DRAFT MINUTES
Wake County Historic Preservation Commission
Tuesday, March 14, 2017 – 3:30 PM Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina

Members Present (8): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Ms. Camille Morrissey, Mr. Charles Blunt, Mr. Ray Hinnant, Mr. Dan Turner, Mr. Wes Tripp, Mr. Marshal Harvey

Members Absent (4): Ms. Michelle Muir, Mr. Jack Harman, Ms. Carrie Ehrfurth, Ms. Stephanie Ashworth

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 March 14, 2017 Agenda
Hearing no objection, the agenda was approved as submitted.

3. Approval of February 14, 2017 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 Dr. Nathan Bialeck House on April 30 and will kick off Preservation Month in Wake County. Ms. Morrissey gave an overview of what to expect at the Preservation Celebration for the new members while Mr. Bradham displayed a PowerPoint of previous Preservation Celebration events. Ms. Morrissey passed around a sheet for commission members to indicate the food items they will bring to the event and how they plan to help at the event.
   b. Designation Committee: Mr. Turner stated that $1.61 is left in the preservation fund for FY2016-2017. The remaining funds can likely be used to buy some preservation books for the Olivia Raney Library. With a majority of the funds used for the fourth phase of the Wake County Survey Update, there will be enough for one landmark report in FY2017-2018, with the potential for another, if there is a fund increase to this coming year’s preservation fund. The committee also discussed the c. 1850 Captain Bailey Williamson House near Shotwell, which is likely in danger of development. Mr. Roth explained the situation surrounding the house under discussion, which involves a proposed self-storage facility developed on the property with a plan to “remove” the house. There is currently no known plan for the house to see it saved, as no one knows what “to be removed” exactly means in the development plan. Mr. Bradham displayed a PowerPoint of images of the house, which is included in Kelly Lally’s Wake County book. The building has vinyl siding, which is likely the only reason that it was not included on the Study List for potential National Register listing. Mr. Roth stated that this building is a significant structure that is located on property that has been rezoned for commercial purposes. There should be a preservation plan for this structure, as it is most definitely a candidate to be a Wake County Historic Landmark. Staff plans to attend the Wake County Planning Board meeting on Wednesday, March 15 and present a resolution from this commission requesting

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that approval be conditioned on submission of a preservation plan for the house. The building is noted as a significant historic property on all Wake County maps and was discussed in previous Wake County Planning Board discussions. Staff has a lot of questions about this property and its future.

**QUERY:** Mr. Blunt asked if there were any significant outbuildings on the property. Mr. Roth stated that staff has not been able to visit the property, but there are historic outbuildings on the survey file, but their condition is unknown.

Mr. Roth further noted that staff received a review of this property in October of 2016 as part of a regular County review process. Mr. Bradham commented on the historic significance of this property and asked to be consulted further regarding the plans. County staff forwarded Mr. Bradham’s comments to the developer, yet no response was ever received.

**QUERY:** Mr. Hinnant asked if the house was still in the same family. Mr. Roth said that it was not, although it was in the Williamson family for quite some time.

**QUERY:** Mr. Harvey asked why Wake County did not require a plan to maintain or preserve the house in some manner. He referenced his many years on the Raleigh Planning Board, which requires such a plan. Wake County should have a plan to save its historic resources. Mr. Roth noted that Raleigh, Cary, Apex, and several other towns operate differently and do have that review process. Those towns want to know what will be happening to the historic resource and if there is a plan to save or relocate it. Apex has the strongest rules on this issue. Mr. Harvey referenced a particular case in Raleigh when he served on the Planning Board, where a developer was told he had to make plans to save the historic house instead of tearing the house down. The developer was forced to leave the house where it stands and develop the land around it. Mr. Harvey stated that it is crazy to not want a house destroyed, but not put any restrictions on what a developer can do to the property. Mr. Roth again noted that the Wake County Land Use Plan notes that this is a “significant historic property,” but that is about the extent of their power.

**QUERY:** Mr. Blunt asked if there is anything that this commission can do to influence the process by which the County evaluates and plans for historic properties. Mr. Roth suggested working with County staff and the Wake County Board of Commissioners.

Mr. Turner offered the following resolution:

“I move that the WCHPC recommend that the Wake County Planning Board condition its approval of Request PCP 03-16 (Planned Compliance Permit to allow the construction and operation of a self-service storage facility) as follows:

That the petitioner must prepare a plan for the long-term preservation of the c. 1850 Bailey Williamson House and submitted the plan to Staff for approval prior to the issuance of any permits.”

Seconded by Mr. Tripp. Approved unanimously.

5. **Staff Report**
   a. Town Of Zebulon Inter-Local Status: While there is an existing inter-local agreement between Wake County and the municipalities that do not have their own preservation commissions, Zebulon has been the only town that had no access to a historic preservation commission. Staff has been in touch with Zebulon over the past several years to discuss an inter-local agreement. On March 6, the Town of Zebulon BOC voted to enter into an inter-local agreement with Wake County which will extend the authority of the WCHPC into Zebulon.

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Mr. Roth has received a copy of the draft inter-local agreement, between Wake County and Zebulon. The vote was unanimous, but some within the town still have concerns based on preservation issues in the past. On Monday, March 20, the WCBOC will vote on the consent agenda to bring Zebulon into the preservation program officially, which will greatly expand the jurisdiction of the WCHPC.

b. 2017 CLG Grant Requests:

1) Eastern Wake Survey: Now that Zebulon has signed the inter-local agreement and rejoined Wake County’s preservation program, the focus for the final phase of the survey update will be Zebulon. Therefore, the fourth phase of the Wake County Survey Update will include Zebulon and its EJU. The SHPO staff are very excited to have Zebulon surveyed for the first time in 25 years. This will leave the future urban service areas of Little River, Zebulon, Rolesville, Knightdale, and Wendell. A much larger geographic area but with fewer than 300 properties, this survey may require less than the full $9,000 preservation fund be committed for the final phase. Once that is complete, hopefully in 2018, all of Wake County will have been officially surveyed and updated.

2) Rock Cliff Farm/BW Wells Association: Rock Cliff Farm is an 83-acre property individually listed on the National Register of Historic Places that is owned by the Army Corps of Engineers and administered by NC State Parks. The B. W. Wells Association applied for a CLG grant through this commission to conduct a study concerning the preservation needs of the site and potential interpretation opportunities. The association is interested in an interpretive site showcasing environmental and preservation issues. Mr. Roth told the commission that he has been assured by SHPO staff that this grant request will not impact funds for the Wake County survey update, so the commission will NOT be competing against itself for funding. Both this grant request and the survey update were submitted to SHPO on February 28, and they are both currently under review.

c. 2016 Preservation Fund Review: Mr. Roth reported that there is $161 remaining in the preservation fund for FY2016-2017. These remaining funds will be used to buy additional preservation-related books for the Olivia Raney Library. If the WCHPC receives the grant for the Wake County Survey Update, $9,000 from the preservation fund will be committed for that effort. The Percy J. Olive House in Apex will likely have a landmark report completed, which will be another $3,000. Assuming an additional $350 reserved for training, that leaves $1,206 remaining, which is not enough for another landmark report. If the County were to increase the preservation fund this year, another landmark application could be completed. The Wakelon School in Zebulon is at the top of that list, if the Town makes that request. Already individually listed on the National Register of Historic Places, it is one of the most impressive buildings in Wake County and is a symbol of the Town of Zebulon.

d. Dr. Nathan Blalock House COA: Mr. Roth shared that staff had met with County planning staff to discuss the conditions of the COA request (CA-02-17) and the concerns of this commission with respect to the widening of the circular drive, parking spaces, and buffering. All of the issues discussed in length at the COA hearing last month were taken into account and addressed. Staff was pleased to work with County staff to work on a solution that all parties could be satisfied with. During the meeting, staff learned from Mr. Blalock that a pecan tree was in the proposed area to be paved, and the tree was able to be accommodated.
as well. Overall, it was a successful joint effort by both County staff and commission staff to see the commission's concerns addressed and provide a solution that protects the integrity of the historic landmark site. Special thanks to Mr. Tim Maloney for helping resolve this issue.

e. Minor Works COA Approval: Mr. Bradham presented a minor works COA that was approved by staff.

CA-03-17 – Jesse Penny House and Outbuildings: The owner requested approval for installation of a new standing seam tin roof with a 1" seam and 15" wide panels.

6. Old Business: None.

7. New Business: None.

8. Other Business: Mr. Turner stated that the designation committee had suggested a gathering of the WCHPC, Preservation Zebulon, and the Town of Zebulon staff in the near future. Staff will work to coordinate an event sometime this summer.

9. Chair's Report: Mr. Morris stated that he is pleased to see Zebulon join the Wake County preservation program. There are many potential landmarks throughout Zebulon, and this new jurisdiction will have an impact on the preservation fund. More landmarks will ultimately lead to more COA hearings and more paperwork for staff. Mr. Morris encouraged all commission members to reach out to the members of the WCBOC about appropriations for more funding for the preservation program. Mr. Morris also thanked the visitors in attendance from UNC Chapel Hill that are enrolled in preservation classes through the planning program.

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

Respectfully Submitted,

Jeremy Bradham
Secretary

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NATIONAL PRESERVATION MONTH IN WAKE COUNTY
PROCLAMATION

WHEREAS, Wake County is proud of its rich history and heritage as reflected in its historic architecture and landscapes; and

WHEREAS, the Wake County Historic Preservation Commission serves as the County’s official body to identify, preserve and protect Wake County’s historic resources and to educate the public about historic preservation; and

WHEREAS, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, National Historic Preservation Month 2017, is sponsored nationwide by the National Trust for Historic Preservation and co-sponsored in Wake County by the Wake County Historic Preservation Commission and Capital Area Preservation, Inc.

NOW, THEREFORE, we, the Wake County Board of Commissioners, do proclaim May 2017 as National Historic Preservation Month in Wake County, North Carolina and call upon the people of Wake County to join their fellow citizens across the United States in recognizing and participating in this special observance.