

the
COLUMN magazine

Winter 2009

A PUBLICATION OF

HISTORIC CHARLOTTE, INC.



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Local Landmark*

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

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On the cover: N.S. Alexander Homestead, 2008 BLAST for the Past Residential Preservation Award winner



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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PRESERVATION RESOURCES

CHARLOTTE'S HISTORIC NEIGHBORHOODS:

- Dilworth (DCDA)
www.dilworthonline.org
- Myers Park
www.mpha.com
- Plaza Midwood
www.plazamidwood.org
- Elizabeth
www.elizabethcommunity.com
- North Davidson
www.noda.org/index.cfm
- Fourth Ward (FoFW)
www.fofw.intranets.com
- Hermitage Court
No website

LOCAL PRESERVATION RESOURCES:

- Charlotte-Mecklenburg
Historic Landmarks Commission
www.cmhpf.org
- Charlotte Historic District Commission
www.charmeck.org/Departments/Planning/Historic+Districts/Home.htm

STATE PRESERVATION RESOURCES:

- 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
- Preservation Action
www.preservationaction.org

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WITHOUT YOU, WE'RE HISTORY — GREETINGS FROM THE PRESIDENT

By David Pitsner



The ONLY reason our history survives is because someone cares enough to protect it. The natural order of things is for history to disappear. No matter how well built, every structure or object will age, decay and crumble unless there is active preservation. No matter how well planned, every building or neighborhood becomes obsolete unless there is active adaptation. No matter how many people know something, that memory or information will be forgotten unless it is recorded and stored in some physical way. Unless someone makes an effort, those things and stories which tie us to our past will be lost. Unless someone makes an effort. Unless someone cares.

Fortunately, there are many in our community who do care and who are making the effort to preserve our historical treasures and to pass along a knowledge of our past to future generations. There are historians such as Drs. Dan Morrill and Tom Hanchett who write, teach and curate. There are designers and builders who seek to re-use and restore buildings from a different era. There are owners who choose to preserve buildings of historical significance instead of selling out to the highest bidder. But mostly, there are ordinary people who volunteer their time, talents and resources in variety of ways.

Historic Charlotte is a volunteer organization made up of ordinary people who simply care about keeping our history alive. It is our members, volunteers and sponsors who enable us to provide support for preservation and promote awareness of our heritage. Whether it's helping to coordinate a Learning Series presentation, organizing activities for Preservation Month or *Blast for the Past*, or sponsoring a student intern involved in a preservation project, we could not be successful without our members and supporters. For all of you who have gotten involved or provided financial support, we thank you and honor your commitment to the protection of Charlotte's rich history.

As we enter an uncertain future, your help is needed now more than ever. Please continue to support our work by renewing your membership with Historic Charlotte. Attend our events and activities — and better yet, bring a friend. And most importantly, join us as a volunteer — all you need is a little time and a love for our past.

Thank you for being one who cares.
David

WELCOME New Board Members:



Nathan Adams joined HCI's Board after completing the 2007 ASC Cultural Leadership program. Nathan joined HCI based on his interest in architecture and

history. He is currently a Project Manager with Lance Incorporated. Nathan has an undergraduate and a master's degree from Clemson University in mechanical engineering. He lives with his wife, Angel and their young son, Ethan in Indian Trail.



Terri Arrowood is a long-time Charlottean. She has over 20 years experience in marketing, public relations, fundraising and event planning.

Terri was involved with some of the community's most well-known organizations including Bank of America, The Charlotte Chamber and SpringFest. She served as the Plaza Midwood representative on the Historic District Commission for six years and is starting her 9th year as editor of their newsletter. She currently lives in NoDa with her husband, Jeff.



Katrina Ford also joins the HCI Board of Directors from the 2007 ASC Cultural Leadership Program. Katrina is in her fifth year as Administrative Director for The

Junior League of Charlotte. An avid history student, she is a Docent at The Charlotte History Museum. Katrina has a Master's in Public Administration from Auburn University and she just recently completed her Graduate Certificate in Nonprofit Management from Duke University. She lives with her husband, Gary in Weddington.



Mundise Mortimer also joined HCI's Board after completing the 2007 ASC Cultural Leadership program. Mundise is a relative newcomer to

Charlotte, by way of Southern California, but is very much a Southerner at heart, having grown up in Mississippi. Mundise is Manager, Technical Marketing at National Gypsum Company. She also serves on the Board of Directors of Wing Haven Garden and Bird Sanctuary.



Mary Beth Navarro joined HCI's Board in 2008 and has lived in Charlotte with her husband, Paul, for 10 years. She is originally from South Carolina

and is a graduate of Wake Forest University and the School of Journalism and Mass Communication at UNC-Chapel Hill, where she earned a master's degree in public relations. Mary Beth is a Senior Vice President in Corporate Communications at Wachovia, where she supports the company's marketing efforts. She is especially interested in the preservation of local landmarks such as the McGlohon Theatre at Spirit Square.



Jeanne Pearson grew up in the Charlotte area. She has been a volunteer for the last three Historic Charlotte *Blast for the Past* events, and joined the

HCI Board of Directors last spring. Jeanne is a partner at Johnston Allison & Hord, PA, and concentrates her practice on real estate development. Jeanne is in her 8th year of service on the City of Rock Hill Zoning Board of Appeals where she served as Chairperson for five of those years. She lives with her husband, Jeff Lenertz, in Rock Hill.

HAPPENINGS @ HISTORIC

IN HONOR OF NATIONAL HISTORIC PRESERVATION MONTH IN MAY 2008, HISTORIC CHARLOTTE PRESENTED *Artevation: A Celebration of History through Art*

What happens when you mix art and historic preservation? **Art + Preservation = Artevation**, an art show celebrating and depicting historic places and properties in Charlotte. Historic Charlotte presented **Artevation** during the month of May at Queens Art Gallery in Plaza Midwood. The show was a tribute to the late Warren Burgess, an influential city planner, urban designer and talented artist who worked many years for the Charlotte-Mecklenburg Planning Commission and the Town of Davidson. **Artevation** showcased many of Burgess' architectural drawings, as well as the work of local artists whose work depicts Charlotte's architecture and history through photography, fabric art, paintings, woodcuts, illustrations and more.

Many of the works were available for purchase with a percentage of the proceeds going to HCI. Thanks to our generous sponsors and guests **Artevation** raised \$5,000. Local art on display included the whimsical paintings of Wendy Arundel, mixed-media folk art of the Paw Creek area by Nellie Ashford, photographs by Light Factory founder Byron Baldwin, oil paintings documenting historic changes in Charlotte by David French, commercial photos of Charlotte by



Charlotte skyline as seen from Brevard Court, by Warren Burgess. Courtesy of Queens Art Gallery.

Diane Davis, pencil and watercolor drawings of historic landmarks by John Howard, woodcuts of North Davidson by Jim Sack, and fabric art with photographic transfers by Deborah Langsam.

Corporate Sponsors included: Title Sponsors: DAS Architecture, Inc. and Neighboring Concepts, PLLC. Gold Sponsors: Foodman, Hunter, & Karres, PLLC, Gantt Huberman Architects, and The Nichols Company. Silver Sponsors:

Absolute Remodeling, Inc., Coral Construction, Dilworth Community Development Association, DPZ Architects and Town Planners, Inc., Friends of Fourth Ward, Kent Lineberger Architecture, Miller Architecture, Peter Tart Architect, and the Plaza-Midwood Neighborhood Association. Special thanks to our Co-Chairs Lenore Jones Deutsch and Jennifer Murphy and the entire **Artevation** Committee.



*Wing Haven
Garden & Bird Sanctuary*

*Member - Guest
Party*

*Celebrating our designation as a local
historic landmark!*

Friday, September 26, 2008

WING HAVEN GARDENS & BIRD SANCTUARY GETS LOCAL HISTORIC LANDMARK DESIGNATION WITH HCI'S SUPPORT

2009 HISTORY LEARNING SERIES

The History Learning Series is in its 9th year of history and preservation programming. Join Historic Charlotte in 2009 for another year of 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 always free, non-members are \$5 and the public is always welcome.



Dr. French Tyson House, Historic Brooklyn Neighborhood, 907 S. Brevard Street



Lynn Weiss leads a walking tour of Elmwood/Pinewood Cemetery.

Photographs courtesy of Historic Landmarks Commission.

2009 HISTORY LEARNING SERIES SPRING DATES

| DATE | TOPIC | LOCATION | PRESENTER |
|---------|---|---------------------------|--|
| Feb. 24 | Charlotte's Historic Brooklyn Neighborhood | The Duke Mansion* | Dr. Robert S. Smith Professor of Africana Studies, UNCC |
| Mar. 24 | Charlotte Then and Now | The Duke Mansion* | Brandon Lunsford, Author |
| Apr. 28 | Pinewood/Elmwood Cemetery Guided Tour | Pinewood/Elmwood Cemetery | Explore new/additional info with Lynn Weiss and Bill Hart |

Social starts at 5:30p.m./Program begins at 6:00p.m.

*The Duke Mansion is located in the Historic Myers Park Neighborhood at 400 Hermitage Road, Charlotte, NC 28207.

DESPITE THE RAIN, 50 HCI members attended the joint Wing Haven and Historic Charlotte Local Historic Landmark Celebration party. HCI guests were invited in thanks for HCI's help in the research and writing of the Local Landmark Survey and Research Report necessary for Wing Haven's Local Landmark Status. At your next visit to Wing Haven look for the Local Landmarks plaque now proudly displayed on the front of the Clarke's house.



HCI Members Cathy Dolan, Lance Walton and Rob Bierregaard. (All photographs by Julie Walton, HCI.)



HCI Members Herb Althouse, Marianne and David Gertner.



Diane Althouse, HCI Executive Director and Dia Steiger, Wing Haven Executive Director.

CHARLOTTE

BLAST

HISTORIC CHARLOTTE'S 8th annual Blast for the Past silent auction and Preservation Awards celebration "blasted" its way to success at CenterStage@NoDa on October 16, 2008. This year's invitation gave special tribute to preserving Charlotte's past while looking ahead to the future. A "Vintage Charlotte" postcard invitation juxtaposed Charlotte's modern skyline as a backdrop to historic postcard images set into the letters of Blast for the Past. Historic Charlotte would like to extend special



was a Blast!

thanks to Visit Charlotte and the Robinson-Spangler Carolina Room PLCMC for use of their images.

Outstanding preservation efforts throughout the Charlotte region were honored by our 250 guests and recognized by special guest host Mike Collins, host of WFAE's Charlotte Talks. With our members and sponsors support HCI raised in excess of \$40,000. Thanks to everyone, including our volunteers and Blast Committee, for making this year's event one of the most successful ever!



N.S. Alexander House — (Left to right) Diane Althouse, Executive Director, Historic Charlotte, Inc. with Award Winners Bob Duryee and Doug Later.



The 2008 Historic Charlotte BLAST for the PAST Preservation Award — specially designed by Tim Minkinen at sj hilger Interiors.



The Raymer Home — (Left to right) HCI Board President David Pitser with Award Winners Allen Brooks, Rick Novell, Mandy and Kevin Raymer and HCI's Diane Althouse.



The Cornelius/Lemley Fire Station No. 1 — (Left to right) Diane Althouse, HCI, with Award Winners Alan Demaske and Rick Mack and HCI's David Pitser.



HCI's Diane Althouse presenting the 2008 Excellence in Preservation award to the County Commissioners Chair Jennifer Roberts with HCI Preservation Awards Host, Mike Collins, host of WFAE's Charlotte Talks.



The Standard — (Left to right) HCI's David Pitser and Diane Althouse with Award Winners Tom Wright, Chuck McClure and Gregg McAllister.

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Paul Weish and Matt Morrison take a break from bidding on the fabulous silent auction items.



Dan Morrill, Historic Landmarks Commission Award Winner, and County Commissioner, Jennifer Roberts enjoying the BLAST festivities.



HCI Member Jeff Lenertz with wife Jeanne Pearson, HCI Board Member and Eric Rohm



Leslie Shinn, Plaza Midwood Neighborhood Association, and Terri Arrowood, Historic Charlotte Board Member.



Steve Martinez with HCI Board Member, Mundise Mortimer.



Michelle and Scott Wellmon having a great time at the auction table.



Jim Patterson and friends enjoy BLAST.

BLAST for the PAST

award recipients 2008

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.

Preservation Commercial Infill is awarded to a completely or substantially new commercial project that integrates well with the existing built environment and historic site context.



THE STANDARD

Owner: South Street Arcade LLC
{www.cityofgastonia.com/econ_dev/site_buildings/south_street_arcade.cfm}

Builder/Developer: McAllister {www.obsessiveconstructive.com}

Architect: Narmour Wright Creech Architecture {www.narmourwright.com}

THE STANDARD is a mixed-use renovation project in historic downtown Gastonia. The entire project consists of four buildings spanning 48,000 square feet. The four buildings are collectively known as "The Standard," although the first of them is the one from which the others derive their name. The Standard Hardware Building at 156 South Main Street was constructed in 1922. This particular building holds historical significance; much of its original design was preserved. • The original yellow brick exterior, recessed storefront with copper skirt panels, and parts of the original painted Standard Hardware signs are a few among many of the preservations. The building is divided into first-floor retail units, second-floor office space and third-floor loft apartments. The second floor of The Standard is home to the City of Gastonia Code Enforcement office. • The project was financed through City Downtown Incentives, Rehab Tax Credits, New Market Tax Credits, Gap Financing and GDDC's Mini-Grant Façade programs.



THE CORNELIUS/LEMLEY FIRE STATION NO. 1

Owner: Town of Cornelius {www.cornelius.org}

Builder/Developer: Streamline, LLC {www.streamlinegc.com}

Architect: RdM Architecture PA {www.rdmgroup.net}

THE CORNELIUS/LEMLEY FIRE STATION NO.1 was preserved and expanded by RdM Architecture who was selected to provide a comprehensive architectural and interior design for the replacement of the existing 40-year-old fire station. This expanded station will serve as headquarters to the town's fire services complete with a new training center and drive through, four bay, double stack apparatus storage. • The new station was built in two phases maintaining 24-hour continuous operation of existing fire services. Originally intended to be a completely new replacement facility and dealing with a program larger than the town's budget, RdM Architecture proposed the reuse and renovation of the existing 1960's era station. RdM Architecture successfully integrated the existing facility into the aesthetics of the new construction providing a "green" solution to the budget constraints, saving the town upwards of \$600,000. • Project aesthetics were dictated by the resulting reuse of the existing station, the surrounding residential neighborhoods, Main Street commercial activity and the town's restrictive design covenants.

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.

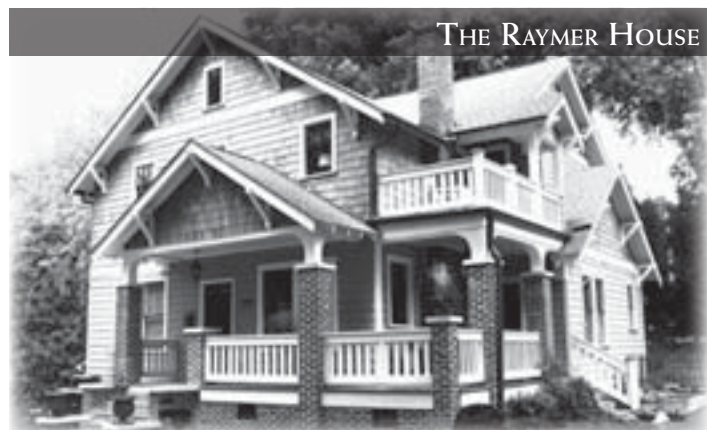
THE MECKLENBURG BOARD OF COUNTY COMMISSIONERS

is honored for its vote to allow a referendum (subsequently approved by voters) to establish a historic preservation revolving fund. These funds have been used by the Historic Landmarks Commission to preserve and protect literally hundreds of historic landmarks in Mecklenburg County. County Commissioner Jennifer Roberts was present to accept the award.

FOUR CHARLOTTE AREA HISTORIC Preservation projects and one Excellence in Preservation Award were announced as the recipients of Historic Charlotte's 2008 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 16th.

RESIDENTIAL

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.



THE RAYMER HOUSE

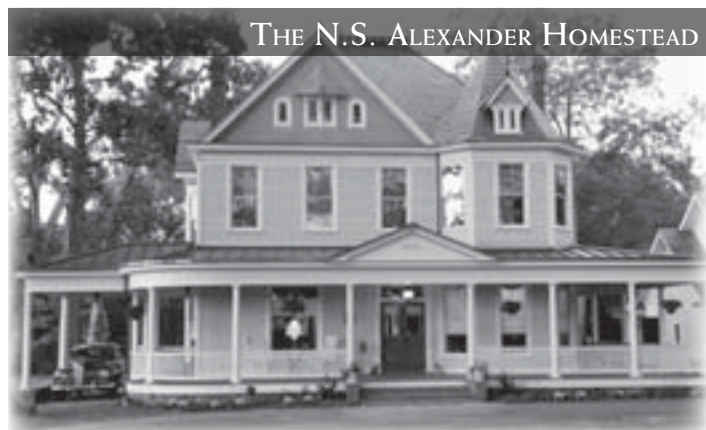
Owner: Kevin and Randy Raymer

Builder: Absolute Remodeling, Inc. (www.absoluteremodel.com)

Architect: Allen Brooks, AIA (www.abarchitecture.com)

Adjacent to the Dilworth historic district, **THE RAYMER HOUSE** was a 1937 cottage style house with only 1000 square feet and minimal curb appeal. The vinyl siding and other "add-ons" through the years further diminished its appeal. The new owners wanted to begin their marriage in a new home more to their liking with amenities and room for entertainment. The design plan was to renovate the existing first floor and add a second floor. The architect's challenge was to harmonize with the historic Dilworth bungalow style without towering over the surrounding one story homes. • Viable original rooms were adapted to new uses. The original front parlor with its charm of aged oak flooring, arches and fireplace was opened to the living portion of the home. Original windows were retained. The kitchen expansion has dining space, a banquette, island bar, and window seating bench for multiple hang-out spots for owners and guests. A mudroom area complements the functional and hi-tech kitchen. • The builder maximized the effective "greenness" of the house with a fully sealed crawl space, all new ductwork, Icynene attic insulation and several instantaneous hot water heaters. The installation of high-efficiency electrostatic air filters added to a virtual non-allergenic home environment.

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.



THE N.S. ALEXANDER HOMESTEAD

Owner & Architect: Caroline and Don Naysmith (www.nsalexanderhouse.com)

Developer: Cardon Development Company (www.nsalexanderhouse.com)

THE N.S. ALEXANDER HOUSE has been restored to its original glory, only better. The N.S. Alexander House is predominantly Queen Anne in design. Luckily, the last 100 years saw very little in the way of changes to this unique Victorian home. The house illustrates the shift of aesthetic norms which occurred in architecture in Charlotte between 1890 and 1910. The new owners, Don and Caroline Naysmith, have created a truly beautiful bed & breakfast and wedding chapel. • Modern kitchen and bathroom facilities, as well as a carriage house and conference center have been added to this local landmark. The house has five bedrooms, four of which have fireplaces.

Entries for the

2009 Blast for the Past Preservation Awards

can be submitted for any project completed since January of 2006.

Contact Julie@HistoricCharlotte.org

ADVOCACY News

Current HCL PRESERVATION PROJECTS



Cedar Grove Plantation House.
Photograph courtesy of Historic Charlotte, Inc.

CEDAR GROVE — "in perpetuity" Preservation Easement

Thanks to the stewardship and foresight of the Banks family Cedar Grove is currently poised for protection by an in perpetuity Preservation Easement of the house's exterior and interior. Cedar Grove stands as one of North Carolina's finest examples of Greek Revival antebellum residential architecture. The massive red brick house in Huntersville proclaimed the wealth and prominence of its builder, James G. Torrance, and of the Scotch-Irish immigrant planter Hugh Torrance. It is an especially finely crafted example of the Greek Revival style with rich interior ornamentation highlighted by an elegant spiral staircase rising to the third story.

At one time, Cedar Grove was one of the wealthiest plantations in Mecklenburg County. Assembled between 1799 and 1840 by Hugh Torrance and his son James, Cedar Grove grew to 3,000 acres. Bell Banks and her son Torrance and daughter Margaret have worked with The Trust for Public Land, Historic Charlotte and The State Historic Preservation Office on the Preservation Easement which is expected to be finalized this spring. To learn more about preservation easements see "Historic Landowner, meet Mr. Easement" by Benjamin Briggs on page 12.



The Barringer Hotel/Hall House. Photograph courtesy of the Historic Landmarks Commission.

THE BARRINGER HOTEL/HALL HOUSE — Section 106 Review

The Barringer Hotel/Hall House and the nearby Mayfair Manor (now the Dunhill Hotel) are the only extant buildings in uptown Charlotte that served as hotels before World War II. The 12-story William R. Barringer Hotel opened on December 15, 1940, and continued to house patrons until February 1975 when it closed under the name Cavalier Inn. The initial owner and operator of the Barringer was the Barringer Hotel Company, which was headed by Laurence S. Barringer as president.

Recently put up for sale by the Charlotte Housing Authority, Historic Charlotte was a consulting Party to the Section 106 review with the CHA, The State Historic Preservation Office and HUD — to find a suitable new owner that will preserve the historic property and find a new use for this architectural gem on Tryon Street. The Barringer has a temporary new use as a homeless shelter for women and children, and will be placed back on the market in July 2009. Interested parties can contact Jay Sumner at C.B. Richard Ellis for more details. Historic Tax Credits may be available.



Circa 1933 house in Wilmore. Photograph Courtesy of Missy Eppes, Wilmore Neighborhood Association President.

THE WILMORE NEIGHBORHOOD — Pending Local Historic District

The houses of the Wilmore neighborhood are true treasures hidden in plain sight. This summer Historic Charlotte sponsored two summer interns to assist Wilmore in the completion of the neighborhood inventory of the homes in the district. Two Charlotte natives, Emily Rugar, a senior at UNC Charlotte and Chase Williston, a Historic Preservation graduate student at Clemson — took on the task of photographing and documenting the architecture of every home in Wilmore — all 600 of them!

Not sure where to find Wilmore? The Wilmore neighborhood is located on the west side of Historic South End between Camden Road and I-77. Its official boundaries are West Summit Avenue, Camden Rd, I-77 and West Tremont Avenue. The majority of houses in the Wilmore neighborhood are 1920's and 1930's bungalows with a zone of retail along Mint Street. Take a walk down any of its streets, Wilmore Drive, Kingston, West Park, and you will enjoy the amazing details that each house boasts as its unique early 20th century tattoo. Inevitably, a doorway transom or a round attic window will catch your eye. Take a drive through Wilmore, many people think of it as the next Dilworth.

The Local Historic District Application work continues in conjunction with the Historic Landmarks Commission's Stewart Gray, as the history of the neighborhood and its architectural significance are further documented. Stay tuned for more about Wilmore in future issues of *The Column*.

DRIVING TOURS



Morgan School (1925)



Mecklenburg Investment Co. Building (1922)

AFRICAN AMERICAN HERITAGE DRIVING TOUR

A new African American Heritage Driving Tour Brochure, published by Historic Charlotte, including significant African American homes, businesses and religious buildings is now available to the public. The new brochure highlights 250 years of African American Heritage Sites and guides travelers on a roughly 55-mile journey through Mecklenburg County. The tour includes 23 sites and takes two and a half to three hours to drive without stopping.

Three years in the making, collaboration fed this new brochure. HCI worked with the Charlotte Mecklenburg Black Heritage Committee to create this tour highlighting historic African American sites. Dr. Dan Morrill supplied the introduction, which gives a brief history of the African American population and their Charlotte history. Many scholars from the Historic Landmarks Commission and the Carolina Room at Public Library of Charlotte & Mecklenburg County as well as Dr. Tom Hanchett from the Levine Museum of the New South contributed to the text. Leora Studholme provided additional research and acted as editor and liaison with The Black Heritage Committee. The Arts and Science Council also partially funded the brochure through a projects grant.

Brochures are available at the Charlotte Convention and Visitors Bureau, the Levine Museum of the New South, and the Carolina Room at Public Library of Charlotte & Mecklenburg County. Visit www.HistoricCharlotte.org for a downloadable copy of the brochure.



MECKLENBURG HISTORIC HOUSES OF WORSHIP DRIVING TOUR — *Under Development*

Summer intern Cameron Green, a freshman at Elon College, did the first round of research on our Mecklenburg Historic Houses of Worship project. Some of our oldest and finest historic buildings are the early churches of the Presbyterian Scotch-Irish. Many people know about the Seven Sister Presbyterian Churches, but they may not know that there are dozens of other 18th and 19th century houses of worship from many denominations in the county, most of which are still in use. To date we have catalogued buildings up to the early 1900s. The next phase will depend on securing grant funding to support further research and the production of a brochure. We promise to keep you posted when we start the next phase of this project.



St. Peter's Episcopal Church (1893)



First Baptist Church/Spirit Square (1909)



First United Methodist Church (1927)



Grace A.M.E. Zion Church (1910-1911)



First United Presbyterian Church (1866)



St. Peter's Roman Catholic Church (1851)

Photographs courtesy of Historic Landmarks Commission.

PRESERVATION 101

Please forgive the corny title of this section, but people are always surprised to learn how much preservation activity there really is in Charlotte. So we felt highlighting a few of the various preservation tools available to the public would be appropriate. HCl hopes you find this both informative and even inspiring. These preservation tools are available to the public and by using these tools, significant preservation can take place. Tax credits save homeowners money and enable developers to preserve and restore historic structures.

HISTORIC LAND OWNER, MEET MR. EASEMENT. *If you own historic property... hear this*

No tool is as effective in assuring the preservation of your property as a preservation easement. Upheld by courts and understood by Realtors and attorneys, easements are as good as it gets in protecting historic buildings and sites for the long term. Long familiar with environmental organizations that enforce conservation easements, and even more popular with service companies who hold utility easements, these documents are attached to the deed of a property and restrict owners of the property in the way in which the grantee wishes. Environmentalists restrict development, utility companies guarantee access for underground or overhead lines, and cities enforce access of alleys or sidewalks.

In the world of historic preservation, easements and covenants restrict alteration and changes to important sites and structures. Restrictions vary according to the needs of the site and the wish of the grantor of the easement. For example, the first house I restored was located across the street from a church that was constantly on the lookout for expanded parking. Despite my restoration of the house and its location within a locally recognized historic district, church members continued to consider the site for expanded parking. I placed a preservation easement of the site that disallowed destruction of the house, the trees, the large carriage house, or destruction of architecturally significant features of the house. Today, the site remains well-preserved, and is no longer under threat (or consideration for destruction) by anyone.

Though the historic preservation easement is a legal agreement that establishes certain preservation restrictions, an historic property owner retains possession and use of the property.

By donating a historic preservation easement in perpetuity to a qualified 501(c)(3) nonprofit charitable organization

(like Historic Charlotte, Inc.), the property owner pledges to maintain the easement-protected property by adhering to the easement restrictions. Once donated, a preservation easement becomes part of the property's chain of title and permanently remains with the historic property binding both the present and future owners.

As a financial incentive, the IRS allows the donation of a historic preservation easement to be treated as a tax-deductible gift, if no other restrictions duplicate the easement... such as local district designation or Landmark property status. So, the property owner who conveys the historic preservation easement then qualifies for a tax-deductible charitable contribution under Internal Revenue Code Section 170(h) equivalent to the fair market value of the preservation easement. This amount is determined by a qualified

real estate appraiser. Other limitations can be involved depending on your personal financial situation, so it is always best to consult with a knowledgeable accountant for advice. Easements are not difficult to set up. They can be recorded with the help of a qualified attorney through a closing process. Two organizations that are set up to hold local preservation easements are Preservation North Carolina, a statewide non-profit based in Raleigh that holds numerous easements across the state, and Historic Charlotte, Inc., which holds easements throughout Mecklenburg County.

If you own historic property, please consider donating an easement. I speak from experience when I say the price of knowing my past projects are protected by law is priceless.

See Page 10 for information on our newest *in perpetuity* Preservation Easement on Cedar Grove. – Benjamin Briggs, Executive Director of Preservation Greensboro, Inc.



Latta Arcade – One of five Preservation Easements currently held by HCl. Photograph courtesy of Crosland Properties.

HISTORIC PRESERVATION TAX CREDITS

Income tax incentives for the rehabilitation of historic structures are important tools for historic preservation and economic development in North Carolina. A federal income tax credit for the rehabilitation of historic structures first appeared in 1976 and today consists of a 20% credit for the qualifying rehabilitation of income-producing historic properties.

Since 1998 North Carolina has provided a 20% credit for those taxpayers who receive the federal credit, providing investors with a combined 40% credit against eligible project costs. In addition, the state provides a 30% credit for the rehabilitation of non-income-producing historic properties, including private residences. New State Mill Rehabilitation Tax Credits provide even greater credit amounts for qualifying former industrial sites.

Since 1976, over 2,000 completed "certified rehabilitation" projects have been reviewed by the N.C. State Historic Preservation Office, representing over one billion dollars of investment in historic properties. The spin off from all this activity includes job creation, downtown and neighborhood revitalization, improved community appearance, and greater community pride. Historic preservation is smart growth, and smart investment. See page 15 for more information about the economic impact of tax credits on North Carolina.

WHAT EXACTLY IS SECTION 106?

The Barringer Hotel/Hall House Section 106 Review was completed in September of 2008. Historic Charlotte was named as a Consulting Party. Under the Memorandum of Agreement the Barringer Hotel will be marketed as a historic property for a period



The Barringer Hotel / Hall House.
Photo courtesy of Historic Landmarks Commission.

of six months with special consideration to purchasers willing to restore the property's historic assets. The Barringer Hotel would be a great boutique Hotel or apartment building. See page 10 for more details on the Barringer Hotel/Hall house.

Federal Law: Section 106 of the National Historic Preservation Act of 1966 provides that properties and districts listed in or eligible for listing in the National Register of Historic Places be considered in the planning of federal undertakings such as highway construction and community development projects. "Federal undertakings" also include activities sponsored by state or local governments or private entities if they are licensed, permitted, approved or funded (wholly or in part) by the federal government. "Federal undertakings" do not include loans made by banks insured by the FDIC or federal farm subsidies.

There is no absolute protection from federal actions that may affect a historic property. If a federal undertaking is in conflict with the preservation of a historic property, the State Historic Preservation Office will negotiate with the responsible federal agency, sometimes with the involvement of the federal Advisory Council on Historic Preservation, in an effort to eliminate or minimize the effect on the property. This mitigation procedure applies to properties that are determined eligible for the National Register in the day-to-day environmental review process as well as those actually listed in the National Register.

State Law: North Carolina law (G.S. 121-12(a)) provides for consideration of National Register properties in undertakings funded or licensed by the state. Where a state undertaking is in conflict with the preservation of a National Register property, the North Carolina Historical Commission is given the opportunity to review the case, "giving due consideration to the competing public interests involved," and make recommendations to the state agency responsible for the undertaking. The commission's recommendations to the state agency are only advisory. Properties potentially eligible for but not actually listed in the National Register are not protected under G.S. 121-12(a).

HISTORIC DESIGNATIONS

Mecklenburg County has over 25% of all locally designated historic properties in North Carolina. Local Historic Landmark status has many benefits. The intangible include the recognition of properties significance to the region. The tangible benefits can include tax credits and a 365 day delay of demolition, if deemed necessary by the Historic Landmarks Commission. Since 1983 The Historic Landmarks Commission has design-

Continued on page 23

CONSERVATION OVERLAYS *Districts would preserve unique older neighborhoods*

Charlotte is exploring whether to follow Chapel Hill, Greensboro and Raleigh in allowing conservation districts in some older neighborhoods. The districts will preserve distinctive communities by creating standards for new construction, renovation or similar projects. Charlotte has several neighbors that might be appropriate conservation districts, said John Howard, principal planner in the city's Strategic Planning Division. The districts are not quite as old as city's historic districts, and the restrictions are generally not as strict. Conservation districts are primarily focused on post WWII neighborhoods – old but not yet deemed historic. (Keep in mind that the minimum age of a district or building needs to be only 50 years old to be considered by the National Trust for Historic Preservation). The goal is to preserve the well established character of these districts sooner rather than later.

Two petitions are required for interested communities. The first is to show interest among residents and initiating the process. The second must show support for the proposed standards before they are considered by city officials. – Karen Sullivan, *Charlotte Observer*

LOCAL PRESERVATION EFFORTS



Pam Lewis, Education Director for The Charlotte Trolley Museum, with Callie Walton and Clare Swan former Myers Park Traditional School 5th grade students.



Pages from "Myers Park Walking Tour and Take Action! Guide"

Myers Park Walking Tour Book

Preservation is often associated with people of a "certain age". In this case, that "certain age" includes 10-11 year olds.

Charlotte Trolley, Inc. has published its "Myers Park Walking Tour and Take Action! Guide," co-authored with the fifth graders of Myers Park Traditional School. The 60-page softcover book, featuring student research and artwork, is available online at www.blurb.com for \$29.95.

"We are so proud of the work the students have done here," says Pam Lewis, Charlotte Trolley Director of Education. "Teachers regularly tell us they need local history resources in the classroom. Now they will have them. Our History Channel grant allows us to send two copies of the book to every CMS elementary library."

The book and associated curriculum activities were funded by a "Save Our History" grant from The History Channel. Charlotte Trolley sought to create a teacher's guide to the historic trolley neighborhood of Myers Park, and Myers Park Traditional School's fifth grade teachers and school administrators agreed to partner with The Trolley. Students studied their neighborhood's historic landmarks, summarized these stories and illustrated

them over a three-month curriculum-aligned program last fall. They welcomed neighborhood preservation activists and an architectural historian to the classroom. And they visited the landmark sites, guided by Charlotte Trolley's education staff. The students, their parents, teachers and Charlotte Trolley staff celebrated the completion of the project with a book signing event at the school.

To learn more about the Charlotte Trolley, visit www.charlottetrolley.org. — Lisa Gray, President, Internet Strategies

Revolution Park Neighborhood Restoration Project

The Historic Resources Committee of the Revolution Park Neighborhood Association is looking for personal narratives, photographs and artifacts related to the history of this neighborhood. The intent of this project is to document the history of the neighborhood for the edification of our residents and the greater Charlotte community.

Part of the land for Revolution Park, once the largest public park in Charlotte, was donated by Osmond L. Barringer. Mr. Barringer, quite the local icon, was the first resident to own a car in the state, the first to take an X-ray photo as a student at Davidson College, a driver for four presidents when they visited the area and the first automobile dealer in Charlotte. What is now called the Revolution Park neighborhood began as three separate developments in the mid 1940s — Beech Nut Acres (Osmond L. Barringer), Scotland Hills (Jacksonville Housing Company) and West Boulevard (Marsh Realty). The layout of these neighborhoods respects the natural contour of the land with curvilinear streets and a mature tree canopy. Homes on corner lots in the Beech Nut Acres and Scotland Hills areas are oriented at an angle, similar to John Nolen's concept for corner lot design. Revolution Park consists of a mixture of Cape Cod and ranch style single family dwellings in a superblock pattern. The lots were originally planted with a variety of native tree species.



Revolution Pool has a significant history. It was funded by the Works Progress Administration (WPA), a federal program designed in the administration of President Franklin D. Roosevelt during the Great Depression. This program aimed specifically to put people to work on public works projects ranging from bridges to public buildings to highways to swimming pools. The pool cost \$120,000 and opened in 1938. Photo courtesy Mecklenburg County Parks and Recreation.

Revolution Park was home to many of Charlotte's first public recreation facilities. The Revolution golf course, formerly Bonnie Brae golf course, was the city's first public golf course and was desegregated in 1957. The Revolution Pool, the first public swimming facility in Charlotte, was desegregated in 1960 but demolished in 2006. Many of the neighborhood's first African-American home owners still reside in the Revolution Park neighborhood from the late 1960s at the height of the civil rights movement.

There are numerous stories yet to be told. By working together we can connect the dots of the past to educate future generations. We greatly appreciate your assistance with this very important project. — John Howard, Historic Resources Committee, Revolution Park Neighborhood Association. 704-957-4163. Rev_park@yahoo.com. Visit www.neighborhoodlink.com/charlotte/rp/main.html

Preservation TAX CREDITS Generate \$1.4 Billion

by Becky Holton

From its implementation in 1998, North Carolina's Historic Preservation Tax Credit program has done far more than preserve valuable historic structures.

While retaining irreplaceable assets, bringing new life to downtowns and inspiring sustainable development patterns, it has also had a tremendous impact on the state's economy.

The catalytic effect of historic rehabilitation in the state and the multiplied returns to the North Carolina economy has meant over \$1.4 billion in revenues, 14,100 jobs and \$438 million in additional employee compensation.

From both a financial and social perspective, the state has recognized an incredible return on its investment in tangible revenues and intangible enhancements of citizens' quality of life.

The substantial value of the tax credit program is readily apparent. Ultimately, it has not only created statewide profit in the past, but also offers a promising future for preservation activities and economic development throughout our state.

Want to know more? Download the full report at www.presnc.org.



Alpha Mills Apartments – 2007 HCI Commercial Preservation Award Winner

This historic complex had been vacant for a number of years. Purchased by Crosland Properties, and designed by Narmour Wright and Creech Architects, the mill has been completely renovated to house 73 apartment units with a spacious central atrium. The project was funded in part with Historic State and Federal Tax Credits. Photograph courtesy of Crosland Properties.

FACTS & FIGURES

- Between 1976 and 2007, a total of 1,989 projects were completed, generating \$1.07 billion in project expenditures.
- Tax credit activities have occurred in every county in the state.
- Between 1998 and 2007, the tax credit facilitated the completion of 1,324 projects with total qualified rehabilitation expenditures of over \$830 million dollars. These expenditures have, in turn, generated an estimated \$1.4 billion dollars in statewide economic output.
- Tax-credit projects directly created about 8,630 jobs and produced a total of 14,100 jobs through multiplication effects. The rehabilitation activities directly contributed \$263 million in employee compensation, with an additional \$176 million of income generated from related activities — offering a total of \$438 million in additional household income.
- The state issued an estimated \$179 million in historic tax credits and received tax revenues of approximately \$55 million in direct taxes from the rehabilitation activities. That cost to the state of roughly \$3.6 million per year in foregone revenues has stimulated approximately \$160 million in new economic activity annually.
- Each \$1 in state historic tax credits issued has been leveraged to create \$12.51 (for income-producing projects) or \$7.93 (non-income-producing projects).

HISTORIC CHARLOTTE, taking a lead from the National Trust for Historic Preservation, has decided to create a list of Mecklenburg County's most at risk historic places. We hope that this list will serve as an alarm to raise awareness of the serious threats facing our architectural and historic assets. In addition, we aim to use this list as an effective tool to increase the appreciation for the wide variety of historic places on hand, as well as achieving the result of actual restoration and reuse of these buildings. We would love to see any and all of these buildings restored so that one day they would be eligible for a Historic Charlotte Preservation Award!

This list is by no means complete; please help us. Nominations can be sent to Julie@HistoricCharlotte.org. Please include the name, address, historic significance and age of the building or site.

Preservation WatchList



The George E. Davis House (c. 1895) The Davis House is at risk as the photograph illustrates. Renewed efforts to save this house are underway. (Please contact Charles Jones at 704.375.8204 for more information about the Davis House.) Dr. Davis was an important figure in three respects: he was the first black professor at Johnson C. Smith University, and, as Dean of the Faculty, a major shaper of education at that institution; he built a number of houses near his own as rental housing, thus molding the character of this part of the Biddleville neighborhood; and he was a North Carolina state agent for the Rosenwald Fund, and in that capacity had a direct hand in raising more than a half-million dollars for many of the black schools (including Billingsville) built in the state which were partially financed through the fund.



The Smith House in Fourth Ward (c. 1924) The special significance of the Charles H and Bess Smith House rests primarily upon its architectural importance and upon its role in documenting the evolution of the residential built environment of Center City Charlotte. The house is currently empty.

Martin E. Boyer, Jr. (1893-1970), who prepared plans for this Spanish Colonial Revival style house in 1923, was a nephew of well-known architect James McMichael. The initial owners were Charles H. Smith and his wife Bess, who moved into their new home in 1924 from elsewhere in Center City Charlotte. Charles Smith was president and manager of Blake Drugstore at nearby Trade and Tryon Sts, locally known as the Square. Boyer was born in Glen Wilton, Virginia and reared in Charlotte. Like his uncle, for whom he worked during his early professional career, Boyer was steeped in the vocabulary of derivative design that increasingly dominated American architectural theory in the late 1800s

and early 1900s. Boyer attended Carnegie Tech (now Carnegie-Mellon University) in Pittsburgh, where he was trained in the Beaux Arts tradition. Boyer practiced architecture in Charlotte for more than 50 years and mostly designed homes for wealthy patrons.

Photographs courtesy of Historic Landmarks Commission and Historic Charlotte, Inc.



commercial purposes, the historic houses along East Boulevard, with their residential character, scale, and setbacks, remain substantially intact but could be threatened by redevelopment.



To visit the station, go out Freedom Drive past I-85 to Paw Creek, turn left on the Old Mount Holly Road and look for the brick railroad station on your right. It's a lonely sentinel of the past now surrounded by massive fuel tanks and overgrown shrubbery.



residential nature of the original building was emphasized in the building's front façade. Rusticated stone blocks were placed vertically in the brick pilasters on both ends of the façade. Another pilaster with identical stone block decoration was located directly in the middle of the façade, dividing it visually into two units. The stone blocks, plus the appearance of two identical houses placed side by side gave the house a very strong vertical feeling, which was a common Victorian feature.

The upper level windows of the front façade reflect the Renaissance Revival styles. There exist four symmetrically-placed windows on the second-floor; two windows are placed on each side of the center pilaster. They are tall and thin double-hung windows with simple sills and elaborate cast iron Italianate window heads. A wooden second-level rectangular bay window is located underneath each gable closest to the back-end of the house. Each bay window has Stick Style trim with X braces plus diagonal and vertical siding, and three windows, one facing the front and one facing each side. They are arched windows made of wood with glass in the upper half only.

Though modified somewhat over the years, the Treloar House remains an unusual and stately presence in a part of town that has nothing like it in the immediate area, which is now being redeveloped. It is a distinct reminder of an era now long past by a hundred years, but it should continue to be a vital part of First Ward in the city, linking future development with a sense of where we have been.

East Boulevard as a Residential Street East Boulevard was historically one of the premier residential streets of Dilworth, the first street-car suburb in Charlotte, and the boulevard remains the spine of both the local and National Register historic districts that encompass much of Dilworth. Streetcars once ran down the broad, tree-lined boulevard along which some of the finest houses, small scale apartment houses, and churches were built in the late nineteenth and early twentieth centuries. Today, many of these one and two story buildings, sited on large, tree-shaded lawns, remain as testaments to East Boulevard having once been a fashionable address for Charlotte's business leaders. Although now used primarily for

Thrift Depot of the Piedmont & Northern Railroad Company (circa 1912)

Charles Christian (C.C.) Hook and his partner, W. G. Rogers, designed three types of P&N stations — passenger stations, freight stations, and combined passenger and freight stations. They were constructed in 1912-13 on a 98-mile run from Spartanburg to Greenwood, S.C. and a 21-mile line from Charlotte to Gastonia. Passenger service ended in 1951. This depot is the last of its kind and sorely in need of preservation and restoration. The Historic Landmarks Commission has been interested in purchasing the station for many years, but its current owner has not been willing to part with the station.

The William Treloar House (circa 1887) The legacy of William Treloar to Charlotte's First Ward is the home he built for his family at the southeastern corner of Brevard and Seventh Streets. It is a distinct reflection of the prosperity and expansiveness of the life of the English native, and shows as well the taste and style of a very rare large house surviving from the 1880s in the area. The Treloar House is one of only two surviving examples of "row house" architecture in Charlotte's central city and one of the few remnants of the days when Brevard Street was a highly respected residential street.

Built in 1887 of brick, wood, and stone, the Treloar House is a rectangular building with a steep-sided mansard roof with small decorative gables. Beautiful decorative slate roofing is found on the majority of the mansard roof. The shallow sloped top portion is not intended to be seen, therefore, less expensive roofing material is found on that portion. The gables are complete with pendant collar braces and decorated collar beams. The dual-

LOCAL LANDMARKS

we'd like to see. . . .

The following historical properties are currently on our "Wish List" for landmark designations. If you know any historically valuable unprotected properties you'd like to see added, please submit them to Julie@HistoricCharlotte.org.



Photograph courtesy of Leora Studhomle-McAuliffe.

ARTHUR SAMUEL GRIER HOUSE (circa 1922)

This large eclectic style home was both Craftsman and Colonial Revival elements was a testament to Grier's success as a businessman. He was a civic leader and helped develop one of Charlotte's first suburban

African American Neighborhoods. The Grier house, a part of the **African American Heritage Driving Tour** recently published by Historic Charlotte, is on the watch list due to its current condition and because of recent development in the area resulting in teardowns.



Photograph courtesy of Historic Landmark Commission.

TUCKASEEGEE FORD

The property known as the Tuckaseegee Ford, located on the western border of Mecklenburg County at the Catawba River, is a site that possesses local historic significance as the first documented crossing place along the Catawba River in Mecklenburg County and as

an integral part of the Tuckaseegee Trail, the major thoroughfare for travelers (both Native American and European settlers alike) moving to and from Charlotte as far west as the foot of the Blue Ridge Mountains. While the eastern regions of North Carolina had been inhabited by European settlers for over a century, the area that would become Charlotte had been inhabited only by Catawba Indians by the time Thomas Spratt and Thomas Polk, the area's first European inhabitants, decided to settle and build cabins there in the early 1750s.

The Charlotte region was a logical location for inland settlement, since two of the Carolina's most frequently traveled Indian trails, the Tuckaseegee Trail and the great Trading Path, intersected at what is now the center of the city of Charlotte. Although most historians site the coming of the railroad in the 1850s as the key event that would transform Charlotte from a small town into the major transportation, distribution, and manufacturing center of the Carolinas, Charlotte's location at the intersection of the Tuckaseegee Trail and the great Trading Path gave the town, from the very beginning of the area's settlement, a key advantage over dozens of other small Piedmont towns around it. Without the Tuckaseegee Ford and the Tuckaseegee Trail, which brought settlers, travelers, and traders directly into Charlotte from the western part of the state and beyond, Charlotte could not have grown and developed as successfully as it did in the late eighteenth century and well into the nineteenth century.

Tuckaseegee Ford is located at what is now the U.S. National Whitewater Center.



Photograph courtesy of Historic Landmark Commission.

THE SOLOMON & SHIRLEY LEVINE HOUSE (circa 1957)

For the first time in the thirty year history of the Mecklenburg County Revolving Fund, a property presented for Local Landmark status was denied. This is that property, a striking example of mid-twentieth century Modernism, by local architect Jack Orr Boyte.

The Solomon and Shirley Levine House was completed in The Cloisters neighborhood off Providence Road in 1957. The Cloisters is one of Charlotte's best preserved examples of upscale suburban landscape planning executed in the mid-twentieth century. From the outset the Cloisters was configured to be a secluded glen visited only by automobiles. The Cloisters took its inspiration from the philosophy of designers such as Frank Lloyd Wright, John Nolen, Earle Sumner Draper, and the Olmsted Brothers, who taught that suburban street patterns should respect the contours of the land. The Solomon and Shirley Levine House illustrates how architects who were principally known for revivalist buildings were able to accommodate themselves to changing, more diverse tastes in the housing market. The architectural firm of record that designed the Solomon and Shirley Levine House was Louis H. Asbury & Son, a father and son combination that had a significant impact upon the built environment of Charlotte and its environs during the first three quarters of the twentieth century. Architect Jack Orr Boyte was schooled in Modernist design at Georgia Tech's School of Architecture. His initial design for the Solomon and Shirley Levine House proposed constructing the house around an existing tree, however, the Levines vetoed the idea. Nevertheless, the Solomon and Shirley Levine House is one of the finest Modernist residences in Charlotte.



Photograph courtesy of Historic Landmark Commission.

THE BARRINGER HOTEL / HALL HOUSE

Currently on the State Historic Preservation Office Study List, the 1940, William R. Barringer Hotel is the only hotel of its style and type remaining in Center City Charlotte. Although the building served as elderly housing until 2008 and is now a temporary Homeless Shelter, it retains its essential

integrity on the outside. In keeping with the architectural preferences of pre-World War Two America, the Barringer Hotel harkens to the past and exhibits qualities derivative of classical antiquity — having a decorated base and capital and having an unadorned shaft in between. Hotels have long been essential to Charlotte's role as a regional commercial, banking and industrial center.

IN MEMORIAM: History Gone

"LOST" CHARLOTTE



THE JENKINS HOUSE

In early January, the circa 1917 **Jenkins House** at 15221 E 7th Street was demolished, despite previous attempts by the Historic Landmarks commission to purchase the house. Upon purchasing the house the HLC would have put protective covenants on the house. The Jenkins House was very comparable to the current home of the Fig Tree Restaurant (the 1913 Lucas House) just across the street. The Lucas house, a similar classic bungalow of this period, has won numerous preservation and design awards, including a Residential Preservation award from HCI, for its extensive historically accurate restoration work. Unfortunately the owners of the Jenkins house were not interested in preserving the house by selling it to the HCL. The importance of the house can best be understood as it pertains to the history of the Elizabeth neighborhood.

The Elizabeth neighborhood on Charlotte's east side is the city's second oldest streetcar suburb. It began in 1891 along what is now Elizabeth Avenue, an easterly extension of East Trade Street, one of the city's major business and residential streets. The present-day neighborhood includes five separate early subdivisions developed along the Elizabeth Avenue-Hawthorne Lane-Seventh Street trolley line and the Central Avenue trolley line by the 1920s. During the first two decades of the twentieth century, before neighboring Myers Park developed as Charlotte's elite residential area, the tree-shaded main boulevards of Elizabeth were among the city's most fashionable suburban addresses for business and civic leaders.

The early residential development of Elizabeth is but half its history, however. More than any other early Charlotte suburb, Elizabeth has felt the effects of the automobile as it has transformed the city. Charlotte's hospitals left the central business district for suburban Elizabeth beginning in the late 1910s, and now the neighborhood is the site of two of the city's three general hospitals, and two smaller medical facilities are nearby. Small neighborhood shopping clusters began to form in the twenties. By the 1950s every one of Charlotte's principal east-west traffic arteries sliced through the neighborhood. During the next two decades a private business college and one of North Carolina's largest community colleges built their campuses in Elizabeth, and a 1960's zoning plan encouraged extensive demolition of houses to allow new office development.



ANTIQUÉ KINGDOM

Antique Kingdom contributed to the historic character of this part of the Elizabeth neighborhood called Piedmont Park. Located at the overpass of Independence Avenue and Central Avenue it was one of the original prominent homes along the 1920's Central Avenue Trolley Line. The house/business was demolished in December after doing business for 26 years as the Antique Kingdom. The demolition will allow the Charlotte Metro Credit Union, which is located next to the Antique Kingdom Lot, to expand their business and parking lot. The house, a familiar site to Charlotte residents new and old, will be missed on their daily commute out of Charlotte's Uptown.

Photographs courtesy of Charlotte-Mecklenburg GIS

HISTORIC PROPERTIES for sale in our area

A PIECE of HISTORY for your "Own"

ABERNATHY HOUSE



1.33 acres / 3921 sf
Zoning: Residential
\$65,000 – Price reduced!
Go to www.presnc.org for more information. Contact Ted Alexander at 704-482-3531 or Talexander@presnc.org.

215 W. Eastway Dr., Charlotte, NC

Historic Charm in the Queen City! One of the few remaining examples of a rural farm house in Charlotte, this Colonial Revival House was moved in 2001 to the heart of the North Tryon Redevelopment area. Two-story wood frame with hipped roof, central gable dormer, shed roof wrap-around porch, 5 bedrooms and 2 baths. Maintains some original mantels and trim. Zoned residential, although rezoning may occur to accommodate other compatible commercial uses.

EDWARD M. ROZZELL HOUSE



4.6 acres / 2374 sf
Zoning: MX2
Contact Linda Kidd at 704-892-6556 for more information.

11647 Rozzelles Ferry Road
Charlotte, NC

This 19th-century farmhouse could be used for offices or as a home. House completely restored on the exterior. This late 19th-century farmhouse is an investment opportunity. Approximately five acres of land with two houses. Listed in the National Register of Historic Places.

HENNIGAN PLACE



5.44 acres / 2204 sf
Zoning: R-3
\$1,750,000
Contact Thomas McKay at 888-325-9000, x209 or www.southcharlottehistoricrealestate.com for more information.

3503 Tilley Morris Road, Charlotte, NC

This exquisite antebellum plantation, at 3503 Tilley Morris Road, was built circa 1840. It is located near I-485 and Providence Road in South Charlotte, convenient to upscale shopping, restaurants, and the Charlotte-Douglas International Airport. This Upcountry Transitional Federal/Greek Revival home has been painstakingly restored to its former glory and is ready for you to move in! It is ideal as an equestrian estate, or to showcase your collection of fine antiques of any period or style, or to entertain in grandeur of the Old South preserved here! Highly original with beautiful heart pine floors, real plaster and high ceilings. The Carriage house provides an additional 1,120 sq ft of finished, climate-controlled space.

WHITE OAK PLANTATION



18 acres / 2756 sf plus three-room log cabin
Zoning: Residential
Contact Lexie Longstreet at 704-560-4604 for more information.

7729 Hood Road, Charlotte, NC

This is a unique property in move-in condition. The plantation house dates from the late 1700s. The 18 acres of land also contain two log cabins, one of which is ready to serve as a guest house. The property is listed in the National Register of Historic Places. This is one of a kind!

Historic Home Researcher

Emily Rugar is a recent UNC Charlotte graduate in History, with an interest in Historic Preservation
She is a current volunteer with Historic Charlotte, Inc. and the Wilmore Neighborhood Association



Contact her at (704) 651-1404 or at erugar@gmail.com to discuss researching your home's history

HCI Preservation Month – May 2009



Ovens Auditorium and Charlotte Coliseum (circa 1955). Photograph courtesy of Kugler Studios.

Charlotte Mid-Century: A Celebration of Mid- and Post-Modern Style

For the first time, Historic Charlotte will concentrate Preservation Month events, exhibits and lectures on the architecture and style known as Mid-Century Modern (1930s to the 1970s). Many of these significant structures have, or are reaching, their 50-year mark. Historic Charlotte is excited to recognize these important buildings and through a series of events educate our members and the public on their value and significance to the Charlotte region's history and landscape.

Mad about Modern — Events

- Opening Reception May 7 at Kugler Studio. Artevation 2009's exhibit will include photography from the Kugler archives, as well as by other local photographers, of Mid-Century architecture and design. A portion of photography sales will benefit Historic Charlotte. The event will also celebrate the publication of Ken Beebe's limited edition book *Vintage Charlotte*.
- Mid-Century Modern Homes Tour highlighting 6-8 outstanding Charlotte homes.
- What is Mid-Century Modern Architecture? Lecture in conjunction with Civic-by-Design.
- Guided Uptown "Mad about Modern" Walking Tour led by Tom Hanchett of the Levine Museum of the New South and Diane Althouse of Historic Charlotte.

Preservation Month Sponsorships Available

Title Sponsorship – \$1,500

Gold Sponsorship – \$1,000

Silver Sponsorship – \$500

Bronze Sponsorship – \$250

Sponsorships include recognition in all press and promotions, event invitation, program and signage, listing on Historic Charlotte, Inc. Web site, and one free advertisement in *The Column*, Historic Charlotte's magazine. Additional benefits include: Complimentary tickets to the guided Mad about Modern Uptown Walking Tour and Mid-Century-Modern House Tour plus two annual memberships to Historic Charlotte, Inc. Contact Diane Althouse at 704-375-6145.



Diane Althouse,
Executive Director

News & Notes

FROM OUR DIRECTOR

April 2009 will be my 2nd anniversary as Executive Director of Historic Charlotte. I've found that most people are thrilled, and frankly surprised, to find out that Charlotte has an 18-year-old Preservation Advocacy Organization. No doubt because Charlotte has lost a lot of important historic structures in the last 50-100 years. (And, while we could devote an entire issue to "Lost Charlotte", we won't since we'll cover that at our March 24th History Learning Series with Brandon Langford, who will discuss his new book called *Charlotte Then and Now*). Instead, we want to devote the premier issue of *The Column* to the successful preservation work that is being done every day by Historic Charlotte, The Historic Landmarks Commission, Historic Neighborhood Associations, individuals, corporations, architects and city, state and federal preservation agencies.

Historic Charlotte's mission is to support and celebrate the history and heritage of this region and to collaborate with heritage sites on the great preservation work that is being done every day. We focus on further educating our citizens, members and newcomers to all that is historically and architecturally wonderful about Charlotte. Yes, there is a lot of work still to be done — which translates into many additional National Register of Historic Places and Local Historic Landmark-worthy places just waiting to be identified and designated.

In fact, a whole new group of important buildings are on every preservationist's radar right now. These buildings are mostly post-WWII, now commonly known as "Mid-Century Modern" (circa 1930s -1970s). Think long clean

lines, plate glass, attached garages, little to no ornamentation, the use of new building materials and dare I say it — suburban living! Many of these buildings are reaching their 50-year age mark, which makes them eligible for designation by the National Park Service. In celebration of this era, Historic Charlotte's May 2009 Preservation Month will be devoted to lectures, guided tours and celebrations focused on the history, architecture and artifacts called Mid-Century Modern. Visit our Web site in March for more details.

Charlotte remains a typical southern city in almost every sense. We love our old trees, curved streets, houses of worship, stately homes and bungalows too. Our Uptown is constantly reinventing itself and at times trying to return to its roots by bringing back retail, entertainment and music. (Is it too obvious to point out — history has a way of repeating itself?) Being a trade and financial center is Charlotte's one constant since its incorporation in 1762 — this fact has defined and financially supported our city and region extremely well, making us, frankly unlike many other southern cities who achieved preservation through outward migration and often financial stagnation. Our city epitomizes the New South — we are the largest, most prosperous city in North Carolina and we have an interesting combination of significant antebellum, turn of the century, mid-century modern and even post-modern buildings that combine to make us uniquely Charlotte.

Thanks to you — our members and supporters — we are making progress. But we still need your help, your time, your energy and your financial support! We look forward to seeing all of you in 2009. Please mark your calendars for February 24, 2009 — this year's first History Learning Series presentation. In celebration of Black History Month, Dr. Rob Smith of UNCC will be presenting an oral history of the Brooklyn Neighborhood at the Duke Mansion.

I really hope you enjoyed reading this first issue of *The Column*. Send us your comments; are there other Watch List buildings we need to know about? And let us know if you'd like to get involved with a Historic Charlotte project. Thank you again, and please consider joining us in our work to save Charlotte's Past for the Future.

— 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.

This beautifully illustrated coffee table book provides a succinct look at Charlotte from the 1700s to the present day. While not an encyclopedic account, the book chronicles the city and county struggles with growth and describes the consistent forces which have impacted the region's evolution from the beginning. Read about our earliest days when the Catawba Indians roamed the land, the Scots-Irish settlers who moved down from Philadelphia, the first gold rush in the country, the Revolutionary War battles and up to the economic boom of the 1990s. The book includes some photographs never before seen in print and will be a wonderful addition to your library as well as a wonderful gift.

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. These books are also for sale at Paper Skyscraper, the Charlotte History Museum and Park Road Books.



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nated over 300 properties in Mecklenburg County — a staggering 25% of all Local Landmark Designations for the entire state of North Carolina!

Obviously there are over 300 Local Landmark examples to choose from — but we wanted to highlight just a few. As a special project Historic Charlotte sponsored an intern to research and write the Local Landmark Survey and Research Report for *Wing Haven Garden & Bird Sanctuary*. The designation was granted by City Council in April 2008 ensuring that this unique and important Charlotte garden and bird sanctuary, sitting on almost 3 acres, would be protected. The site, already operating as a Foundation, benefits from this public recognition of its historic significance and importance to the Charlotte region. For information, visiting hours and directions go to www.winghavengardens.com. Another great example of a Local Historic Landmark is the *Myrtle Square Apartments* (c. 1939.) on Myrtle Avenue. It was designated a Local landmark by the Charlotte City Council on May 31, 2007. The apartment building is now a condominium with 72 units — each owner benefiting from the 50% local property tax credit on their unit.



Myrtle Square Apartments. Photo courtesy of Historic Landmarks Commission.

Myrtle Square is the most sophisticated example of a garden court multi-family housing property type in Charlotte. Garden court communities have their genesis in the English Garden City Movement and gained popularity in Europe due to the massive need for housing that arose from the destruction of World War One and the rapidly urbanizing effects of industrialization. Natural spaces, most often demonstrated with a central courtyard, and common areas were utilized to facilitate interaction and community involvement among urban residents.

Myrtle Square is a rare local example of Art Moderne architecture and is indeed a

rare residential example of this architectural style. Art Moderne is a subdued derivative of Art Deco, utilizing decorative features such as glass brick walls, porthole windows, distinctive iron work and smooth geometric lines. Art Deco and Art Moderne were the first rejections of historicity that gained popular acceptance.

Myrtle Square represents the need for transient housing that arose from tremendous population growth Charlotte experienced prior to World War II. The city's expansion attracted a wide range of workers across the entire economic spectrum.



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