

DRAFT MINUTES

Wake County Historic Preservation Commission
Tuesday, January 14, 2020 – 3:30 PM Room 2700 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina

Members Present (9): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Mr. Dan Turner, Ms. Camille Morrissey, Ms. Lonnette Williams, Mr. Marshall Harvey, Ms. Carrie Ehrfurth, Mr. Brendan Fetter, Mr. Lee Tippet

Members Absent (3): Ms. Stephanie Ashworth, Ms. Nora Cambier, Ms. Peggy Beach

Staff (3): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)
Ms. Terry Nolan, Wake County Planning and Development Services Division

1. Call to Order / Roll Call:

Mr. Morris called the meeting to order at 3:32 pm.

2. Approval of January 14, 2020 Agenda

Mr. Turner stated that an item should be added under new business in consideration of drafting a commission support letter to the WCBOC on behalf of CAP. **Upon a motion by Mr. Harvey, seconded by Ms. Williams, the agenda was approved as amended.**

3. Approval of December 10, 2019 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Committee Reports

a. Outreach Committee: Ms. Morrissey reported that the *Wake County Preservation Celebration* will be held on Sunday, May 3, 2020 in Fuquay-Varina at the new *Cultural Arts Center* (former *Belk's Department Store*.) Staff and committee members will be meeting with Town Staff in late January to work through logistics and visit the site. Ms. Morrissey explained the *Preservation Celebration* to the new commission members, noting that landmark plaques will be presented to the new historic landmarks; and, it is the responsibility of each commission member to bring food and to help with the event. Because of the proximity of the venue, two or three historic properties - currently listed as Fuquay-Varina historic landmarks - shall be open for touring before the event begins.

N.B. Mr. Turner noted that the Fuquay-Varina Museum has been notified and will open to the public prior to the event as well.

b. Designation Committee: Mr. Turner reported

- the Alsey Thomas Olive House was designated an Apex Historic Landmark by the Apex Town Council at its December 17, 2019 meeting; further, the James Madison Williams House landmark designation was removed by the Apex Town Council at the same meeting (due to loss by fire).
- The Norris-Holland-Hare House was designated a Holly Springs Historic Landmark by the Holly Springs Town Council at its December 17, 2019 meeting.

- The landmark report for the George and Neva Barbee House in Zebulon has been completed and is being sent to Staff to forward to SHPO this week. The public hearing before the WCHPC will likely take place in March.
- The owner of the Walter Burgess House in Wendell has reached out to staff in order to notify them that, while he may be selling the property, if he does not, he will consider landmark designation in the next fiscal year.
- Staff met, just this morning, with one of the owners of Aspen Grove, which had been identified in the last phase of the Wake County Survey Update as a potential landmark. While the unique house was constructed in two phases and features a great deal of interior detail, it has replacement vinyl windows throughout and the committee will not be pursuing the house any further.
- The Strain House in Fuquay-Varina is a potential landmark with protective covenants already in place; but, as it will be part of the HOA for the new development, Staff has reached out to the developer in hopes of continuing conversations about the possibility of designating the house as a Fuquay-Varina Historic Landmark in this fiscal year.

5. Staff Report

a. Public Hearing Updates:

- Alsey Thomas Olive House, 2708 Olive Chapel Road, Apex – Apex Town Council 12/17: **Landmark designation approved by Apex Town Council, December 17.**
- James Madison Williams House, 4525 Green Level West, Apex – Apex Town Council 12/17: **Landmark designation REMOVAL approved by Apex Town Council, December 17.**
- Norris-Holland-Hare House, 2329 Avent Ferry Road, Holly Springs – Holly Springs Town Council 12/17: **Landmark designation approved by Holly Springs Town Council, December 17.**

b. Strategic Plan Update: Staff updated the Strategic Plan, which was adopted in 2017, based on discussions at the WCHPC annual retreat in November. The list of landmark properties was also updated accordingly. Commission members received the updated Strategic Plan with these minor updates.

c. Wake County Comprehensive Plan Update: Mr. Roth stated that he represents CAP and Ms. Williams represents the WCHPC on the advisory committee. Ms. Nolan stated that the next advisory committee meeting for the Wake County Comprehensive Plan will be on January 30, and she will give a more in-depth update to the commission at the February meeting. Survey Number 3 was sent out to the commission in December, and Ms. Nolan encouraged all members to take the survey as well as to forward it to others. This survey concerns feedback on the draft growth model including how Wake County residents want to manage growth in the next decade, to make communities more walkable and to encourage growth within towns.

d. Preservation Celebration, Fuquay-Varina – May 3, 2020: The *2020 Wake County Preservation Celebration* is officially scheduled for Sunday, May 3, 2019 at the new *Cultural Arts Center* (former Belk's Department Store), 123 E. Vance Street, Fuquay-Varina, NC. There will be a landmark tour with at least two or three landmarks open for the public to view. Landmarks plaques will be presented to the three new historic landmark owners. Such events not only recognize the hard work of dedicated landmark owners but also give landmark

owners the opportunity to connect with one another and to meet like-minded preservationists.

- e. New Member Orientation: Mr. Roth stated that staff shall reach out to the three new members to coordinate a time for orientation before the February meeting.

6. Old Business: Mr. Morris stated that he will mail the letter that he drafted praising the diligent work of CAP as staff for the WCHPC.

7. New Business

- a. Approve Updated Strategic Plan: **Upon a motion by Mr. Turner, seconded by Mr. Harvey, the Commission voted unanimously to approve the updated Strategic Plan.** In discussion, Mr. Tippett stated that he reviewed the plan but needed further clarification on the Apex model for a demolition disincentive to be used across Wake County. Mr. Roth stated that the Apex ordinance can be explained more in depth at orientation, while Mr. Morris added that the Apex ordinance has been a beacon for preservation in Wake County, saving many historic structures over time.
- b. Commission Staff Support Letter: Mr. Turner affirmed that CAP, Inc. has served the WCHPC admirably and with great integrity since 2003 when it entered into partnership with Wake County to provide administrative support to this commission. CAP is knowledgeable yet frugal with county funds; and, Staff collaborates effectively with both municipalities and elected officials throughout the County while at the same time being responsive to landmark owners and other Wake County citizens about preservation concerns. The commission is very lucky to have CAP's experience and expertise in the field of historic preservation. **The Designation and Outreach Committees are recommending a letter be drafted - in consideration of all that CAP does for the commission - which will accompany the CAP's request for an increase in its annual contract amount for FY2021.**

N.B. Mr. Morris noted that, under CAP's direction, the number of Wake County landmarks designated has grown from twenty-four (24) in 2003 to eighty-one (81) in 2019, ultimately increasing the range and scope of work undertaken as well as the workload for the staff; i.e., **Item 5.a.** above. Further, Mr. Turner noted that it is difficult to quantify all the time spent on phone calls, correspondence, emails, and site visits to historic properties, etc. that are beyond the scope of administrative assistance to the Commission.

Upon a motion by Mr. Turner, seconded by Mr. Harvey, the Commission voted unanimously to prepare a letter emphasizing CAP's role in delivering the Commission's extraordinary outcomes since 2003, to be forwarded to the WBCOC (Mr. Turner shall assist in drafting the letter).

8. Other Business

- a. Census 2020 Presentation – Ms. Nolan: Ms. Nolan gave a presentation encouraging all Commission members to participate in the 2020 census, as it is necessary for Wake County to receive funds proportionate to its population and to help get a true picture of Wake County's current growth.
- b. Mr. Harvey noted that on January 25, 2020, the African American Cultural Celebration will be held at the North Carolina Museum of History.

9. Chair's Report: Mr. Morris stated that the Ailey Young House in Wake Forest, which the commission saw at its annual retreat in November 2019, has a new roof and staircase. The target date for completion of the restoration is the end of April, 2020. It is the goal of The Town of Wake Forest to have the house open for the Cemetery Tour on May 2, 2020.

10. Adjourned: Hearing no objection, the meeting was adjourned at 4:27pm.

Respectfully Submitted,

**Jeremy Bradham
Secretary**