns publicly. Similar sentiments were heard when the sign for the Coffee Cup on Morehead was stolen and the VW Bug at Morehead and Freedom Drive was at first thought to be in violation of city ordinances for

rooftop signage. Signs from the long-gone Drum Restaurant and Wad's Sundries restaurants in Dilworth are still well-remembered and in fact can be seen at Belle Acres on South Boulevard. And one really doesn't have to think hard to come up with a list of signs that are still around that stir something inside you — whether it's simple curiosity and amusement or warm hometown nostalgia. The Dairy Queen on Wilkinson, the Penguin, the South 21 Drive In, Park Road Shopping Center and many more. It is signs such as these that the public and HCI would love to save and preserve, even if it means finding a new home for some of them.

Signs never age. For example some signs are returning from years in storage. In the modern environment along the South Boulevard light rail line, family owned Greystone Restaurant wants to put more focus on their history as they update the place.

As reported by Karen Sullivan of The Charlotte Observer, Tommy Koutsokalis, owner of the 63 year old Greystone Restaurant is planning for a renovation that will put

more focus on the history of their family business. He believes some historic neighborhoods along the rail line could become destinations similar to hot spots in New Orleans and Memphis, TN. “My dad went forward in one direction,” said Tommy Koutsokalis, 31. “I want to bring back the stuff that I remember as a kid.” In the spring the original sign will come out of storage and go back out in front of the Greystone Restaurant.

Appreciation of Charlotte's vintage signs is on our horizon. If you appreciate the history and visual appeal of our vintage signs let us know with your vote for the best vintage sign in Mecklenburg County. Just email us at SOS@HistoricCharlotte.org. And you won't want to miss our new May Preservation Month Roadside Wonders Driving Tour or the new brochure also available in May. In Charlotte, this appreciation is truly a sign of the times.

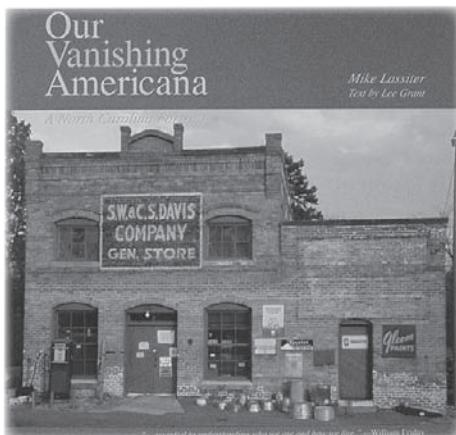
To learn more about the *Save Our Signs* Fund, please visit our website at www.HistoricCharlotte.org.

For more on this subject, turn to page 8

2010 HISTORY LEARNING SERIES

The History Learning Series is in its 10th year of history and preservation programming. Join Historic Charlotte again this spring for informative presentations by local historians and experts on topics related to the unique history and heritage of the greater Charlotte region. Members and students are free, non-members are \$10 and the public is always welcome.

2010 HISTORY LEARNING SERIES SPRING DATES



Our Vanishing Americana by Mike Lassiter and Lee Grant. Photograph courtesy of www.mastgeneralstore.com.

DATE	TOPIC	LOCATION	PRESENTER
Feb. 23	<i>Our Vanishing Americana: A North Carolina Portrait</i> is a pictorial guide to the state's commercial relics of the 19th and 20th century: the general stores, the corner drug stores with soda fountains, the blue plate diners and hot dog stands, the filling stations, the barber shops, the single screen theaters.	The Duke Mansion*	Mike Lassiter, Photographer
April 27	Pinewood/Elmwood Cemetery Tour A guided tour through one of Charlotte's most beautiful and unique historic places. View outstanding funerary art and hear heartbreaking stories of early death, war and mystery.	Alexander Michaels Tavern or Gardeners' House, Pinewood/Elmwood Cemetery**	Lynn Weis and Bill Hart, Historians and Docents

*Social starts at 5:30p.m. / Program begins at 6:00p.m. Light refreshments and cash bar provided. The Duke Mansion is located in the Historic Myers Park Neighborhood at 400 Hermitage Road, Charlotte, NC 28207. (704) 714-4400

** The tour will begin at Alexander Michaels Tavern at 5:30pm. For those who would like to meet at Pinewood/Elmwood Cemetery, the tour will arrive at the Gardener's House at 6pm. To enter the cemetery, use the 6th St. entrance. Alexander Michaels Tavern is located at 401 West 9th Street, Charlotte, NC 28202. (704) 332-6789, www.AIMikesTavern.com.

HIGHLIGHTS FROM FALL 2009

HISTORY LEARNING SERIES EVENTS



November 10: Guests at the Duke Mansion for History Learning Series.



Author David Aaron Moore discusses his book *Murder, Mystery and Mayhem*.

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CHARLOTTE

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2009 Preservation Award Recipients

EXCELLENCE in PRESERVATION

The **Excellence in Preservation** Award is given to citizen(s) or organizations that work ambitiously to protect, preserve and document the architecture and history of our region.

NC MUSIC FACTORY

Owner: ARK Group
Builder/Developer: Fiber Mills, LLC
Architect: Mistri Hardaway Architects



In 1904, John B. Ross constructed the first building on the Fiber Mills site, a one-story brick building used as a textile mill. The remaining buildings were constructed in stages from 1904 through the 1950's and still retain most of their original structure today.

ARK Group, Fiber Mills LLC and Mistri Hardaway Architects are honored for their collective efforts in the preservation and revitalization of the 210,000 square foot Fiber Mills site. Now home to the NC Music Factory, painstaking efforts were taken beginning in 2002 to restore and reuse the complex of early to mid twentieth-century buildings. The underlying goal was to bring a new life to these beautiful old buildings by preserving the building shell and finishes, adding new windows in bricked-in window openings, refinishing interior surfaces and adding new systems. The additive renovation was done in a straightforward modern design vocabulary that addresses uses and budgets of today but in the context of the warm glow of old wood and texture of brick.

Photograph courtesy of Mistri Hardaway Architects.

COMMERCIAL

Preservation Commercial is given to a project that restores an existing historic commercial structure while maintaining a large percentage of the structure's original material and design.

MORNING STAR LUTHERAN CHURCH

Owner: Morning Star Lutheran Church
Builder/Developer: H.C. Rummage, Inc.
Architect: ALB Architecture

Morning Star Lutheran Chapel was built in 1906 and has a long history in the Mint Hill Matthews community. The simple Gothic Revival wood clad structure along Idlewild Road was given funds that provided the means to restore the old church as a legacy for the congregation and the community. The project included the preservation of the 1500 square foot chapel and construction of a 1300 square foot addition. In addition, the graveyard was restored with the assistance of infrared photo imaging to place markers for all unmarked graves. The grounds were restored, landscaped and fenced with a walking trail. A pond and fountain with podium provide the setting for outdoor services.

Similar in form and material, the addition is a diminutive counterpoint to the front gabled historic structure on brick piers. It has stucco finish and a hip roof. The addition to the chapel is set back from the sanctuary, and the vestibule is linked through just one of the windows so that all openings are respected in the sanctuary and mirrored with the addition. Restoration of the church included rebuilding the missing masonry roof chimney and repairing structural elements of the building.



Photograph courtesy of ALB Architecture.

MRS. HOWARD/MAX & COMPANY

Owner: James Michael Howard
Builder/Developer: Kublkin Builders
Architect: RBA Group



Mrs. Howard/Max & Company's new location was built in 1924 and is listed on the National Register of Historic Places. The historical and cultural significance of the property formerly known as the Clubhouse of the Charlotte Woman's Club rests upon three factors. First, the building possesses architectural significance as one of the finer examples of the design capabilities of Charles C. Hook, an architect of local and regional prominence. Second, the building is the only structure which was erected for the purpose of serving as the Clubhouse of the Charlotte Woman's Club, an organization of great importance in the civic affairs of this community for over seventy-five years. Third, the structure documents the determination of women to participate more actively in public affairs.

Consequently, the building occupies an important place in the social history of this community. The structure was officially opened for public inspection on May 22, 1924. The project to restore the Clubhouse began in 2008 with Mrs. Howard/Max & Company as an opportunity to have a presence in one of the premier cities of the South, and to provide interesting mixes of home furnishings in colorful restrained environments. The rooms are a reflection of how the Howards envision how people want to live today, breathing new life into traditional methods of decoration.

Photograph courtesy of Mrs. Howard/Max & Company.

FOUR CHARLOTTE AREA HISTORIC Preservation projects, one Excellence in Preservation Award and one Honorable Mention for Preservation Residential were announced as the recipients of Historic Charlotte's 2009 Preservation Awards. Historic Charlotte recognizes their commitment to preserving and supporting Charlotte's and the region's rich architectural history. The awards were presented at Historic Charlotte's annual *Blast for the Past* on Thursday, October 15th.



RESIDENTIAL

Preservation Residential is awarded to a restoration project of an existing historic residential structure that maintains a great deal of the original historic material and design.

Preservation Residential Infill is awarded to a completely or substantially new residential structure that integrates well with the surrounding built environment and historical site context.

HONORABLE MENTION: Occasionally awarded to a restoration project of an existing historic structure that maintains a great deal of the original historic material and design.

FUNDERBURK-JOHNSON HOUSE

Owner: Jimaana Properties, LLC
Builder: Jim and Janet Johnson
Project Superintendent: Bob Wilson

Funderburk-Johnson House is an example of Queen Anne-Colonial Revival architecture. It occupies roughly one acre on West Charles Street near the center of Matthews. The site includes several outbuildings, lovely mature landscaping, and a new garage. These buildings and the main house were constructed in 1904 around a late nineteenth century dwelling with a basement. The original Funderburk house was built around 1895. The Johnsons purchased the home in 2006 and began renovations in May of 2008. The main house renovation was completed in May of 2009. The house had suffered severe termite damage on the entire main floor as well as fire and water damage. All the original details of this home have been painstakingly restored or replicated. The house maintains its original footprint. Green features such as tankless Rinnai hot water heaters, solar panels with battery back-up, a solar hot water heater and rain barrels have been added.



Photograph courtesy of Jim and Janet Johnson.

SUMMIT GREENWAY

Developer: Neighboring Concepts, O'Brien Architecture, The Drake Company and Wesley Heights Community Association
Builder: Maleady Builders
Architect: O'Brien Architecture



Summit Greenway is the result of a partnership between the neighborhood residents and the Wesley Heights Community Association. The Wesley Heights Community Association, with the guidance of O'Brien Architecture had the property rezoned for urban residential use. The property was then designed and developed as an infill project with attention to seamless integration with the existing historic neighborhood. The overall character is intended to be a collection of homes similar in size and scale to the neighborhood.

The neighborhood wanted variety along Summit Avenue, and requested that three of the four parcels be sold to individuals for single family houses. The street was fronted with a single two-unit building and the greenway was lined with similar duplexes. The homes have front porches and present a two-story façade to the neighborhood. Each building is designed to fit on the 50' wide lot that is common in this historic neighborhood. Each building is a different color, and has different railings, columns, brick and door styles.

Photograph courtesy of O'Brien Architecture.

DR. ROBERT H. GREENE HOUSE

Developers: Thomasina Massey/EMANSER, LLC
Builder: D.R. Schwieman, Inc.
Architect: Robert L. Stevenson

Dr. Robert H. Greene House is located at 2001 Oaklawn Avenue in Charlotte. The house is part of the McCrorey Heights neighborhood, and is surrounded by other early twentieth-century homes. Built in 1936, it is among the oldest and largest houses in the neighborhood. It is arguably the best preserved and most architecturally significant house in McCrorey Heights. The building was designated as a local historic landmark by the Charlotte City Council in 2009.



Photograph courtesy of Thomasina Massey.

HISTORIC CHARLOTTE'S 9TH ANNUAL *BLAST FOR THE PAST* PRESERVATION AWARDS was truly an historic event. Held at the iconic Duke Mansion on October 15, 2009, this year's award winners were some of Charlotte's finest in the world of historic preservation. The mix of residential preservation, historic infill, and commercial adaptive reuse shows how multi-dimensional and far-reaching the effects of preservation can be, even here in Charlotte! Preservation has

the ability to support and collaborate with a number of industries vital to the Charlotte region including architecture, construction, landscape design, material restoration, interior design, real estate, archaeology, and alternative energy.

9th Annual *Blast for the Past*

Historic Charlotte would like to thank all of its sponsors, volunteers and over 325 guests for making the 2009 *Blast for the Past* such a successful event. Thanks to our Silent Auction donations and our sponsors we were able to raise over \$38,000! Special recognition and appreciation must be given to the Duke Mansion and their wonderful staff for making this year's event so memorable and fun.



Auction items from the Silent Auction.



Fitzhugh Stout and friends.



Thomasina Massey and friends.



Jeff Mayer and Leah Burch, staff member of Historic Charlotte.



Award winners for Mrs. Howard/Max & Company. (Left to right) David Pitser (HCI), Lane Brown, Jim Howard, Lindsay Plyler and Diane Althouse (HCI).



Award winners for the Funderburk-Johnson House. (Left to right) Jim Johnson, Diane Althouse, Janet Johnson, Aana Lisa Whatley, David Pitser, Bob Wilson and Lana Helda.



Award winners for the Dr. Robert H. Greene House. (Left to right) Nathan Adams (HCI), Thomasina Massey, Terri Bennett, Felicia Massey and David Schwieman.



Award winner for Summit Greenway. (Left to right) Michael O'Brien, Nathan Adams, and Terri Bennett, host of the 2009 *Blast for the Past* Preservation Awards.



Award winners for Morning Star Lutheran Church. (Left to right) Diane Althouse, David Pitser, Todd Rummage, Joyce Reed, Diane Klutz and Allen Brooks.



Award winners for the NC Music Factory. (Left to right) David Barron, Doug Hardaway, Nathan Adams, Rick Lazes, Noah Lazes, Adi Mistri and Terri Bennett.

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Entries for the 2010 *Blast for the Past* Preservation Awards can be submitted for any project completed since January of 2007. Contact Leah@HistoricCharlotte.org

Event photographs courtesy of Matthew Chisolm.

ADVOCACY News

Current HCl PRESERVATION PROJECTS

Save Our Signs Fund — How does it work?



JFG Coffee Sign. Photograph courtesy of Reily Foods

JFG Coffee will donate a percentage of all JFG Coffee sales between February 15th and May 15th to the **Save Our Signs Fund**. In addition, the Charlotte public can also donate to the **Save Our Signs Fund** from the Historic Charlotte website — www.HistoricCharlotte.org. All proceeds are tax deductible and will be used to fund the restoration of historically and culturally significant signage throughout the Charlotte region. The **Save Our Signs Fund** will be administered by Historic Charlotte with four goals in mind:

1. Raising awareness of the importance of Vintage Landmark Signs in Mecklenburg County:

Beginning in May 2010 a series of Preservation Month activities will be created to educate and connect the public with these signs. This will include the completion of the *Roadside Wonders of Mecklenburg County Driving Tour Brochure*.

2. Matching funds to process signs for Local Landmark Status:

Proceeds from the **Save Our Signs Fund** will also be used to assist Vintage Sign owners with the process of obtaining Local Landmark status for their vintage signs (50 years or older) with the Charlotte-Mecklenburg Historic Landmarks Commission. The funds will be distributed via a grant application process

and will match funds from the owner for a qualified consultant to research and complete the survey documentation necessary for Local Landmark Status.

3. Research and creation of a Business Plan for new uses of Vintage Signs:

Some Vintage Sign owners have carefully restored and stored their signs but are unable, for a variety of reasons, to display their signage. A volunteer task force will be created and assigned with the goal of finding new locations and uses for vintage signs. The task force will study other cities and towns in the United States that have successfully found new uses and locations for their Vintage Landmark Signs.

4. Matching funds for restoration of Vintage Signs:

Restoration of Vintage Signs is almost always possible but can be cost prohibitive for some owners.

Proceeds from the **Save Our Signs Fund** will be allocated, on a needs basis, to owners of Vintage Signs that require maintenance or restoration.

For more information about **Save Our Signs Fund**, please visit www.HistoricCharlotte.org or email us at SOS@HistoricCharlotte.org.



MAY 2010

HISTORIC CHARLOTTE, INC.

PRESERVATION MONTH

10th ANNUAL CELEBRATION

3rd Annual



Artevation = Preservation + Art

SAVE OUR SIGNS S.O.S.

- Artist competition and Exhibit featuring representations of Vintage Signage in the Charlotte region

New:

Visit the Historic Charlotte website in March for full details about Preservation Month or if you would like to submit artwork for *Artevation: Save Our Signs*. Please contact us about Volunteer Opportunities for Preservation Month: Leah@HistoricCharlotte.org

Roadside Wonders DRIVING TOUR of Mecklenburg County

Join us as for a guided bus tour to celebrate Charlotte's unique Roadside Wonders and vintage signs.

- Learn about the history of Charlotte's main thoroughfares and local roadside businesses and how they created new forms of architecture and advertising in 20th Century Mecklenburg County.
- The Tours will be guided by Historic Charlotte staff and local historians.
- Publication of the *Roadside Wonders Driving Tour Brochure*, available at Historic Charlotte's website and Visit Charlotte.

Historic Charlotte joins the National Trust for Historic Preservation's Statewide & Local Partners Program



Historic Charlotte is pleased to announce that we are new members of the National Trust for Historic Preservation's Statewide & Local Partners Program. After a lengthy application process we were approved for membership to the Partners Program in January 2010.

Created in 1993, the National Trust for Historic Preservation's Statewide & Local Partners Program helps emerging and established state and local nonprofit preservation organizations become more effective. The program provides organizational development assistance, grant support, specialized workshops and training, information resources and networking opportunities. The Partners Program facilitates the growth of professionally staffed nonprofit organizations nationwide. Currently 43 statewide and 72 local organizations meet the criteria to be a Statewide or Local Partner.

In April, HCI will attend its first Statewide and Local Partners regional meeting in Jonesborough, TN. This will be a great opportunity to meet other regional Partner colleagues and experience the networking that existing Partners value so highly.

PRESERVATION 101

Everything you always wanted to know about

Historic Charlotte receives frequent inquiries from folks looking for answers to various questions about their historic property. Some of the questions include how to get their house or business listed as a Local Landmark or what to do before they make any changes to their house in one of Charlotte's six Local Historic Districts. As much as we'd like to be able to answer all of these questions, we are not the agency that administers those programs. So for this issue of Preservation 101, HCI thought it would be worthwhile to explain what an historic district is and is not and whom to contact with any additional questions. Please note that HCI is more than happy to answer any of your questions or point you in the right direction!

1. What is an historic district?

A historic district is a group of buildings, properties, sites or structures that have been designated by one of several entities on different levels as historically or architecturally significant. Districts greatly vary in size, some having hundreds of structures while others have just a few.

Historic districts can be designated at either the federal level or at the local level. Federally designated historic districts are listed on the National Register of Historic Places and are administered by the National Park Service. Local districts are generally administered by the county or municipal government.

2. What is a local historic district? How many does Charlotte have?

Local historic districts are areas in which historic buildings and their settings are protected by public review, and encompass buildings deemed significant to the city's cultural fabric. The local historic district offers, by far, the most legal protection for historic properties because most land use decisions are made at the local level.

Charlotte has six Local Historic Districts including: Dilworth, Fourth Ward, Hermitage Court, Plaza Midwood and Wesley Heights. The Wilmore Neighborhood is currently in the local historic district review process — the final City Council vote will take place in the spring.

Mecklenburg County has 20 National Register Historic Districts, including the Charlotte neighborhoods of Dilworth, Elizabeth, Myers Park, North Charlotte and Wesley Heights. For a full list of National Register Historic Districts in Mecklenburg County, please visit the National Register of Historic Places website www.nps.gov/history/nr/.

3. How is a local historic district different from a federally designated historic district?

The National Register of Historic Places is the nation's official list of buildings, sites or areas worthy of preservation. Listing does not restrict what the property owner may do with the property unless the owner is using federal assistance, like federal rehabilitation tax credits.

A local historic district is a district designated by a local ordinance, which falls under the jurisdiction of an appointed citizen-board called an historic district commission or historic preservation commission. It provides communities with the means to make sure that growth, development, and change take place in ways that

respect the important architectural, historical, and environmental characteristics within a district.

4. What are the advantages of a local historic district?

One of the strongest qualities of local historic district designation is that it can be tailored to the specific needs and distinct identity of the community, and helps to protect and preserve local resources, even while the community is changing. Development that enhances an historic district is important to the city's evolution since it ties past, present and future together. Change further indicates a healthy and lively community, and reflects the united pride and investment the residents have in their neighborhood. There are numerous other advantages to establishing a local historic district, which include:

- Local districts protect the investments of owners and residents.
- Local districts encourage better design.
- Educational benefits — historic districts can help explain the development of a place, the source of inspiration, and technological advances.
- A local district can result in a positive economic impact from tourism.
- Local districts provide social and psychological benefits. A sense of empowerment and confidence develops when community decisions are made through a structured participatory process rather than behind closed doors or without public comment.



329 Park Avenue, Wilmore neighborhood.

Historic Districts

Local Historic Districts

Charlotte, NC

By Leah Burch,
Preservation Planner and
Grants Coordinator



Map of Charlotte's Local Historic Districts. Map Source: Charlotte Historic District Commission.

5. How is a local historic district designated?

A local historic district is designated by the elected officials after recommendation from the Historic District Commission (HDC). Prior to making such a recommendation, the HDC must prepare a report outlining the significance of the district, accompanied by a map with the boundaries of the district, and a listing of each property address included. The report is sent to the State Historic Preservation Office for review and comments.

Once the report has been reviewed by the State Historic Preservation Office, the HDC must hold a public hearing and



1700 Wilmore Drive, Wilmore neighborhood.

notify all property owners that will be included in the district. The HDC may hold information work sessions prior to the hearing to answer questions regarding the proposed designation. After the public hearing is held by the HDC, their final recommendation is submitted to the City Council who may adopt, alter or reject the designation as proposed.

6. What is the Charlotte Historic District Commission?

The Charlotte Historic District Commission is a body of citizens appointed by the Mayor and City Council to administer the Local Historic District Program, as outlined in the Charlotte Zoning Ordinance. Its responsibility is to encourage the preservation of historically and architecturally significant areas of Charlotte through the application of the terms of this ordinance. The HDC and its staff work with all business and property owners in historic districts to ensure that new development and improvements to existing properties can occur while maintaining the overall design integrity of the historic district.

7. What does it mean to own property in a local historic district?

Property owners in local historic districts are required to contact the Historic District Commission office before undertaking any exterior changes to existing structures, or before beginning any project involving new construction or demolition. The HDC or its staff will review the project. If it meets the terms of the ordinance and current HDC policy, a Certificate of Appropriateness will be issued. A building permit for exterior work cannot be issued in an historic district without a Certificate of Appropriateness.

8. Over what things does the Historic District Commission have authority to review?

Under current local law and HDC policy, the Commission reviews new construction, additions, demolition, setbacks, handicap access facilities, porch enclosures, chimneys, shutters, gutters, substitute siding, accessory buildings, placement of satellite dishes and antennae, placement of HVAC compressors, fencing, major tree removal, significant or permanent landscape features, parking areas and driveways, paving, signage, replacement roofing, replacement windows and doors, storm windows and doors, and the painting of unpainted masonry.

9. How do I contact the Historic District Commission?

The Historic District Commission is located at 600 East 4th St (8th Floor), Charlotte, NC 28202. Please call John Rogers or Wanda Birmingham at (704) 336-5994 or visit the HDC website at www.charmeck.org/Departments/Planning/Historic+Districts/Home.htm for more information.

Source: Charlotte Historic District Commission.



Main Street, downtown Pineville, circa 1915.

LOCAL PRESERVATION EFFORTS

Downtown Pineville National Historic Register Designation

By Mary Dominick, Charlotte-Mecklenburg Historic Landmarks Commission



Former Younts General Store, 316 Main Street, downtown Pineville.



Former Blankenship Feed and Oil Store, 330 Main Street, downtown Pineville.

Pineville, North Carolina is located approximately eleven miles south of the city of Charlotte. The small town, originally a cluster of log cabins at the intersection of two trading paths, had its commercial beginnings as a train stop when the South Carolina Railroad opened a depot in 1852. The town, incorporated in 1873, became a busy center for agricultural support and textiles in the next few decades.

Main Street in Pineville has been lined, for nearly a century, with the businesses and homes of the town's commercial, political, and civic elite. Families such as the Yandells, Yountses, and Millers began commercial development of the town shortly after the turn of the 20th Century. While doing so they also built the churches, schools, and recreation places, that turned the town from an intersection of two trading paths to a thriving early 20th Century commercial center. The economy of Pineville was based largely on the cultivation, ginning, and milling of cotton; but many other business interests developed in the town. Main Street, by the 1930s, had among its businesses: 5 grocery stores, 2 barbershops, a dime store, drugstore, doctor's office, blacksmith, and theater.

The Charlotte-Mecklenburg Historic Landmarks Commission has made a major commitment to the preservation of the commercial core of Pineville. The Commission has processed several Pineville properties for Local Landmark designation and has recently purchased two of these properties. The Former Blankenship Feed and Oil Store, (early 1900s) located at 330 Main Street, is in operation as Bargain House Antiques store and the former Younts General Store (circa 1910), located at 316 Main Street, is the headquarters of the Cultural & Civic Arts Center of Pineville. The Commission recently had the exteriors freshly painted and is working in collaboration with the town and the Town Administrator, Mike Rose, to obtain designation on the National Register of Historic Places.

Pineville photographs courtesy of the Charlotte-Mecklenburg Historic Landmarks Commission.

Massey-Clark House *By Paula Lester, President of Matthews Historical Foundation*

Located in downtown Matthews, the 1450 square foot Massey-Clark House is one of the oldest residences in Matthews. Built in the early 1880s for Dr. Henry V. Massey, a physician and Civil War veteran, it was originally constructed as a four-square with wooden interior walls and ceilings, heart of pine flooring and a central hall to allow the best "air-conditioning" available at the time. This house design remained popular well into the 20th century.

The Massey family sold the home to C.C. and Susie Clark in 1925. When the Clarks lived in the home, Matthews was still very rural. The field next to the house was used for growing cotton. Over the years, the house received two room additions that were located on the back side and a wrap-around porch. In 1953, Paul and Lucy Clark, along with their two children Jane and Oliver, came to live with Paul's aging mother Susie. At this time, each family occupied one side of the house. Oliver Clark died at 14 and Jane remained in the home until she left for college.



Massey Clark House. Photo courtesy of Paula Lester.

Holly Bend — A “New” Historic Site

By James H. Williams, Mecklenburg Historical Association

This fall the local History Community was very excited. Mecklenburg County announced their purchase of 212 acres of land on Neck Road in Huntersville, which included the house known as Holly Bend. The house is on land adjacent to Rural Hill and the Cowan’s Ford Wildlife Refuge on Mountain Island Lake. This purchase greatly increases the area under protection on the lake that provides Charlotte’s drinking water. Parks and Recreation will administer the site and they are in the process of deciding exactly what to do with it. This purchase represents one of the largest parcels of undeveloped land in Mecklenburg County.

Holly Bend was built in 1795-1800 by Robert Davidson, known as Robin. The land had been given to him by his father, Major John Davidson of Rural Hill. On New Year’s Day, 1801 he married Margaret Osborne, known as Peggy. Robin and Peggy never had any children, however they were exceedingly generous in taking in and educating several nieces and nephews.

Robin, one of the richest men in the county with 115 slaves, died in 1853. Peggy outlived him by 11 years and continued to take in and educate a number of relatives.

Holly Bend is great example of a late eighteenth century farmhouse plantation home. Fortunately it is in excellent condition and even has one working fireplace. The previous owner was L. Garner Eakes who used it as a hunting lodge for many years before doing a complete restoration, guided by the late Jack Boyte. In the late 19th and early 20th century a number of extensions were made to the back of the house and these still remain. Whether the additions will be restored or removed is yet to be determined. Holly Bend is two full stories plus an attic. There is a central hall and two rooms on the first floor, a stair in one corner of the hall, and four rooms on the second floor. There is an original permanent staircase to the attic.

Thanks to L. Garner Eakes and Mecklenburg County Parks and Recreation for their ongoing stewardship and the protection and preservation of such a unique historic home for the citizens of Mecklenburg County.



Holly Bend. Photograph courtesy of Mecklenburg County Parks and Recreation.

Beginning in 1979, the Matthews Help Center occupied the Massey-Clark House and remained there for 25 years, until moving to their new location in 2004. In 2006, the Massey-Clark House was processed by the Historic Landmarks Commission for designation as a Local Landmark by the Charlotte City Council. In 2008, the Matthews Historical Foundation, who owns and operates the Reid House in downtown Matthews, expressed interest in renovating the Massey-Clark House. The town of Matthews partnered with the Foundation to help make this happen.

Current plans are to restore the original central hall, original wooden walls and ceilings, and the heart of pine floors to their 1880s condition. The House will find a new use as a museum-gallery space. More information on the Massey-Clark House project, the Matthews Historical Foundation and the Reid House is available at www.matthewshistoricalfoundation.org.



Bethesda Schoolhouse, Rural Hill. Photograph courtesy of Rural Hill.

Bethesda Schoolhouse

By Zac Vinson,
Educational Programs Manager for Rural Hill

Rural Hill, the original home to the Davidson family of Mecklenburg County, has a unique history that spans nearly 250 years. A fascinating story of wealth, war, loss, and one family’s perseverance unfolds on the beautiful grounds. The Rural Hill Mansion, which burned in 1886, was described as one of Catawba River’s finest homes.

Also located on the grounds of Rural Hill is the circa 1898 Bethesda Schoolhouse — the oldest surviving African American schoolhouse in Mecklenburg County. Originally located near the intersection of Alexanderana and Eastfield Roads in Huntersville, the one room schoolhouse was decommissioned in the 1940s. Despite the halt to its educational duties, the school continued to be a source of pride for the surrounding community. Annual picnics and fish fries were held there for two decades.

Soon after the 100th anniversary of the schoolhouse, an agreement was reached with the Catawba Valley Scottish Society and the Charlotte-Mecklenburg Historic Landmarks Commission to relocate the school to Rural Hill. This move was necessary to protect the historic structure from encroaching development. Bethesda Schoolhouse replaced a previously demolished African American school on the Rural Hill property. Since its move in 1998, work has progressed at a steady pace, and after nearly \$70,000 in contributions the school is structurally sound and ready to begin the second phase of restoration. Once finished, the Bethesda Schoolhouse will return to its original educational and communal purposes, becoming a hands-on history and environmental studies lab as well as a site for community outreach.

Rural Hill, now owned by Mecklenburg County Parks and Recreation, is maintained by the Catawba Valley Scottish Society, whose mission is to preserve the land at Rural Hill and educate visitors about the culture, heritage, and contributions of the Scots and Scots-Irish to Mecklenburg County.

A Piece of Charlotte History:

GROWING UP IN CHARLOTTE WAS A FUN TIME — I was lucky enough to live in a neighborhood that backed right up into a rather sizable forested area with lots of trails to run and play on, creeks to jump over and massive old trees to hide behind. But there was something more to “the woods” — as all the kids in the area called it — than just the wild growing vegetation and winding paths. By the time my playmates and I discovered what had once been known as Camp Greene it was the 1970s, and the crumbling remains of old bridges and building foundations had been abandoned for almost 60 years.

Originally opened in July of 1917, Camp Greene was a U.S. Military training facility designed to prepare soldiers for fighting in World War I. Located on the west side of Charlotte, the camp was constructed on 2,340 acres, a large part of which was the Dowd family farm. Today that area is bounded by Wilkinson Boulevard, Tuckaseegee Road, Ashley Road and Morehead Street.

Tens of thousands of young men from all over the country would descend upon Charlotte, causing the population to swell from 20,000 to 60,000. Recruits for what was

known as the Fourth Infantry Division would be deployed directly to Europe following their stint at Camp Greene. Charlotte’s city leaders had lobbied the U.S. government to be the site of the military training facility when the announcement for potential locations was made.

World War I lasted around three years, so the facility was open a relatively brief period. During that time, promises made by the city to

provide plumbing for sewage to allow for toilets and showers were never fulfilled, thus sanitary conditions became increasingly hazardous. I can still recall an elderly woman (she was in her late 80s during the early 1970s) who lived in a house near ours talking about the influenza epidemic of the time and how many soldiers perished. “There were so many sick young men,” Sally Kennedy recalled. “So many of them. Thousands and thousands died.” Charlotte’s Elmwood Cemetery serves as the final resting place for the many that perished and were either unclaimed or unidentified.



Top: Soldiers outside their tents at Camp Greene.

Right: Soldiers on kitchen duty at Camp Greene. Photographs courtesy of the Robinson-Spangler Carolina Room, Public Library of Charlotte and Mecklenburg County.



CAMP GREENE

By David Aaron Moore

It's clear that conditions at the camp remained harsh year round, regardless of the season. The winters were bitter. The summers were sweltering. Add to that mix the lack of adequate sewage disposal plus a terrain composed largely of red clay and you had a large population of miserable soldiers. A statement given to Congress in 1918 by New Hampshire Representative Sherman Burroughs summed up the dismal plight the recruits faced:

Camp Greene is located ... on somewhat rolling ground of slight elevation and having a surface soil of clay formation. This soil is almost completely impervious to water, and the effect of melting snow and recent rains there has been to make it a veritable bog. Mud is knee-deep in all the roads throughout the camp. We had to wear rubber boots in order to get around at all. Water is standing in large pools and ponds all over the surface of the camp. No carriage or automobile could possibly get into the camp, much less make its way through it. I was informed by an officer that a few days before he had seen three mules so badly stuck in the mud that they had broken their legs trying to get out and had to be shot .

According to an article published in *The New York Times* later that year, the military announced its plans to abandon the facility. In the ensuing years, parts of the massive facility were dismantled and building materials were salvaged and used throughout Charlotte. Fortunately for the Queen City, many of the recruits who came to train for war opted to stay and make a life for themselves — maintaining the population boom spurred by Camp Greene.

These days, there's not much left of Camp Greene, at least not to the naked eye. There's the Dowd House, of course, which serves as a museum for Camp Greene, and an impressive monument that sits just a block away from the Dowd House on Wilkinson Boulevard. When it was decided to transform the remaining grounds of Camp Greene into a public park during the late 1980s, many of the foundations and bridge remnants vanished into history. But if you look hard around the area — in some of those wooded places where nobody ever really goes — some evidence still remains, including a few old foundations, a well and a single bridge support.

Looking very much like a monument left behind by some ancient forgotten civilization, I found a massive old concrete support column for a bridge once used by recruits to traverse one of the tributaries of Stewart Creek. Despite the toll the years have taken on it, it's still a beautiful reminder of an important time in Charlotte's history.

This story originally appeared in The Charlotte Weekly. David Aaron Moore is a native of Charlotte, N.C. The author of Charlotte: Murder, Mystery and Mayhem, his written works have appeared in Our State, The Atlanta Journal Constitution and Charlotte Magazine, among many others.



Some remaining evidence of Camp Greene. Photographs courtesy of David Aaron Moore.



Dowd House, which served as the command center for the World War I training facility. Photograph courtesy of David Aaron Moore.

Preservation *WatchList:*

& LOCAL LANDMARKS

we'd like to see...

Where are they now?

From time to time we like to provide periodic updates on the status of some of the at risk historical properties we've featured on our "Watch List" and "Local Landmarks We'd Like to See" sections in past issues. If you know any historically valuable properties you'd like to see covered, please submit them to Leah@HistoricCharlotte.org.



The Smith House in Fourth Ward (c. 1924)

The Smith House was first introduced in the Winter/Spring 2009 edition of *The Column*. It had been empty for some time and Historic Charlotte placed it on its "watch list" as a property that would benefit from the right owners with the objectives of restoration and preservation.

Since that time, the house was sold to Rob and Leigh Hickman. The Charlotte-Mecklenburg Historic Landmarks Commission placed protective preservation covenants on the deed and the house cannot be demolished or insensitively altered. Shortly after the sale, the new owners were given an "Historic Preservation Award of Merit" plaque, which has since been mounted on the house. The property appears to be very well cared for thanks to the efforts of Mr. and Mrs. Hickman and the Historic Landmarks Commission.



The Solomon and Shirley Levine House (c. 1957)

The Solomon and Shirley Levine House was featured in the Winter/Spring 2009 edition of *The Column* under "Local Landmarks We'd like to See". Local Landmark designation for the historic mid-century home was denied by City Council, who cited a lack of architectural or historical significance. As Historic Charlotte noted, the property is a striking example of mid-century Modernism and was designed by local architect Jack Orr Boyte. It has been sensitively restored using appropriate design and materials. Given the sudden popularity and renewed appreciation for mid-century architecture, Historic Charlotte feels it would be within the best interest of the Charlotte community to resubmit the Solomon and Shirley Levine House as a Local Landmark.



Dilworth Fire Station No. 2 (c. 1909)

The Dilworth Fire Station No. 2 was featured in the Summer/Fall 2009 edition of *The Column*. Historic Charlotte placed it on its "watch list" due to concern that the current owner had applied for a demolition permit. Since that time, the Charlotte-Mecklenburg Historic Landmarks Commission has made efforts to find an alternative use for the property. Staff of the Commission met with city officials to review the status of the property, though the owner has made no concessions to demolishing the building. As it stands, the demolition of the fire station will become legally possible when the current stay of demolition by the Historic Landmarks Commission expires.

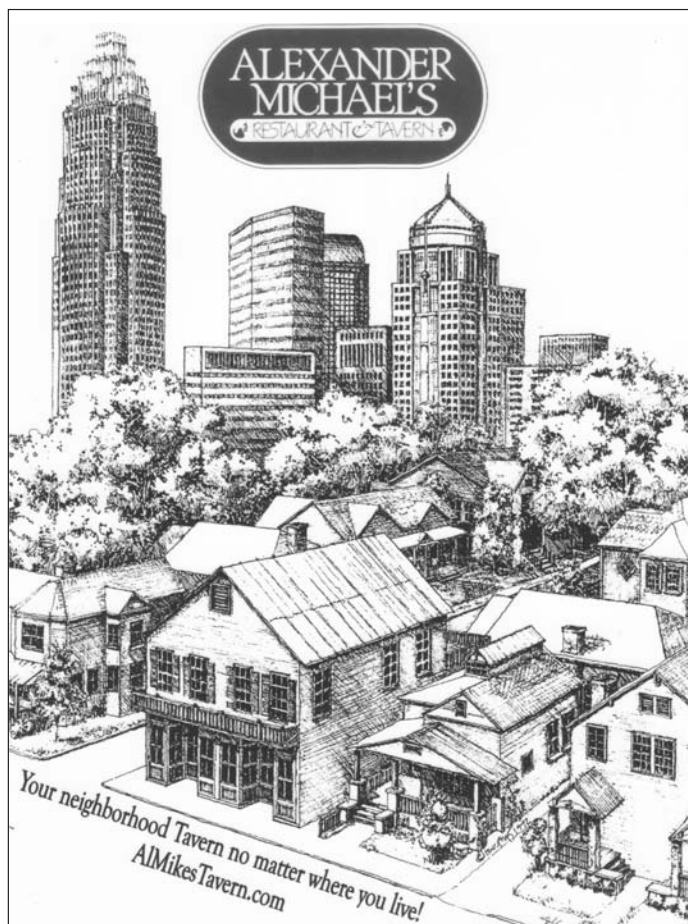
PRESERVATION FACTS

Did you know?

Did you know that *creative economy*, a term that describes occupations and industries that focus on the production and distribution of cultural goods, contributes \$414 billion to North Carolina's economy.

Did you know that cultural tourism is the single most important factor associated with the amount of money visitors will spend in a given region. Cultural tourism includes such things as museums, history sites, historic downtowns, landmarks and neighborhoods.

Did you know that Historic Preservation is an essential part of the creative economy and on its own is a \$1 billion industry in North Carolina, employing people in the fields of construction and skilled labor, research, archaeology, architecture and design.



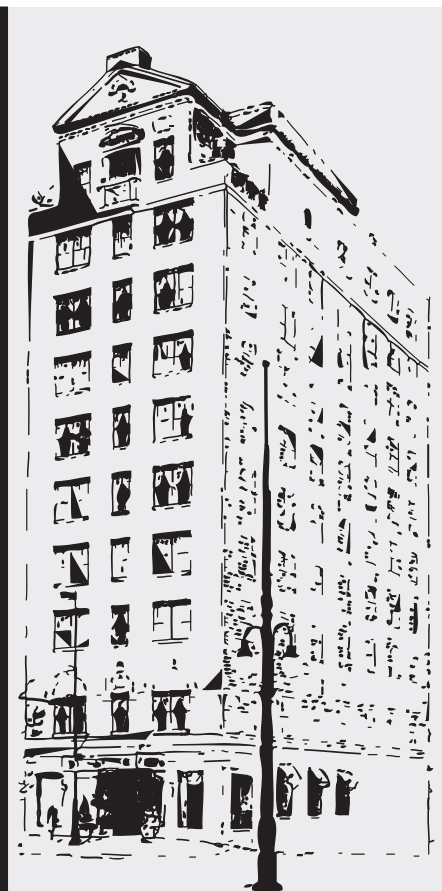
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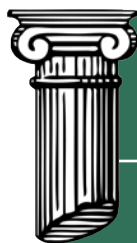
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HISTORIC CHARLOTTE, INC.

Preservation Resources Network

Historic Charlotte: Preservation Resources Network is a new program by Historic Charlotte for professionals who work, consult or invest in the field of historic preservation.

The *Historic Charlotte – Preservation Resources Network* was created in response to the large number of inquiries Historic Charlotte receives each month by individuals and firms looking for expertise and experience in all things related to historic preservation. The list of needs is long. While we currently do our best to help people find historic preservation professionals, we feel the *Historic Charlotte – Preservation Resources Network* will better help us meet the needs of our members and supporters in the greater Charlotte region.

Participation in the *Historic Charlotte – Preservation Resources Network* will provide participants with consistent advertising on our Historic Charlotte website and listing in a variety of Historic Charlotte's print collateral based on participation level. Benefits vary by level but include special discounts on advertising in *The Column*, logo representation at Historic Charlotte events, and invitations to all member events. Historic Charlotte's goal is to help individuals and firms with historic preservation needs connect with industry professionals and experts to continue to facilitate regional historic preservation work.

Annual Program Levels

Historic Charlotte Preservation Partner	\$1,000
Historic Charlotte Preservation Associate	\$500
Historic Charlotte Preservation Friend	\$150

To join or learn more about the *Historic Charlotte – Preservation Resources Network*, please call Historic Charlotte's Executive Director, Diane Althouse at 704-375-6145, or email her at D.Althouse@HistoricCharlotte.org. *The Historic Charlotte – Preservation Resources Network* brochure, listing all program benefits, is available for download on our website www.HistoricCharlotte.org.

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Diane Althouse,
Executive Director

News & Notes

FROM OUR DIRECTOR

CAN YOU SAY PARTNERSHIP? Historic Charlotte is definitely entering into a new era of partnership. Our mission has always embraced partnerships with local history and heritage organizations but this year we are branching out with both national and regional partnerships that will undoubtedly enhance our effectiveness and grow HCI's presence throughout the region.

After a lengthy application process we are proud and excited to announce that we are the newest **National Trust for Historic Preservation Statewide and Local Partner** in North Carolina. We join a network of only 43 statewide and 72 local national preservation organizations in the US. The program will provide HCI with organizational development assistance, grant support, specialized workshops and training, information resources and networking opportunities.

As David described earlier, we could not be more thrilled to work with Reily Foods and JFG Coffee on the **Save Our Signs Fund**. Public support has been incredible and we now have a dedicated list of Vintage Sign groupies on FaceBook. Are you a sign lover? Visit us on FaceBook and keep posted on our growing list of vintage signs. We've obviously hit on something that everyone can relate to and stand behind. In fact, in May we will announce the monetary results of the joint partnership with JFG Coffee and kick off our Preservation Month activities dedicated to **Save Our Signs**. Our third

annual **Artevation** (Preservation + Art) will be great fun — featuring local artists' representations of our vintage signs.

Preservation can be hard work. Preservation often requires experience and unique skills — this is why we just created the **HCI Preservation Resources Network**. Every week HCI gets calls asking for advice and references for experts in preservation related work. There is a real and growing need in the region for these resources and HCI felt that we can greatly assist the public and our preservation community by creating the **HCI Preservation Resources Network**. We currently have a handful of members but expect this to grow significantly in the coming months. Please visit our website to learn more and to keep up with our new listings.

Now, partnering with the local colleges and universities is nothing new to HCI. As any member or reader of *The Column* knows we've been really fortunate to have many great interns from UNC-Charlotte and other local colleges. We've now expanded our collaboration to CPCC and had great fun participating in the **Trail of History** series hosted by Gary Ritter, CPCC Professor of History. If you missed the show please watch for reruns on CPCC-TV or view it online at <http://www.cpcc.edu/tv/online/trail-of-history>.

Lastly, what would a letter from the Executive Director be without a call for your new or continued support? Like every non-profit in the region we've been affected by the economic downturn. In many ways Historic Charlotte is healthier than it's ever been, but funding is still a huge concern for us. Raising money is critical to our ability to fulfill our mission. We would greatly appreciate your new or renewed membership so that we can continue to cover our operating expenses and bring you programming like the *History Learning Series*, *The Column*, new Walking and Driving Tour Brochures, Preservation Month events and of course our 10th annual Preservation Awards and *Blast for the Past*.

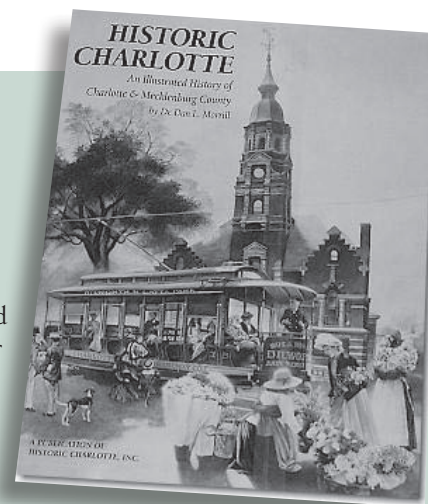
Thank you all for your enthusiasm and support. I look forward to seeing you at one of our events in 2010! Remember, without you we'd be history.

— Diane

Historic Charlotte: An Illustrated History

The publication of *Historic Charlotte, An Illustrated History of Charlotte and Mecklenburg County* written by Dr. Dan Morrill, longtime UNC-Charlotte history professor and Consulting Director of the Historic Landmarks Commission continues to be available for purchase through Historic Charlotte.

Historic Charlotte, An Illustrated History of Charlotte and Mecklenburg County can be ordered directly from Historic Charlotte at a cost of \$45.00 per copy including tax and shipping for the hard cover edition or \$20.00 for the soft cover edition. Simply go to the web site at www.HistoricCharlotte.org/merchandise.html. Or you can mail a check to Historic Charlotte, Inc., PO Box 33113, Charlotte, NC 28233 or call 704.375.6145. You can also purchase your copy at any of the following area locations:



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Joseph-Beth Booksellers
SouthPark Mall

Charlotte Museum of History
3500 Shamrock Drive

Charlotte Regional Realtor Association
1201 Greenwood Cliff

Park Road Books
4139 Park Road

James K. Polk State Historic Site
12031 Lancaster Highway

Levine Museum of the New South
200 East 7th Street

Paper Skyscraper
330 East Boulevard



HOW to Become a Volunteer for HISTORIC CHARLOTTE

Are you interested in becoming a volunteer for Historic Charlotte? Perhaps you don't have the means to make a monetary contribution or become a member this year. Volunteering is a wonderful way to show your support and make a difference. We offer a number of opportunities- including research for upcoming publications, guided tours, and assisting at events like the History Learning Series, *Blast for the Past* and Preservation Month. To learn more about becoming a volunteer for Historic Charlotte, please contact Leah Burch at Leah@HistoricCharlotte.org.



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Mark and Kathryn Wholey

CRAFTSMAN – Students/Seniors

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Mrs. F.J. Blythe, Jr.
Lynne Carroll
Dr. Elizabeth Locke
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Miranda Porcenaluk
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Perrin Henderson
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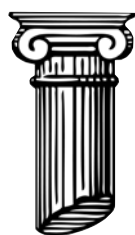
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