

## DRAFT MINUTES

Wake County Historic Preservation Commission  
Tuesday, May 8, 2018 – 3:30 PM Room 2800 – Wake County Justice Center  
301 S. McDowell Street, Raleigh, North Carolina

**Members Present (8):** Mr. Jeff Hastings (Vice-Chair), Mr. Dan Turner, Ms. Stephanie Ashworth, Ms. Peggy Beach, Ms. Mary Beth Carpenter, Mr. Marshall Harvey, Ms. Carrie Ehrfurth, Ms. Lonette Williams

**Members Absent (4):** Mr. Ed Morris (Chair), Mr. Ray Hinnant, Mr. Charles Blunt, Ms. Camille Morrissey

**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. Hastings called the meeting to order at 3:37 pm.

### 2. Approval of May 8, 2018 Agenda

Hearing no objection, the agenda was approved as submitted.

### 3. Approval of April 10, 2018 Minutes

Hearing no objection, the minutes were approved as submitted.

### 4. Public Hearing to Consider CA-01-18

Applicant: Brooke Everhart & Priscilla Erwin

Owners: Brian and Wendy Barber

Landmark: Leslie-Alford-Mims House

Location: 100 Avent Ferry Road, Holly Springs

The applicant is requesting an after-the-fact addition of a handicap ramp

Mr. Hastings began by summarizing the public hearing procedures.

(<http://www.wakegov.com/commissioners/Pages/meetingprocedures.aspx>)

Mr. Hastings swore in Mr. Roth and Mr. Bradham. Mr. Bradham presented a PowerPoint summarizing the application. Following the presentation, staff recommended approval of the application. Mr. Hastings asked if there were any questions for staff.

**QUERY:** Ms. Beach asked for clarification concerning a previously approved COA, with a similar design, many years ago. Mr. Roth stated that the owner has not changed since that 2012 COA application; nevertheless, the applicant has changed, as the historic house is now leased as a wedding venue. Mr. Roth stated that the previous COA involved a more elaborate and longer ramp, and the COA, never renewed, expired after six months.

Mr. Hastings asked if there was anyone to speak in favor of the application. There was none.

Mr. Hastings asked if there was anyone to speak against the application. Hearing none, Mr. Hastings closed the public hearing.

In discussion, Mr. Turner stated that the structure of the ramp is reversible and can be removed, as required. As the historic house is now being used for commercial purposes the applicants need a ramp.

**QUERY:** Ms. Ehrfurth asked the reason this addition was approved by the Town of Holly Springs before receiving COA approval. Mr. Roth stated that State Statutes require an approved COA before a permit can be granted. Commission staff works with the property owner to bring a COA that has been discussed and developed to the commission. During this process, staff may have had discussions with the town concerning an understood need for a handicap ramp, but it should have been brought to this commission prior to receiving a permit from the Town of Holly Springs. Mr. Bradham noted that town staff seemed very surprised that a permit was granted without receiving COA approval, as this is their only historic landmark. Although staff has been assured that the Town of Holly Springs has the property flagged for no permits without COA, somehow the process was bypassed. The reason for the after-the-fact nature of the COA was that one of the applicants realized that, although it has been permitted and constructed, it had not received a COA during her absence from the business. Therefore, it was an honest mistake and could happen anywhere. Regardless, it is a state law that each municipality must be held accountable.

**N.B.** Mr. Turner said the municipalities have been vigilant in many cases, depending on the personnel in place.

**With no further discussion, Ms. Beach offered the following motion:**

**"I move that the WCHPC find as a fact that the addition of a handicap access ramp to the left side of the porch of the Leslie-Alford-Mims House is in accordance with the following *Wake County Guidelines for Building Exterior*:**

**3.10.4.** Accommodate accessibility and life safety requirements in ways that do not compromise features that are significant in defining the character of a landmark building, structure, or site.

**10.5.** Meet accessibility and life safety requirements in ways that do not diminish the landmark's character-defining elevations, features, finishes, or details.

**3.10.7.** Design any new or additional means of access or egress so that the change is reversible and the original design of a historic entrance or porch is not compromised.

#### **FINDINGS OF FACT:**

- 1) The handicap ramp does not compromise features that are significant in defining the character of the house and does not diminish any character-defining elevations**
- 2) The handicap ramp is reversible**

**3) The handicap ramp is buffered with plantings to reduce its visibility”.**

**Mr. Turner seconded.** Mr. Hastings asked if there was any discussion concerning this motion. In discussion. **With no further discussion, the motion passed unanimously.**

**Ms. Beach offered the following motion: “Based on the preceding findings of fact, I move that the Commission grant a Certificate of Appropriateness for the addition of a handicap access ramp to the left side of the porch of the Leslie-Alford-Mims House.”**

**Ms. Ehrfurth seconded. With no further discussion, the motion passed unanimously.**

**5. Committee Reports**

a. Outreach Committee: None.

b. Designation Committee: Mr. Turner reported:

- The Wakelon School landmark report is currently being reviewed by SHPO and should be heard before the commission in June.
- The Tom Olive House is still being restored/renovated, as there have been delays in the proposed timeline. The landmark report for the property will begin once the work has been completed by the developer, as they are funding the report.
- The Wake County Survey Update Phase IV is underway, and the final report will be presented before the commission at some point in the Fall. Mr. Roth met with SHPO and the County concerning the grant proposal for Phase IV of the Wake County Survey, which will be the final phase of the update. SHPO has asked for Wake County to contribute \$11,000 for this final phase of the update, which would increase the contribution \$2,000 from the \$9,000 commitment in the grant proposal. The designation committee agreed that the extra funds be committed to this effort, as SHPO will pay the remaining balance with grant funds from the Federal Government. The total cost of the survey is \$22,500, of which SHPO will contribute \$11,500. Therefore, it is important to commit to this increase from \$9,000 to \$11,000.

**QUERY:** Ms. Beach asked if this extra contribution would increase the likeliness of obtaining the grant from the state. Mr. Turner stated that it would certainly do so, and that is why the designation committee recommends the increase in funds. Mr. Roth stated that the money is available in the preservation fund, but it will decrease the funds for the commission to contribute to other work, including landmark reports. This final phase of the survey is a top priority to see the project to completion. Mr. Roth stated that he will discuss this further with the County to see if any additional funds are available, but it will likely mean another lean year for the commission with lower available funds.

**QUERY:** Mr. Hastings asked if there should be a stipulation that the commission votes to increase the funding for the final phase of the Wake County survey update contingent on the anticipated funds being received from Wake County.

**Mr. Turner offered the following motion: The WCHPC will increase its contribution in the amount of \$2,000, from \$9,000 to \$11,000, provided that the WCHPC receives the anticipated money in the preservation fund for FY2018-2019. Mr. Turner's motion was seconded by Ms. Ehrfurth.** In discussion, Mr. Turner noted that it is more important to cover an area of 70 square miles with this final phase of the survey update than to get an additional landmark, as additional landmarks can be obtained in the following fiscal year.

**QUERY:** Mr. Harvey asked how much money is in the preservation fund each year. Mr. Roth stated that there is \$15,656 in the preservation fund proposed for next year, the same amount as this current fiscal year. Mr. Harvey asked if the commission could request more funds from Wake County. Mr. Roth stated that this is the goal, and he will need to discuss this further with County staff, as this commission would also like to have more funds to cover increasing costs associated with landmark reports and National Register reports.

**N.B.** Mr. Turner noted that Wake County has always been generous to the WCHPC when it comes to funding and even extending funds to accomplish the goals of this commission; and, in turn, the County appreciates all the achievements of the commission.

**N.B.** Ms. Beach noted that the WCBOC always has members that attend the *Preservation Celebration* and commend the efforts of this commission.

**With no further discussion, the motion was unanimously approved.** Staff will notify SHPO immediately that the WCHPC has approved the additional funds, which will almost certainly increase the likelihood of receiving the grant from SHPO.

## 6. Staff Report

a. Survey Update Phase IV – Zebulon: Mr. Roth stated that Ms. Ellen Turco of *New South Associates* met 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. It was a successful and helpful meeting, and Ms. Turco was able to gain a better grasp on the rich architectural collection in Zebulon.

**N.B.** Ms. Carpenter stated that she was very impressed with Ms. Turco's knowledge and thanks the commission for funding this survey in Zebulon.

b. Survey Update Phase V – Eastern Wake USAs Proposal: Mr. Roth stated that with the commission's vote to increase its contribution to the next and final phase of the Wake County Survey Update, there is a very good chance in securing the grant from SHPO.

c. Chapel Hill CLG Training – May 18: Mr. Roth stated that CAP staff will provide its own transportation to the CLG training in Chapel Hill on May 18. There is no registration cost for this training. Ms. Williams, Ms. Carpenter, and Mr. Hastings have all been registered and plan on attending. Ms. Beach stated that she will look at her calendar and hopes to be able to attend. Mr. Hastings stated that he will be driving to Chapel Hill from Apex, so there will only need to be three passengers riding in the County vehicle, with Ms. Nolan providing the transportation from Raleigh. Mr. Roth suggested everyone should meet at the CAP office at Pilot Mill, as there is available parking while avoiding downtown.

d. Wakelon School – WCHPC Hearing, June 12: The Wakelon School landmark hearing will be at the next meeting on June 12. If it is approved by the WCHPC, it will be forward to the Zebulon Board of Commissioners for approval at their next meeting. If approved, the Wakelon School will be Zebulon's first historic landmark.

e. WCHPC Orientation: Mr. Roth asked for a date that works best for the three attendees, Ms. Carpenter, Ms. Williams, and Ms. Beach. Mr. Roth provided the dates of May 22 or 23 at 10am or 2pm. Ms. Williams stated that she has a conflict on May 22, but might be able to change it. Staff will coordinate and follow up in the next few days.

f. Other: Mr. Roth noted that the husband of Ms. Janice Rollins, a previous commission member that served on the WCHPC for many years, passed away recently. The commission sends its condolences and will be sending a card to her shortly. Mr. Roth also welcomed back Ms. Ehrfurth after her car accident caused her absence from the commission for a few months.

**N.B.** Mr. Harvey stated that Mr. Wes Tripp, a former commission member, will be receiving his law degree on Mother's Day Weekend.

**7. Old Business:** None.

**8. New Business:** Mr. Roth stated that Mr. Morris is recovering well from his surgery and appears to be doing better each day.

**9. Other Business:** Ms. Beach asked about the date and location of the *Annual Retreat* in November. Mr. Roth stated that the retreat will be held on the third week in November with the location yet to be determined.

**10. Chair's Report:** Mr. Hastings stated that he is happy to hear that both Mr. Morris and Mr. Roth are recovering well from their respective procedures that have kept them away from recent meetings. He also encouraged everyone to get out and vote for their local officials.

**11. Adjourned:** Hearing no objection, the meeting was adjourned at 4:24 pm.

**Respectfully Submitted,**

**Jeremy Bradham**  
**Secretary**

