

**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.

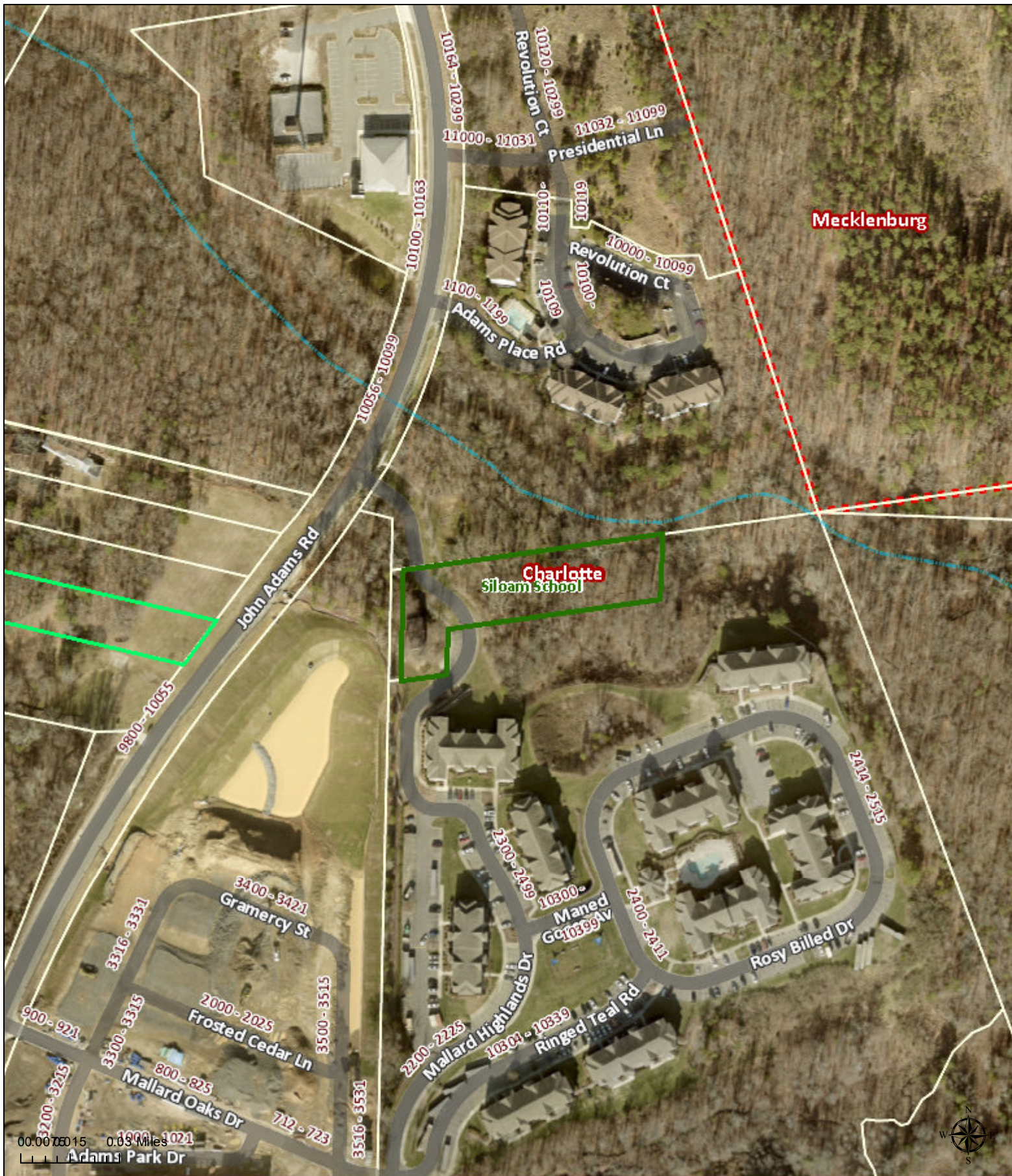
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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.

Polaris 3G Map – Mecklenburg County, North Carolina

EXHIBIT B - Existing Site

294.05 ft(0.06 miles)

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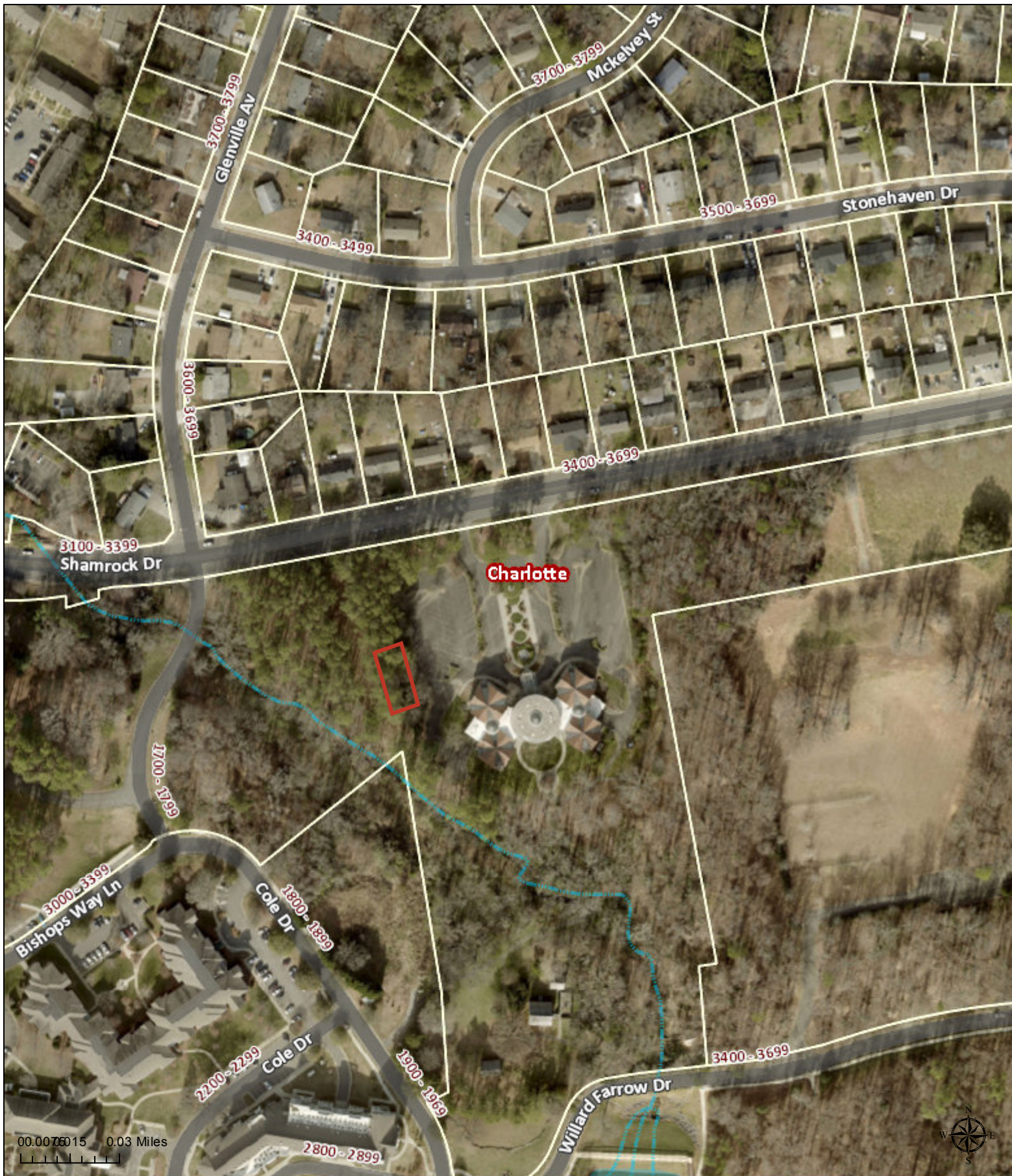
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Polaris 3G Map – Mecklenburg County, North Carolina

EXHIBIT B - Future Site

294.05 ft(0.06 miles)

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00.0075015 0.03 Miles



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EXHIBIT C

Siloam School – Project Narrative

Siloam School is a historical schoolhouse that was built around the 1920's. It was constructed by the local community and served the Black students who lived in the rural Mallard Creek neighborhood. The schoolhouse features a recessed entryway with coat closets on either side. The main classroom is flanked by large bay windows and is separated from the rear utility room. As the school systems expanded, the building was bought by a former student of the school and the schoolhouse was later converted into an auto garage.

Currently, Siloam sits behind an apartment complex located off John Adams Rd, north of UNC Charlotte's campus. Over the years there has been much damage to the structure, including areas such as the roof, flooring, and exterior walls. Through the efforts of donations from the community, the Charlotte Museum of History has raised enough money to help fund the restoration and relocation of the Siloam Schoolhouse. The new site for the schoolhouse would be located next to the parking lot at the Charlotte History Museum. Repurposing the school into an exhibit would give access to museum guests and provide better maintenance.

The project aims at maintaining as much of the historical character of the building as possible. Areas such as the roof, entry stairs, and windows will have to be replaced, but will be matched to the original features. Exterior and interior wall finishes, and flooring will be cleaned, and patched areas will also be matched to original materials and construction methods. Electrical and potential HVAC systems will be added to support interior exhibit spaces. Ramps and exit signs will also be added to meet accessibility and fire safety requirements. By restoring the Siloam Schoolhouse, it would return to playing a vital role in the community and allow for its legacy to continue to be shared.

SEQUENCING FOR SILOAM MOVE

PHASE ONE: PREP BUILDING FOR REPAIRS

1. Clean out interior of building:
 - a. Trash
 - b. Debris
 - c. Wallpaper and shelf along blackboard wall
 - d. Work bench
 - e. Chains/wires hanging from ceiling
 - f. Detached doors



2. Remove metal canopy from rear entrance



3. Remove second chimney from east elevation



4. Remove all rotten, damaged structure and finishes
 - a. Exterior façade
 - b. Interior walls
 - c. Interior area around chimney
 - d. Flooring
 - e. Floor joists



5. First round clean up of remaining structure/finishes/doors
6. Remove front entrance canopy (to be replaced)

PHASE TWO: PREP CURRENT AND NEW SITE FOR MOVE

1. Clear out trash/debris surrounding the building



2. Cut down trees along south façade



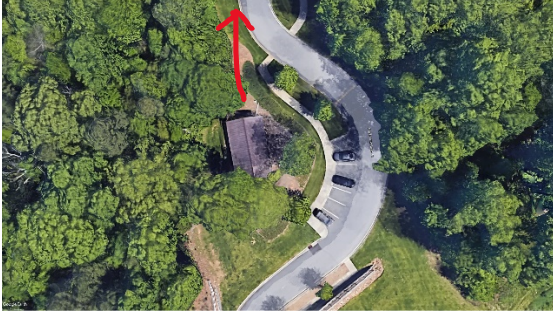
3. Remove berm



4. Building to be pulled out backwards onto Mallard Highlands Dr



OR Pull forward onto Mallard Highlands Dr – No trees or berm removed



(AT NEW SITE)

1. Cut down trees around building footprint
2. New foundation slab
3. New brick piers

PHASE THREE: BUILDING REPAIRS PRIOR TO MOVE

1. Replace damaged sill by auto garage door
2. Provide structural supports inside the building to make it stable enough to move
3. Detach front entrance stairs (do not save)



PHASE FOUR: MOVE BUILDING

- a. Metal roof removed – to be replaced
- b. Remove and label rafters – ceiling joists to remain in place
- c. Top segment of chimney removed – save bricks to be re-attached at new site
- d. Building lifted up from piers and pulled off site

PHASE FIVE: BUILDING RESTORATION AFTER THE MOVE

1. Replace damaged structure
 - a. Floor joists
 - b. Wall studs
 - c. Ceiling joists
 - d. Flooring

2. Remove sheathing covering window openings



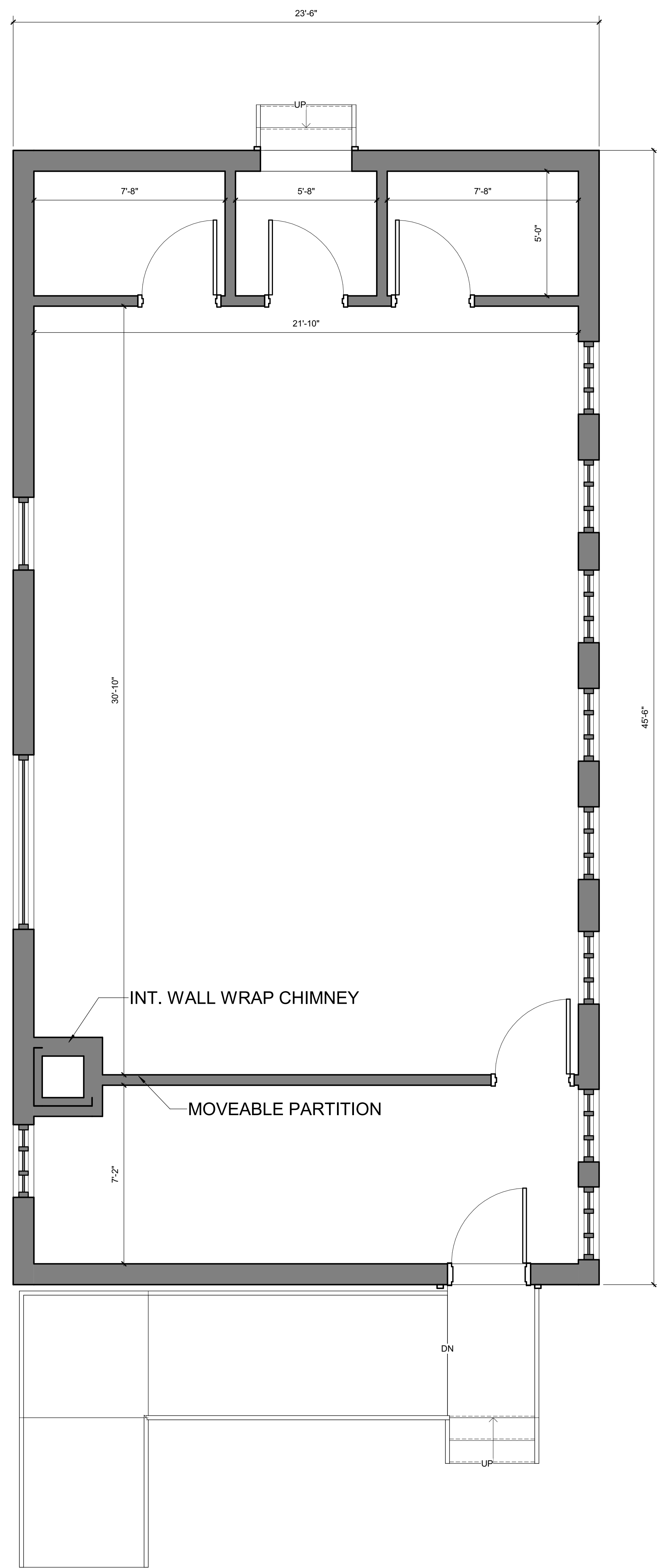
3. Patch/repair exterior siding
 - a. Areas of damaged siding
 - b. Lower windows that will be removed on west wall
 - c. Opening from auto shop on east wall
 - d. Door opening on west wall to be patched



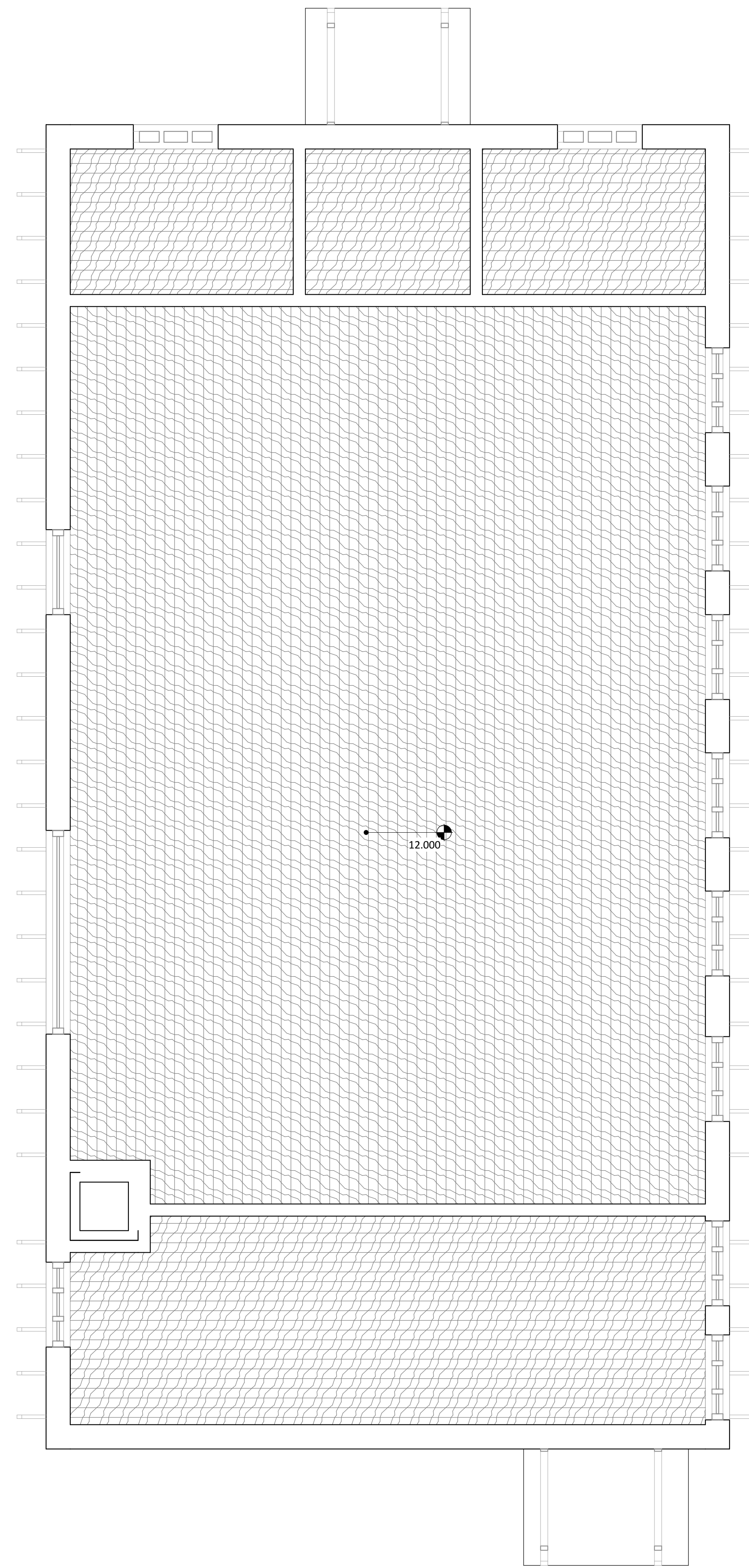
4. Replace windows
5. Replace missing door and window frames
6. Hammer in all nails sticking out of exterior siding



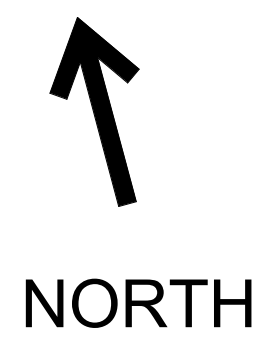
7. Touch up finishes
 - a. Sand off stains/discoloration on walls, doors, floors
8. Second round clean up of building



1 FLOOR PLAN-LEVEL 1
3/8" = 1'-0"

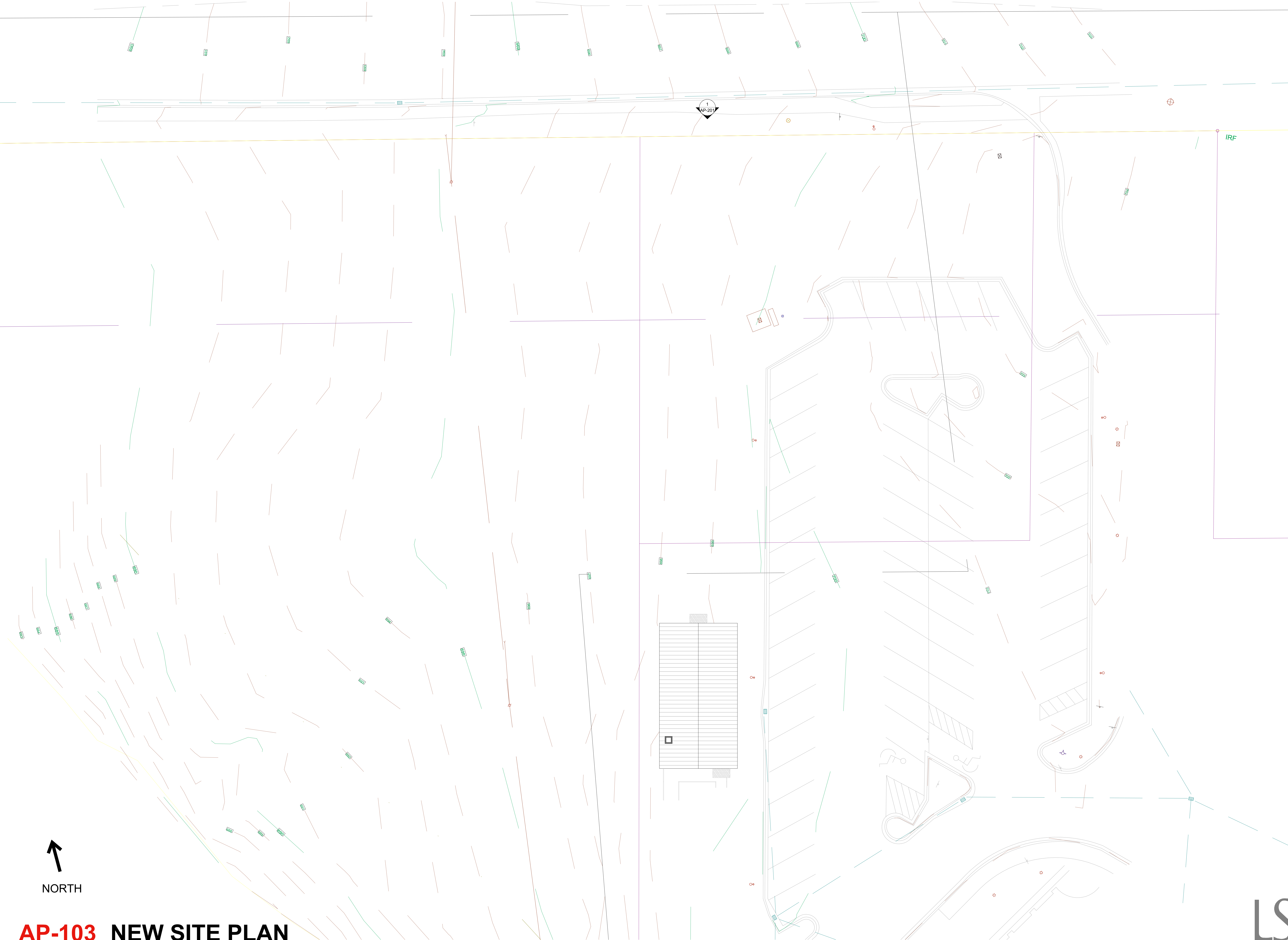


2 RCP-LEVEL 1
3/8" = 1'-0"



NORTH

AP-103 NEW SITE PLAN



1
AP-2017

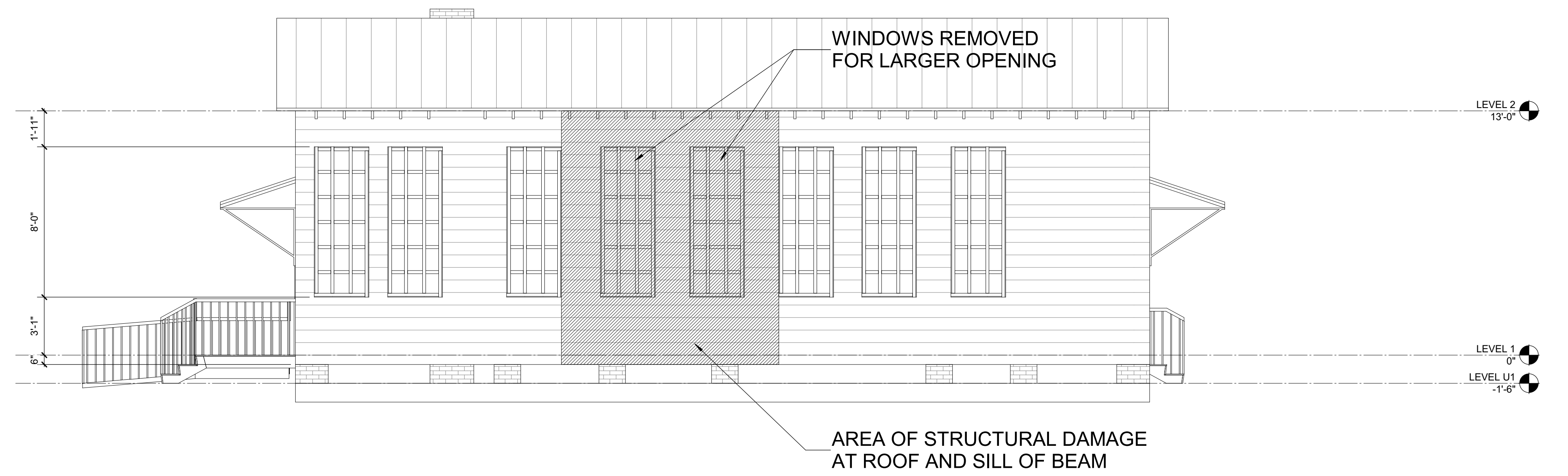
IRF



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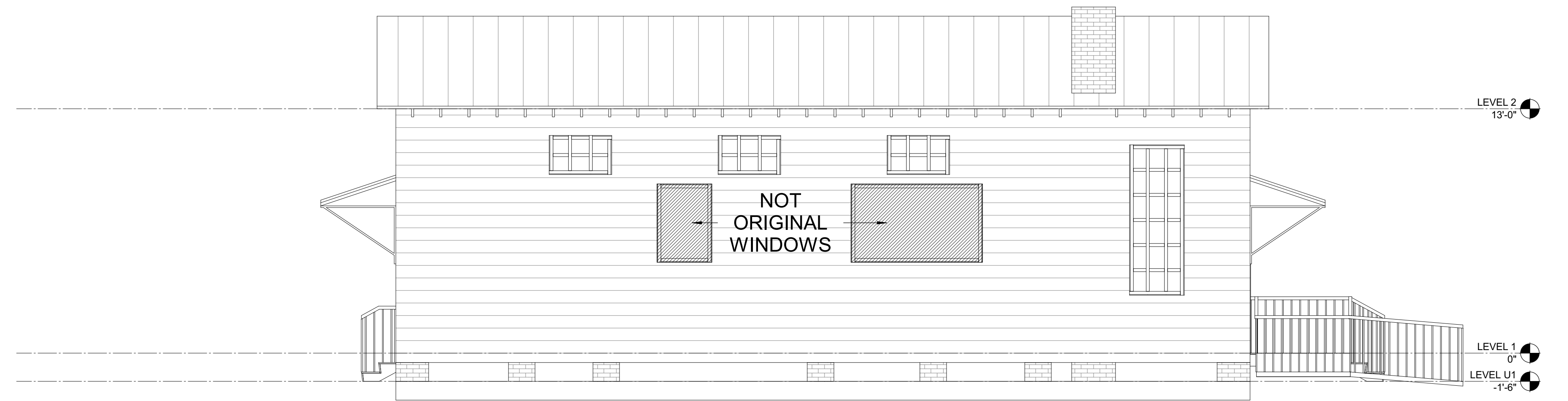
1 ELEVATION- EXTERIOR- NORTH
1/4" = 1'-0"



3 ELEVATION- EXTERIOR- EAST
1/4" = 1'-0"



2 ELEVATION- EXTERIOR- SOUTH
1/4" = 1'-0"



4 ELEVATION- EXTERIOR- WEST
1/4" = 1'-0"

