

## DRAFT MINUTES

Wake County Historic Preservation Commission  
Tuesday, December 10, 2019 – 3:30 PM Room 2700 – Wake County Justice Center  
301 S. McDowell Street, Raleigh, North Carolina

**Members Present (7):** Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Mr. Ray Hinnant, Mr. Dan Turner, Ms. Peggy Beach, Ms. Camille Morrissey, Ms. Lonnelle Williams

**Members Absent (4):** Ms. Mary Beth Carpenter, Ms. Carrie Ehrfurth, Ms. Stephanie Ashworth, Mr. Marshall Harvey

**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 3:30 pm.

### 2. Approval of December 10, 2019 Agenda

Hearing no objection, the agenda was approved as submitted.

### 3. Approval of November 19, 2019 Retreat Minutes

Hearing no objection, the minutes were approved as amended.

### 4. Public Hearing to Consider the Designation of the Alsey Thomas Olive House, 2708 Olive Chapel Road, Apex as an Apex Historic Landmark

- a. Order of Hearing
- b. Presentation by Staff: Mr. Bradham presented a PowerPoint reviewing the architectural and historical significance of Alsey Thomas Olive House.
- c. Comments by Department of Cultural Resources are on file with these minutes
- d. Comments by Interested Parties: None.
- e. WCHPC Discussion/Action: **Upon a motion by Mr. Turner, seconded by Ms. Beach, the Wake County Historic Preservation Commission voted UNANIMOUSLY to recommend designation of the Asley Thomas Olive House, Apex, as an Apex Historic Landmark to the Apex Town Council.**

**N.B.** Mr. Turner noted that the homeowner, as a CAP Board Member, has been working closely with CAP over the last year during the careful restoration of the house, and he has done a wonderful job. Mr. Bradham noted that this has been a meticulous restoration, and Mr. Turner stated that it would be great if the commission could take a visit to the house once it has been completed.

**QUERY:** Mr. Turner asked if there is an estimated completion date, and Mr. Bradham noted that the owner is being held up with the Apex Inspections Department for getting the appropriate permits to hang the dry wall and finish the balustrade on the second floor of the front façade.

### 5. Public Hearing to Consider the Designation of the Norris-Holland-Hare House, 2329 Avent Ferry Road, Holly Springs as a Holly Springs Historic Landmark

- a. Order of Hearing

- b. Presentation by Staff: Mr. Bradham presented a PowerPoint reviewing the architectural and historical significance of Norris-Holland-Hare House.
- c. Comments by Department of Cultural Resources are on file with these minutes
- d. Comments by Interested Parties: None.
- e. WCHPC Discussion/Action: **Upon a motion by Ms. Beach, seconded by Mr. Turner, the Wake County Historic Preservation Commission voted UNANIMOUSLY to recommend designation of the Norris-Holland-Hare House, Holly Springs, as a Holly Springs Historic Landmark to the Holly Springs Town Council.**

**N.B.** Mr. Roth noted the owners' intent to keep the original front portion of the house essentially untouched; and, to utilize the space in the rear for internal updating as required.

**N.B.** Mr. Turner stated that a letter should be sent to the Town of Holly Springs praising them for being proactive and saving this historic property from development.

#### **6. Public Hearing to Consider CA-06-19**

Applicant: Maurer Architecture

Owners: Juniper Level Baptist Church

Landmark: Panther Branch Rosenwald School

Location: 9104 Sauls Road, Raleigh, NC 27603

Jurisdiction: Wake County

The applicant is requesting a Certificate of Appropriateness for a new accessible ramp and site work.

Mr. Morris began by summarizing the public hearing procedures.

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

Mr. Morris 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. Morris asked if there were any questions for staff.

**In discussion, Mr. Bradham clarified that exposed aggregate concrete mimics a gravel pathway, much like the commission saw at Yates Mill at their 2018 Annual Retreat.**

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

**"I move that the WCHPC find as a fact that the proposed changes to the existing parking area of the Panther Branch Rosenwald School is in accordance with the following *Wake County Design Guidelines for Setting and Site Features and Building Exterior*:**

**2.4.5.** If a walkway or driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale, materials, and color with the historic building site, streets, and district.

**2.4.6.** Introduce new walkways, driveways, or parking areas, if necessary, which are compatible with the overall historic character of the landmark and site. Consider location, scale, materials, and configuration when determining compatibility. Retain the general site topography and any significant landscape

or site features. It is not appropriate to diminish or substantially alter the overall historic character of the landmark site through the introduction of new walkways, driveways, or parking areas or through the introduction of inappropriate materials.

**2.4.6.** Locate new parking areas unobtrusively in locations that do not diminish or intrude upon character-defining elevations of the landmark or important site features. Incorporate existing mature vegetation, if possible, and introduce additional perimeter landscaping or screening to lessen the impact of new parking areas. Subdivide large parking areas with planting strips. It is not appropriate to radically reduce the overall ratio of green space to paved area on a landmark site.

**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.

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

**3.10.6.** Locate life safety changes such as fire doors, exterior stairs, or elevator additions on the rear elevation or a non-character-defining elevation of the historic landmark.

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

- 1) The ADA accessible ramp will be located to the rear (east side) of the building and constructed of wood**
- 2) The sidewalk connecting the rear (east side) and front (west side) of the building will consist of exposed-aggregate concrete to mimic a gravel path**
- 3) The parking lot will be a gravel parking lot**

**Seconded by Mr. Turner.** In discussion, Mr. Hastings asked if there were plans to modify the doorway for handicapped access at the top of the ramp. Mr. Bradham said that staff was not made aware of any modifications to the door as part of this COA. Ms. Ehrfurth asked if the ramp will be painted, to which Mr. Bradham stated that he believes that they will paint it white, but that information was not made known as part of the COA application. **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 proposed changes to the existing parking area of the Panther Branch Rosenwald School."**

**Upon a second by Mr. Turner and with no further discussion, the motion passed unanimously.**

#### **7. Committee Reports**

- a. Outreach Committee: Ms. Morrissey reported that the *Wake County Preservation Celebration* will be held on Sunday, May 3, 2020 in Fuquay-Varina at the new *Cultural Arts Center*. 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 landmark report for the George and Neva Barbee House in Zebulon will be underway soon, as the contract between the consultant and Wake County has been signed.
- 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.
- Staff is working on contacting the owners of Aspen Grove, which was identified in the last phase of the Wake County Survey Update.
- The Strain House in Fuquay-Varina is a potential landmark, as it already has 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 new developer that will begin the development in early 2020.

## 5. Staff Report

a. Public Hearing Updates:

- Aley Thomas Olive House, 2708 Olive Chapel Road, Apex – Apex Town Council 12/17: The landmark hearing will be heard before Apex Town Council on December 17.
- James Madison Williams House, 4525 Green Level West, Apex – Apex Town Council 12/17: The removal of the landmark designation will be considered at a public hearing on the same night as the landmark hearing for the Aley Thomas Olive House.
- Norris-Holland-Hare House, 2329 Avent Ferry Road, Holly Springs – Holly Springs Town Council 12/17: While the other two public hearings are scheduled in Apex, staff will also be presenting for a public hearing to landmark the Norris-Holland-Hare House before the Holly Springs Town Council on December 17.

b. Strategic Plan Update: Staff is working on updating the Strategic Plan, and it will be reviewed at the January meeting.

c. Wake County Comprehensive Plan Update: Ms. Nolan said that the next advisory committee meeting for the Wake County Comprehensive Plan will be in January. The plan is developing into its draft form right now, and Survey Number 3 is now open. She will be sending a email with a link to the survey to all commission members, and she encouraged everyone to take the survey and send it to others. This survey concerns feedback on the draft growth model and how Wake County residents want to manage growth in the next decade. A more detailed presentation will be given at the January meeting.

d. Preservation Celebration, Fuquay-Varina – 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:** Ms. Morrissey stated that the WCHPC Annual Retreat in Wake Forest in November was very nice. Mr. Turner thanked Mr. Morris for lining up a tour of the c. 1913 William Powell House. Mr. Morris stated that he will send a thank-you note to the owners for opening up their home for the commission to see.

7. **New Business:** None.

8. **Other Business:** None.

9. **Chair's Report:** Mr. Morris wished everyone a Merry Christmas and a Happy New Year.

10. **Adjourned:** Hearing no objection, the meeting was adjourned at 4:35pm.

**Respectfully Submitted,**

**Jeremy Bradham  
Secretary**