

Notes NWQ Study Committee July 16, 2009

Attending: Palmer, Bellew, Pinkerton, Gadson, Hefner, Smalley
Public: Kruger, Honl, Weidner, Morehead
Mayor Keyserling, Donna Alley

Pete Palmer asked Al Hefner to pull together a map/list of empty lots. We need actual numbers.

Hefner: Heirs property is a major problem. Jay Weidner is working on data to verify actual numbers.

Gadson: There is a process to follow. Heirs ownership has served as a protection from developers for some African Americans in the past.

Keyserling: Brantley Harvey has volunteered to help with this issue.

Hefner: We have looked in a series of systems. The heirs issue is very important, but we need to stay the course.

Keyserling: A design center should be able to help with this issue and others that we are facing.

Krueger: Update: I have contacted several young architects – Alan Brown, Clay Montgomery and some other Clemson students. What exactly do we want to get from them?

Keyserling: We were thinking of a competition. Design(s) of infill housing – green, under \$200K, contemporary but with relationship to traditional historic forms. We are looking for working drawings.

Thompson: I have approx. 25 old photos of houses that once existed in the NWQ. These might be helpful for reference. I could give dimensions from old fire insurance maps if needed.

Smalley: Update: I have identified two prospects for meeting with James Bellew: 1410 Washington Street owner James Lawton who lives at 1006 Duke (379-8241) and 912 Washington Street owner Juan Singleton. Habitat may be working with him as well.

Bellew: Means is not a test for working with case studies at this point. I have several contacts that I will be calling that have expressed an interest. I do not want to “cold call”.

Thompson: I would suggest Sue Rainey who owns property in the NWQ and James Moss who owns industrial buildings zoned GC that needs to be redeveloped.

Bellew: We could add these to the mix.

Morehead: Is any of this related to Council taking over this activity? Are we presenting a direct statement/recommendation about demolition in our presentation to Council?

Smalley: Update on Survey: We are working on the survey, especially in the four block area. It is slow.

Hefner: I would like this group to paint a tighter picture. The young architects need a clearly defined (identified) lot or lots. One drawing might be sufficient to use as a case study. It should be under \$200K, 800-1400 SF, single story cottage, perhaps with an accessory building. We could supply three lots to choose from. Materials should be specified.

Alley: The NWQ Design Principles are specific about these requirements.

Weidner: We are talking about vernacular architecture that will fit into the existing neighborhood.

Thompson: We should also look at what was in the neighborhood and is lost. The old photos should help with this.

Palmer: We need lots of input on the outline that I sent via e-mail to each of you. We might suggest that the NWQ Study Committee continue to make certain that our recommendations are followed.

Weidner: Remind everyone that we have a work day planned at 1012 Congress 7:00 on Saturday July 18. We have a free dumpster. I will provide tools, etc.

Thompson: This house has been on the vacant and abandoned list for over 20 years.

Smalley: Neighborhood association startup meeting is scheduled for July 22.

Keyserling: I would suggest Pigeon Point Neighborhood Association as a group that might help in getting this organized.

Alley: I have passed along the Old Commons Neighborhood Association By-Laws and organization information to John Gadson to share with the group. Several members of the Old Commons Association live in the NWQ and were at the public meeting. I believe they will help with getting the association started.

Gadson: We are planning to meet on Monday night to plan for the initial meeting.

Palmer: Please send your input to the outline to me as soon as possible.

Gadson: I want to remind all that we must be certain that preservation is included in our report to Council. We must have a social and cultural component to any of our recommendations. This is a real neighborhood with real people who must be respected. The results of the interview questions should be included as part of our presentation to Council, in the packet or in the presentation. I have copies of the Chapter 1 of the NWQ Design Principles that I want to share with all of you as a good starting point for understanding the neighborhood and in particular its architecture.

Notes taken by Donna Alley