

MINUTES

Wake County Historic Preservation Commission
Tuesday, October 8, 2019 – 3:30 PM Room 2700 – 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. Dan Turner, Ms. Mary Beth Carpenter, Ms. Carrie Ehrfurth, Ms. Peggy Beach, Ms. Camille Morrissey, Mr. Marshall Harvey

Members Absent (3): Ms. Lonnelle Williams, Ms. Stephanie Ashworth, Mr. Charles Blunt

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 3:34 pm.

2. Approval of October 8, 2019 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of September 10, 2019 Minutes

Hearing no objection, the minutes were approved as amended.

4. Committee Reports

- a. Outreach Committee: Ms. Morrissey reported that the *Wake County Preservation Celebration* will be held on Sunday, May 3, 2020, which is a week later than the original date proposed of April 26, 2020. Staff reached out to the Town of Fuquay-Varina to use the new Arts Center as the location for the event, and this is the only date that was available for use of that space. Staff shall reach out to some of the landmark owners in downtown Fuquay-Varina to open their houses for a landmarks tour as part of the program. Staff and committee members will be meeting with Town Staff in January to work through logistics and visit the site.
- b. Designation Committee: Mr. Turner reported
 - The Tom Olive House landmark report will have its photographs added at the end of the month, and the full landmark report shall be submitted to SHPO in early November.
 - The Norris-Holland-Hare House has been sold and the owners began work immediately, diligently restoring the house; further, Ms. Ellen Turco, Richard Grubb & Associates, Inc., has begun writing the landmark report.
 - The WD and Jane Ashworth House, the modernist house in Fuquay-Varina, is still being pursued, and Ms. Ashworth has a meeting with the owner later this week.
 - There is no update on the Walter Burgess House in Wendell, and Staff shall reach out to the owner to follow up on a letter sent two months earlier about becoming a Wendell Historic landmark.
 - The Lassiter House (Apex) Dr. Robert Fleming House (Rolesville) and Brown-Holloway House (Holly Springs) were all being pursued by the committee for potential landmarks, but the owners either didn't want to proceed, or there

were issues which will prevent the houses from becoming historic landmarks as their current state.

- Depending on its future owner, the Strain House, Fuquay-Varina is a potential landmark as it will already have protective covenants in place; but, as it will be part of the new development's HOA, Staff shall, in the coming weeks, reach out to the developer.
- The George and Neva Barbee House, Zebulon is being considered as a potential landmark by the committee; and, will be explored further by Staff to see if the owner is interested in becoming a Zebulon Historic Landmark. Staff has plans to meet with the owners in the week ahead to discuss the nomination further.
- The George Washington Duke Complex, a Study List property, has a 1880s cotton gin on site that may be eligible to be landmarked. Staff shall reach out to the owners, again, to see if they would like to pursue landmark status. Mr. Turner provided pictures of the cotton gin which were taken by Ms. Carpenter during a visit to the property last week.

5. Staff Report

- a. Survey Update Phase V – Eastern Wake USAs: Mr. Roth stated that the consultant, Ms. Jamie Destefano, has submitted the final draft report to SHPO and it is in the final stages of editing. Staff hopes to have a good list of properties with Study List and landmark potential. The findings of the survey shall be presented to the commission at the annual retreat on November 19.
- b. 2020 Preservation Fund: Mr. Roth reported that the preservation fund has enough money to complete four new historic landmark reports. The Designation Committee, with Staff guidance, is working to resolve which ones will receive funding. The list has not changed but some new potential properties have been added. Staff is further exploring options and shall further investigate each property discussed in the designation committee meeting. The plan is to have four new landmark plaques presented at the *Preservation Celebration* on May 3, 2020, while a fifth landmark report can be written this spring for presentation with the others at the 2021 *Preservation Celebration*.
- c. James Madison Williams House, 4525 Green Level West Road, Apex: Nothing new to report.
- d. Olivia Raney Local History Library: Mr. Roth reported that Ms. Sandra Cropps, director of the Olivia Raney Library, told him that the collection of books donated by this commission to the library will always have a home at the library as long as she is director. Mr. Roth confirmed this last year; and, in response to an inquiry at last month's commission meeting, again confirmed the collection's future in a recent phone conversation with Ms. Cropps. The library is currently sorting out books that need to be sent to other libraries for circulation. Books that are useful for Wake County research and historic houses shall remain at the Olivia Raney Library.

N.B. Mr. Harvey noted that Ms. Cropps attended CAP's annual Anthemion Awards presentation on September 23 during which both he and his wife sat at a table with Ms. Cropps, taking advantage of the opportunity to discuss the matter at hand. She gave Mr. Harvey the same assurances that Mr. Roth just reported; and further, Mr. Harvey noted that Ms. Cropps emphatically confirmed her intention that the books donated by the WCHPC shall remain at the Olivia Raney Library.

- e. Wake County Comprehensive Plan Update: Ms. Nolan didn't have anything new to report, but will have more at the annual retreat in November.
 - f. PNC Conference, Raleigh – November 7-9, 2019: Mr. Roth stated that only two sessions of the PNC Conference will count towards CLG credit: "House Moving and Lifting: When is it Appropriate?" and "Marion S. Covington Keynote Speaker." With money from the Preservation Fund, the County shall pay for attendance at those two sessions only. Those who wish to attend the entire conference will need to pay for the rest of the conference themselves. For those wishing to attend the entire conference, the county shall refund the \$90 for the two sessions that qualify for CLG credit. Mr. Harvey and Ms. Beach both volunteered and confirmed that they will attend only the sessions that qualify. Mr. Roth further noted that the sessions are on Friday afternoon and Thursday morning. Staff shall notify Ms. Jenny Coats to have both Mr. Harvey and Ms. Beach registered this week.
 - g. Annual Retreat, Wake Forest – November 19, 2019: Mr. Roth reported that the annual WCHPC retreat will be in Wake Forest at the Wake Forest Historical Museum on November 19. The survey results from the Phase V update shall be presented by Ms. Destefano. Staff is currently working with Mr. Morris and Ms. Michelle Michael about walking tour opportunities, with the restoration of the Ailey Young house as a focal point. There will be a robust meeting agenda with a major work COA and a potential landmark hearing. Staff shall provide driving directions and luncheon plans prior to the Retreat.
- N.B.** Mr. Morris stated that the Dr. Calvin Jones House will be open to tour before the retreat begins at 11:00am.
- h. Preservation Celebration – May 3, 2020: The *2020 Wake County Preservation Celebration* is officially scheduled for Sunday, May 3, 2019 at the new *Cultural Arts Center* (former *Belk's Department Store*), 123 E. Vance Street, Fuquay-Varina, NC. There will be a landmark tour with at least two or three landmarks open for the public to view.

6. Old Business: Mr. Morris stated that he has STILL not written the letter of commendation for commission Staff to be sent to the WCBOC. Staff shall provide Mr. Morris with the official WCHPC stationary upon which to write the letter.

7. New Business: Programmatic Agreement for the CDBG, HOME and HOPWA: Mr. Roth explained the programmatic agreement between Wake County and SHPO as well as the services that CAP provides as a consulting party to the agreement. This agreement was made at the request of SHPO. When the Wake County Housing Authority proposes a project with the potential to impact a building more than fifty (50) years of age, Section 106 of the National Historic Preservation Act is triggered; and, Wake County would typically be required to get approvals from SHPO. Instead, CAP can conduct the review for Wake County on behalf of SHPO. In reality, very few buildings are reviewed that have such historic significance that they would qualify for the National Register of Historic Places, so the reviews are fairly simple. Most communities don't have the resources to evaluate such projects on their own but CAP has the capacity to take on this task on behalf of Wake County. When a property is flagged as needing further review, Wake County staff is eager to work with CAP on any issues. Relevant parties are asked if they would like to be a party to the agreement, which is essentially only a formality. For reference, the Catawba Tribe declined to be a party to this agreement, and now, the WCHPC is the next group that is being asked.

There are no advantages or disadvantages of being a party to the agreement. Mr. Roth stated that the commission needs to vote on whether it wants to be a party to the agreement or to decline.

N.B. Ms. Beach stated that if the commission will not be making any decisions then there is no point in being a party to the agreement. Mr. Harvey agreed that there is no advantage either way in being a party to this agreement. Mr. Roth stated that he agrees but it is ultimately the commission's decision based on a vote.

QUERY: Mr. Harvey asked about the CDBG involvement in this process. Mr. Roth stated that any Federal funds trigger Section 106 review. If the property has been surveyed as a historic resource, the Secretary of the Interior's Standards for the Treatment of Historic Properties are used to evaluate and mitigate any adverse effects in relation to the proposed work.

N.B. Mr. Morris noted that all historic landmark properties would require a COA, so this would not affect those and likely not be included in a project that would use Federal funds in this manner.

N.B. Mr. Hastings noted that, as staff will essentially be reporting decisions that have already been made, the evaluations and reports on the projects would, regardless, be coming to the commission well after the fact.

With no further discussion, upon a Motion by Mr. Hinnant, seconded by Ms. Beach, the commission voted unanimously to NOT be a party to the programmatic agreement between Wake County and SHPO.

8. Other Business:

- Ms. Carpenter gave an update from *Preservation Zebulon*, stating that their most recent fundraiser saw 110 attendees and the event went very well. Also, November 14, 2019 is the kickoff to the oral history project in Zebulon at the Millard Chamblee House.
- Mr. Hinnant noted that the Wendell Historical Society held a reverse raffle for the new museum raising more than \$14,000.00.
- Ms. Beach noted that there is currently a new toy exhibit at the NC Museum of History; and, a Beach Music exhibit will be displayed in the spring of 2020 with a Suffrage exhibit coming sometime later in 2020.
- Ms. Carpenter noted that she attended CAP's 2019 *Annual Anthemion Awards* on September 23 and was very impressed with the quality of this year's winners. Some great projects were presented. Mr. Roth noted that he received numerous comments on the quality of the projects this year with many people blown away by the before and after pictures

9. Chair's Report: Mr. Morris stated that today is the anniversary of the opening of the first Rosenwald School in North Carolina, the Warren Crossroads Rosenwald School in Chowan County, October 8, 1915.

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

Respectfully Submitted,

Jeremy Bradham
Secretary