

Staff Report and Comments

Name Richard Wearn House
Address 4928 Tuckaseegee Rd.
City State Zip Charlotte, NC 28208

Item: Application for COA HLC494

Property Description

The historical and cultural significance of the property known as the Richard Wearn House rests upon three factors. First, it is one of the relatively few ante-bellum structures which survives in Charlotte, N.C. Worth noting in this regard is the fact that the structure is a two-story log house in which horizontal board siding and a rear wing have been added. (James A. Stenhouse, "Exploring Old Mecklenburg" Charlotte, N.C., 1952, p. 27). Second, the structure is intimately associated with the history of gold mining in Charlotte and Mecklenburg County. Third, the structure served as the abode of a family which has made a significant and lasting impact upon the development of Charlotte and Mecklenburg County. (Survey report, 3/6/1979).

Project Description – After the Fact COA

Review of changes made without a COA and staff recommendations for appropriate corrections. A COA was issued 1/15/2015 for reconstruction of the laundry room, addition of HVAC, skylights, a shed roof on the garage, perimeter fencing and stabilization of the kitchen chimney.

Exhibits presented to and considered by the Commission:

Exhibit A – Context Map
Exhibit B – Existing Conditions
Exhibit C – Proposed Plans

Staff Comments

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

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character.

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.
 - a. The current proposal does not alter architecturally defining elements. Rather, it attempts to correct previously unimproved changes.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - a. The proposed changes to the catwalk and living room are appropriate given the inability to completely restore what was lost.

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.

Staff recommends that the Commission approve the corrective restoration measures as agreed upon by the future property owner.

THE HLC 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.

Exhibit A

Polaris 3G Map – Mecklenburg County, North Carolina

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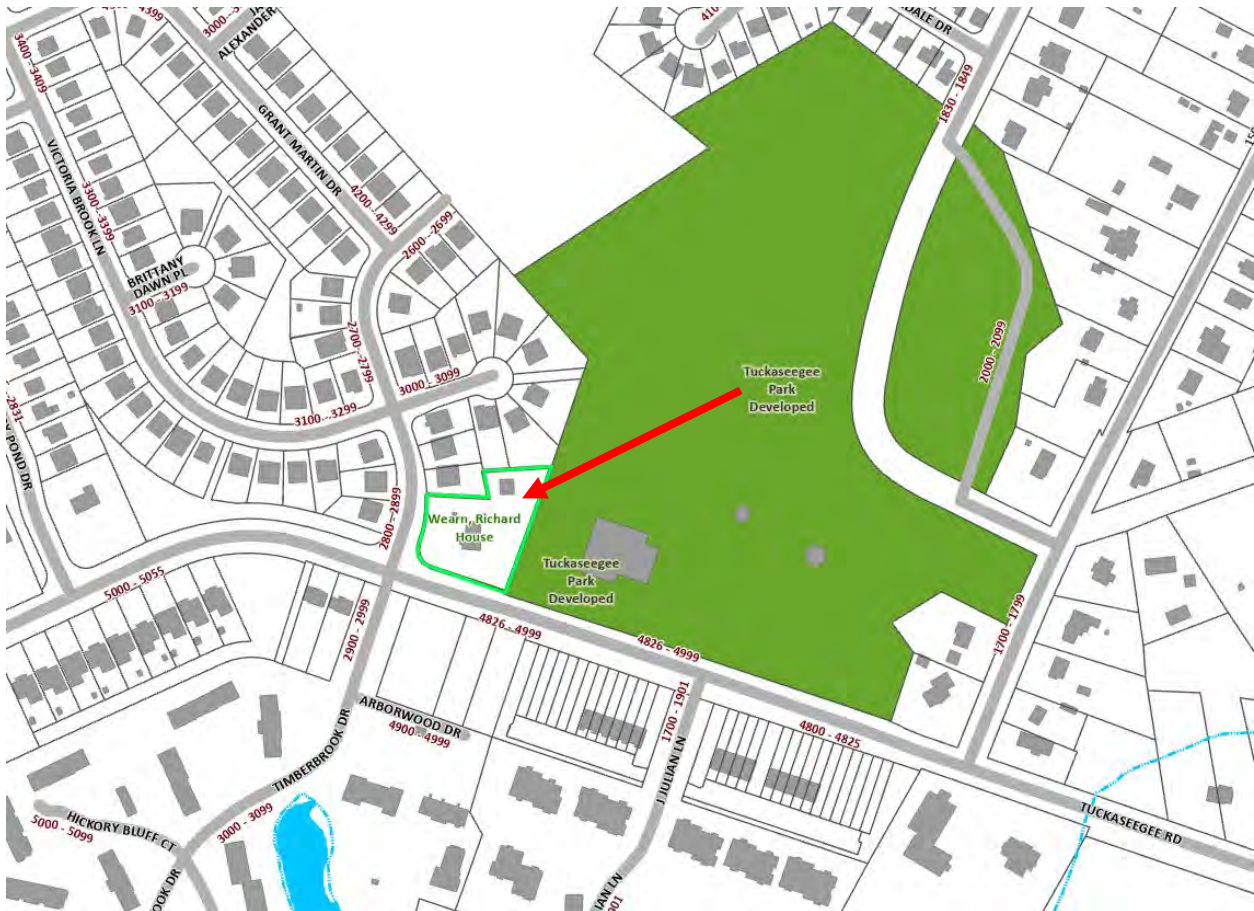


Exhibit B
Existing Conditions

Wearn House



Hall/Living
Room 2006





Hall/Living
Room
2006

For Sale
canopy 2025





Parlor
2006

Parlor 2014



Parlor Current



West Second Story Room 2014



Current West Second-Story Room





2014
Second Story
East Room

Current Second
Story, East
Room





Current
Rear Ell
Attic

“Catwalk” and Skylight





Kitchen
2006

Kitchen 2014



Kitchen Current





Current
Conditions

Left: First-Story
Bathroom

Right: Second-
Story Bathroom





2024



Items Staff Would
not have
Recommended
for Approval



Design of the “Catwalk”



Use of Beaded-
Board and
Wainscoting in
Primary First-Story
Rooms



Non-Original Cabinets and Wall Cutout
in the Two in Primary First-Story Rooms

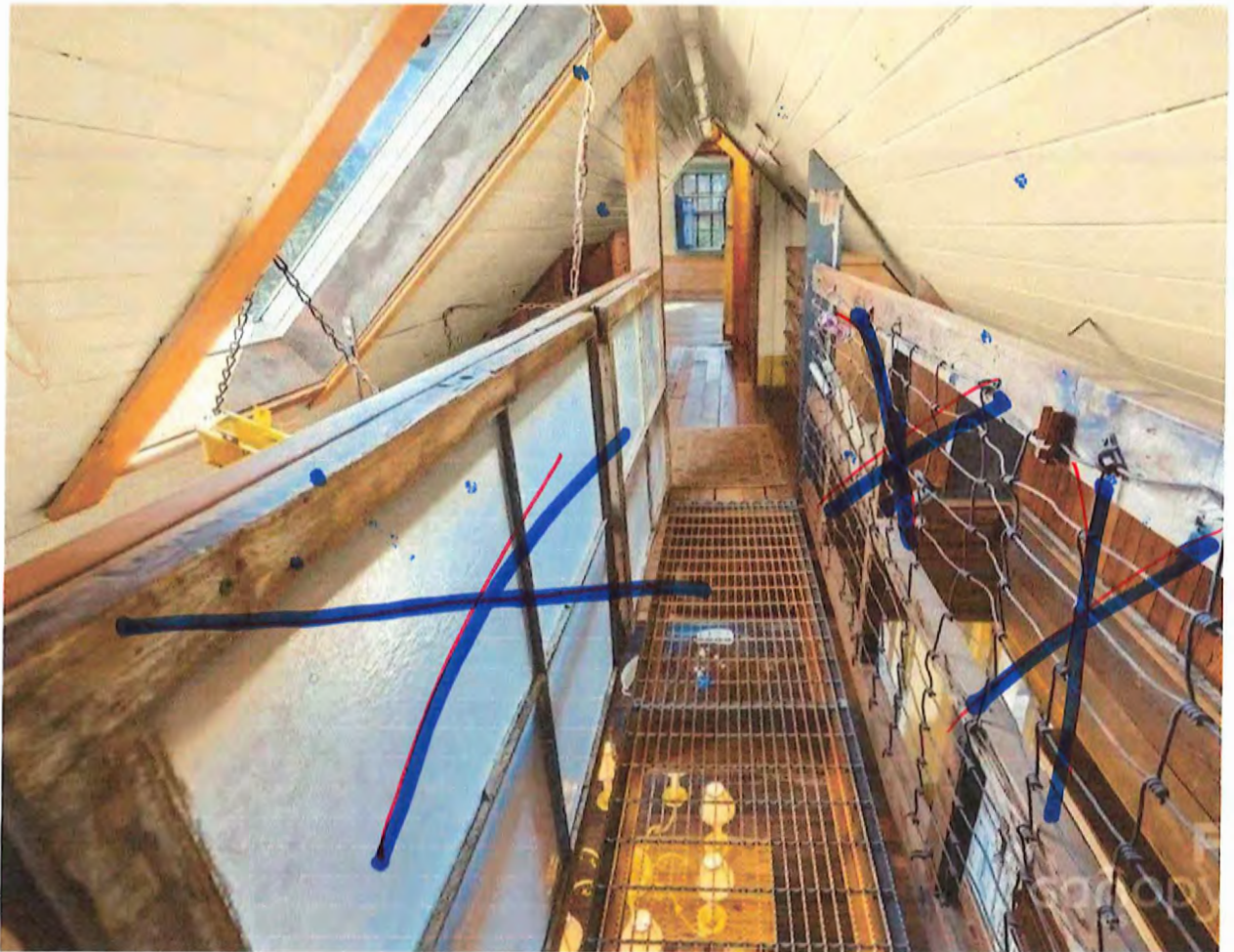


Exhibit C

Proposed Plans

1. In the Hall/Living room: Remove the wood pieces and paneling that was installed by the former owner. This would be on the exterior walls and small section separating the dining area. I would install insulation where needed. Sheetrock would then be installed. Mud, sand, and paint. The large original paneling against the stairway will not be removed or covered.
2. Catwalk over kitchen: Remove the pieces on each side of the catwalk, door on one side and fence/gate on the other. Confirm that the steel walkway is properly secured. Install wood railing on each side (something matching the stairway railing as close as I can) Install wood boards under the steel part of the catwalk, matching wood on kitchen ceiling.
3. Exterior: Repair hole at left side of house on soffit near chimney. Caulk and seal any open areas around exterior of the home. Touch up paint areas and paint any raw woo that is exposed.

Remove X



Remove X



Remove X



