

**County Historic Preservation Commission    Approved 11/03/16**  
**Special Meeting**  
**July 7, 2016**

The Union County Historic Preservation Commission held a special meeting on Thursday, July 7, 2016 at 1:30 pm in the Heritage Room located in the historic Union County Courthouse, Monroe, North Carolina.

Present:            Dr. Jerry Surratt, Crystal Crump, John Dickerson, Melvin Faris, Dale Loberger, Barbara Moore  
Absent:            Steven Long  
Also Present:    Marian Morgan, staff

The meeting was called to order by Dr. Jerry Surratt, Chairman. Dr. Surratt referred to the Special Meeting Agenda and asked for approval from the commission members. Melvin Faris motioned to approve the agenda. Dale Loberger seconded the motion and the vote was unanimous.

**DISCUSSION AND EVALUATION FOR HISTORIC DESIGNATION**

Dr. Surratt moved to the discussion and evaluation of the two homes presented for designation.

1. The Heath-Williamson-Neal House, 601 South Church Street, Monroe, NC 28112, application for historic designation was discussed. Owners are Matthew and Taura Napier DeForrest. Built in 1873, the home is located in a prominent, historical neighborhood.

Using the point system to evaluate the house, Dr. Surratt recommended 10 points based on the age of the house. Under Integrity of Architectural Design, Mr. Loberger commented that the house is in good shape, front and back, and that few modifications had been made. 10 points were given. For Integrity of Materials, Mr. Loberger commented that the house had original materials with few alterations and 10 points were given. Under Historical Significance, previous owners, which included a merchant and two doctors, were discussed as having contributed significantly to the town of Monroe. Mr. Dickerson stated that the property is in the south historic district. Dr. Surratt recommended 5-7 points. 7 points were agreed on. For the category Distinct Landmark Characteristics, Dr. Surratt recommended 5 points. 5 points were agreed on. Using the point system, the property was approved with 42 points, exceeding the 32 points needed to qualify for designation. No interior features have been requested for designation at this time. John Dickerson made a motion approve the application for designation. Dale Loberger seconded the motion and the vote was unanimous.

2. The Shepherd-Fletcher-Welsh House, 107 West Houston Street, Monroe, NC 28112,

application for historic designation was discussed. Owners are James and Mary McMahan. Built in 1914, the home is located on a prominent street in the South Monroe Historic District.

Ms. Morgan reported that very little could be found on the previous residents of the house. Nothing was found on Fetcher or Shepherd. John Welsh, a merchant, and J.H. Boyte, a teacher and County surveyor, were residents that contributed to the community. Mr. Dickerson inquired if there was an earlier picture than the picture in the Sweet Union book. The picture in the Sweet Union book is the earliest picture known and is dated 1990.

Using the point system for evaluating the property, 9 points were given for the age of the house. On Integrity of Architectural Design, Mr. Dickerson stated that the columns and the turn picket rails are not original. He said that the architecture does not have much merit and there is no uniqueness of style. 4 points were given. Mr. Dickerson said that the Integrity of Materials is marginal except for the columns and railings that take away from the house. The rest of the house is intact and that the full length porch trumps everything else. The width of the pickets on the porch are not of the era that the house was built. The pickets are too far apart. The columns and railings on the porch are engineered vs. stick built dating them to the 20<sup>th</sup> century. 4 points were given. For Historical Significance category, Mr. Dickerson commented that the house is in the South Monroe Historic District and is in a visible location. Mr. Loberger stated that the house is on a prominent street and located behind the Baptist Church. 6 points were given. Under the Distinct Landmark Characteristics category Dr. Surratt stated that the house is not distinctive in the sense of building structure. 3 points were given. Total points are 26 which do not meet the 32 points required to move forward with the designation. John Dickerson made a motion that the application for designation be denied. Crystal Crump seconded the motion and the vote was unanimous.

Motion was made by Mr. Dickerson, seconded by Mr. Faris, that the special regular meeting be adjourned. The motion passed unanimously. The next regular meeting is scheduled for August 4, 2016.

Respectfully submitted,

Crystal Crump, Secretary