

## DRAFT MINUTES

**Wake County Historic Preservation Commission**  
**Tuesday, February 11, 2020 – 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), Ms. Camille Morrissey, Ms. Lonnelle Williams, Mr. Marshall Harvey, Ms. Carrie Ehrfurth, Mr. Brendan Fetters, Mr. Lee Tippett, Ms. Nora Cambier

**Members Absent (3):** Ms. Stephanie Ashworth, Ms. Peggy Beach, Mr. Dan Turner

**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 3:32 pm.

### 2. Approval of February 11, 2020 Agenda

Hearing no objection, the agenda was approved as submitted.

### 3. Approval of January 14, 2020 Minutes

Hearing no objection, the minutes were approved as submitted.

### 4. 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* (former *Belk's Department Store*). She and Staff met with *Cultural Arts Center* staff on January 28 to work through logistics and visit the site. Ms. Morrissey explained the *Preservation Celebration* to the new commission members and passed out an information sheet to everyone, noting that landmark plaques will be presented to the new historic landmarks; and, that it is the responsibility of each commission member to bring food and to help with the event. Because of the proximity of the venue, two or three historic properties - currently listed as Fuquay-Varina historic landmarks - shall be open for touring from 1 – 3 pm before the event begins. The committee has learned that the Fuquay-Varina Museum will also be open for tours that afternoon. The 2020 *Preservation Celebration* will be held from 3-5pm; nevertheless, all commission members should plan on being there from 1-6 pm for set up/clean up. Save-The-Dates will be going out by the end of February and formal invitations will be mailed out in mid-March. Assignment sheets for food will be passed around at the March regular commission meeting.
- b. Designation Committee: Ms. Morrissey reported:
  - The Strain House in Fuquay-Varina is a potential landmark with protective covenants already in place; however, as it will be part of the HOA for the new development, Staff has reached out to the developer in hopes of continuing conversations about the possibility of designating the house as a Fuquay-Varina Historic Landmark this fiscal year.

- The Hood-Anderson Farm in Wendell is another potential historic landmark but the property needs substantial retrofitting; and, Staff shall be working closely with the owners during the rehabilitation process. It is unlikely that the property will be ready for nomination for at least a few years.
- Staff is continuing to pursue additional historic landmark potential properties and shall reach out to owners in the coming weeks.

## 5. Staff Report

a. Wake County Comprehensive Plan Update: Ms. Nolan gave a presentation on the final phase of the Wake County Comprehensive Plan Update with respect to guiding growth in Wake County. The goal is to see more growth in and around towns with higher densities concentrated in municipalities. The consultant should be finished with the draft in April.

**N.B.** Mr. Roth stated that it was good to see that preservation made it into the draft and asked how existing developments in county jurisdiction fall into this new plan. Ms. Nolan stated that annexation is voluntary; nevertheless, Wake County staff wants subdivisions developed within a town's jurisdiction so that services can be brought to them from the towns.

**N.B.** Mr. Roth noted that the towns have adopted some solid policies to help save important resources within their jurisdictions, but areas under county jurisdiction do not have those protections.

**QUERY:** Ms. Cambier asked for an example. Mr. Bradham noted that the Captain Bailey Williamson House, which was discussed in great detail nearly two years ago, is a perfect example. The county didn't have any means to require the developer to save the important antebellum house, and while staff made comments on its importance, it is, nevertheless still at the discretion of the developer to relocate the house or to have it demolished. In towns like Apex, Cary, or Wake Forest, those resources are evaluated further and a plan is put into effect that would preserve the resource. Mr. Roth further noted that in Cary, developers will often voluntarily condition their rezoning requests to save a historic resource in order to have the required votes from the town council.

b. 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. Landmarks plaques will be presented to the three new historic landmark owners. This year will be unique, as the event will be held in a building not designated as a Wake County Historic Landmark, but it contains an auditorium for plaque presentations, and it is centrally located within a block of numerous Fuquay-Varina Historic Landmarks. The auditorium will allow pictures of the new landmarks to be displayed on a large screen during the presentations. The commission is very grateful to Fuquay-Varina for allowing us to use this building for this annual event.

c. Mid-Year Report: Mr. Roth noted that the mid-year report on the activities of the commission and staff was emailed to the commission and passed around during the meeting. It highlights the activities of the WCHPC for the first half of FY2020; and, the commission still has the funds to complete two more landmark applications before the end of the fiscal year.

d. Public Hearing Update: There will be a public hearing at the March WCHPC meeting to recommended forwarding the George & Neva Barbee House,

Zebulon to the Zebulon Board of Commissioners for consideration to be designated as a Zebulon Historic Landmark. A copy of the landmark report shall be sent in the March commission packet; and staff will have a recommendation for the commission.

- e. Strain House, Fuquay-Varina: Mr. Roth gave an update about the Strain House in Fuquay-Varina, which involves a complicated MOA between the Army Corps of Engineers, SHPO, and CAP, as the property was determined eligible for listing on the National Register of Historic Places and, therefore, was subject to 106 Review according to the National Historic Preservation Act of 1966. CAP was designated as the easement holder for the house, and the plan was for the house and lot to be a part of the open space for the development to be used by the HOA in some capacity. The building was to have been rehabilitated by the developer, but in recent weeks, has decided that they would like to donate the house to CAP. Details are being worked out between the developer, Town of Fuquay-Varina, CAP, SHPO, and the Army Corps of Engineers. However, it remains quite possible that a landmark report could be written during this fiscal year using this year's funds.

**QUERY:** Ms. Cambier asked what CAP would do with the house. Mr. Roth noted that CAP would sell the house to a private entity with a rehabilitation agreement and easement, which were both previously recorded with the Wake County Register of Deeds.

**6. Old Business:** Ms. Nolan stated that CAP has had a contract with Wake County since 2003 to staff the WCHPC. CAP not only staffs the commission, but also provides a variety of other services for Wake County and its towns. Ms. Nolan noted that she is in the process of conducting an evaluation of CAP's services and talking with people that interact with CAP staff. Overall, the feedback has been extremely positive. The next step is to have conversations with commission members that have been on the commission for some time. Wake County staff plans to wrap everything up in the next few weeks and hopes to see how staff can best serve Wake County and its citizens.

**7. New Business:** None.

**8. Other Business:** Mr. Morris stated that the plaque with WCHPC member's names and dates served is in the Wake County offices and should be updated before the *Preservation Celebration* on May 3.

**9. Chair's Report:** Mr. Morris stated that the Dr. Calvin Jones House's front porch is falling down and the museum is currently going through the COA process with the Wake Forest Historic Preservation Commission. Everything but the roof needs to be replaced in kind and rebuilt, as there has been serious water damage to the house in recent years. Also, the Ailey Young House restoration in Wake Forest is progressing and should be completed in the spring in time for tours in May.

**10. Adjourned:** Hearing no objection, the meeting was adjourned at 4:20pm.

**Respectfully Submitted,**

**Jeremy Bradham**  
**Secretary**