

DRAFT MINUTES

Wake County Historic Preservation Commission

Tuesday, September 11, 2018 – 3:30 PM Room 2700 – 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. Dan Turner, Ms. Mary Beth Carpenter, Mr. Marshall Harvey, Ms. Stephanie Ashworth

Members Absent (4): Ms. Carrie Ehrfurth, Ms. Lonnelle Williams, Ms. Peggy Beach, Mr. Jeff Hastings (Vice-Chair)

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 3:35 pm.

2. Approval of September 11, 2018 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of August 14, 2018 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Committee Reports

- a. Outreach Committee: None. The outreach committee will not meet until January 2019 to discuss the 2019 *Preservation Celebration* scheduled for April 28, 2019 at the Leslie-Alford-Mims House in Holly Springs.
- b. Designation Committee: Mr. Turner reported:
 - The WCHPC Annual Retreat shall be held on November 20, 2018 at the Yates Mill County Park. Ms. Jennifer Langdale, New South Associates, will report on the Wake County Survey Update Phase IV. Tours of the Jesse Penny House as well as of Yates Mill County Park will be provided with lunch-on-your-own planned at the nearby NC Farmers' Market.
 - The Tom Olive House landmark report is underway and the contracts have been signed. As the developer had agreed to pay for the landmark report before selling the house to a private party, CAP, Inc. is working with Ellen Turco, the consultant hired to write the landmark report.
 - The E. C. Daniel House landmark report is also underway with the contracts signed between Cynthia Di Miranda of MdM Consultants and the county. If designated a historic landmark, the house will be the first privately-owned landmark in the Town of Zebulon.
 - The Strain House near Fuquay-Varina has been brought to the attention of staff by SHPO. The committee recommended a letter of support be sent from the WCHPC to SHPO and to the developer of the property, expressing the desire to see the house saved. Dating to c. 1860 the house is one of the oldest structures still standing in that part of the county.

- The Wakelon School was designated as Zebulon's first historic landmark on Monday, September 10 by the Zebulon Board of Commissioners.
- With the dedication of funds for the landmark report on the E.C. Daniel House, along with a financial commitment to the final phase of the Wake County Survey Update, all monies in the FY2019 Preservation Fund have been encumbered. A small amount of remainder funds may be used should this Commission partner with SHPO to host a future CLG training event.

5. Staff Report

- a. Survey Update Phase IV – Zebulon: Mr. Roth stated that Ms. Jennifer Langdale, *New South Associates*, gave a presentation on August 22 to the Zebulon BOC. She will complete the final report for the survey results by the end of September, as required. The results will be presented to the Commission at its Annual Retreat, November 20, 2018.
- b. Wakelon School – Zebulon BOC – September 10 Public Meeting: Mr. Roth reported that the Wakelon School was designated as the first historic landmark in the Town of Zebulon on September 10 at the Zebulon BOC meeting. The Zebulon BOC voted to landmark a reduced portion of the 5.1 acres recommended by both SHPO and the WCHPC. Instead, 3.41 acres were designated, which excludes the field at the rear of the building to the north. The designation passed unanimously with no discussion. Mr. Roth noted that the mayor has been very supportive during this entire process

N.B. Mr. Turner stated that Zebulon's decision to establish its first landmark should be celebrated. Even with a boundary reduction, the outcome is very positive. Staff has worked continuously to build relationships in Zebulon so that everyone stayed informed and engaged. It appears that everything now is moving in a positive direction. Furthermore, the potential landmarking of the E. C. Daniel House will garner lots of publicity, especially with its connection to President Harry Truman. The commission and its staff has spent well over a decade bringing Zebulon back into the Wake County Preservation Program; and, it is imperative that the commission be as transparent as possible engaging the Town in the goals of this commission, establishing new historic landmarks and working with property owners to help them benefit from the preservation program.

N.B. Mr. Turner suggested that Preservation Zebulon, in its next newsletter, commend the Zebulon BOC for its leadership and commitment to recognizing Zebulon's historic asset.

- c. Survey Update Phase V – Eastern Wake USAs: Mr. Roth stated that SHPO and the County have not yet entered into a contract. Once the contract has been approved, the RFP will be sent out for bids. Once a consultant has been selected, a contract will be written to complete the last phase of the survey. This final phase of the survey update will include the USAs of Knightdale, Rolesville, Wendell, and Zebulon, as well as of the county's Little River watershed area.
- d. 2018 WCHPC Retreat – November 20: Mr. Roth stated that the WCHPC Annual Retreat will be held at Yates Mill County Park on November 20, 2018. The results of the Wake County Survey Phase IV in Zebulon shall be presented at the retreat.
- e. Landmark Reports: Mr. Roth reported that Ms. Ellen Turco will be writing the landmark report for the Tom Olive House in Apex through her company Richard Grubb and Associates. As the funds for the report came from the developer, CAP, Inc. has contracted directly with the company for the report. Wake County has contracted with Cynthia Di Miranda with MdM Consultants to complete the

landmark report for the E. C. Daniel House, owned by a commissioner from the Town of Zebulon. If both of these landmarks are approved by April, 2019, five landmark plaques will be presented to five new landmark owners.

- f. Anthemion Awards: Mr. Roth stated that CAP's 25th Anniversary Annual Anthemion Awards presentation will be held on Monday, September 24, 2018, 5:30 – 7:30 pm at the Irregardless Café, Raleigh. Ten (10) awards will be presented this year. All Commission members are encouraged to attend.

6. Old Business: None.

7. New Business: Ms. Carpenter stated that *Preservation Zebulon*, on its own, has put out an RFP for a Zebulon National Register Historic District based on the results of the Wake County survey. They are hoping to have multiple consultants apply for this work. *Preservation Zebulon* is using social media to notify citizens of this effort; and, the boundaries of the proposed district may be reduced based on funds *Preservation Zebulon* can raise.

N.B. Mr. Hinnant stated that the Wendell Historical Society has been trying for a few years to develop a historic museum to display the town's history. This past year the organization raised more than \$30,000.00. At the same time, the Town of Wendell, which fully supports preservation and history, purchased a house to be used as the museum by the Wendell Historical Society. The organization is thrilled and looks forward to this new opportunity.

N.B. Mr. Blunt asked about the impending hurricane that might impact Wake County and its historic landmarks; and, what can be done to prepare property owners. Mr. Turner stated that CAP, Inc., acting as commission staff, works hard on the front line for this commission and will handle any issues as they arise. Social media is a useful tool to notify property owners about what to do should they sustain damage to their properties during the storm. Mr. Roth noted that there is plenty of material available online through the National Park Service and the National Trust for Historic Preservation concerning disaster preparedness and what to do in the wake of a disaster.

8. Other Business - Wake County Comprehensive Plan – Terry Nolan: Ms. Nolan gave a presentation concerning an update to the Wake County Comprehensive Plan. She suggested that Ms. Williams represent be the Commission to comment regarding any concerns it would like to see addressed during the discussion process. **Upon a motion by Mr. Turner, seconded by Mr. Harvey, the Commission unanimously recommended that Ms. Williams, if available, represent the WCHPC during the update to the Wake County Comprehensive Plan.** Mr. Harvey stated that he would be willing to serve in that capacity if Ms. Williams, who is absent today, cannot attend.

In discussion of preservation issues needed to be addressed in the Comprehensive Plan, Mr. Roth stated that the towns of Apex, Cary, Holly Springs, and Wake Forest all have ordinances pertaining to protecting historic resources in the face of pressures for growth and development. At this point, Wake County itself has nothing along these lines; and, there is no mechanism for historic preservation on anything not designated as an historic landmark. Ms. Nolan suggested that the Commission develop a policy statement to be included in the Comprehensive Plan, which should eventually trickle down into policy under the Unified Development Codes.

QUERY: Mr. Harvey asked how this plan would affect historic resources in the unincorporated parts of Wake County. Mr. Roth stated that lobbying on behalf of surveyed historic resources is the only outlet available at this time; but, the Commission

would like to see a policy in place to evaluate and potentially protect and preserve historic resources as development pressure increases.

N.B. Ms. Carpenter stated that other jurisdictions in other states require developers to contribute to a fund for the protection of important historic resources and suggested that Wake County consider such a policy. Mr. Roth agreed that this would be a great addition to the current Wake County process. Mr. Harvey further suggested that Commission members bring some of these concerns and ideas to individual WCBOC members as well.

N.B. Mr. Turner noted that while a non-preservation issue, traffic and open space are important significant issues. Mr. Hinnant added that a mass transit system is needed in Wake County with the rapid growth. Ms. Ashworth stated that sustainability and the environment, aside from the importance of historic preservation, should be a focus in the new Wake County Comprehensive Plan.

9. Chair's Report: None.

10. Adjourned: Hearing no objection, the meeting was adjourned at 4:41 pm.

Respectfully Submitted,

Jeremy Bradham
Secretary