DRAFT MINUTES

Wake County Historic Preservation Commission
Annual Retreat
Tuesday, November 15, 2016
Halle Cultural Arts Center
237 N. Salem Street, Apex, 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, Ms. Michelle Muir, Ms. Carrie Ehrfurth, Mr. Marshall Harvey

Members Absent (2): Mr. Jack Harman, 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 retreat to order at 11:00 am.

2. Approval of November 15, 2016 Retreat Agenda
Hearing no objection, the agenda was approved as submitted.

3. Welcome to Apex – Diane Long, President of the Apex Historical Society
Ms. Long welcomed the Commission to Apex, providing contextual history for the town of Apex and its preservation efforts over the years.

4. Mr. Pat Schell - “Elgin Plantation, Warren County”
Mr. Schell gave a presentation concerning the restoration of Elgin Plantation in Warren County, a project that took nearly two years to complete. He discussed preservation issues and the process and challenges of restoring a house, from working with the SHPO, Preservation North Carolina, and the new owners.

4. Ms. Michelle Michael - “Ailey Young House, Wake Forest”
Ms. Michael gave a presentation on the stabilization and restoration of the Ailey Young House, Wake Forest, NC, an important African-American dwelling linked to the Town’s history. Partnerships and grants have successfully funded this project as it continues into the future towards ultimate restoration.

BREAK FOR LUNCH

6. Walking Tour of four Apex historic properties
   A. Thompson-Utley-Tunstall House, 406 North Elm Street, Apex
   B. Harward House, 215 East Chatham Street, Apex
   C. Harward-Bagley House, 205 East Chatham Street, Apex
   D. Percy J. Olive House, 206 South Salem Street, Apex

*Copies of any of the designation reports and other information regarding agenda items available by calling 833-6404 or e-mailing info@cappresinc.org
7. **Additional topics for discussion:** None

8. **Adjourn:** Mr. Morris adjourned the WCHPC Annual Retreat at 3:39 pm.

Respectfully Submitted,

Jeremy Bradham
Secretary
DRAFT MINUTES

Wake County Historic Preservation Commission
Annual Retreat
Tuesday, November 15, 2016
Halle Cultural Arts Center
237 N. Salem Street, Apex, North Carolina

Members Present (12): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Ms. Camille Morrissey, Mr. Patrick Lawson, Mr. Ray Hinnant, Mr. Dan Turner, Ms. Stephanie Ashworth, Ms. Michelle Muir, Ms. Carrie Ehrfurth, Mr. Marshall Harvey, Mr. Jack Harman, Mr. Wes Tripp

Members Absent (0): None.

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 of the Wake County Historic Preservation Commission to order at 3:40 pm.

2. Approval of November 15, 2016 Agenda
Hearing no objection, the agenda was approved as submitted.

3. Approval of October 11, 2016 Minutes
Hearing no objection, the minutes were approved as submitted.

4. Public Hearing to Consider the Joseph Blake Farm, Knightdale vicinity as a Wake County Historic Landmark
   a. Order of Hearing:
   b. Presentation by Staff: Mr. Bradham presented a PowerPoint reviewing the architectural and historical significance of the Joseph Blake Farm near Shotwell;
   c. Comments by Department of Cultural Resources are on file with these minutes;
   d. Comments by Interested Parties: None
   N.B.: Mr. Turner noted that, historically, it was very common to move buildings around on farms, as we saw for some of the buildings on the Joseph Blake Farm.

WCHPC Discussion/Action: Upon a motion by Mr. Turner, seconded by Mr. Tripp, the Wake County Historic Preservation Commission voted UNANIMOUSLY to recommend designation of the Joseph Blake Farm, Knightdale vicinity, as a Wake County Historic Landmark.

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5. **Public Hearing to Consider CA-09-16**

Applicant: John Byrne  
Landmark: Dr. Wiley S. Cozart House  
Location: 333 S. Main Street, Fuquay-Varina, NC 27526  
Jurisdiction: Town of Fuquay-Varina

The applicant is requesting an after-the-fact Certificate of Appropriateness for the addition of two sculptural works (garden gate and Bengal Tiger) as community art pieces.

Mr. Morris began by summarizing the public hearing procedures.

(https://www.wakegov.com/commissioners/Pages/meetingprocedures.aspx)

Mr. Morris swore in Mr. Roth and Mr. Bradham to speak on the application. Mr. Bradham presented a PowerPoint summarizing the application and noted it was an after-the-fact COA. Following the presentation, staff recommended approval of the application. Mr. Morris asked if there were any comments by interested parties. Hearing none, Mr. Morris closed the hearing and opened the floor for discussion among the WCHPC.

Mr. Morris asked if there were any questions for staff.

**QUERY:** Ms. Muir asked for information on the art pieces the commission previously approved after-the-which are located at the Page-Walker Hotel, Cary; and, about the permanence of the two pieces in Fuquay-Varina. Mr. Bradham stated that the original application - an after-the-fact submission - stated the pieces to be temporary.

**N. B.** Ms. Erhfurth noted that it is not this commission’s job to judge the design or taste of the ('feel' is a four-letter word in the preservation community) but rather to act based on what the design guidelines allow.

**N.B.** Ms Muir noted that the pieces at the Page-Walker Hotel are associative art pieces related to that site specifically. Mr. Roth affirmed that as noted, today's applicant had the garden gate designed by a local artist to represent wildflowers/wildlife found on the property. Ms. Muir added that the feature being considered functions as a gate to property and as an art piece.

With no further remarks, Mr. Harmon offered the following motion:

“I move that the WCHPC find as a fact that the placement of an outdoor sculpture on the grounds of the Dr. Wiley S. Cozart House is in accordance with the following Wake County Guideline for Setting and Site Features.

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2.1.3. Introduce new site features, building additions, and independent structures in ways that are compatible with the visual and associative characteristics of the landmark’s setting.

FINDINGS OF FACT:

1) The proposed gate is a sculptural work that represents the garden setting, the plants and wildlife found on the property.

2) The proposed Bengal Tiger is the local high school’s mascot. It is one of 15 tigers placed throughout the town to promote community spirit.”

Mr. Lawson seconded. Mr. Morris asked if there was any discussion concerning this motion. In discussion, Ms. Morrissey stated that if the COA were not after-the-fact, the commission would more than likely have suggested that the gate be placed elsewhere on the property. With no further discussion, the motion passed 6-4.

Yay (6): Ms. Camille Morrissey, Mr. Jack Harman, Mr. Wes Tripp, Mr. Jeff Hastings, Ms. Carrie Ehrfurth, Mr. Patrick Lawson
Nay (4): Mr. Ray Hinnant, Ms. Stephanie Ashworth, Ms. Michelle Muir, Mr. Marshall Harvey

Mr. Tripp offered the following motion: “Based on the preceding findings of fact, I move that the Commission grant a Certificate of Appropriateness for the placement of two sculptural works on the grounds of Dr. Wiley S. Cozart House.” Mr. Hastings seconded. With no further discussion, the motion to approve the COA passed 6-4.

Yay (6): Ms. Camille Morrissey, Mr. Jack Harman, Mr. Wes Tripp, Mr. Jeff Hastings, Ms. Carrie Ehrfurth, Mr. Patrick Lawson
Nay (4): Mr. Ray Hinnant, Ms. Stephanie Ashworth, Ms. Michelle Muir, Mr. Marshall Harvey

N.B. Mr. Hastings asked that the applicant be reminded to bring future installations like these before the commission for approval in advance.

6. Public Hearing to Consider CA-10-16

Applicant: Chris & Wendy Callahan
Landmark: Thompson House
Location: 2328 Old NC Highway 98, Wake Forest, NC 27587
Jurisdiction: Wake County
The applicant is requesting the addition of a small greenhouse on the property.

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Mr. Bradham presented a PowerPoint summarizing the application. Following the presentation, staff recommended approval of the application. Mr. Morris asked if there were any comments by interested parties. Hearing none, Mr. Morris closed the hearing and opened the floor for discussion among the WCHPC.

Mr. Morris asked if there were any questions for staff. Mr. Roth noted that the commission could approve the COA with the condition that the greenhouse is painted to match the other outbuildings.

With no further remarks, Mr. Tripp offered the following motion:

“I move that the WCHPC find as a fact that the placement of a small greenhouse structure on the grounds of the Thompson House is (is not) in accordance with the following Wake County Guideline for Setting and Site Features.

2.1.3. Introduce new site features, building additions, and independent structures in ways that are compatible with the visual and associative characteristics of the landmark’s setting.

FINDINGS OF FACT:

1) The proposed greenhouse will be located behind the corn crib and away from the main house and will be minimally visible

Mr. Lawson seconded. Mr. Morris asked if there was any discussion concerning this motion. In discussion, Mr. Turner suggested that the WCHPC ask the owners to consider painting the greenhouse to match the other outbuildings, but not require them. With no further discussion, the motion passed unanimously.

Mr. Harman offered the following motion: “Based on the preceding findings of fact, I move that the Commission grant a Certificate of Appropriateness for the placement of a small greenhouse structure on the grounds of Thompson House, with consideration to match the color of the other outbuildings on the property.” Mr. Tripp seconded. With no further discussion, the motion to approve the COA was unanimously approved.

7. Staff Report
a. Western Wake Urban Services Survey Update: Mr. Roth reported that the County has selected and hired the consultant, Heather Wagner-Slane, who completed the previous phase of the Wake County Survey Update. This phase of the survey update will include the future urban service areas of Apex, Fuquay-Varina, and Holly Springs; and, will cover the northwestern corner of the county within the Falls Lake watershed. The contracts are being written this month and will be signed shortly.

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b. Preservation Celebration Update: Staff is still waiting to receive confirmation for the location of the Preservation Celebration on April 30, 2017, including the possibility that another location will be selected.

8. Old Business: None.

9. New Business: Mr. Harman noted that the County is selling the Rosenwald School in Knightdale for $1. There are currently no protections with this property.

10. Other Business: Ms. Muir stated that a friend is relocating to Wake County and is looking for an interpretive/historic preservation job if anyone hears of anything available. Mr. Hastings noted that for commissioners whose appointments end this year, individual applications to remain on the commission must be submitted by December 18, 2016. Mr. Roth stated that commission members should contact Denise Hogan, Clerk to the Wake County Board of Commissioners.

11. Chair’s Report:
Mr. Morris thanked the Apex Historical Society along with the Town of Apex for hosting the 2016 WCHPC Annual Retreat as well as for their hospitality and refreshments. The 2016 Wake Forest Historic Homes Tour will be held Saturday, December 3; and, the 2016 Apex Homes Tour will be held Sunday, December 4. Mr. Morris wished a Happy Thanksgiving – a uniquely historic American holiday - to all commission members.

12. Adjourned: Hearing no objection, the meeting was adjourned at 4:36 pm.

Respectfully Submitted,

Jeremy Bradham
Secretary