MINUTES
Wake County Historic Preservation Commission
Tuesday, April 12, 2016 – 3:30 PM Room 2700 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina

Members Present (12): Mr. Ed Morris, Mr. Jeff Hastings, Ms. Camille Morrissey, Mr. Patrick
Lawson, Mr. Ray Hinnant, Mr. Dan Turner, Ms. Carrie Ehrfurth, Ms. Stephanie Ashworth,
Mr. Wes Tripp, Mr. Jack Harman, Mr. Marshall Harvey, Ms. Michelle Muir
Members Absent (0): None
Staff (3): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)
Mr. Bryan Coates, Wake County Planning, Development, & Inspections

1. Call to Order / Roll Call:
Mr. Morris called the meeting to order at 3:32pm.

2. Approval of April 12, 2016 Agenda
Hearing no objection, the agenda was approved as submitted.

3. Approval of March 8, 2016 Minutes
Hearing no objection, the minutes were approved as submitted.

4. Public Hearing to Consider CA-02-16
   Applicant: Keith Acree
   Landmark: Hales-Tunnell-Bunn House
   Location: 102 S. Main Street, Wendell
   Jurisdiction: Town of Wendell
   The applicant is requesting the construction of a new tree house in the back of lot

Mr. Morris began by summarizing the public hearing procedures
(http://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 with specific attention to location,
materials, size and scale. Following the presentation, staff recommended approval of
the application. Mr. Morris asked if there were any comments by interested parties.
There were none. Mr. Morris closed the hearing and opened the floor for discussion
among the WCHPC.

QUERY: Ms. Muir asked about gaining entry into the tree house. Mr. Bradham stated
that, to the best of his knowledge, there are no plans for permanent stairs, and it is likely
that a temporary ladder made of rope or wood would be used to enter and exit the
structure. Mr. Roth noted that this structure is not intended to be permanent.

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

"I move that the WCHPC find as a fact that the construction of a new tree house at the
Hales-Tunnell-Bunn House is in accordance with the following Wake County Guidelines
for Setting and Site Features and New Construction and Additions:

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calling (919) 833-6404 or e-mailing info@cappresinc.org
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.

4.4.2. Introduce new outbuildings and accessory buildings, if necessary, that are compatible with the historic character of the primary historic building, any contributing secondary buildings, and the site. Consider compatibility of a proposed structure in terms of location, form, roof shape, height, size, scale, materials, detail, and finish. Introduce simple, utilitarian structures, if needed, only in locations that will not diminish the overall historic character of the landmark building and site.

4.4.3. Locate new outbuildings and accessory buildings carefully to maintain the overall visual and spatial character of the landmark site. Consider the relationship to the primary landmark building and any accessory structures in terms of setback, spacing, and orientation. It is not appropriate to introduce a new outbuilding or accessory structure in a location that will require the removal of a significant site feature, planting, or building element.

4.4.4. Avoid damage to significant site feature, including archaeological resources and mature trees, by limiting excavation and grading related to the new construction work. Protect such site features from damage due to the use of heavy equipment or other construction-related activities as well.

FINDINGS OF FACT:

1) The proposed tree house is compatible in location, form, roof shape, size, height, scale, materials, details, and finish

2) The proposed tree house does not diminish the character of the landmark building and site and is located behind the house at the rear of the lot

3) The proposed tree house is compatible with the characteristics of the landmark's setting

Mr. Lawson seconded. Mr. Morris asked if there was any discussion of the findings of fact. With no further discussion, the motion passed unanimously.

N.B. Mr. Hinnant stated that he is quite familiar with the location and noted that it is a large lot with many trees that will provide a buffer between the tree house and the landmark house.

Mr. Turner offered the following motion: "Based on the preceding findings of fact, I move that the Commission grant a Certificate of Appropriateness for the construction of a new tree house at the Hailes-Tunnell-Bunn House." Ms. Morrisey seconded. With no further discussion, the motion to approve the COA was unanimously approved.

5. Committee Reports

a. Outreach Committee: Ms. Morrisey stated that she, Mr. Coates, Mr. Roth, and Mr. Bradham all met with the Wake County Public Affairs Office a week earlier to discuss the "This Place Matters" campaign being spearheaded by the National

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Trust for Historic Preservation. The campaign will involve the posting on Instagram, Facebook or Twitter of photos of places that matter in Wake County, with specific attention, but not limited, to historic places. For those not familiar with Instagram and other social networks, commission members can email photographs to Ms. Morrissey, and she will have them directed to the correct place.

b. Designation Committee: Mr. Turner stated that the landmark report for the Mitchell House in Fuquay-Varina is moving forward on schedule and should be finished by June. The Town of Apex is partnering with the WCHPC to fund a landmark report for the Upchurch-Williams House in Apex, and a consultant has been hired for this report as well. Looking into the next fiscal year, which begins in July, staff has met with the owners of the Joseph Blake Farm in Shotwell and want to pursue landmark status for this property once funds are available.

6. Staff Report

a. Preservation Month Proclamation – April 18: The proclamation declaring May as Preservation Month in Wake County has been prepared. Mr. Roth and Mr. Morris will be speaking before the WCBOC on April 18, and all commission members are encouraged to attend.

b. #thisplacematters and #wakeisgreat Campaign: This is a national campaign headed by the National Trust for Historic Preservation that will be used here in Wake County to bring awareness and advocacy for historic preservation during Preservation Month. Placards will be sent by staff to the commission members for them to print at home. Each member should have pictures taken with the placard in front of places that matter to them, specifically historic places across Wake County. In order to filter these images at both the national and county level, both hashtags should be used (#thisplacematters and #wakeisgreat). Wake County staff will gather all of the pictures that feature both hashtags and collect them for our future use. Mr. Roth and Mr. Coates have been interviewed for WakeGovTV, which will be airing throughout the month of May.

c. Instagram Tutorial: Mr. Bradham gave a basic tutorial concerning the use of Instagram and submitting pictures with the proper hashtags.

d. Eastern Wake Towns Survey Update: The project is currently underway and the consultant is conducting research and field work.

e. 2016 CLG Grant Update: Staff is still awaiting word from SHPO concerning the grant that was applied for back in February that would cover current and future Urban Service Areas throughout the county.

f. Preservation Fund Review: Mr. Roth stated that there was initially $13,656 in the annual preservation fund for the WCHPC. The County was able to provide another $1,000 to bring the total to $14,656 to support the effort of the Eastern Wake Towns Survey Update. This survey update costs $10,000 from the preservation fund, leaving $4,756. Out of this remaining money, part of it was spent on an archeological survey at the Upchurch-Williams House in Apex, travel for training programs, and the landmark application for the Mitchell House in Fuquay-Varina. The current remainder of the fund is $302, which can be used to support any additional training opportunities with travel expenses or purchase a landmark plaque for the J. M. Williams House, which was designated in December 2015. There are a lot of potential properties on the radar for the next fiscal year.

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g. Minor Works COA: Mr. Roth shared that the work being done ended up considered maintenance at the NC State Commercial and Agricultural Building at the fairgrounds. It involves work on the lighting around the doorways, and the lights proposed are actually closer to the originals than the lights currently in place. Staff was encouraged by the communication we received before any work was carried out.

h. Training Opportunities: There will likely be a CLG training opportunity hosted by the Town of Chapel Hill and the Chapel Hill Preservation Society. The Executive Director position at the CHPS, which has been held by Cheri Szcodronski for the past few years, has been eliminated and the CHPS has returned to a volunteer operational model. The PNC conference is scheduled from September 28-30 and will be held in Greensboro. There are other possibilities out there between now and September, when the government’s fiscal year ends. Staff will keep commission members posted, but at least two commission members need training with staff by September.

7. Old Business: None.

8. New Business: None.

9. Other Business: None.

10. Chair’s Report: Mr. Morris thanked the commission members for attending the gathering between the WCHPC, RHDC, and the CAP Board of Directors. It was good to meet others involved in preservation in Wake County.

11. Adjourned: Hearing no objection, the meeting was adjourned at 4:23pm.

Respectfully Submitted,

Jeremy Bracham
Secretary

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