

# Report on Amending the Designation Ordinance for the Richard Wearn House

1. Name and location of the property: The Richard Wearn House is located at 4928 Tuckaseegee Road, Charlotte, North Carolina.

2. Name and address of the current owner of the property:

Susan Lee Ward  
4928 Tuckaseegee Road  
Charlotte, North Carolina 28208

3. Current Deed Book Reference: The most recent deed information for this property is found in Mecklenburg County Deed Book/Page 20580-118. The tax parcel numbers for the property is 05903272.





4. The Richard Wearn House was designated by the Charlotte City Council as a local historic landmark in 1979. The designation included only the exterior of the house. The Charlotte-Mecklenburg Historic Landmarks Commission is recommending that the City Council amend the designation ordinance to include the interior of the house, the existing outbuildings, and the .856 acres of land in the tax parcel associated with the house.

Designation of the land and outbuildings would help to preserve the historic setting of the Richard Wearn House. The designation of the interior would help to protect historic features including doors, flooring, handrails, and mantles.



The outbuildings include an equipment building/garage, smokehouse, early-20th century well house, and lattice well shelter. The frame equipment building/garage faces west and features exposed rafter ends, simple brackets supporting the gable overhangs, German siding, and a continuous rock rubble foundation. The front elevation is composed of one large open bay. Three large sliding doors constructed with vertical tongue-and-groove boards ride on two steel tracks. The doors and tracks are protected by a pent roof. A door opening, now covered with a plywood panel, is located in the front gable. The rear elevation features a tongue-and-groove board door, and a replacement window in the gable.



The smokehouse faces south. It is a tall, front-gabled building with a deep roof overhang over the front elevation. The building is covered with weatherboard siding. The building sits on low brick piers, and features exposed rafter tails and 5-v roofing. The front elevation features a single vertical-tongue-and-groove-board door offset to the right of the center. A flatten U-shaped cutout is located high in the gable. The overhang is supported by 4"x4" top-plates that extend past the walls. The open roof sheathing is exposed in the overhang. Recent replacement windows are centered on each side and rear elevations. A replacement window is located in the rear gable.



Located to the west of the house is a small well house built on a concrete slab. It features a narrow-board door with strap hinges, and exposed rafter ends. The rear elevation is pierced by a small, original, four-light window. The side walls are blank.



Between the well house and the house is a stone well, protected by an open shed with lattice-braced posts.

The exterior of the house was described in the original survey and research report written in 1979. It does not appear that any significant changes have been made to the house since that time. The original report incorrectly suggests that some portion of the house is of log construction. The Wearn House is a frame I-house. It is a single-pile, two-story, side-gabled house, with a gabled rear ell. It is unclear if one section predates the other. The front section is composed of a large hall on the west side of the house containing a central stairway, and a smaller parlor on the east side. Both the hall and parlor contain a fireplace on the gabled side walls. The mantle in the parlor appears to be original. The mantle in the hall appears to date from around 1900.



Parlor mantle

Surviving original interior features include wide pine flooring, and tongue-and-groove-board pine ceilings. The staircase features original (or early) treads, handrails, balustrade, and simple newel posts with caps. Wallboard was applied over nearly all of the interior walls sometime during the first half of the 20<sup>th</sup> century. In some portions of the house wallboard was attached directly over tongue-and-groove-board walls. In the hall, it appears that plaster and lath were removed from the walls before the wallboard was installed. The baseboard and trim is not original.



The second story is composed of an original center hallway bordered on each side by bedrooms. An enclosed staircase leads from the hallway to the attic. The bedrooms are separated from the hallway by vertical-board, tongue-and-groove walls which are now covered with wallboard. An original enclosed stair leads to the attic.



Second story hallway, looking to the front of the house.





Steps leading to the enclosed attic stairway.



Bedroom Mantle (second story, west side)

The mantles in the upstairs rooms may be original. The interior doors throughout the house are a varied collection of 19th-century and early 20th-century examples. On the second story, a six-panel door that opens from the hall to the west bedroom was constructed with hand-planed panels and may be original. Four-panel and five-panel doors on the first and second stories

appear to date from the second half of the 19th century. Two-panel doors on the second story appear to date from the early 20th century.



Early, hand-planed six-panel door, and early 20<sup>th</sup>-century two-panel door.



Late 19<sup>th</sup>-century five-panel door.



A view in the rear ell toward the rear of the house.

The two-room rear ell may date from the initial construction of the house, or it may have been added in stages. But there are few intact or exposed early or original interior features. The ceilings are covered with wallboard, and the floor is covered by layers of rolled flooring. The rearmost room has retained original (or early) tongue-and-groove-board walls. An early-20<sup>th</sup> century built-in is extant.



Early-20<sup>th</sup> century built-in in the rear ell.

Date of preparation of this report: March 13, 2015

Prepared by: Stewart Gray