

**Staff Report and Comments
Siloam School
10008 John Adams Rd, Charlotte
Application for COA HLC318**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from the application

Proposed work includes the restoration and relocation of the Siloam Schoolhouse to the Charlotte Museum of History. Restoration to the building would include replacing the roof, windows, and any other areas of structural damage. Building will be converted into an exhibit to give museum visitors access to the school's history.

Exhibit B – Map

Exhibit C - Project Plans

Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The HLC has acknowledged the need to relocate a historic property to protect or allow for the preservation of the property.
2. The proposed relocation would move the building to a display location adjacent to a parking lot, and from an original site that has been significantly altered from its historic nature. The move should not significantly negatively affect the current historic character of the Siloam School in regard to HLC Standard 2.
3. The proposed renovation should significantly enhance and preserve the historic character of the Siloam School in regard to HLC Standard 2.
4. The project meets HLC Standards 5 and 6, as the features, finishes, construction techniques, and craftsmanship that characterize the Outen Pottery will be highlighted, repaired or replicated, and preserved by this project.
5. Adjacent proposed new construction meets HLC Standards 9 and 10, as the features are modest and could be removed in the future without damaging the school building.

Staff suggests that the Commission approve the application with the following conditions.

1. Staff recommends that the project be approved as shown.

THE STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.