

Union County Historic Preservation Commission
Regular Meeting
February 5, 2015

The Union County Historic Preservation Commission held a regular meeting on Thursday, February 5, 2015 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,
Steven Long, Barbara Moore,
Absent: Jane Ellickson
Also Present: Mary Lou Gamble, Staff; Virginia Bjorlin

The meeting was called to order by Dr. Jerry Surratt, Chairman. He asked if there were any changes in the Agenda. There were none.

Approval of Minutes

Dr. Surratt asked if there were additions or corrections to the minutes of the November 6, 2014 meeting. There were none. Mr. Dickerson made a motion that the minutes be approved. Mr. Long seconded the motion and the vote was unanimous.

Financial Report

The financial report was presented. Mrs. Gamble noted that the budget request for 2015 - 2016 was submitted to the City of Monroe on January 15. The appropriation from the City for the 2nd quarter has been received. The appropriation from the County is deposited directly into the bank account at BB&T. All annual and quarterly tax reports were mailed before January 31. The financial report was approved.

Old Business

Dr. Surratt commented that we have one designation in progress, the former Methodist Parsonage, 406 W. Windsor Street, Monroe, NC 28110; owner Anne Lewis. The Survey and Research Report has been sent to Lisa Stiwinter, City of Monroe Planning Department, asking for a review of the report and requesting that a Public Hearing be scheduled so the property can be recommended for designation as a "Historic Landmark".

Dr. Surratt reported on the status of the Historic Properties Recommended for Designation.

Heath-Williamson-Neal House, ca. 1974, 601 S. Church Street, Monroe, NC 28112, owners Mr. and Mrs. Matt DeForrest. The DeForrests seem receptive but have not filed an application.

Sam Hinson House - ca 1912-1915, 3918 E. Highway 74, Wingate, NC 28174; owner Jesse Helms Center Foundation. A letter and "Designation Procedures" Manual was sent to John Dodd, President of Jesse Helms Center Foundation Center, on December 9, 2014 saying that that a contact would be made in January to discuss designating the house. Brian Rogers, assistant to Mr. Dodd, responded to our message for scheduling an appointment on January 26. He said that there would be no advantage to designating the house since they have a tax-free status and they do not plan to make any changes to the house. He added that they have hired an Archivist at the Center. They have also changed the name of the house to the "Goodwin-Dickson House" in memory of Clark Goodwin and C.C. Dickson.

Nealie Belk Stevens House, ca. 1915, 207 W. Houston Street,, Monroe, NC. A letter was sent to the owner, Mohammed Osman, asking that he call the Heritage room for an appointment to discuss designation. We haven't received a response and do not have a telephone number.

Monroe Bank & Trust Building (Arts Council Building), ca. 1919, 102 N. Main Street, Monroe, NC 28112; owner City of Monroe. Mr. Dickerson reported that he had contacted Mr. Brian Bourne, Assistant Manager, City of Monroe about designating the property and the Application for Designation has been completed. Mr. Dickerson asked if the City is required to pay half the cost of hiring a historical architect since the Commission initiated the request. Mr. Dickerson suggested that the statement that the property owner signs, agreeing to share the expense of hiring an architectural historian be revised to reflect that the property owner's portion would not exceed \$250.00. Dr. Surratt asked for a motion for the form to be updated. Mr. Dickerson made the motion that the form be revised to state that the property owner's fee will not exceed \$250.00. Mr. Long seconded the motion and the vote was unanimous. Using the point system for evaluating properties for historic designation, this property met the criteria for designation - 40 pts. Mr. Dickerson will take the new form to the city.

A motion was made by Mrs. Moore that the Point System for Evaluating Properties be revised. Mr. Loberger suggested that revisions be made to the following categories, #1. "Age", #2. "Endangered Status", and the total points for a property to meet criteria to be changed to 34 to be recommended for designation. Mrs. Moore withdrew her motion. Mr. Dickerson then made the motion to make the revisions as listed. Mr. Loberger seconded the motion. The vote was unanimous. Further discussion will be held at the next meeting.

Payne-Vann-Hamilton House, ca. 1878, 502 S. Washington Street, Monroe, NC 28112; owner, Dale Loberger. Mr. Loberger who bought the house in 1994 gave an excellent history about the property and presented photographs. Mr. Loberger commented that the Hamiltons never owned the house and requested that the house be named the Payne-Vann-Loberger house. Mr. Dickerson made a motion that the name be changed on the designation. Mrs. Moore seconded the motion. The vote was unanimous. Mr. Loberger recused himself from participating in the evaluation. Using the present point system, Commission members made the evaluation. The property met the criteria for designation - 40 points.

New Business

Jerome Green House, ca. 1895-1900, 607 S. Church Street, Monroe, NC 28112. Jennie Griffin, realtor with Allen Tate, called on January 13, asking about designation information. She came and picked up copies of the Survey and Research Report and bought a *Sweet Union* book. She said that the only changes in the house that she is aware of is the installation of a new Heat/AC unit and a new roof (architectural shingles). There are interior features described in ordinance. She asked if the commission could give the buyer a statement verifying that nothing has changed that would revoke the designation. Dr. Surratt asked Mr. Dickerson to make an appointment with Jennie Griffin to visit the Jerome Green House in order to verify that everything is in compliance with the ordinance. Mr. Dickerson made motion that a letter be drafted after the visit to the house and given to Ms. Griffin. Ms. Crump seconded the motion. The vote was unanimous.

Mrs. Bjorlin inquired about the status of Jack Clay placing exhibits here in the courthouse. Mrs. Moore stated that she will contact Jeff Crook, Staff Attorney, and get his opinion on what we need to do to proceed. Mrs. Bjorlin feels it is very important towards getting a museum.

Mrs. Bjorlin asked if there is any information about the Secrest House on Rocky River Road. Mrs. Gamble suggested that Paul Fromberg come to see the house and give his opinion. She noted that the

house was formerly the Corinth School. Page 186 in *Sweet Union* gives the history and it was shown to Commission members. Mrs. Crump had researched the property and she listed the names of Secret children as trustees of the Secret LLC who is owner of the property.

Membership Terms

Mr. Dickerson and Ms. Crump have sent applications in to the County for reappointment to the Commission for a second term. Mr. Loberger stated he is going to apply. Mrs. Ellickson will be contacted about applying for reappointment by Marshville.

Election of Officers

The following slate of officers were elected for the year 2015 by acclamation:

Chairman	Dr. Jerry Surratt
Vice Chairman	Barbara Moore
Secretary	Crystal Crump
Treasurer	John Dickerson

Other Business

Dr. Surratt called for a closed session to discuss personnel matters. Mrs. Gamble excused herself. It was the decision of the Commission to give the two staff members, Mary Lou Gamble and Harriett Moore, a 3% salary increase effective February 15.

The meeting was adjourned. The next regular meeting will be in May.

Respectfully submitted,

Dr. Jerry Surratt, Chairman