



UNION COUNTY HISTORIC PRESERVATION COMMISSION

POST OFFICE BOX 282  
MONROE, NORTH CAROLINA 28111

28 June 2012

To: Administrators of Governing Bodies that have adopted the Ordinance creating the  
Union County Historic Preservation Commission

From: Dr. Jerry Surratt, Chairman

Attached you will find the Annual Report of the work of the Union County  
Historic Preservation Commission, April 1, 2011 – March 31, 2012

ANNUAL REPORT  
April 1, 2011 – March 31, 2012

I. **INTRODUCTION**

This report on the activities of the Union County Historic Preservation Commission is submitted to the Managers of the governing bodies who have adopted the Ordinance - Marshville, Monroe, Wingate and Union County – to inform them of the work of the Commission during the past year. Other interested parties may request a copy of this report, and it will be available at the Heritage Room in the historic Union County Courthouse.

II. **MEMBERSHIP\***

<b>Union County</b>	<b>Term Expires</b>	<b>City of Monroe</b>	<b>Term Expires</b>
Crystal Crump (1)	02-2015	Dale Loberger (1)	02-2014
John Dickerson (1)	01-2015	Danny Stegall (2)	10-2013
Sis Dillon (1)	02-2013	Dr. Jerry Surratt (1)	10-2013
Brad Hudson (2)	02-2013		
<b>Marshville</b>		<b>Wingate</b>	
Jane Ellickson	10-2014	Charles Williams (1)	08-2011

**ORGANIZATION**

Chairman	Dr. Jerry Surratt
Vice Chairman	Dale Loberger
Secretary	Brad Hudson
Treasurer	John Dickerson

\* Parentheses with number indicates status of term

### III. MEETINGS

The Historic Preservation Commission held six regular meetings and one called meeting. Numerous other meetings related to the work of historic preservation were attended during the year by members of the Preservation Commission.

<u>Member</u>	<u>Number of Regularly Scheduled Meetings Attended</u>
Crystal Crump	5
John Dickerson	6
Sis Dillon	6
Jane Ellickson	5
Brad Hudson	3
Dale Loberger	3
Danny Stegall	2
Dr. Jerry Surratt	7
Charles Williams	0

The Town of Wingate does not have a representative on the Commission at this time. A request has been made that the Wingate Town Council make an appointment to the Commission to replace Mr. Charles Williams whose term expired August, 2011.

## ACTIVITIES

### A. Significant Properties That Received Historic Designation

1. The Charles Iceman House, ca 1911, 900 West Franklin Street, Monroe, NC, owned by Macon and Rhonda Griffin. The Ordinance was adopted by the Monroe City Council on October 4, 2011 declaring the property an Historic Landmark. A packet containing the Survey and Research Report, the Ordinance and all correspondence was sent to Mr. and Mrs. Griffin.

### B. Applications Submitted for Historic Designation

1. The Kerr Family Farm, 9616 Joe Kerr Road, Waxhaw, NC owned by Ms. Paulette Kerr. Mrs. Kerr attended the August meeting of the Commission and gave an extensive presentation in support of the Application. She provided photographs and other information about the historical significance of the property. The Survey and Research Report was received from Mr. Sidney Halma, Architectural Historian, in late November, and was forwarded to NC Archives and History for review.

In response, Rob Crawford, Preservation Commission Coordinator, NC Archives sent a letter dated January 9, 2012 suggesting that additional information about the Kerr Family history and the architectural style of the house and out buildings would make the report more complete. Mr. Sidney Halma was contacted and he prepared an addendum for the Survey and Research Report.

2. The C.C. Stokes House, ca 1919, 903 West Franklin Street, Monroe, NC, owned by Gail Russell. The application was filed December 2, 2011.

### C. Designations Pending for Historic Landmarks

1. The Unionville Baptist Church, 4700 Unionville Road, Monroe, NC, owned by the Unionville Baptist Mission. The Survey and Research Report has been prepared. The church has requested that the Preservation Commission delay submitting the report to NC Archives until they receive confirmation of a lease for the building.

### D. Applications for Certificates of Appropriateness

1. The Victorian Crow's Nest, 1710 West Franklin Street, Monroe, NC, ca 1900. The owners are Mr. and Mrs. Cofield Hilburn. The Application was submitted on October 24, 2011. At the December 3, 2011 meeting, Mr. Hilburn presented plans and the description for constructing a roof on an existing patio. The Application was approved.
2. Old Monroe City Hall, 102 West Jefferson Street, Monroe, NC, property of the City of Monroe. The Application dated October 20, 2011 was presented by John Dickerson on behalf of the City of Monroe requesting approval for replacing the roof on the building. He provided shingle samples. The application was reviewed and after discussion, Commission members defined this "a repair". The 30-day waiting period for voting was waived and the vote to approve the Application was unanimous at the November 3, 2011 meeting.

1. By mid-summer 2011, staff and volunteers of the three organizations, the Union County Historic Preservation Commission, the Union County Historical Society and the Carolinas Genealogical Society, that sponsor the Heritage Room completed the move to the suite of rooms on the southeast corner of the Historic Union County Courthouse. Union County provided movers, assistance from Keith Corp. and two new wooden bookshelves and a wooden cabinet for the card index.
2. Efforts to establish a museum in the historic courthouse continue. On August 26, 2011, Dr. Surratt met with Cynthia Coto, County Manager, to discuss the status of establishing a museum. Mr. Barry Wyatt, Director of General Services, Mrs. Virginia Bjorlin, and Mr. Sidney Halma also attended the meeting. Participants at the meeting expressed a hope that the City of Monroe and Union County could form a partnership to establish a museum.
3. At the November meeting, Commission members voted unanimously to adopt a resolution establishing the meeting schedule for the Union County Historic Preservation Commission. The Commission will meet on the first Thursday of the month at 1:30 pm at the Heritage Room at the Historic Union County Courthouse. Meetings will be canceled due to lack of a quorum or lack of business. (The former meeting time was the first Tuesday of the month at 3:30 pm).
4. Staff assisted Mrs. Carol Williams and Mrs. Patsy Curry, representing the Union Symphony Society, in gathering information about the historic landmarks that were opened for the Symphony sponsored Tour of Homes on December 3, 2011. The event was scheduled to coincide with the Downtown Monroe Tree Lighting.
5. Mandy Vari from the City of Monroe Planning Department attended the December meeting and gave information about a Preservation Workshop that will be hosted by the Monroe Historic District Commission on May 24, 2012. Assistance and support for the workshop was pledged by Commission members and staff.
6. A called meeting was held by the Historic Preservation Commission on January 12, 2012.

The primary purpose of the meeting was to hear a proposal by Mr. Kevin Drexel, representing Reliance Housing which is based in Asheville, NC. Mr. Drexel was introduced by Mr. John Dickerson. Mr. Drexel presented plans for restoration of the Piedmont Buggy Factory located on Miller Street in Monroe and for conversion of the building into "affordable" apartments. Reliance Housing had previously presented the proposal to the City of Monroe and requested that the City rezone the property. The City scheduled a public hearing for January 17, 2012. Mr. Doug Britt, representing the City was also in attendance and expressed the objections given by the City's Land Development Committee and the Planning Department.

Commission members asked questions and discussed the proposal at length. The Commission voted unanimously to support the rezoning of the Piedmont Buggy Factory property. Dr. Surratt and other Commission members attended the public hearing and spoke in support of the rezoning. However, the rezoning was denied - disappointingly so for the future of this significant historic property.

The other item for the meeting was to acknowledge the Application for Designation dated December 2, 2011 of the C.C. Stokes House, 903 West Franklin Street, Monroe, NC, owned by Gail Marshall. Mr. Paul Fromberg, Senior Preservation Specialist, NC Archives was contacted to schedule a visit to give his opinion about the historical significance of the property.

7. The March meeting was attended by Mr. Matthew Delk, Assistant Manager, Union County. Mr. Delk presented suggestions for hiring a student who is interested in history and museum management to serve as an intern. The duties of the intern would be to make an inventory of the present collection of artifacts owned by the three organizations that sponsor the Heritage Room, make documentation and plan for future donations of artifacts for a "long hoped for museum".
8. Fifty three properties have been designated as Historic Landmarks, since the Preservation Commission was jointly established in 1981 by the Union County Board of Commissioners and the Monroe City Council. Thirty three properties in Monroe; five in Marshville; five in Waxhaw; four in Wingate; two in Weddington; two in Stallings; and two in the rural area of the county have been designated.
9. Members and staff of the Historic Preservation Commission give assistance, almost daily to citizens of Monroe and Union County who are seeking information about the heritage of the area. Many people want copies of photographs which are scanned for them. Some of the assisted are the staff of the Monroe Historic District Commission; the media – especially reporters from the local newspapers; public school and home-schooled students; town clerks; realtors; potential and present property owners. Staff members from the Union County towns, the City of Monroe and the County Government also make requests. Three hundred fifty three visitors signed the Guest Book at the Heritage Room during the last twelve months. This number does not include groups who did not sign individually.

Mrs. Virginia Bjorlin assisted with a tour for a Boy Scout troop and family members in April, 2011 in the historic Union County Courthouse.

In February, 2012, Mrs. Bjorlin conducted a tour and made a presentation for Leadership Union, sponsored by the Union County Chamber of Commerce. Twenty two members of the "Class of 2012" participated in the meeting at the historic Courthouse.

10. The Financial Statement which is attached lists Income and Expense for the calendar year, 2011, not the fiscal year 2011-2012.

**UNION COUNTY HISTORIC PRESERVATION COMMISSION**

STATEMENT OF INCOME AND EXPENSE

January 1, 2011 – December 31, 2011

BEGINNING BALANCE	January 1, 2011		\$ 7,899.88
INCOME:			
Funding: City of Monroe	\$12,000.00		
Union County	\$ 8,024.00		
		\$20,024.00	
Interest (BB&T)	2.15		
Social Security Tax Refund	86.35		
Service Chg. Refund (BB&T)	<u>1.00</u>	<u>89.50</u>	
\$20,113.50			
BEGINNING BALANCE AND INCOME			\$28,013.38
EXPENDITURES:			
Annual Contribution to Heritage Room		\$ 400.00	
Account's Fee		42.50	
Office Expense			
Postage	\$ 148.87		
Box Rent	46.00		
Supplies	<u>11.66</u>	\$ 206.53	
Salaries (gross)	17,277.73		
FICA Expense	1,316.14		
NC Unemployment	175.51		
Federal Unemployment	56.00		
Accrued Withholding – 1/1/11	341.38		
FICA W. 144.38; Fed. W. 33.00			
NC 4th qtr. 164.00		\$19,166.76	
Fee for Architectural Historian	600.00		
Fee for Preparing for Public	<u>75.00</u>	675.00	
Hearing (City of Monroe)			
Dues			
National Trust	30.00		
Preservation NC	<u>75.00</u>	105.00	
Bank Service Charge		38.00	
Public Relations		3.22	
Total Expenditures			<u>\$20,637.01</u>
			7,376.37
**Accrued withholding – 12/31/11			
FICA W. 108.28; Fed W. 32.00		<u>305.28</u>	
NC 4th qtr. 165.00		7,681.65	
Cash Over			<u>18.00</u>
BALANCE – BB&T – December 31, 2011			\$ <u>7,699.65</u>

\*\*Added for accounting purposes