DRAFT MINUTES
Wake County Historic Preservation Commission
Tuesday, December 13, 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, Mr. Wes Tripp, Mr. Marshall Harvey, Ms. Michelle Muir, Mr. Jack Harman
Members Absent (2): Ms. Carrie Ehrfurth, Ms. Stephanie Ashworth
Staff (2): Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)
Mr. Bryan Coates, Wake County Planning and Development Services Division

1. Call to Order / Roll Call:
Mr. Morris called the meeting to order at 3:33pm.

2. Approval of December 13, 2016 Agenda
Hearing no objection, the agenda was approved as submitted.

3. Approval of November 15, 2016 Retreat and Monthly 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 be held at the Jones-Johnson Farm in Fuquay-Varina on Sunday, April 30 and will kick off Preservation Month in Wake County. This property was the first landmark to be designated by the WCHPC as well as the family home place of an original commission member, Joanna Johnson Proctor. Ms. Morrissey and staff plan to meet with the owner sometime in January to work out details and logistics.
   b. Designation Committee: Mr. Turner stated that all money from the preservation fund has been encumbered. The committee is currently pursuing further information on potential landmarks in Apex and Fuquay-Varina, with the leading contender being the Percy J. Olive House located at 206 S. Salem Street in Apex, a house that was toured by the commission last month at the annual retreat. Another house in Apex, the Thompson-Wrenn House, located at 203 E. Chatham Street, is one of the earliest houses in Apex, but is covered in vinyl siding. The committee saw this as an issue, but staff plans to pursue this possibility further, as the owner is pursuing landmark status. The Edward Sexton House, located at 1440 N. Main Street in Fuquay-Varina, will also be investigated further in the coming months. There will be funds available for landmarks beginning in July of 2017.

5. Staff Report
   a. Western Wake Urban Services Area Update: Phases 1 and 2 of the Wake County Survey Update are concluded. Heather Wagner Slane, who completed Phase 2 of the survey update, will be working with Cheri Szcodronski (formerly the Director for Chapel Hill Preservation Society) to complete the third phase of the survey update. This year’s survey will include the future urban services area around Apex, Fuquay-Varina, and Holly Springs, as well as the County watershed

*Copies of any of the designation reports and other information regarding agenda items available by calling (919) 833-6404 or e-mailing info@cappresinc.org*
area near Falls Lake in the northwestern corner of the County. The consultant is currently working on a press release announcing the project.

b. Joseph Blake Farm, Knightdale vicinity: The Wake County Board of Commissioners approved the Joseph Blake Farm near Knightdale to be designated a Wake County Historic Landmark at its meeting on December 5, 2016. Mr. Bradham thanked Vice-Chair Hastings for representing the commission and giving the WCHPC recommendation to the WCBOC at the end of the hearing.

c. 2016/2017 C.G Report: Mr. Bradham reported that the CLG report for 2016-2017 has been completed by staff and will sent out to the commission this week. It highlights the activities of the WCHPC over the past year according to the Federal Government's fiscal calendar.

d. 2017 CLG Grant Program: Staff will have a recommendation for the commission in January concerning Phase 4 of the Wake County Survey Update. This could potentially involve areas surrounding Zebulon and Little River, as staff continues to remain hopeful of Zebulon’s return to the preservation program. The deadline for grant applications to be submitted to SHPO is at the end of February.

e. WCHPC Reappointments: Mr. Bradham reported that Ms. Ehrfurth and Mr. Lawson received letters confirming that that were up for reappointment to the WCHPC. Mr. Morris, Ms. Ashworth, Mr. Turner, and Mr. Harvey are also up for reappointment, but did not receive letters, as they have served more than two terms. Mr. Bradham noted that he had sent out two email reminders the previous week to those up for reappointment to contact the County Commission Clerk’s office if they wish to remain on the commission. Mr. Bradham also notified the commission that Ms. Ehrfurth had written a letter to WCBOC Chair Sig Hutchinson on behalf of those up for reappointment noting that the knowledge and resources they bring to the WCHPC are invaluable and irreplaceable.

6. **Old Business:** Mr. Harvey asked if staff had heard anything from those involved with the work at the Panther Branch Rosenwald School. Mr. Bradham noted that he had reached out to Ms. Barbara Perry earlier this year concerning the historic plaque presentation but never heard back from her. Furthermore, Mr. Harmon asked about the COA that was withdrawn and postponed for the Dr. Nathan Blalock House two months earlier. Mr. Bradham stated that County staff is still working with the owners to have the site plan conform to the UDO and all of their requirements before they can submit a COA to the commission.

7. **New Business:** Mr. Lawson asked a hypothetical question concerning a landmark losing its designation. Mr. Morris noted that the municipality or county would have to vote to have the building de-landmarked and the owners would have to pay three years of deferred taxes. Mr. Lawson then asked specifically about Raleigh and how the process differs from the County. Mr. Coates noted that if it located within a district and not an individual landmark, it would be a zoning issue, so the owner could not opt out. Mr. Bradham pointed out that, in most every case, either the current owner was involved in the designation process or they are a subsequent owner that bought a historic landmark and have been receiving those benefits. Mr. Hastings commented further and noted that in Apex, there is an ordinance in place that protects all historic buildings, regardless of designation, if they have been surveyed as a historic property.

*Copies of any of the designation reports and other information regarding agenda items available by calling (919) 833-6404 or e-mailing info@cappresinc.org*
8. **Other Business:** Mr. Coates said the Wakefield Barn has submitted a special use permit to hold events with potential new owners. Mr. Bradham stated that staff has met with the potential buyers of the property to discuss any potential changes to the property. As of the most recent meeting, it appears unlikely that any of the discussed work will require a COA, as it will mostly involve the interior of the barn. Mr. Coates further noted that barns and older houses are becoming popular for weddings across the county. Ms. Morrissey stated that this will be a great use for the buildings. Mr. Morris referred to Winmock, west of Raleigh, having successfully been converted for use as a wedding venue.

9. **Chair's Report:** Mr. Morris thanked the commission for a successful retreat with 100% attendance in Apex and gave a special thanks to Michelle Michael and Pat Schel for their informative presentations, and to the town of Apex for its hospitality. Merry Christmas to all and a Happy New Year.

10. **Adjourned:** Hearing no objection, the meeting was adjourned at 4:04pm.

Respectfully Submitted,

Jeremy Bradham
Secretary

*Copies of any of the designation reports and other information regarding agenda items available by calling (919) 833-6404 or e-mailing info@cappresinc.org*