DRAFT MINUTES
Wake County Historic Preservation Commission
Tuesday, October 11, 2016 – 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), Ms. Camille Morrissey, Mr. Patrick Lawson, Mr. Ray Hinnant, Mr. Dan Turner, Ms. Stephanie Ashworth, Mr. Wes Tripp, Mr. Marshall Harvey, Ms. Michelle Muir
Members Absent (2): Ms. Carrie Ehrfurth, Mr. Jack Harman
Staff (2): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)

1. Call to Order / Roll Call:
Mr. Hastings (on behalf of Mr. Morris) called the meeting to order at 3:33pm.

2. Approval of October 11, 2016 Agenda
Hearing no objection, the agenda was approved as submitted.

3. Approval of September 13, 2016 Minutes
Hearing no objection, the minutes were approved as submitted.

4. Committee Reports
   a. Outreach Committee: Ms. Morrissey reported that the WCHPC 2017 Preservation Celebration will kick off Preservation Month in Wake County with a tentative date of Sunday, April 30. Staff is close to confirming the venue, the Jones-Johnson Farm, Fuquay-Varina. The first landmark to be designated by the WCHPC as well as the family home place of an original commission member, Joanna Johnson Proctor, staff expects to have positive news and event details at WCHPC’s 2016 Annual Retreat in Apex on November 15, 2016.
   b. Designation Committee: Mr. Turner stated that the report for the Joseph Blake Farm near Strothwell is nearly complete; and, is expected to be presented before the commission at the annual retreat in November.

5. Staff Report
   a. Zebulon Interlocal Agreement Update: Mr. Roth stated that there is hope that Zebulon will, once again, become a part of the Wake County historic preservation program. As a community, Zebulon and surrounding areas have not been surveyed since 1991. He stated that he, Bryan Coates, and Claudia Brown, SHPO, spoke to the Zebulon Board of Commissioners at their work session on Wednesday, September 21. More than a year ago, Mr. Coates and Mr. Roth spoke to Town of Zebulon with another Town Manager in place. Zebulon’s new Town Manager has expressed interest in the county preservation program; and, there is further public interest from Preservation Zebulon, a local historic preservation, private, non-profit corporation. At the meeting, Ms. Brown discussed the benefits of being in a CLG; Mr. Roth spoke to the Board of Commissioners about the role of the WCHPC; and, Mr. Coates outlined the process for returning to the program. The Mayor asked the Zebulon Planning Director to prepare a summary of the issues raised; and, staff will wait to hear feedback from the Town.

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b. Western Wake Urban Services Area Update: Phases 1 and 2 of the Wake County Survey Update are concluded; and, the RFP is out for Phase 3. This year's survey will include the future urban services area around Apex, Fuquay-Varina, and Holly Springs as well as the County watershed area near Falls Lake in the northwestern corner of the County. Once this phase has been completed, the entire county - minus the future urban service areas around Knightdale, Wendell and Zebulon - will have been re-surveyed. Should Zebulon choose to rejoin the county preservation program, the final phase of the survey update will include Zebulon as well as these remaining urban services areas, thereby completing all remaining parts of the County. This year's phase three survey update shall include western Wake future urban service areas as they stood two years ago when the first survey update was conducted. Many of the towns surveyed have shifted their boundaries since that time, engulfing what was once under the jurisdiction of the County.

c. PNC Annual Conference Follow-Up: Mr. Bradham shared an email that Ms. Ehrfurth had forwarded to him about her experience at the conference. She wrote:

"I attended the two Commission Training Sessions on Thursday afternoon. Adam Lovelady, from the UNC School of Government, was there to cover legal issues for COAs. He covered Due Process, what makes an official meeting (notice given and conducted in public), how to apply the design standards, ex parte communication, and bias. It was an informative session, and he even gave us a small case study with some questions to consider and discuss.

The second session was a panel session with city planners from Raleigh (Martha Lauer), Winston-Salem, and Greensboro. Adam Lovelady led the panel, asking questions about issues that commissions face.

My favorite thing to come out of the session was the quote, 'Feel' is a four letter word.' In other words, commissioners should not base decisions on feelings. A statement such as, 'This just doesn't feel right,' is not a valid basis for a decision about CCA application."

Ms. Ashworth stated that having previously been familiar with Elm Street in Greensboro, she appreciates what has happened downtown with its revitalization. She had lunch at Mellow Mushroom, which is currently located in a former auto body shop. Ms. Ashworth noted that Mitch Wilds gave a presentation about the use of tax credits and used historic mills for case studies. Many of these have been turned into urban housing. Tax credits have been increased for mills while having decreased in the private sector. She encouraged all commission members to not wait until 2020 to begin lobbying for an extension of the historic rehabilitation tax credits again. By attending, Ms. Ashworth and Ms. Ehrfurth have fulfilled the CLG requirements for this past fiscal year.

d. CLG Cemetery Workshop, October 12-13, 2016, Raleigh: The CLG training opportunity concerning preservation and restoration practices in cemeteries will be held on October 12 - 13; and, will be hosted by City of Raleigh Department of Parks, Recreation and Cultural Resources. Ms. Ashworth, Mr. Lawson, and Mr. Turner have signed up and will attend for CLG credit. Staff will have both Mr. Roth and Mr. Bradham in attendance, as well. The agenda for the workshop, which will begin at 9 am each day, has been shared with those planning to attend.

e. WCHPC Annual Retreat, November 15, 2016: This year's annual WCHPC retreat will be held in Apex. Mr. Roth shared that Mr. Hastings has helped to secure the

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Halle Cultural Arts Center (former Apex Town Hall) for the retreat including a nice meeting room and additional space. Staff is working to secure the site with fees waived, as the Town normally charges a fee for use. The retreat will officially begin at 11:00am on Tuesday, November 15. Speakers will give presentations on two different topics, and there will be a break for lunch as well as a walking tour of historic houses prior to the official WCHPC meeting, 3:30pm, also at the Halle Center. Staff is still entertaining ideas for speakers and topics for discussion. Ms. Ashworth suggested Mitch Wilds be invited to deliver his PowerPoint(TM) presentation concerning historic tax credits (see above) to the entire WCHPC.

f. **COA Hearings:** Mr. Roth anticipates that there will likely be two separate COA hearings at November's annual retreat. First, property owners are working with staff and County planning staff in preparation for a COA as well as for a special use permit. No permits may be issued by the County until a COA has been issued, so staff is working to assure that the COA as presented to the Commission will also pass muster with the County. Secondly, an after-the-fact COA will likely be presented next month.

6. **Old Business:** Ms. Ashworth stated that CAP had a successful Anthemion Awards presentation this year, Monday, September 26, 2016, at the Irregardless Café, Raleigh with some great projects receiving awards. Mr. Hastings noted that the projects ranged across municipalities and offered a good cross section of preservation efforts across the County, including two different infill projects within established historic districts. Mr. Roth further noted that Matthew Brown, the recipient of CAP’s Lifetime Achievement Anthemion Award, was also Tar Heel of the Week.

7. **New Business:** None.

8. **Other Business:** Mr. Hastings said a few words about the work being carried out at the Franklin-Jones House which was moved to his property in May of 2015. A lumber mill in Raleigh has cut eighteen-foot rafters (stacked to dry naturally) which shall replace original rafters destroyed in relocation. Mr. Hastings will also replicating some of the missing pegs with the new roof placed on the house by the first of the year. Hopefully, once the process is completed, everyone can come out for a big celebration. The commission eagerly anticipates the successful completion of this long-term project.

9. **Chair’s Report:** Mr. Morris stated that the NRAC will be determining if the Calvin Jones House shall be listed individually on the National Register of Historic Places. Calvin Jones was, himself, inducted into the Raleigh Hall of Fame last week.

10. **Adjourned:** Hearing no objection, the meeting was adjourned at 4:02pm.

Respectfully Submitted,

Jeremy Bradham
Secretary

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