

DRAFT MINUTES

Wake County Historic Preservation Commission
Tuesday, August 13, 2019 – 3:30 PM Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina

Members Present (12): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Mr. Ray Hinnant, Mr. Charles Blunt, Mr. Dan Turner, Ms. Mary Beth Carpenter, Ms. Carrie Ehrfurth, Ms. Lonnette Williams, Ms. Stephanie Ashworth, Ms. Peggy Beach, Ms. Camille Morrissey, Mr. Marshall Harvey

Members Absent (0): None.

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 3:35 pm.

2. Approval of August 13, 2019 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of July 9, 2019 Minutes

Ms. Williams noted that under "Other Business," the City of Raleigh awarded an additional \$3.1M to the project at Chavis Park for a total of \$15M. **Upon a motion by Mr. Harvey, seconded by Ms. Beach, the minutes were approved as amended.**

4. Election of Chair and Vice-Chair for FY 2019-2020

Ms. Ashworth presided for the election of the Chair and Vice-Chair.

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Upon a motion by Ms. Beach, seconded by Mr. Harvey, the Commission elected Mr. Ed Morris Chairman of the WCHPC by acclamation.

Upon a motion by Ms. Beach, seconded by Mr. Harvey, the Commission elected Mr. Jeff Hastings as Vice-Chairman of the WCHPC by acclamation.

In discussion, Mr. Turner stated that he isn't aware of another Chairman of any commission that has the expertise and experience as Mr. Morris, and this commission is fortunate to have him continue to serve as Chairman. Mr. Harvey noted that in all his travels across the state, this commission has its act together and is a well-oiled and efficient group.

N.B. Mr. Harvey noted further that Staff makes sure things run smoothly and keeps things well organized for the commission

5. Committee Reports

- a. Outreach Committee: Ms. Morrissey reported that the 2020 *Wake County Preservation Celebration* will be held on Sunday, April 26, 2020 at a location to be determined. The committee is exploring possible landmark sites that could accommodate the public event and will be examining those more closely in the coming months.

N.B. Mr. Harvey suggested choosing a site somewhere around Oberlin, the first African-American village outside of Raleigh after the Civil War. A tour could be given before the event of some of the historic houses and the cemetery there. Mr. Roth noted that the *Preservation Celebration* usually showcases a landmark under the jurisdiction of the WCHPC, but the committee will look into all possibilities.

b. Designation Committee: Mr. Turner reported

- The Tom Olive House landmark report will have its photographs added as soon as possible, but timeline is dictated by the restoration work currently under way.
- The Norris-Holland-Hare House, owned by the Town of Holly Springs, will be the first property to receive funds for a landmark report; and, Ms. Ellen Turco, Richard Grubb & Associates, Inc. will be writing the report.
- The owners of the John W. Adams House near Willow Spring were notified by staff that they could have a landmark report written on the house if they so choose, but SHPO has expressed concerns about its eligibility, which were the same concerns expressed by the WCHPC Designation Committee.
- Mr. Hinnant has met with the new owner of the Walter Burgess House in Wendell, and staff is awaiting a response to the letter sent to him re: becoming a Wendell Historic Landmark.
- The WD and Jane Ashworth House, the modernist house in Fuquay-Varina, is still being pursued, and both Staff and Ms. Ashworth are reaching out to the owner.
- After last month's staff visit to The Lassiter House, Apex, and despite some small concerns which staff shall address with the owners, the committee will move forward with a landmark report.
- The Strain House in Fuquay-Varina is a potential landmark and is dependent on the future owner of the property, as it will already have protective covenants
- The Millard Chamblee House in Zebulon is being considered as a potential landmark by the committee and will be explored further by staff.
- Staff is still working on the two properties in Rolesville that the committee was interested in designating as landmarks. Staff has reached out to the owners but, having had no response, Staff shall reach out to Rolesville town staff for a planned visit in the next month or so.

6. Staff Report

- a. Survey Update Phase V – Eastern Wake USAs: Mr. Roth stated that the consultant, Ms. Jamie Destefano, should be wrapping up her draft report in the coming weeks. She has reached out to SHPO staff with some questions, but has not heard back from them in the past month. SHPO should be reviewing what she has submitted thus far and authorize payments from Wake County for her work to this point. Everything needs to be wrapped up by the end of September, which marks the end of the Federal fiscal year. Staff hopes to have a good list of properties with Study List and new potential landmarks.
- b. 2020 Preservation Fund: Mr. Roth reported that the preservation fund has enough money to complete four new historic landmark reports. Mr. Turner's report highlights some potential properties and staff will follow up with the owners.
- c. James Madison Williams House, 4525 Green Level West Road, Apex: Mr. Roth reported that staff has left voicemails with the owners and with Mr. Adam Lovelady from the UNC School of Government concerning how to handle the situation. Staff wants to know what the owner's wishes are with the property now

that the house has been lost to fire, but staff also needs to know whether the owners are responsible for paying any back taxes should the property be de-landmarked, which is the question posed to Mr. Lovelady. Staff is waiting to hear back from both parties about how to proceed in this delicate matter.

- d. Wake County Comprehensive Plan Update: Ms. Nolan stated that historic preservation will be incorporated into the Wake County Comprehensive Plan, but, at this time, she doesn't have the details on what that will look like. The current phase of the comprehensive plan update is policy choices and tradeoffs. There are various ideas that have been voiced on how to best achieve those goals, which was the main focus of the advisory board meeting that Mr. Roth attended a few weeks ago. Wake County staff is examining growth alternatives to see how the growth can be directed in the future. This current phase of the update also includes some one-on-ones with senior leadership, and the consultant will be meeting with commission staff to discuss how the commission wants to fit historic preservation into the comprehensive plan. There is a working draft of how the plan will be structured, but it is still a fluid document; and, more surveys will be available to the public in the near future, with policy changes being a focus in the coming months.

N.B. Mr. Roth noted that the group discussions at the advisory board meeting in which he participated offered various perspectives at each table. Each unique interest in Wake County was represented and could voice different concerns to be included in the plan. Ms. Williams noted the same observations and hoped that preservation concerns would be met. The big concern is how preservation will fit with all the new development and growth for which Wake County is preparing with this plan.

N.B. Mr. Roth noted one friction point concerning property rights and historic preservation concerns. In general, that is a fair concern, but this commission works with property owners with an understanding of property rights, as the landmark program is voluntary. There is a trade-off, as each landmark owner received a 50% tax deferral for the regulation of the exterior of their property. This notion of property rights vs. historic preservation is an issue in some realms, but one that staff is willing to work with to ensure that a compromise can be reached for the sake of saving pieces of Wake County's history.

Ms. Nolan stated that the groups providing discussions during these advisory board meetings are very diverse, ranging from developers and environmental rights groups farmers and university students. Wake County Staff is digesting all of the information gathered at these sessions and finding a way to incorporate concerns and needs into the comprehensive plan.

- e. Wake County Website Update: Ms. Nolan stated that the website has been updated with the correct roster for the commission.
- f. Bryan Coates to Wendell Assistant Planning Director: Mr. Roth reported that Mr. Bryan Coates, who served as a long-time Wake County staff liaison to this commission, will be leaving Wake County and serving as the new assistant planning director for the Town of Wendell.
- g. Norris-Holland-Hare House: Mr. Bradham displayed a video prepared by the Town of Holly Springs for marketing the Norris-Holland-Hare House, providing lots of information concerning the history of the house. The house is being sold with a preservation easement and rehabilitation agreement with CAP, Inc.
- h. 2019 Anthemion Awards: Mr. Roth reported that the deadline for applications for Anthemion Awards is August 16. This year's Anthemion Awards presentation will

be held on September 23, 2019 at the *Irregardless Café*, downtown Raleigh. Invitations and letters will be sent to commission members in the next two weeks.

7. Old Business: Upon a motion by Mr. Turner, seconded by Ms. Ashworth, the board voted unanimously to have staff prepare a letter of appreciation from this commission to Bryan Coates, thanking him for his diligent work and service to the WCHPC. In discussion, Mr. Harvey added that the letter should be copied to Mr. Coates' personnel file with Wake County.

8. New Business: Mr. Hastings informed the commission that Ms. Jan Brooks, founding member of the Apex Historical Society, passed away last week from a sudden heart attack. The Apex Historical Society's Board of Directors will be discussing how best to honor her and her early preservation efforts in Apex that helped save quite a few buildings even before this commission was formed. Mr. Hastings also noted, on a lighter note, that the Apex Historical Society has its annual ice cream social event at the Maynard-Pearson House on August 18, 2019; and all commission members are encouraged to attend & enjoy some home-made ice cream.

9. Other Business: Ms. Ashworth asked for an update for information about the Olivia Raney Library, as some individuals had recently approached her as to its uncertain future. Mr. Bradham noted that, during this meeting, staff received an email stating that the building is being renovated as part of a bond referendum from 2007; moreover, the library and its collection will continue to be used as a valuable resource for Wake County residents and researchers alike.

Ms. Carpenter noted that *Preservation Zebulon* is working on its oral history project with recorded sessions on tape. If any commission members have worked on projects like this and are familiar with digitizing recordings from tape, please let her know.

Preservation Zebulon also has a fundraiser on September 28 with another installment of its Murder/Mystery dinner.

10. Chair's Report: Mr. Morris asked that the commission have a group picture taken at the front of the room, as the entire commission is in attendance today.

11. Adjourned: Hearing no objection, the meeting was adjourned at 4:25pm.

Respectfully Submitted,

Jeremy Bradham
Secretary