

DRAFT AGENDA

**Wake County Historic Preservation Commission
Monthly Meeting
Tuesday, February 9, 2021 – 3:30 PM
Room 2700 – Wake County Justice Center*
301 S. McDowell Street, Raleigh, North Carolina**

- I. Call to Order/ Roll Call**
- II. Approval of February 9, 2021 Agenda**
- III. Approval of October 13, 2020 Minutes**
- IV. Public Hearing for a Certificate of Appropriateness (CA-13-20)**
 - Applicant: Talmage & Carol Brown
 - Owners: Talmage & Carol Brown
 - Landmark: Oaky Grove
 - Location: 5800 Turnipseed Road, Wendell, NC 27591
 - Jurisdiction: Wake County
 - The applicant is requesting an After-the Fact Certificate of Appropriateness for the removal of an exterior Bathroom, restoration of the back porch, and the construction of new outbuildings and structures.
- V. Public Hearing for a Certificate of Appropriateness (CA-14-20)**
 - Applicant: Talmage & Carol Brown
 - Owners: Talmage & Carol Brown
 - Landmark: Oaky Grove
 - Location: 5800 Turnipseed Road, Wendell, NC 27591
 - Jurisdiction: Wake County
 - The applicant is requesting a Certificate of Appropriateness for the construction of new outbuildings.
- VI. Staff Report**
 - A. PLANWake -- Comprehensive Plan Update
 - B. Mid-Year report
 - C. CLG Training Update
 - D. 160D amendments to Wake County Historic Preservation Ordinance
 - E. 160D updates to WCHPC Bylaws & Design Guidelines
 - F. John & Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina
Under contract
 - G. Seth Jones Cemetery, 2417 Rolesville, Road, Wake County ETJ – Under contract
 - H. Minor Works COA Approvals
 - I. Other

VII. Old Business

VIII. New Business

- A. Recommend 160D amendments to Wake County Historic Preservation Ordinance to WCBOC
- B. Approve 160D amendments to WCHPC By-laws
- C. Approve 160D amendments to Wake County Design Guidelines

IX. Other Business

X. Chair's Report

XI. Adjourn

***Appropriate social distancing will be observed, and masks must be worn.
Applicants are asked to wait in the lobby area until their case is called.**

DRAFT MINUTES

**Wake County Historic Preservation Commission
Tuesday, February 9, 2021 – 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. Nora Cambier, Mr. Dan Turner, Ms. Stephanie Ashworth, Mr. Brendan Feters, Mr. Lee Tippet, Mr. Tom Carrigan

Members Absent (4): Mr. Marshall Harvey, Ms. Lonnelle Williams, Ms. Peggy Beach, Ms. Camille Morrissey

Staff (3): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)
Ms. Terry Nolan, Wake County Planning and Development Services Division

1. Call to Order / Roll Call:

Mr. Morris called the meeting to order at 3:31 pm.

2. Approval of February 9, 2021 Agenda

Mr. Roth noted that there are two changes to the agenda. Under "New Business," the commission will discuss funding for a landmark application. Under "Other," the Mayor of Zebulon is present to discuss the proposed Zebulon NR Historic District. Upon a motion by Mr. Turner and a second by Ms. Ashworth, the agenda was approved as amended.

3. Approval of October 13, 2020 Minutes

Hearing no object, the minutes were approved as submitted.

4. Public Hearing to Consider CA-13-20

Applicant: Talmage & Carol Brown

Owners: Talmage & Carol Brown

Landmark: Oaky Grove

Location: 5800 Turnipseed Road, Wendell, NC 27591

Jurisdiction: Wake County

The applicant is requesting an After-the Fact Certificate of Appropriateness for the removal of an exterior Bathroom, restoration of the back porch, and the construction of new outbuildings and structures

Mr. Morris began by summarizing the public hearing procedures.

(<https://www.wakegov.com/departments-government/board-commissioners/meetings-schedules-and-records/meeting-procedures>)

Mr. Morris swore in Mr. Roth, Mr. Bradham, and Dr. Talmage Brown. Mr. Bradham presented a PowerPoint summarizing the application. During the presentation, Mr. Bradham provided the following relevant Principles and Standards for the proposed work:

3.6.5. Repair deteriorated or damaged exterior walls and their distinctive surfaces and features through traditional methods of repair. It is not appropriate to remove a significant wall feature, such as a storefront, projecting bay, chimney, or cornice, rather than repair and maintain it.

3.6.6. Replace in kind a deteriorated or damaged exterior wall material or feature to match the original in size, shape, material, dimension, pattern, texture, color, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider compatible substitute materials only if use of the original material is not technically feasible.

4.2.1. Retain existing additions that contribute to the overall historic character of a landmark or district building or structure.

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.

4.4.5. Design new secondary buildings to be compatible with but differentiated from the primary historic building and any historic secondary buildings on the site. It is not appropriate to attempt to make a new secondary building duplicate a historic secondary building unless an accurate reconstruction is undertaken.

Following the presentation, Staff recommended that the WCHPC approve the Certificate of Appropriateness for the after-the fact removal of the non-historic bathroom, the installation of a polyrope deer fence, and the construction of a greenhouse. Staff recommended that the WCHPC not approve the Certificate of Appropriateness for the after-the fact construction of a gray storage shed.

With no questions or comments for staff, Mr. Morris invited the applicant to speak on behalf of the application. Dr. Brown stated that the gray storage shed is being used by a community of refugees using the land for sustainable farming. It is hidden behind the barn and tucked away in the trees. It is a utilitarian farming structure that is in keeping with farming operations and is perfectly compatible in its design and location.

In discussion, Mr. Turner stated that he understands exactly why the owner is justifying the construction of the storage shed. He noted that in a previous COA last year that the storage shed was located directly behind the house and was hidden, but the materials had to be wood. Mr. Turner noted that the style of the storage shed is very much like a farm accessory building aside from its construction materials. If the storage shed had wood siding and wood windows, it would blend with the other historic structures, and

this is a recommendation that the commission has previously requested. Mr. Turner asked if there is any room for a compromise on the exterior of that building.

Ms. Cambier stated that she drove past the property recently to see how the storage shed sits on the property. The barn is located to the rear of the house with a row of trees, and the storage shed is located behind the barn, shielded by the trees.

Mr. Turner noted that this commission works to enforce the Principles and Standards consistently and equitably among all historic landmarks, but this particular property is rather large and allows for new construction to be buffered and shielded from view.

Mr. Roth stated that the staff's position needs to be clarified. The location of the storage shed is ideal in terms of visibility with respect to its location, but materials must also be considered in accordance with the Principles and Standards.

Ms. Cambier said the door looks traditional but asked if it was metal. Mr. Roth stated that it is.

Mr. Morris called public hearing back into order to hear further staff comments.

Mr. Turner stated that consistency is very important in these commission decisions and noted that Mr. Roth's analysis is very valid and needs to be taken into consideration.

Mr. Tippet asked when the property was designated as a Wake County Historic Landmark. Mr. Bradham noted that it was designated in 1997, and Dr. Brown stated that the storage shed was moved onto the property in 2016.

Ms. Hastings noted that if this storage shed is to be compared with the previous storage shed construction that Mr. Turner mentioned, then the scope and size of the structure need to be examined, specifically, the location of the storage shed relative to the main house. The precedent the commission has potential to set today can be tremendously damaging down the road. The structure and location is in keeping with the Principles and Standards, but the materials are problematic and in contention with the specific Principles and Standards for materials.

Mr. Tippet stated that he assumes the steel door is to ensure that the tools inside the storage shed are not stolen. Dr. Brown stated he had equipment stolen from another shed, and there is currently no one living on the property. It would be expensive to replace this metal door with a wooden door with metal backing, and he is already begging for money every day, and this is the reason he is pleading the case to keep the building as it is currently constructed.

Mr. Tippet stated that coming from a rural background, the accessibility of the storage shed to the road presents a security issue, so it is understandable to want to use a metal door. Mr. Turner noted that security is an issue, but the commission must make a decision based on the Principles and Standards and weigh this as an after-the-fact COA request.

Ms. Ashworth stated that she wants to emphasize that this is about appropriateness to the historic landmark and nothing else. The COA being considered is based solely on

what is appropriate to the landmark and its setting by using only the Principles and Standards to define what appropriate means. This commission cannot solve problems of security, only materials and aesthetics. Ultimately, this commission must determine if this storage shed appropriate according to the Principles and Standards, and that is all. Mr. Morris echoed this statement and reminded the commission that it is bound to follow the Principles and Standards.

Mr. Tippettt stated that there is the letter of what is being said and there is the intent, and he finds the circumstances troubling in this case. However, Mr. Tippettt also stated that he agrees that the commission's hands are tied, and in order to move forward, the commission must follow the established Principles and Standards.

Mr. Turner asked if the storage shed can be tabled for further discussion at a future meeting. Mr. Bradham stated that the owner has expressed a potential change to the application based on the current commission discussion.

Dr. Brown stated that he had to anticipate a worst case and best-case scenario regarding the commission's discussion. He notified the commission that he agrees to install a wood door and wood siding. He already has replacement wood windows ordered and delivered on site. He noted that the commission needs to have further discussions about landmark designation of farm buildings. As a landowner and farmer, Dr. Brown stated that he will advertise to exclude farm property from being within the landmark boundary. He cannot get an electrical permit for the site until he has an approved COA, so Dr. Brown stated that he will front the money to make these appropriate changes in order to have the COA approved. If the commission cannot approve the COA as it was submitted, then he will formally agree to make these changes.

Mr. Roth noted that staff respects what Dr. Brown is doing with his property now with its use as a farm for refugees. The issue is that the Principles and Standards are very specific with their direction in terms of materials. Staff cannot recommend something to this commission, for this case, that it could not recommend to another landmark property. With this new proposal to replace the windows, siding, and door with wood, staff recommends that the COA be approved in its entirety with this new concession.

Mr. Morris said the proposed changes to wood materials are appropriate. If a COA had been applied for prior to the storage shed's relocation on site, it could have been addressed ahead of time, but it is an after-the-fact COA. If a landmark owner wishes to make a change to the property, they must come to the commission first. It makes it much easier. If we pass a motion reflecting this change, Dr. Brown can begin work as soon as he gets his permits.

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

"I move that the WCHPC find and conclude that the removal of a non-historic bathroom addition at the rear of Oaky Grove is in accordance with the following principles and standards (*Wake County Design Guidelines for New Construction & Additions and Building Exterior*) as fully read into the record by staff:

3.6.5

3.6.6

4.2.1.

I further move that the WCHPC find and conclude that the construction of a greenhouse, a polyrope deer fence, and a gray storage shed on the property of Oaky Grove is in accordance with the following principles and standards (*Wake County Design Guidelines for New Construction & Additions*) as fully read into the record by staff:

4.4.2.

4.4.3.

4.4.5.

Findings and conclusions:

- 1) The non-historic bathroom addition on the rear of the main house was removed and the door opening leading to that bathroom was enclosed.**
- 2) The two 1/1 window sash were moved to the center of the exterior wall of the enclosed porch where the bathroom was removed.**
- 3) The greenhouse is a temporary structure used for the purposes of farming on the property and is located far behind the main house**
- 4) The polyrope fence is a temporary fence used in farming operations to keep deer out of the planted fields**
- 5) The gray storage shed is located behind the c. 1818 barn and is buffered from view from the main house**
- 6) The gray storage shed will be faced with lapped pine wood siding and will have a wooden door and wooden windows and will therefore be compatible with respect to finish**

Seconded by Ms. Ashworth. With no further discussion, the motion passed unanimously.

Mr. Turner offered the following motion: “Based on the preceding findings and conclusions derived from the relevant Principles and Standards, I move that the Commission grant a Certificate of Appropriateness for the after-the-fact removal of a non-historic bathroom addition, the construction of a polyrope deer fence, the construction of a greenhouse, and the construction of a gray storage shed on the property of Oaky Grove.”

Upon a second by Ms. Ashworth and with no further discussion, the motion passed unanimously.

5. Public Hearing to Consider CA-14-20

Applicant: Talmage & Carol Brown

Owners: Talmage & Carol Brown

Landmark: Oaky Grove

Location: 5800 Turnipseed Road, Wendell, NC 27591

Jurisdiction: Wake County

The applicant is requesting an After-the Fact Certificate of Appropriateness for the removal of an exterior Bathroom, restoration of the back porch, and the construction of new outbuildings and structures

Mr. Morris swore in Mr. Roth, Mr. Bradham, and Dr. Talmage Brown. Mr. Bradham presented a PowerPoint summarizing the application. During the presentation, Mr. Bradham provided the following relevant Principles and Standards for the proposed work:

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.

4.4.5. Design new secondary buildings to be compatible with but differentiated from the primary historic building and any historic secondary buildings on the site. It is not appropriate to attempt to make a new secondary building duplicate a historic secondary building unless an accurate reconstruction is undertaken.

Following the presentation, staff recommended approval of the application. Mr. Morris asked if there were any questions for staff.

With no questions or comments for staff, Mr. Morris invited the applicant to speak on behalf of the application. There were no additional comments.

With no further discussion, Mr. Carrigan offered the following motion:

"I move that the WCHPC find and conclude that the construction of a small well house, the construction of a gothic high tunnel greenhouse, and the construction of a poll barn at Oaky Grove is in accordance with the following principles and standards (*Wake County Design Guidelines for New Construction & Additions and Building Exterior*) as fully read into the record by staff:

4.4.2.

4.4.3.

4.4.5.

Findings and conclusions:

- 1) The irrigation well house will be a 4'x4'x4' square sided in 5/8"x6" pine siding with a flat cover made of the same pine siding.**
- 2) The high tunnel (hoop house) will be 30'W x 14' H x 72' L and will be located in the northern part of the field to the east far behind the main house**
- 3) The 24'x48' pole barn will be located at the edge of a wooded area southeast of the main house and will be constructed of yellow pine lumber with galvanized metal siding and roofing.**

Upon a second by Mr. Turner and with no further discussion, the motion passed unanimously.

Mr. Carrigan offered the following motion: “Based on the preceding findings and conclusions derived from the relevant principles and standards, I move that the Commission grant a Certificate of Appropriateness for the construction of a small well house, the construction of a gothic high tunnel greenhouse, and the construction of a pole barn at Oaky Grove.”

Upon a second by Mr. Turner and with no further discussion, the motion passed unanimously.

6. Staff Report

- a. PLANWake -- Comprehensive Plan Update: Ms. Nolan stated that the draft form of the Wake County Comprehensive Plan update is up. There are recommendations to encourage Wake County to bring design standards closer to those of the municipalities. The County wants developers to take into consideration historic properties as well, as the County currently does not have any consideration for those properties. The plan is online at: www.wakecounty.gov
- b. Mid-Year Report: Mr. Roth noted that the mid-year report on the activities of the commission and staff was emailed to the commission and passed around during the meeting. It highlights the activities of the WCHPC for the first half of FY2021; and the commission still has the funds to complete one more landmark application before the end of the fiscal year.
- c. CLG Training Update: Mr. Roth reported that more virtual training through SHPO will be available this year, but the programs are not yet outlined. Once the dates are known, staff shall notify the commission. There also may be other training opportunities from other agencies.
- d. 160D amendments to Wake County Historic Preservation Ordinance: Mr. Roth stated that the commission will need to vote on the changes staff made to the preservation ordinance to be in compliance with the new state statutes. These are the changes from the previous 160A of the state statutes. This is part of an effort by the state legislature to bring all boards and commissions within the same procedures and language. This way, the same procedures and terminology can be used across the board throughout the state. This was a bipartisan legislative decision that went into effect January 1, 2021. In the bigger picture, this is a positive action.
- e. 160D updates to WCHPC Bylaws & Guidelines: Mr. Roth noted that the changes previously discussed also affect the WCHPC bylaws and guidelines. The Design Guidelines will not be called Principles and Standards, and the commission will be voting on reflecting those changes throughout the document.
- f. John & Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina – Under contract: Mr. Roth stated that the landmark report has been written by the consultant and was paid for with funds from the previous fiscal year. CAP, owners of the property, moved the house back on its lot roughly 30 feet out of the right-of-way. More information about its construction date can now be obtained and final pictures can be taken to complete the landmark report. Staff will meet with

the consultant to examine the house from underneath while it is lifted to be included in the landmark report.

- g. Seth Jones Cemetery, 2417 Rolesville, Road, Wake County ETJ: Mr. Roth stated that the landmark report has been written by the consultant and was paid for with funds from the previous fiscal year. It is a unique cemetery with box tombs are decorative grave markers. Staff will continue to reach out to the owner to see if they would like to move forward with the process and, if so, bring it before the WCHPC. If the owner does not want the cemetery designated, the report can still be added to the cemetery collection of the Olivia Raney Library.
- h. Minor Works COA Approval: Mr. Bradham presented a minor works COA that was approved by staff:
CA-01-21 – Lewis-Mitchell House, Fuquay-Varina: The shingled roof is being replaced with new architectural shingles
- i. Davis-Adcock Store, 2013 Piney Grove-Wilbon Road, Fuquay-Varina area: Mr. Roth reported that staff met with the owner of the Davis-Adcock Store who expressed a willingness to have the building landmarked. It was individually listed on the National Register of Historic Places in 2006 and is a unique country store building of the early twentieth century. The store has long been on the designation properties list and is a perfect candidate to be a Wake County Historic Landmark. The owner wants to restore the building in the future. Staff will ask the commission to authorize funds to have a landmark report written. That will still leave some funds for another potential landmark that staff will be pursuing. There are not many commercial buildings designated as landmarks, and most of the original country stores across the county are no longer standing.

7. Old Business: None.

8. New Business

- a. Approve 160D amendments to Wake County Historic Preservation Ordinance to WCBOC: Mr. Turner moved to approve the amendments proposed by staff to the Wake County Historic Preservation Ordinance Preservation Ordinance. Seconded by Mr. Carrigan. In discussion, Mr. Tippettt stated that he noticed archeology was taken out of powers and duties, but it seems like it is not used in the official language in the state statue. He also wanted to be on record stating that prehistorical is an archaic term to refer to Native American history. With no further discussion, the motion passed unanimously.
- b. Approve 160D amendments to WCHPC By-laws: Upon a motion by Mr. Turner to approve the amendments made by staff to the WCHPC by-laws and seconded by Ms. Cambier, with no discussion, the motion passed unanimously.
- c. Approve 160D amendments to Wake County Design Guidelines: Upon a motion by Mr. Turner to rename the Wake County Design Guidelines to the Wake County Principles and Standards and seconded by Mr. Hastings, with no discussion, the motion passed unanimously.
- d. Davis-Adcock Store, 2013 Piney Grove-Wilbon Road, Fuquay-Varina area: Upon a motion by Mr. Turner to approve funding for a landmark report for the Davis-Adcock Store and seconded by Mr. Fettes, the motion passed unanimously.

9. Other Business: Mayor Bob Matheny of the Town of Zebulon addressed the commission concerning the proposed Zebulon National Register Historic District. He said that he and town staff, along with the Zebulon BOC, have expressed concerns that not enough public outreach has occurred concerning the proposed district, and the NRAC meeting to consider forwarding the report to the NPS is on Thursday, February 11, 2021, just two days away. The Zebulon BOC issued a resolution asking for a delay for consideration until at least its June 2021 meeting so that the Town can ensure public input and answer any citizen's questions. Preservation Zebulon held a Zoom meeting earlier in the month, which the Town does not believe constitutes an official public hearing, so this extra time will allow the Town to work with Preservation Zebulon to organize an official meeting before the June NRAC meeting.

N.B. Mr. Morris noted that the WCHPC was circumvented in this process as well for the first time ever. This commission has always made a recommendation concerning the merits of a National Register nomination, but the commission was left out when it came to commenting on the Zebulon NR Historic District. SHPO reached out to staff a few months ago to let them know about the changes to the process, which is a complete abandonment of procedure since 1992. Staff was told that someone at SHPO had learned that the process for the last thirty years was apparently wrong.

N.B. Mr. Roth noted that staff agrees that NRAC consideration should be delayed until there is an opportunity for more community outreach and public input. He further noted that Mayor Matheny was instrumental to bringing Zebulon back into the interlocal agreement with the Wake County preservation program and is in favor of preservation if there is a transparent process with everyone involved.

N.B. Mr. Morris stated that Preservation Zebulon, as a private nonprofit, funded and handled the process working with SHPO, but there seems to be very little public involvement or input.

N.B. Mayor Matheny stated that the proposed NR Historic District encompasses 160 acres and more than 230 houses and is very large. The Town has expressed concerns over the size of the district, but those concerns have fallen on deaf ears. The Town is only asking for the opportunity to educate its citizens and give them an opportunity to voice any questions or concerns so that everyone can work together on the same team.

N.B. Mr. Morris stated that Mayor Matheny is asking the WCHPC to send a letter to the NRAC members to voice these concerns and ask for a delay in consideration of the proposed district.

N.B. Mr. Turner noted that the WCHPC sent a letter to Preservation Zebulon more than two years ago explaining to them that the first step in this process was to collaborate and work with the Town of Zebulon. The letter was explicit that before any planning and work begin, the Town officials and staff and property owners should all be engaged. He stated that he is not surprised that none of this advice was heeded by Preservation Zebulon.

QUERY: Ms. Cambier asked if the date should not be pushed further into the future considering potential delays in a public meeting due to Covid. Mr. Morris noted that the

NRAC meets three times every year, and the next meeting after June would fall in October. Mr. Hastings asked if consideration should therefore not be pushed back until October. Mayor Matheny stated that the Zebulon BOC considered that when making its resolution, but that is a bridge that can be crossed once the NRAC postpones consideration on February 11.

N.B. Ms. Ashworth stated that this commission should demand to know who at SHPO determined that the WCHPC has not been following the correct procedures for the last thirty years. This commission should request an explanation from SHPO and how this new information they learned from the NPS affects future National Register nomination input from this commission. Mr. Morris agreed that the commission should demand to know why SHPO is suddenly cutting the WCHPC out of the National Register process if it is a nomination within the jurisdiction of this commission through the interlocal agreement. He also stated that this commission should and will support Zebulon in this matter.

N.B. Ms. Ashworth stated that the commission appears to be in consensus of writing a letter to the NRAC imploring them to delay their consideration of the Zebulon NR Historic District until more public involvement can occur, at least until the June NRAC meeting.

N.B. Mr. Tippet noted that all the property owners within the proposed boundary received letters from Preservation Zebulon, and Preservation Zebulon did make an effort to involve the public of this process and answer any questions. There were also published articles and notices in the newspapers as well as the Zoom meeting earlier this month.

N.B. Mr. Turner stated that Preservation Zebulon can have conversations and Zoom meetings, but there is a defined process that seems to have not be followed in this specific case. The Town leadership cannot be left outside of this process or be given information after-the-fact. The fact is that Preservation Zebulon was not forthright. When something is hurriedly pushed through without making sure that everyone is on the same page with transparency, a red flag should be raised.

QUERY: Mr. Hastings asked if the Zebulon Planning Department received the information from Preservation Zebulon or SHPO directly, and Mayor Matheny noted that it was received secondhand. Mr. Hastings then asked if any of this was heard before the planning board, to which Mayor Matheny emphatically stated that it was not. They were cut out entirely of the whole process.

N.B. Mr. Morris noted that it is very odd that a private organization can hold a meeting and call it a public hearing when a public hearing is usually held by a government body. Therefore, the public hearing should have involved at least the Zebulon BOC.

N.B. Ms. Ashworth stated that neither the WCHPC nor the Town of Zebulon has reviewed the nomination in any capacity, and this sharp departure from normal procedure must be explained to this commission and the Town of Zebulon.

N.B. Mayor Matheny stated that he received a memo dated January 28, 2020 from SHPO, and this new procedure cutting out the WCHPC and the Town of Zebulon is a complete departure from the official information provided to us in that memo from just over a year earlier. Mr. Roth noted that SHPO had told the mayor exactly what the process would be in January 2020, but everyone is being told that this process was

wrong, and a completely new process would be followed, cutting out both the WCHPC and the Town of Zebulon. This is precisely why the Zebulon BOC resolution specifically refers to public hearings. If the consultant/Preservation Zebulon had come to the WCHPC and the Zebulon BOC, they would have satisfied the need for a true public hearing in a public form with transparency and community input. Mr. Roth stated that this commission needs an explanation as to why this change happened.

Upon a motion by Ms. Ashworth and a second by Mr. Turner, the commission unanimously supported writing a letter to the NRAC to request postponement of consideration of the Zebulon NR Historic District until at least June.

10. Chair's Report: Mr. Morris

11. Adjourned: Hearing no objection, the meeting was adjourned at 5:09pm.

Respectfully Submitted,

Jeremy Bradham
Secretary