DRAFT MINUTES

Wake County Historic Preservation Commission
Tuesday, March 13, 2018 – 3:30 PM Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina

Members Present (8): Mr. Ed Morris (Chair), Mr. Ray Hinnant, Mr. Charles Blunt, Ms. Camille Morrissey, Mr. Jeff Hastings (Vice-Chair), Mr. Dan Turner , Ms. Peggy Beach, Ms. Lonnette Williams

Members Absent (3): Mr. Marshall Harvey, Ms. Carrie Ehrfurth, Ms. Stephanie Ashworth

Staff (4): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)
Mr. Bryan Coates, Wake County Planning and Development Services Division
Ms. Terry Nolan, Wake County Planning and Development Services Division

1. Call to Order / Roll Call:
Mr. Morris called the meeting to order at 3:30 pm.

2. Approval of March 13, 2018 Agenda
Hearing no objection, the agenda was approved as submitted.

3. Approval of February 13, 2018 Minutes
Ms. Beach noted that her first name was misspelled and should read "Peggy."
Upon a motion by Ms. Morrissey, seconded by Mr. Turner, the Minutes were approved as amended.

4. Public Hearing to Consider the Baucom-Olive House, Apex as an Apex Historic Landmark

a. Order of Hearing
b. Presentation by Staff: Mr. Bradham presented a PowerPoint reviewing the architectural and historical significance of the Baucom-Olive House
c. Comments by Department of Cultural Resources are on file with these minutes
d. Comments by Interested Parties: None

WCHPC Discussion/Action: **Upon a motion by Mr. Turner, seconded by Ms. Beach, the Wake County Historic Preservation Commission voted UNANIMOUSLY to recommend designation of the Baucom-Olive House, Apex, as an Apex Historic Landmark to the Apex Town Council.**

5. Committee Reports

a. Outreach Committee: Ms. Morrissey reported that the location and date for the *2019 Preservation Celebration* will be the Leslie-Alford-Mims House, Holly Springs Sunday, April 28, 2019. A letter will be sent to the owners in the coming weeks.
b. Designation Committee: Designation Committee: Mr. Turner reported:
   - The Wakelon School, Zebulon, designation report should be completed soon; and, will likely be brought before this commission in June.
   - The contract has been signed between SHPO and Ellen Turco of *New South Associates* for Phase IV of the Wake County survey update, which includes Zebulon's corporate limits and ETJ. The work should be completed by August.

*Copies of any of the designation reports and other information regarding agenda items available by

- The grant proposal for Phase V of the Wake County survey update will be submitted at the end of March and proposes to cover the urban service areas of Wendell, Knightdale, Rolesville, and Zebulon, as well as the Little River watershed area, totaling seventy (70) square miles.
- With the survey and landmark reports for this year, preservation fund monies have been exhausted with the exception of funds set aside for CLG training.

QUERY: Ms. Beach asked how many properties will be covered in the fifth and final phase of the survey update. Mr. Turner stated that, much like the previous phases, it will cover between 350 and 400 properties.

N.B. Mr. Turner thanked Mr. Roth and Mr. Bradham for coordinating all the details of these grant proposals over the years. He also thanked Mr. Coates and the other Wake County staff for working with SHPO during this comprehensive survey update. The partnership with CAP as staff to the WCHPC has strengthened the work of this commission; and, the commission is very appreciative of this partnership.

6. Staff Report

a. Bennett-Bunn Log House Fire: Mr. Roth stated that there was a fire a few weeks ago at the Bennett-Bunn property, which severely damaged the c.1790 log house just north of the main building. There was no arson or malicious intent, and the owner has been in contact with staff. The guidelines do not require the building to be rebuilt, but the owner has expressed the desire to see the building restored/reconstructed, which would involve one or more COAs.

QUERY: Mr. Morris asked if the fire damage was extensive enough to warrant a COA being needed to take down the remainder of the building. Mr. Roth noted that a COA would be needed for either demolition or reconstruction but that it's too soon to say what might be done at this point.

b. Landmark Report Update:
   - The landmark report for the Wakelon School is underway and should be completed very soon. The consultant is very impressed with the architecture of this school building.
   - The Tom Olive House in Apex is currently being restored with some interior modifications supporting the intention that it will be used as a sales office by the developer. Once work has been completed, a landmark report can be prepared, paid for by the developer who is eager to see this house designated as an Apex Historic Landmark. Eventually, the house will be sold as a private residence within the community development.

c. Apex Town Council Public Hearings, April 3: The Upchurch-Williams House and Baucom-Olive House will both be considered for landmark status at the April 2, 2018 Apex Town Council Meeting; and, all commission members are encouraged to attend.

N.B. Mr. Hastings noted that the Apex Town Council meeting is actually on April 3, 2018.

d. Survey Update Phase IV: Mr. Roth stated that things are moving forward with the current phase of the Wake County Survey Update. *New South Associates* signed the contract this week; and, Ms. Ellen Turco will be meeting with members of Preservation Zebulon at the end of the month to take a driving tour of the community, identifying houses to be surveyed to assure that everyone is on the same page.

e. Survey Update Phase V Proposal: The grant application for the final phase of the Wake County survey update is due at the end of March. Staff has worked with

SHPO to narrow down the scope of work. The proposal will include the urban service areas of Knightdale, Wendell, Rolesville, and Zebulon, as well as the Little River watershed area between Zebulon and Wake Forest. Staff has received letters of support from the various planning departments and will be ready to submit once all of them have been received. Staff has been told by SHPO that there will be some tough competition for grant money this year. Nevertheless, staff has taken the approach that this is the last phase of a multi-phase effort to complete the Wake County survey update. Staff has stressed that it is only common sense to survey the whole of the county and the completion of the survey should receive priority due to intense developmental growth and pressure across the whole of the county.

f. Chapel Hill CLG Training – May 18, 2018: Mr. Roth reported $186 remaining in the preservation fund to be used for training purposes. There is a great training opportunity sponsored by SHPO on Friday, May 18 in Chapel Hill, hosted by the Town of Chapel Hill and Preservation Chapel Hill. Staff will try and pre-register those members that can attend. Mr. Hastings and Mr. Hinnant volunteered, and Ms. Williams stated that she may be able to attend once she looks at her calendar. Staff will be in contact with the commission members in the coming weeks.

g. WCHPC Appointment: Mr. Roth stated that the final vacancy for the twelfth seat on this commission will be filled by appointment at the March 19 WCBOC meeting; and, the new member will likely be present at the April meeting. This will satisfy the CLG requirement that all positions must be filled within 60 days of their vacancy.

7. Old Business: Mr. Morris noted that the WFHPC will be holding a hearing concerning the graves that were cleared at the Kitchin Farm in Wake Forest.

8. New Business: Ms. Beach stated that the North Carolina Museum of History currently has a display of photographs from the Vietnam War; and, reminded commission members that the World War I display will continue through January of 2019.

9. Other Business: Mr. Coates introduced Ms. Terry Nolan, a new planner with Wake County who will work closely with commission staff.

10. Chair's Report: Mr. Morris reported that the town of Wake Forest and Wake Forest University are involved with a structure recently discovered to have been slave quarters in downtown Wake Forest. There is the possibility of having it moved to the grounds of the Wake Forest Historical Museum and restored, as it appears that the building may have been moved three times in the past.

QUERY: Ms. Beach asked about the time frame for the process. Mr. Morris noted that the WFHPC cited the church that owns the building for demolition by neglect last year. An investigation revealed the building to be slave quarters, quite possibly associated with the Dr. Calvin Jones House. Papers belonging to an early 1900s Wake Forest University student described the student as living in the "slave quarters." Wake Forest University is interested in the fate of a building with such historical significance to both the university and to the Town of Wake Forest: and, a letter has been written to the Provost. The building is in rough shape and its future is uncertain, but it has everyone's attention.

11. Adjourned: Hearing no objection, the meeting was adjourned at 4:21 pm.

*Copies of any of the designation reports and other information regarding agenda items available by calling 833-6404 or e-mailing info@capprecinc.org

Respectfully Submitted,

Jeremy Bradham
Secretary

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