

MINUTES

Wake County Historic Preservation Commission
Tuesday, February 12, 2019 – 3:30 PM Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina

Members Present (10): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Mr. Marshall Harvey, Ms. Stephanie Ashworth, Mr. Ray Hinnant, Mr. Charles Blunt, Ms. Camille Morrissey, Ms. Mary Beth Carpenter, Ms. Lonnelle Williams, Ms. Carrie Ehrfurth

Members Absent (2): 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 12, 2019 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of January 8, 2019 Minutes

Ms. Carpenter noted that her correction to the November 2018 minutes made at the January 8, 2019 meeting, should read "only *three* of five property owners gave permission for access inside the properties for further evaluation for Study List potential." She also noted that she felt some things included in the Staff Report about the early January meeting in Zebulon were not captured correctly. Mr. Roth noted that the minutes of the Staff Report are a correct reflection of *his* sense of the meeting in Zebulon; and, since those are his words, he does not believe his own personal comments reflecting his take on the meeting should be changed. Mr. Roth suggested that her comments can be added; and, upon Mr. Morris inquiring where they might best be added, Ms. Ehrfurth noted that such comments by Ms. Carpenter were, in fact, already on the next page.

N.B. Ms. Carpenter continued that although not stated during the January meeting and, therefore, not included in the January minutes, she wanted to go on record that *Preservation Zebulon* members have met with Zebulon BOC members eleven times over the last year or so.

N.B. Mr. Roth noted that only things articulated during a meeting can be recorded in the minutes of said meeting; and, that the minutes of a meeting cannot be changed in order to add things not stated/discussed/voted upon *at the meeting*.

Upon a motion by Mr. Hastings, seconded by Ms. Morrissey, the minutes of January 8, 2019 were approved as amended.

4. Public Hearing to Consider CA-02-19

Applicant: WC Community Services/Parks, Recreation & Open Space
Owners: Wake County Government
Landmark: Robertson Mill Site & Dam
Location: 6333 Robertson Pond Road, Wendell

The applicant is requesting the addition of walkways, fencing, landscaping, and signage, while protecting the archeological resources *in situ*.

Mr. Morris began by summarizing the public hearing procedures.

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

Mr. Morris swore in Mr. Roth, Mr. Bradham, Ms. Deborah Fowler, and Mr. Graham Smith. 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.

QUERY: Mr. Blunt asked if the staff had any reservations about the proposed work. Mr. Bradham assured the Commission that staff had no reservations; and, had, in fact, met with Wake County staff on multiple occasions to bring forth the COA submitted as it is before the commission, today.

Ms. Deborah Fowler, Wake County Planning, thanked commission staff for meeting with them during the process to assure that this project fit within the Wake County Design Guidelines. This preserve was opened to the public in 2015; and, Wake County has had many people express their appreciation for having access to the site for the first time since the 1970s. Many people still remember when the mill stood there and are thankful to have access to the site once more. Wake County is thrilled to be able to tell the story of the site, as it was always a focal point for the Eagle Rock Community of Wendell. Ms. Fowler introduced Mr. Graham Smith, landscape architect for Wake County, who is here to answer any questions and who has larger copies of the plans for all to see.

QUERY: Mr. Hastings asked if there is a way to prevent people from going over the overlook to disturb the archeological site. Ms. Fowler stated that the gates are locked and the park secured at night when it is not open. Staff is on site during open hours; and, the location of the archeological findings at the site have not, nor will not, be made public. Ms. Fowler added that they had originally planned to locate the overlook closer to the foundation ruins of the mill, but the archeological report, revealing many pieces of equipment from the original mill in the area just outside the foundation, they archeologist recommended leaving the artifacts in the ground, which was why they pulled the overlook further away from the findings.

QUERY: Mr. Morris asked what specific type of plantings are planned for the site. Mr. Graham Smith explained that there will be low-lying vegetation within the landmark boundary so that it won't obscure the mill site itself. Mr. Roth noted that most of the larger plantings will be located outside of the landmark boundary.

With no further discussion, Ms. Ashworth offered the following motion:

"I move that the WCHPC find as a fact that the proposed project of adding walkways, fencing, landscaping, and signage, while protecting the archeological resources of the Robertson Mill Site & Dam, is in accordance with the following Wake County Design Guidelines for Setting and Site Features:

2.2.7. Introduce new site features and plantings, if needed, which are compatible with the overall historic character of the landmark building, structure, or site.

2.2.8. Locate new site features and plantings, if needed, in ways that maintain or enhance the overall historic character of the landmark and its historic context. It is not appropriate to introduce incompatible site features or equipment, including mechanical units, solar collectors, storage units, swimming pools, decks, playground equipment, and large satellite dishes, in locations that diminish or compromise the overall historic character of the landmark building, structure, or site.

2.3.8. Introduce new fences and walls only in locations and configurations that are consistent with the character of the landmark building and site. Construct new fences and walls of traditional materials in designs compatible with the landmark building and site in scale, material, height, and detail. Locate new fences and walls in ways that reinforce both the site's overall historic character and any historically defined site divisions or boundaries.

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.

2.6.1. Retain and preserve in place known archaeological resources that are important to the history of the landmark, site, or district.

2.6.2. Maintain and protect known archaeological resources from damage due to site work or new construction.

2.6.3. Reduce potential damage to known and unknown archaeological resources by minimizing site disturbances and changes that impact site terrain. It is not appropriate to use heavy machinery or equipment on sites if doing so may damage important archaeological resources.

2.6.4. Survey and record a landmark site in advance to determine the potential impact of site disturbances on important archaeological resources if major site changes are planned.

2.6.6. If a designated archaeological site is to be altered, survey and document the terrain in advance to determine the potential impact on significant archaeological resources.

2.8.4. Introduce new signage, if needed, that is compatible in scale, material, design, and color with the character of the landmark and site. It is not appropriate to construct new signs in materials that are incompatible with the character of the historic landmark.

FINDINGS OF FACT:

- 1) The walkway to and gathering area near the Mill Site will be constructed of gravel screenings with a stone edging**
- 2) The fencing will be constructed of locust posts and poplar rails to match existing fencing**
- 3) The findings from the 2018 archaeological investigation will be protected in the ground and the project will stay clear of the area noted as significant in the archeological report**

- 4) Native plant landscaping will be included around overlook and walkways similar to existing plantings at the park
- 5) The interpretive signage will be constructed of durable display materials and contain detailed history of the site”

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

Ms. Ashworth offered the following motion: “Based on the preceding findings of fact, I move that the Commission grant a Certificate of Appropriateness for the proposed project of adding walkways, fencing, landscaping, and signage, while protecting the archeological resources at the Robertson Mill Site & Dam.”

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

N.B. Mr. Roth stated that he has, as well, heard from so many people that they are glad that this site is open to the public after so many years. Ms. Carpenter noted that she has visited as well as kayaked there and thought it a beautiful site. Mr. Hinnant further said that he has heard great reviews on kayaking from many of the locals. Ms. Fowler noted that now Wake County will be able to add the historic interpretation of the site to the outdoor activities.

5. Committee Reports

a. Outreach Committee: Ms. Morrissey reported that the committee is in the process of planning for the *2019 Preservation Celebration*. Staff shall send more than 500 ‘Save-the-Dates’ to public officials and guests over the next week or two; and, official invitations will go out by the second week of March. At least four historic landmark plaques will be presented to new landmark owners. The *2019 Preservation Celebration* will be held on Sunday, April 28, 2019, 2:00 pm-5:00 pm at the Leslie-Alford-Mims House, Holly Springs, with The Gerald Parker Jazz Orchestra providing period music during the event. Next month, an assignment sheet will be passed around asking each commissioner to bring a particular item, so each member should come with an idea of what they would like to bring. Each dish (appetizers/desserts) should offer small portions for service on a small plate with fork; and, commission members are encouraged to bring two dishes each. Each commission member will then be assigned a food item and helping opportunities during the April meeting. Ms. Morrissey and staff met with the owners of the Leslie-Alford-Mims House and are working out details for seating and arrangements. Commission members need to plan to arrive no later than 2pm to help with setting things up.

QUERY: Ms. Williams asked how many each dish should serve. Ms. Morrissey stated that each dish should serve at least 25 to 30 people.

b. Designation Committee: Did not meet.

5. Staff Report

a. Survey Update Phase V – Eastern Wake USAs: Mr. Roth stated that a consultant has been selected; and, once they are notified, contracts will be signed, work

will begin. As the contract is actually between Wake County and the consultant, SHPO must develop the contract draft to give to the county. This final phase will include the USAs of Knightdale, Rolesville, Wendell, and Zebulon, as well as of the county's Little River watershed area.

- b. E.C & E. Daniel House – Zebulon BOC Public Hearing – March 4: Mr. Roth reported that the Zebulon Board of Commissioners met on February 4 to schedule March 4 as the date that they will hold a public hearing to consider designating the E. C. and Elvah Daniel house as Zebulon's second historic landmark. If designated, it will become the first privately owned historic landmark in the town. If designated, it will, in addition, be one of at least four landmark plaques presented to landmark owners at the 2019 *Preservation Celebration* on April 28, 2019.
- c. Minor Works COA Approvals: Mr. Bradham presented a minor works COA that was approved by staff:
CA-01-19 – Baucom-Olive House, Apex: The owner requested the installation of new chimney caps to replace the old rusted caps.
- d. Wake County Comprehensive Plan Update: Ms. Nolan handed out a questionnaire and asked the commission members to give her feedback on the wording of the questions. There was a lengthy discussion on certain phrases that were used and what might be more appropriate.

QUERY: Mr. Hinnant asked when Ms. Nolan would like the feedback received. Ms. Nolan asked for any responses to be given to her by the end of the week.

6. Old Business: Ms. Carpenter noted that *Preservation Zebulon* members have personally met with each Zebulon BOC member, save one, concerning the NR District nomination in Zebulon. She stated that *Preservation Zebulon* members will be attending Zebulon's BOC retreat in Rocky Mount at the end of February, where historic preservation and NR Districts will be a topic of discussion. SHPO staff will also be in attendance to help answer any questions that Zebulon BOC members might have.

7. New Business: None.

8. Other Business: None.

9. Chair's Report: None.

10. Adjourned: Hearing no objection, the meeting was adjourned at 4:24 pm.

Respectfully Submitted,

**Jeremy Bradham
Secretary**