



North Carolina Department of Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Pat McCrory, Governor
Susan Kluttz, Secretary
Kevin Cherry, Deputy Secretary

Office of Archives and History
Division of Historical Resources

April 24, 2015

Stewart Gray
Preservation Planner
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Road
Charlotte, NC 28207

RE: Landmark Designation Report for the **Richard Wearn House Report Amendment, 4928**
Tuckaseegee Road, Charlotte, Mecklenburg.

Dear Mr. Gray:

Thank you for the report for the above-cited property which is being proposed for landmark designation. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

In addition to the exterior of the frame Richard Wearn House, this landmark report specifies and further describes the interior of the Wearn House, the four outbuildings, including a garage/equipment shed, frame well house, open lattice work well house, and frame smokehouse, and .865 acres of land are being proposed for landmark designation. The acreage contains the remaining outbuildings associated with the Wearn House property, and the interior of the house has retained features and materials from the nineteenth and early twentieth centuries that are worthy of protection and preservation.

We have recommended full photographic documentation of the house interior, clarification of the inclusion of the outbuilding interiors in the designation and their construction dates, a site plan showing all of the resources, and with these, the designation report provides the local governing board with sufficient information to determine whether or not the property has the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes a property as an important historic resource worthy of preservation. Any substantial exterior design changes to a designated landmark are subject to the design review procedures of the Charlotte-Mecklenburg Historic Landmarks Commission. The owner may apply for an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. With these comments in mind, we believe the local governing board now has sufficient information to determine whether or not the Richard Wearn House Report Amendment qualifies for local landmark designation.

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If the local governing board wishes to extend the Commission's design review authority to significant features of the interior, the owner must give written consent. The designation ordinance must specify the features and describe the nature of the Commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only and are not binding. Once the governing board has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission and has proceeded in the same manner as would otherwise be required for an amendment to the zoning ordinance, the governing board may proceed with the designation decision. Once the designation decision has been made, please return the completed designation confirmation form, enclosed.

This letter serves as our comments on the proposed landmark designation of the Richard Wearn House Report Amendment. Please contact me at 919-807-6575 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laurie Mitchell', with a stylized, cursive script.

Laurie Mitchell
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure