

MINUTES

Wake County Historic Preservation Commission

Tuesday, August 8, 2017 – 3:30 PM Room C -170 – Wake County Public Safety Center
330 S. Salisbury Street, Raleigh, North Carolina

Members Present (8): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Ms. Stephanie Ashworth, Mr. Charles Blunt, Mr. Jack Harman, Ms. Camille Morrissey, Mr. Ray Hinnant, Mr. Dan Turner

Members Absent (4): Mr. Marshall Harvey, Ms. Carrie Ehrfurth, Ms. Michelle Muir, Mr. Wes Tripp

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 to order at 3:30pm.

2. Approval of August 8, 2017 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of July 11, 2017 Minutes

Ms. Ashworth noted that under Item E in the Staff Report, WCHPC should be substituted for WCHOC. Upon a motion by Ms. Morrissey and seconded by Mr. Harman, the minutes were approved as amended.

4. Election of Chair and Vice-Chair for FY 2017-2018

Mr. Hastings presided for the election of the Chair.

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

Mr. Morris presided for the election of the Vice-Chair.

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

5. Committee Reports

a. Outreach Committee: Ms. Morrissey stated that the committee discussed potential activities for the commission in the off year between *Preservation Celebrations*. In the committee meeting, Mr. Blunt suggested a smaller event or social with a meeting/event for the historical societies in the area to gather and meet. As most of the organizations do not know about the range and scope of the activities of the WCHPC, it would benefit all organizations to get together for information and relationship building. Potential invitees could include The Wake County Historical Society, Apex Historical Society, Wendell Historical Society, Little River Historical Society, etc. **The committee will further explore this proposal and others in the coming months.**

b. Designation Committee:

Mr. Turner stated that, since a part of Apex included in the grant application was not included in the draft report distributed to the Commission, the Western Wake survey update will be presented at next month's WCHPC meeting. The surveyor has agreed to take a look at that area west of Apex and to update her findings accordingly. The next phase of the grant, which this commission was just awarded, must be completed by August, 2018, and staff anticipates that the survey process will begin shortly.

Staff has not had an update from Zebulon Town Staff about a potential landmark application for the Wakelon School in Zebulon. The Tom Olive House in Apex will likely apply for landmark status this winter; and, the developer has agreed to pay for the landmark report. The Percy J. Olive House landmark nomination, also in Apex, will be funded by this commission. The Upchurch-Williams House in Apex is currently having its landmark report written, paid for by the Town of Apex. Other potential landmarks are being examined, but as of right now, all monies from the preservation fund have been encumbered with landmark reports and survey update. Mr. Turner proposed that the commission proceed with landmark applications for the Percy J. Olive House and the Wakelon School (once ok is received from Town of Zebulon.) **Upon the motion by Mr. Turner, seconded by Ms. Morrissey, the commission voted unanimously to proceed with landmark applications for both the Percy J. Olive House and the Wakelon School.**

6. Staff Report

- a. Annual Report: Copies of the FY2016-17 Annual Report should have been received by all commission members. The FY2016-19 WCHPC Annual Report is the record of a remarkable year, highlighting the many accomplishments of the WCHPC.
- b. Preservation Fund Update: Mr. Roth reported that the commission will disburse \$16,656 in preservation funds of which \$9,000.00 is allotted as matching funds for Phase 4 of the Wake County survey update; and, of which \$6,200 is allotted for two landmark reports. All funds are encumbered for this fiscal year.
- c. Western Wake County Survey Update: Mr. Roth stated that Heather Wagner Slane, the surveyor for the current phase of the Wake County survey update, will be presenting her report at next month's commission meeting. Staff's original grant proposal to the SHPO included a map that displayed all areas to be covered in this most recent phase of the survey. Staff noticed, however, that the *draft report* failed to include areas west of Apex – that area of the county most in peril from threat of rapid development. While the grant application to the SHPO included this area, maps provided to the consultant by SHPO (via Wake County staff) failed to include this critical area. Staff has resolved survey map issues between the consultant and SHPO staff. The consultant is currently surveying the region west of Apex; and, will include the missing properties in next month's report to the commission. Staff shall, in the future, be diligent in assuring compliance between maps provided by SHPO to the survey consultant and maps included in the grant application sent to SHPO.
- d. 2017 CLG Grant Requests: Two different grant requests were made by the WCHPC as the CLG for Wake County.
 1. Eastern Wake Survey Update: Now that funds are available Staff and SHPO are working on the RFP for the next phase of the survey update, which will include Zebulon and its ETJ. With a completion deadline of August 2018, the project will likely begin early January.
 2. Rock Cliff Farm/BW Wells Association: No word has been received on the status of this grant request.
- e. Planning Work Group: Mr. Roth stated that staff has been in contact with Wake County staff - specifically Mr. Coates - concerning a work group intended to discuss future planning considerations in light of historic resources. On Thursday,

August 10, WCHPC Staff will be meeting with Wake County staff as well as members of this commission - Mr. Harvey, Ms. Ehrfurth, Ms. Muir, and Ms. Ashworth - to examine data that the county has collected; and, to develop a plan-of-action for achieving this most important goal. Those jurisdictions with legislation concerning surveyed historic properties will be examined to see how well best practices may or may not fit within the context of Wake County's jurisdiction. WCHPC Staff is eager to be included (at the invitation of Wake County Staff) early in the zoning process so that assessments can be carried out and comments made which the Planning Board can take into consideration from the beginning of the zoning process.

QUERY: Mr. Harman inquired if the end objective is for Wake County to have state-enabling legislation as other jurisdictions have done. Mr. Roth stated that it depends on varying factors. There might be a way to address the problem by other means, specifically with notice of the process and reviews sent to commission staff. It is not likely that Wake County will need to do something exactly as other jurisdictions have done. The state-enabling legislation is vague; and, the question remains should Wake County join with Apex, Cary, and Wake Forest or should it seek to have separate legislation passed. It would be up to Wake County to decide how to structure that; and, it's worth noting that there is a political aspect to seeking/obtaining special legislation. Staff has learned, through previous meetings with county staff, that some changes to the process can be handled by administration. One remark staff heard in the case of the Captain Bailey Williamson House hearing is that if we had expressed our concerns in the zoning phase, then perhaps something could have been done to ensure a preservation plan for this important historic house. Many old structures are being torn down in Wake County and many of them are of no concern due to their lack of historic character; nevertheless, there are a select few that could slip through the cracks and be lost forever. These are the ones that should be of concern to this commission and to Wake County.

N.B. Mr. Turner noted that buildings that were once common in Wake County have quickly become endangered. Today, tenant houses, which once dotted Wake County's landscape, are becoming exceptionally rare and should be designated as endangered. Mr. Roth noted that Wake County's planning staff is currently addressing these issues with the hope of developing a plan of action as part of this Thursday's meeting with WCHPC Planning Work Group.

- f. Minor Works COA Approvals: Mr. Bradham presented two (2) minor works COAs that were approved by staff.

CA-04-17 – Ballentine-Spence House, Fuquay-Varina: The owner requested the installation of a white wooden fence around the back of the property.

CA-05-17 – Apex Town Hall (Former), Apex: The owner requested the installation of a WiFi access point on the back of the building.

N.B. There was a lengthy discussion concerning the landmark boundary between the Dr. Wiley S. Cozart House and the Ballentine-Spence House. There is a narrow sliver of property that was purchased by the owner of the Dr. Wiley S. Cozart house beside the Ballentine-Spence House. This small section of property, which is located between both landmark properties, still remains a part of the landmark for the Ballentine-Spence House, even though it is currently owned by the owner of the Dr. Wiley S. Cozart House. Staff will reach out to both owners concerning this discrepancy.

7. **Old Business:** None.
8. **New Business:** None.
9. **Other Business:** None.
10. **Chair's Report:** Mr. Morris noted that the Wake Forest Historical Museum will be meeting with the WFHPC concerning the placement of a flagpole at the Dr. Calvin Jones House. In a unique turn of events, Mr. Morris will be on the *request* end of a COA hearing as opposed to his current position as Chair of the WCHPC. Mr. Morris also noted that Ms. Mae Pearce, owner of several historic landmark properties, provided him with a packet of information on the Mitchell Mill property which had been gathered by her late husband. She appreciates all the work that this commission has done
11. **Adjourned:** Hearing no objection, Mr. Morris adjourned the meeting at 4:29pm.

Respectfully Submitted,

Jeremy Bradham
Secretary