

DRAFT MINUTES

Wake County Historic Preservation Commission
Tuesday, October 9, 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. Jeff Hastings (Vice-Chair), Mr. Ray Hinnant, Mr. Charles Blunt, Ms. Camille Morrissey, Mr. Dan Turner, Ms. Mary Beth Carpenter, Ms. Lonnelle Williams, Ms. Carrie Ehrfurth

Members Absent (3): Ms. Peggy Beach, Mr. Marshall Harvey, Ms. Stephanie Ashworth

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. Morris called the meeting to order at 3:35 pm.

2. Approval of October 9, 2018 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of September 11, 2018 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Committee Reports

a. Designation Committee: Mr. Turner reported:

- The Tom Olive House landmark report is underway with Ellen Turco writing the report. As the developer had agreed to pay for the landmark report before selling the house to a private party, CAP, Inc. shall manage the contract with the consultant with no county funds involved. A CAP Board member is interested in purchasing the property and restoring the house.
- The E. C. Daniel House landmark report is also being written and should be completed by the end of the month and then considered by the commission at its December meeting. This house has been on the landmark radar of the commission for more than 20 years for its association with President Harry Truman. It should be noted that the E. C. Daniel house is also being considered and will likely be placed on the National Register Study List at the upcoming NRAC meeting on October 11.
- The Strain House near Fuquay-Varina is also on the radar as a potential historic landmark. CAP staff and SHPO staff met with the developer on site to discuss the future of the house as part of the Section 106 review process. Either the house will be saved in its current location or moved to a new site, but a preservation easement will be placed on the property to protect it in perpetuity.
- With the dedication of funds for the E.C. Daniel landmark report, along with a financial commitment to the final phase of the Wake County Survey Update, all monies in the FY 2019 Preservation Fund have been encumbered. A small amount of remainder funds could 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. Bradham stated on October 11, the formal presentation will be given by Ms. Jennifer Langdale before the NRAC to recommend the Study List district and individual properties. The individual properties recommended for Study List are the E. C. Daniel House and the Wakefield Missionary Baptist Church. The latter is a historically African-American church and associated buildings, including a Masonic Lodge and a graveyard.
- b. Survey Update Phase V – Eastern Wake USAs: Mr. Bradham stated that SHPO has finished the contract text, and it has been sent to Wake County for approval. Once it is approved by Wake County, an RFP will be sent out to interested consultants to complete Phase V of the Wake County survey update. This final phase will include the USAs of Knightdale, Rolesville, Wendell, and Zebulon, as well as of the county's Little River watershed area.
- c. Landmark Reports: Mr. Bradham reported that Ms. Cynthia Di Miranda of MDM consultants is finishing up the landmark report on the E. C. Daniel House, Zebulon, which will likely be completed by the end of the month and sent to SHPO for their review before it is brought before this commission for consideration at the December WCHPC meeting. Ms. Ellen Turco of Richard Grubb & Associates, Inc. has begun work on the landmark report for the Tom Olive House in Apex, funded by the developer. As of right now, a CAP board member has approached the developer to purchase the property and restore it as planned and to work with Ms. Turco to photograph the house for the report. It is likely that this landmark will be brought before this commission for consideration in early 2019. If both landmarks are approved before April, five new historic landmark plaques will be presented at the *Preservation Celebration* planned for Sunday, April 29, 2019 at the Leslie-Alford-Mims House, Holly Springs.
- d. Wake County Comprehensive Plan: Mr. Bradham reported that, on behalf of CAP, Inc., he attended the work session with other interested parties concerning the Wake County Comprehensive Plan update. He served as the voice for historic preservation concerns moving forward with the plan. There were various individuals in attendance from nonprofits and town staffs to comment on pressing issues concerning Wake County's future growth. This was an early phase of an eighteen-month effort to determine what goals should be met in the plan update, and Mr. Bradham encouraged all commission members to fill out the survey that was sent out by Ms. Nolan a few weeks earlier. The goal is to make preservation both a tool and a policy included in the comprehensive plan.
- e. 2018 WCHPC Retreat – November 20, 2018, 11:00am/3:30pm, Yates Mill: The WCHPC Annual Retreat will be held at Yates Mill on the third Tuesday of November, November 20, and begin at 11:00am with a presentation from Jennifer Langdale concerning the survey results of Phase IV of the Wake County Survey Update in Zebulon. After breaking for lunch at the State Farmer's Market Restaurant, the commission will tour one or two landmark properties nearby, and its regular meeting will begin promptly at 3:30pm.
- f. Wakelon Landmark Boundary Change: Staff is working with Cynthia Di Miranda, who wrote the landmark report for the Wakelon School, to update the landmark report to reflect the changes in the designation boundary that were approved by the Zebulon Board of Commissioners at their September 10 meeting.
- g. Strain House, Fuquay-Varina: Mr. Bradham reported that CAP staff and SHPO staff met with the developer as part of the Section 106 review in evaluating the

Strain House on Lake Wheeler Road near Fuquay-Varina. The house, built c.1860, possesses a high level of integrity; and, CAP will be closely involved with SHPO during this process, updating the commission as required.

6. Old Business: Mr. Hastings noted that CAP's 2018 Anthemion Awards event, September 24 at the Irregardless Café, Raleigh, was a huge success and recognized some outstanding preservation and restoration projects across Wake County. CAP hosted an outstanding event and should be commended. On a different note, Mr. Hastings also stated that a tree limb fell on the Franklin House, which was moved to his property a few years ago. Four rafters were destroyed, but new rafters have already been cut; and, he is using this disaster as an opportunity to lower the height of the foundation as well.

7. New Business: None.

8. Other Business: Ms. Nolan said she received some positive feedback concerning the Wake County Comprehensive Plan update from the survey that was sent out and the session held earlier this morning. There are many issues and concerns as Wake County moves forward with growth; but it is good to address preservation concerns in the plan. Ms. Nolan noted that she met with CAP staff to examine preservation ordinances to review towns like Apex and Holly Springs as models to mold something unique for Wake County. The Comprehensive Plan is an overarching policy document so it is important to have historic preservation as a tool in the plan; and, this commission will have a role in any policy statements included. Once it is adopted, amendments to the UDO will be used to implement strategies of the strategic plan. This commission should develop a more detailed policy that can be used to inform the development of an amendment. The goal is to develop community support before the UDO comes before the WCBOC. The key will be to implement policies which protect historic assets. Ms. Nolan expects to have something for the commission to examine by the end of the year.

9. Chair's Report: Mr. Morris reported that recently he went down to visit the Fuquay-Varina museum and discuss historic preservation issues with its members. It is Christmas Tour year for the communities of Apex, Zebulon, Wendell, and Wake Forest. Also, it is well known that Ms. Claudia Brown will be retiring- after more than 30 years - from SHPO on November 20., 2018. She will be sorely missed as a great resource and friend to this commission.

N.B. Mr. Turner noted that Ms. Claudia Brown has set the standard of the preservation office and will be missed. Mr. Morris further noted that because of efforts by Claudia and her colleagues at SHPO, NC has set the standard for the nation. Watch for details about her retirement celebration in the coming month.

10. Adjourned: Hearing no objection, the meeting was adjourned at 4:04 pm.

Respectfully Submitted,

Jeremy Bradham
Secretary