

MINUTES

Wake County Historic Preservation Commission
Tuesday, April 10, 2018 – 3:30 PM Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina

Members Present (9): Mr. Ed Morris (Chair), Mr. Ray Hinnant, Mr. Charles Blunt, Ms. Camille Morrissey, Mr. Jeff Hastings (Vice-Chair), Mr. Dan Turner, Ms. Stephanie Ashworth, Ms. Peggy Beach, Ms. Mary Beth Carpenter

Members Absent (3): Mr. Marshall Harvey, Ms. Carrie Ehrfurth, Ms. Lonette Williams

Staff (2): 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. Hastings called the meeting to order at 3:30 pm.

2. Approval of April 10, 2018 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of March 13, 2018 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Welcome – Newly appointed member Mary Beth Carpenter. Each commission member introduced themselves.

5. Committee Reports

a. Outreach Committee: Ms. Morrissey reminded the commission that the *2019 Preservation Celebration* will be held at the Leslie-Alford-Mims house, Holly Springs, NC, Sunday, April 28, 2019, 2 – 5 pm. A letter of confirmation has been sent to the owners thanking them for allowing us to host the event at the historic house, free of charge. **Staff shall reach out to the owners, again, later in the year.**

b. Designation Committee: Mr. Turner reported:

- The Wakelon School, Zebulon, designation report has been completed and submitted to Staff for review. Staff will forward the application to SHPO for comment; and, the landmark hearing will likely be presented before this Commission at its regularly scheduled meeting in June.
- Ellen Turco, *New South Associates*, consultant for completing Phase IV of the Wake County survey update in Zebulon, will be touring the town with members of *Preservation Zebulon*, including new WCHPC Commissioner, Mary Beth Carpenter.

N.B. Ms. Carpenter noted that the Town of Zebulon voted not to repair the 200 year-old historic dam in town. While only the footings remain, the mill site is a potential landmark as well.

- The grant proposal for Phase V of the Wake County survey update was submitted, March 29, 2018 and proposes to cover the urban service areas (USAs) of Knightdale, Rolesville, Wendell and Zebulon, as well as of the Little River Watershed area, totaling seventy (70) square miles.

N.B. SHPO has informed Staff that some strong proposals will be in competition for the funds necessary to complete this last phase of the Wake County Survey Update.

- The George and Neva Barbee House, Zebulon, a privately owned home, is currently for sale. While Staff has been planning to contact the current owners to explore pursuing landmark status, the current plan is to contact new owners, once the house is sold.
- As the developer is still working on the house, the Tom Olive House landmark report will likely be completed over the summer. The developer wants to be sure that their work is complete before funding the landmark process.

QUERY: Mr. Blunt asked if a realtor has any legal obligation to disclose to a potential buyer current or potential designations of a historic property. Mr. Turner stated that only those realtors with a working knowledge of designations would be able to comment; nevertheless, most realtors end up calling staff concerning those issues.

QUERY: Mr. Blunt asked if it would be possible to inform potential buyers about particular designations or potential designations on a property. Mr. Turner stated that all Landmark properties are flagged by both the county and the respective municipalities. Moreover, any and all designations appear as permanent attachments to deeds of property – it's a tax issue! Mr. Bradham noted that staff regularly monitors the sale of landmark properties, owners are informed and real estate agents contacted regarding designations. Across Wake County there are far more National Register properties - no restrictions imposed – than historic Landmark properties. Mr. Turner further stated that SHPO maintains a comprehensive map showing all historic properties across the county as well as across the state, the best resource for property owners/potential buyers.

QUERY: Ms. Carpenter asked if properties currently on the National Register of Historic Places could be removed, in particular due to changes to the structure. Mr. Turner stated that once a property is listed, there is no ongoing monitoring but certain situations (i.e. moving the structure, demolition by neglect, loss to fire, tornado, hurricane, etc.) may result in a property's listing on the NRHP being modified or removed. Only the Landmark program requires annual inspections of properties.

N.B. Mr. Hastings affirmed the importance of having CAP, Inc. as Staff to the Commission for consultation with property owners and potential buyers. CAP also maintains contracts with local municipalities focusing on an array of properties, many of which are, to date, only surveyed historic resources with no designations in place.

N.B. Mr. Turner added that the Commission's partnership with CAP Inc. allows Staff to contact property owners very quickly concerning preservation issues as they arise. This benefit should be highlighted in the Annual Report, as Mr. Turner noted that he has heard nothing but positive feedback from several people concerning Staff availability to answer questions and to aid historic property owners, as required.

6. Staff Report

- a. Apex Town Council Public Hearings, April 3: Mr. Bradham stated that Staff presented both the Upchurch-Williams House and the Baucom-Olive House to the Apex Town Council for Landmark designation, Tuesday, April 3, 2018. Apex

Town Council was very supportive and enthusiastic at having two new historic landmarks in Apex.

- N.B.** Mayor Olive noted that he has a family connection to the Baucom-Olive House, enhancing his appreciation for the town's rich history.
- b. Survey Update Phase IV – Zebulon: Mr. Bradham stated that Ms. Ellen Turco of *New South Associates* will meet with members of *Preservation Zebulon*, Saturday, April 14 for a driving tour of Zebulon, identifying properties to be surveyed and assuring that no significant properties are missed during the update.
 - c. Survey Update Phase V – Eastern Wake USAs Proposal: The grant application for the final phase of the Wake County survey update was hand-delivered to SHPO on March 29, 2018. The proposal includes the urban service areas (USAs) of Knightdale, Rolesville, Wendell and Zebulon, as well as of the Little River Watershed Area between Zebulon and Wake Forest. SHPO has informed Staff that there will be tough competition for grant money this year; nevertheless, Staff has taken the position that this last phase of a multi-phase effort will complete the long-range Wake County Historic Properties Survey update. Staff has, moreover, stressed that it is only common sense to complete the survey of the whole County; and, that on-going intense developmental pressures and growth across the County should make completion of the survey a top priority.
 - d. Chapel Hill CLG Training – May 18, 2018: A great CLG training opportunity, sponsored by SHPO, hosted by the Town of Chapel Hill and by Preservation Chapel Hill, will be held Friday, May 18, 2018. Mr. Bradham has notified SHPO that three Commission members as well as two staff shall be in attendance; and, that he will forward the names of those attending: Ms. Williams, Mr. Hastings, and Mr. Hinnant. Mr. Bradham encouraged Ms. Carpenter to attend as this event will provide a great training opportunity for her as our newest Commission member. **Staff will contact Commission members with further details on the CLG Training in the coming weeks.**

7. Old Business: Ms. Morrissey asked for an updated contact sheet. Mr. Bradham stated that he will send one out once each Commission member has confirmed that their information is correct or has provided updates to their contact information.

8. New Business: Ms. Carpenter stated that *Preservation Zebulon* will be giving walking tours of downtown Zebulon on Saturday, April 28, 10:00am and 11:30am; and, that they are planning tours for Saturdays in May, as well.

9. Other Business: Ms. Terry Nolan, Wake County Planning, stated that direct wired payments are set up for most Commission members, with three Commission members receiving checks in the mail. **For those members wishing to receive payments by direct deposit, Staff shall provide a vendor form to be returned – along with a voided check – for processing so that they can receive their *per diems*.**

10. Chair's Report: Mr. Hastings stated that he wishes a quick recovery for both Mr. Morris and Mr. Roth. He reported that there will be estate sale in Apex on Saturday, April 14 for one of the founding members of the Apex Historical Society; and, a portion of the proceeds will go directly to the Society. **Mr. Morris informed the Commission that Mr. Hastings will serve as acting Chair at next month's meeting, as well, since Mr. Morris will be in ICU following surgery.**

11. Adjourned: Hearing no objection, the meeting was adjourned at 4:02 pm.

Respectfully Submitted,

**Jeremy Bradham
Secretary**