

MINUTES

**Wake County Historic Preservation Commission
Annual Retreat
Tuesday, November 19, 2019
Wake Forest Historical Museum
414 N. Main Street, Wake Forest, North Carolina**

Members Present (8): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Ms. Camille Morrissey, Mr. Dan Turner, Ms. Peggy Beach, Ms. Mary Beth Carpenter, Mr. Marshall Harvey, Ms. Lonette Williams

Members Absent (4): Mr. Ray Hinnant, Ms. Stephanie Ashworth, Ms. Carrie Ehrfurth, Mr. Charles Blunt

Staff (2): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)

1. Call to Order/ Roll Call:

Mr. Morris called the retreat to order at 11:10 am.

2. Approval of November 19, 2019 Retreat Agenda

Hearing no objection, the agenda was approved as submitted.

3. Welcome: Mr. Ed Morris, WCHPC Chair & Host and Ms. Michelle Michael, Historic Preservation Planner, Town of Wake Forest

Mr. Morris and Ms. Michael welcomed the Commission to the Wake Forest Historical Museum, providing the history of the museum as well as updates on recent preservation efforts in the Town of Wake Forest.

4. Presentation – Phase V Survey Update Results, Jaime Destefano, Survey Consultant

Ms. Destefano presented her findings on the Wake County survey update for the urban service areas of Knightdale, Rolesville, Wendell, and Zebulon, as well as for the Little River watershed area. As part of her presentation, she identified for the Commission a number of new historic landmark possibilities as well as properties that she recommended be included on the Study List, none of which have been approved by SHPO but were of interest to the Commission. Other properties requiring further evaluation were also noted as being of interest to the Commission.

5. Presentation – Ailey Young House Project, Michelle Michael

Ms. Michael gave a presentation on the preservation efforts and Town of Wake Forest timeline of involvement with the c. 1875 Ailey Young House associated locally with a prominent African-American family. The Town of Wake Forest is currently restoring the building - which sustained fire damage more than thirty years ago – including adding signage which will further interpret the site for the public.

N.B. The Commission was unable to visit the Ailey Young House due to recent heavy rain.

BREAK FOR LUNCH

6. Walking Tour of Wake Forest Historic Properties

- A. See Note Above
- B. Purefoy Cottage c. 1830
- C. William Powell House c. 1913

7. Strategic Plan Review

Staff reported that the WCHPC is meeting all of its goals as outlined in the WCHPC Strategic Plan, last updated November, 2017. By consensus, recommendations were made for additional updates to the plan which staff will draft and forward to the Commission for review.

8. Adjourn: Mr. Morris adjourned the WCHPC Annual Retreat at 3:25 pm.

Respectfully Submitted,

Jeremy Bradham
Secretary

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Members Present (7): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Ms. Camille Morrissey, Mr. Dan Turner, Ms. Peggy Beach, Ms. Mary Beth Carpenter, Ms. Stephanie Ashworth (via telephone)

Members Absent (5): Mr. Ray Hinnant, Ms. Carrie Ehrfurth, Mr. Charles Blunt, Mr. Marshall Harvey, Ms. Lonette Williams

Staff (2): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)

1. Call to Order / Roll Call:

Mr. Morris called the meeting of the Wake County Historic Preservation Commission to order at 3:30 pm.

2. Approval of November 19, 2019 Agenda

Mr. Roth noted that Item V, the public hearing for CA-05-19, will be postponed to the December 10 meeting. Upon a motion by Mr. Turner, seconded by Ms. Carpenter, the agenda was approved as amended.

3. Approval of October 8, 2019 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Public Hearing to Consider Removing the Designation of the James Madison Williams House, Apex as an Apex Historic Landmark

a. Order of Hearing

b. Presentation by Staff: Mr. Bradham presented a PowerPoint reviewing the loss of this historic landmark by fire in May 2019.

c. Comments by Department of Cultural Resources, the owner, and the Apex Fire Marshall are on file with these minutes.

d. Comments by Interested Parties: None.

N.B. Mr. Roth noted that the owner plans to build two new houses for the family on the land and have no interest in selling the family farmland. It was an outstanding Apex Historic Landmark and one that staff worked hard to secure over the course of several years. The fire was a tragedy and this is a great loss to the preservation community and to the community-at-large.

N.B. Ms. Beach stated that it is good to hear that those inside the house escaped the fire safely. Mr. Roth remarked that the smoke alarm woke the owner; and, that her first concern was for a burgler, she was able to smell smoke and to immediately evacuate the house before flames engulfed the structure entirely.

WCHPC Discussion/Action: **Upon a motion by Mr. Turner, seconded by Ms. Carpenter, the Wake County Historic Preservation Commission voted UNANIMOUSLY to recommend that the Apex Town Council remove the Apex Historic Landmark designation of the James Madison Williams House.**

QUERY: Mr. Turner asked if staff had knowledge of the Wake County Historic Landmark plaque surviving the fire. Mr. Roth had no knowledge of this, but Mr. Turner suggested that, if it has indeed survived, perhaps it can stay with the property in some form or be placed at the grave of the late J. Mack Williams.

5. Staff Report

a. Preservation Fund 2020

1. Tom Olive House, 2708 Olive Chapel Road, Apex – WCHPC 12/10 & Apex 12/17: Mr. Roth reported that the Tom Olive House pictures have been taken and that the completed landmark designation report has been submitted to SHPO for review. The report will be presented for consideration at a Public Hearing at the next commission meeting, December 10; and, if approved, forwarded to the Apex Town Council for consideration at its December 17 meeting. Mr. Roth will give the presentation to the town council, allowing the owners to take the tax deferral on the property for 2020.

2. Norris-Holland-Hare, 2329 Avent Ferry Road, Holly Springs – WCHPC 12/10 & Holly Springs 12/17: Mr. Roth reported that the Norris-Holland-Hare House pictures have been taken and the completed landmark designation report has been submitted to SHPO for review. The report will be presented for consideration at a Public Hearing at the next commission meeting, December 10, and, if approved, forwarded to the Holly Springs Town Council for consideration at its December 17 meeting. Mr. Bradham will give the presentation to the town council, allowing the owners to take the tax deferral on the property for 2020. The owners have, under the supervision of CAP, Inc., Preservation Easement holder, been working around-the-clock in order to restore the house.

3. George and Neva Barbee House, Zebulon: Staff met with the owners of the George and Neva Barbee House, Zebulon at their home, where they expressed their eagerness to become a historic landmark. In the interest of full transparency, Staff has also spoken to Mayor Matheny and he has given his full support to the effort. **Upon a motion by Mr. Turner, seconded by Ms. Morrissey, the commission voted UNANIMOUSLY to have staff contract with a consultant who will begin writing a landmark designation report for the George & Neva Barbee House.**

4. Walter Burgess House, 116 Dogwood Trail, Wendell: Staff has been in communication with the owner of the Walter Burgess House, a fantastic example of modernist architecture in Wendell. The owner is willing to meet to discuss the possibility of becoming a Wendell Historic Landmark, but scheduling a time to meet with him has been difficult. Staff shall continue to pursue this possibility further. The goal is to have four new historic landmarks to present plaques at the *Wake County Preservation Celebration* in May 2020.

5. J. B. & N. J. Strain House, 8536 Lake Wheeler Road, Fuquay-Varina: Mr. Roth reported that the Strain House is a strong possibility of becoming the fifth landmark of this fiscal year, but the developer wants the builder he is selling the property to make that decision. Staff believes the builder will move forward with the landmark process, since the property already has a preservation agreement with CAP and a MOA with SHPO. The goal is to have a landmark report written in the Spring before the end of the fiscal year.

6. George Washington Duke Complex, Wake County: Staff reached out to the owner of the parcel that contains the cotton gin, and he did not want to

move forward with landmark designation. Mr. Roth noted that only one landmark needs to be obtained between now and the *Preservation Celebration*, and the goal is the Walter Burgess House in Wendell.

- b. James Madison Williams House, 4525 Green Level West Road, Apex – Apex Town Council 12/17: Mr. Roth reported that the Apex Town Council will be hearing the request to remove the designation of the James Madison Williams House as an Apex Historic Landmark. He will present the request for removal to the town council as well as presenting the landmark designation request for the Tom Olive House.
- c. Wake County Comprehensive Plan Update: None.
- d. Preservation Celebration, Fuquay-Varina – May 3, 2020: Mr. Roth reported that the date and location have been officially set for the 2020 *Wake County Preservation Celebration*. It will be held in Fuquay-Varina at the new Cultural Arts Center (former *Belk's Department Store*) Sunday, May 3, 2020 and will feature a handful of historic landmarks in the adjacent neighborhoods that can be toured by those in attendance.

6. Old Business: None.

7. New Business: Mr. Turner asked that letters be sent to the owners of the William Powell House to thank them for opening their home up to be toured by the commission. A letter should also be sent thanking Ms. Michael and the Wake Forest Historical Museum for being such generous hosts for this year's retreat.

8. Other Business: Ms. Carpenter noted that the consultant writing the National Register Historic District nomination in Zebulon for *Preservation Zebulon* will be submitting the report to SHPO for comments in the coming weeks. Once SHPO has commented, it will notify the commission, and the nomination will be presented to this commission for comment. The last step of the process will be to send the nomination to the Zebulon Board of Commissioners for comment.

9. Chair's Report: Mr. Morris thanked everyone for coming to Wake Forest and wished everyone a Happy Thanksgiving. He also noted that the current Assistant Director of the Wake Forest Historical Museum, Ms. Jennifer Smart, has taken a job with the City of Durham, and her position at the museum will be available at the beginning of 2020.

10. Adjourned: Hearing no objection, the meeting was adjourned at 4:03 pm

Respectfully Submitted,

**Jeremy Bradham
Secretary**