DRAFT MINUTES
Wake County Historic Preservation Commission
Tuesday, June 13, 2017 – 3:30 PM Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina

Members Present (7): Mr. Ed Morris (Chair), Ms. Camille Morrissey, Mr. Ray Hinnant, Mr. Dan Turner, Mr. Wes Tripp, Mr. Marshall Harvey, Ms. Michelle Muir
Members Absent (5): Mr. Jeff Hastings (Vice-Chair), Ms. Stephanie Ashworth, Mr. Charles Blunt, Mr. Jack Harman, Ms. Carrie Ehrfurth
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 3:34pm.

2. Approval of June 13, 2017 Agenda
Hearing no objection, the agenda was approved as submitted.

3. Approval of May 9, 2017 Minutes
Hearing no objection, the minutes were approved as submitted.

4. Committee Reports
   a. Outreach Committee: Ms. Morrissey reported a very successful event sponsored
      with Preservation Zebulon on May 31. The WCHPC had a great turnout, and
      there were various public officials from the Town of Zebulon, including the Mayor,
      as well as members of Preservation Zebulon. There was plenty of food thanks to
      the efforts of the commission. This was a great first step welcoming Zebulon into
      Wake County’s preservation program.
      N.B. Mr. Roth referenced Mayor Matheny’s remarks distinguishing “old” from
      “historic” when dealing with older buildings. While it may be old, it does not
      necessarily have the characteristics that define and qualify a property as “historic.”
      The Mayor also suggested potential landmarks, including the town dam that the
      commission might want to consider investigating further. Mr. Hinnant noted that the
      dam is currently a heavily discussed topic in the town, with half of the town wanting
      to see it restored and the other half wanting it to remain as is.
      QUERY: Mr. Turner asked if The Historic Architecture of Wake County book has been
      given to Mayor Matheny. Mr. Roth stated that a copy will be given to Zebulon
      Planning Director Mark Hetrick to give to the Mayor in the next week or two.
   b. Designation Committee: Mr. Turner said that the key points would be covered in
      the staff report.

5. Staff Report
   a. Zebulon Event Wrap-Up: Mr. Roth reported that the event was a success. As Ms.
      Morrissey noted in her committee report, there were quite a few public officials n
      attendance, and they seemed enthusiastic about the future of the preservation
      program expanding into Zebulon.
   b. Preservation Fund 2017: Mr. Roth said that all funds have been spent for this fiscal
      year; and, staff anticipates an increase in funding from the county for the first
      time in more than five years for the preservation fund.

*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
c. Preservation Fund 2018: Mr. Roth stated that the new fiscal year will begin on July 1, 2017. A proposed budget increase will be presented to the WCBOC. Bryan Coates, Wake County, indicated that the Preservation Fund will likely see a $2,000 increase this year; and, the WCHPC line item in the County’s 2018 budget is based on that assumption. For this coming fiscal year, $9,000 will be committed to continuing the Wake County survey update in Zebulon, including its corporate limits and ETJ. Two leading candidates for landmark reports are the Percy J. Olive House, Apex, and the Wakelon School in Zebulon. A third landmark report will likely be prepared with funding from Lennar for the Tom Olive House, also in Apex. While the developer appears enthusiastic about designation, they want to wait until the rehabilitation of the property is complete, January, 2018. Strategically, staff shall proceed with the report for the Percy J. Olive House first—but that money will likely not be available until August—while waiting on word from Zebulon staff and public officials concerning the Wakelon School. Zebulon Town Manager shall individually discuss with each BOC member in order to get a sense of their interest in pursuing landmark status for the town-owned property. It is possible that the decision will be brought before the Zebulon BOC at their July meeting. There are additional potential landmark properties in Zebulon, as well, that may be pursued should the Wakelon School effort not come to fruition.

N.B. Mr. Morris noted that Tom Olive of Apex was a professor at Wake Forest with a strong connection to the University.

d. Western Wake County Survey Update: Mr. Roth stated that Heather Wagner Slane, the surveyor for the current phase of the Wake County survey update, contacted staff to let us know that she is currently two weeks behind schedule. Ms. Slane plans to get something to staff in the next week or two so that we can have something to share with this commission. She also plans to attend the July meeting to present her survey results, so commissioners should look for an email containing the draft in the next week or two. The project must be completed by the end of August.

QUERY: Mr. Hinnant inquired if after the current architectural survey is done, will anything remain to be surveyed? Mr. Roth stated there would most definitely be a number of properties in areas that have not been covered. The original proposal was to finish the survey update in a fourth and final phase, but each survey update includes roughly 300 properties. The Town of Zebulon alone has a little more than that number, and once the Zebulon survey is completed—in the next year—the remaining areas needing survey will be the urban service areas of Wendell, Knightdale, and Zebulon, and the Little River area of the county. These areas will need to be covered under a fifth and final phase.

QUERY: Mr. Harvey asked if the areas being surveyed are specific. Mr. Roth noted that they were. The next survey phase covers Zebulon’s corporate limits and ETJ. The current survey covers the urban service areas of Apex, Fuquay-Varina, and Holly Springs and the watershed areas around Falls Lake.

QUERY: Mr. Harvey asked if the Town of Zebulon would be contributing any funds toward the survey update. Mr. Roth stated that the Commission is contributing $9,000 to the survey with a match from SHPO, and potentially $3,100 for a landmark report of the Wakelon School.

e. 2017 CLG Grant Requests: Two different grant requests were made by the WCHPC as the CLG for Wake County.
1. Eastern Wake Survey Update: The WCHPC has been informed that it will receive this grant if funds are available. This survey update includes Zebulon, covering the corporate limits and its ETJ.

2. Rock Cliff Farm/BW Wells Association: No word has been received whether this grant request will be awarded or not.

**QUERY:** Mr. Morris asked about the requested amount of funding for this project. Mr. Roth stated that the BW Wells Association committed to contribute $3,200 and asked the State to contribute $12,000. NC SHPO has not received funds from the Federal Government; and, at this time, the Department of Interior hasn’t sorted everything out. If the full $90,000 is allotted to North Carolina, then there will be no issue concerning funding of the fourth phase of the survey update.

f. Planning Work Group: Mr. Roth stated that staff has been in contact with Wake County staff - specifically Mr. Coates - concerning a work group intended to discuss future planning considerations in light of historic resources. It is critical that the work group meet to work on this issue during the summer while county planning staff has the services of an intern. Currently, the intern is conducting research on those commissions and staffs across the state which comment on rezoning and development projects that are neither within a defined historic district nor connected to a specific historic landmark. It is the feeling of members of the Wake County Planning Board that some measure of preservation early in the zoning process would be a way to comment upon and evaluate the potential threat to surveyed historic properties of significance. The so-called work group shall include members from the WCHPC, WCHPC staff, Wake County staff, and perhaps someone from the Wake County Planning Board, who will be charged to develop a plan concerning the zoning process with consideration for inventoried historic properties for presentation to the WCBOC. Ideally, historic preservation would be included as a part of the overall planning process when considering proposals brought to Wake County staff; and, plans would then be reviewed by the WCHPC. The Town of Cary has already sent out a survey posing questions to preservation commissions across the state inquiring if they are typical involved in the planning process when surveyed historic properties are involved. Based on the responses received and reviewed, other municipalities already have measures in place or are at work developing such measures. Mr. Roth referred to the Captain Bailey Williamson House near Knightdale and shared an email between Mr. Bradham and the representative for the company that purchased the land. The only response received was that the owner wants to retain the house, but that they are not open to any further discussion on the matter. As a model, in Apex, CAP is asked to evaluate a property when the initial application is submitted; and, the evaluation and recommendation is forwarded with staff comments to the town council, which ultimately makes the decision.

**N.B.** Ms. Muir noted from her time on the Cary Planning Board that, before the current measures were in place, she used to table applications for a later vote if they involved historic properties. Tabling could not legally be voted down; and, since developers do not like delays, they were willing to work with the Town to resolve the issues.

**QUERY:** Mr. Morris asked if the Work Group had already met. Mr. Roth stated that staff has met with County staff and with the intern as a first step in the process.
6. **Old Business:** None.

7. **New Business:** None.

8. **Other Business:** None.

9. **Chair’s Report:** Mr. Morris thanked everyone on the commission for attending the successful event in Zebulon.

10. **Adjourned:** Hearing no objection, the meeting was adjourned at 4:08pm.

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*