

DRAFT AGENDA

Wake County Historic Preservation Commission Monthly Meeting Tuesday, June 8, 2021 – 3:30 PM

Online Meeting via WebEx

- I. Call to Order/ Roll Call**
- II. Approval of June 8, 2021 Agenda**
- III. Approval of May 11, 2021 Minutes**
- IV. Staff Report**
 - A. CLG Training Update
 - B. John & Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina Under contract
 - C. Davis-Adcock Store, 2013 Piney Grove-Wilbon Road, Wake County ETJ – Under contract
 - D. D. J. Roberson House, 401 N. First Avenue, Knightdale – Under contract
 - E. Zebulon National Register District
 - F. Minor Works Approvals
 - G. Meeting preferences
 - H. Other
- V. Old Business**
 - A. Rockcliff Farm (B. W. Wells Farm)
- VI. New Business**
- VII. Other Business**
- VIII. Chair's Report**
- IX. Adjourn**

DRAFT MINUTES

Wake County Historic Preservation Commission

Tuesday, June 8, 2021 – 3:30 PM

Online Meeting via WebEx

Members Present (10): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice-Chair), Ms. Camille Morrissey, Ms. Lonnelle Williams, Mr. Dan Turner, Mr. Lee Tippet, Mr. Brendan Feters, Mr. Tom Carrigan, Ms. Stephanie Ashworth, Ms. Nora Cambier

Members Absent (2): Ms. Peggy Beach, Mr. Marshall Harvey

Staff (4): Mr. Gary Roth and Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)
Ms. Terry Nolan and Ms. Beth Simmons, Wake County Planning and Development Services Division

1. Call to Order / Roll Call:

Mr. Morris called the meeting to order at 3:33 pm.

2. Approval of June 8, 2021 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of May 11, 2021 Minutes

Mr. Bradham noted that Mr. Morris had brought to his attention that he had asked Mr. Hastings to serve as Chair for the subcommittee during the discussion about the Zebulon NR Historic District. Upon a motion by Mr. Turner and a second by Mr. Hastings, the minutes were approved as amended.

4. Staff Report

- a. CLG Training Update: Mr. Roth asked commission members for an update on progress for the CLG training video opportunities. Ms. Morrissey and Ms. Cambier stated that they had submitted all three of their training summaries. Mr. Tippet stated that he has completed one and is working on the second training session this week. Mr. Morris stated that he will be completing three in the coming weeks. Mr. Roth noted that two commission members have fulfilled the CLG training requirements and encouraged as many commission members as possible to do the same to go above and beyond what is required.
- b. John & Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina: Mr. Roth noted that the final pictures to be taken for the landmark report are still awaiting the house being placed upon its new foundation.
- c. Davis-Adcock Store, 2013 Piney Grove-Wilbon Road, Wake County ETJ: Mr. Roth reported that the landmark report is completed and will likely be brought before the commission for its recommendation at its August meeting.
- d. D. J. Roberson House, 401 N. First Avenue, Knightdale: Mr. Roth asked for update from Mr. Carrigan. He said Olivia Heckendorf from RGA, Inc. has been in talks with him, and they will arrange a time for her to visit the house. Vinyl windows have been replaced with salvaged wood windows from the house next door.
- e. Zebulon NR Historic District: Mr. Roth reported that the subcommittee met and drafted a letter, and it was sent out to the Zebulon BOC and North Carolina Department of Natural and Cultural Resources staff. Last night, on June 7, the

Zebulon BOC gave a response to the proposed district during its regularly scheduled meeting. Mr. Roth reported that Mr. Hastings attended the meeting on behalf of the WCHPC to speak on the letter that was sent to them from the WCHPC. Mr. Hastings stated that Zebulon Planning Director Mike Clark laid out a summary of the timeline concerning the Zebulon NC District nomination. In 2019, SHPO visited the Planning Commission and gave them a specific timeline for the process. At the meeting, Zebulon once again asserted that none of that happened like SHPO told them that it would in writing. After the meeting, the African American gentleman that spoke at the May 6 public meeting pulled Mr. Hastings aside and told him that he wanted to make sure that everyone is included in this district that should be. No one from Preservation Zebulon attended this Zebulon BOC meeting, which was very interesting. Mr. Hastings stated that everyone wants to work together for a NR Historic District, but the boundaries of the proposed district still need to be addressed. If this is to move forward, everyone needs to be included.

N.B. Ms. Cambier stated she attended the Zebulon BOC meeting as well. She was very pleased that the young African American approached both her and Mr. Hastings after the meeting, and they received his contact information.

N.B. Mr. Turner stated that as Chair of the Designation Committee, there is most likely a potential landmark within the African American community.

Mr. Roth agreed with Mr. Turner and stated that the Town has appreciated and valued the input from this commission. All members should have received a copy of the resolution from the Zebulon BOC issued on Monday, June 7 at its meeting. It draws heavily on the letter sent by this commission that was discussed earlier.

Mr. Roth asked for any comments.

N.B. Dan stated that the resolution was very thorough and echoed the sentiments of this commission very well. He appreciated being a part of the subcommittee to draft the letter conveying the commission's opinions on the matter, and everyone had a lot of unique and constructive ideas to include in the letter.

N.B. Ms. Cambier stated that this all happened because the process that has been used for decades was not followed, and Secretary Wilson should look more into this.

Mr. Roth noted that the commission now was finally able to play its part in the review process, although it had to be done through the efforts of the Zebulon BOC and Town staff. Thursday, June 10 is the NRAC meeting, so it is in their hands now to see how this all plays out.

- f. Minor Works COA Approvals: Mr. Bradham presented three minor works COAs that were approved by staff:

CA-04-21 – J. Beale Johnson House, Fuquay-Varina: Staff approved a landscape plan for around the main house and the cook's house

CA-05-21 – Apex Union Depot, Apex: Staff approved installation of a new wooden sign attached to the landmark building

CA-06-21 – Apex Union Depot, Apex: Staff approved installation of a mail slot to a door on the landmark building

- g. Meeting Preferences: Mr. Roth asked Ms. Nolan for an update to commission meetings heading into the future. Ms. Nolan stated that if everyone is still under the Governor's State Emergency Declaration, the County will continue to operate under the emergency legislation that allows commissions to meet remotely. There is also an option of holding hybrid meetings, which would still be considered a remote meeting based on that legislation, even if some members met in person and others called in or participated online. The Wake County Manager's Office is supportive of any decision that the commission makes. Ms.

Nolan noted that when the State Emergency Declaration is lifted, whatever decision that is made right now might need to be reconsidered as the rules might change. Based on feedback given to Ms. Nolan, most commission members are comfortable meeting in person, but a few had some concerns. She stated that she will be moving forward trying to figure out the logistics of a hybrid-style commission meeting, but it could be done as early as the July meeting.

QUERY: Mr. Morris asked if the commission needs to make a formal decision right now or will decision just be made based on the feedback that Ms. Nolan received last month. Ms. Nolan stated that she is open to whatever but if a major work COA hearing is needed, the meeting will have to be held in person. Mr. Morris asked commission members if everyone felt comfortable about meeting in person next month, and the consensus was that everyone did. Mr. Morris noted that if a major work COA is before this commission, therefore needing a quasi-judicial hearing, then those attending via phone or video cannot participate nor vote on the application if there is a quorum attending the meeting in person. Ms. Nolan noted that if a major work COA is on the agenda, then the entire meeting needs to be in person. Mr. Hastings stated that he is fine meeting in person but does not want to leave out those that cannot attend in person due to health issues. Mr. Morris stated that most of the commission is fine meeting in person, and those that are not can join either via WebEx or the phone.

h. Other: Mr. Roth noted that the Town of Fuquay-Varina confirmed May 1 for the 2022 Wake County Preservation Celebration at the Fuquay-Varina Cultural Arts Center. They have us booked for the day and are looking forward to it.

5. Old Business:

A. Zebulon National Register District: Previously discussed.

B. Rockcliff Farm (B. W. Wells Farm): Mr. Morris stated that he had another meeting at the Rockcliff Farm with County officials. The Wake County Growth and Sustainability Commission meets on June 21 to discuss the matter of Wake County's potential future management of the site. There is another pre-planning meeting on June 18 as well. The commission has already offered its support of this effort by Wake County in the form of a resolution back in April. He stated that he will continue to attend these meetings and advocated for the preservation of the site for its significant to historical, cultural, and natural significance.

QUERY: Mr. Roth asked for a sense of where the discussion is headed. Mr. Morris stated that the head ranger for the North Carolina Parks System is fully supportive of Wake County managing the site and taking control. There may be some resistance from Wake County Parks, Recreation, and Open Space, because some staff do not want another property to manage and maintain. This is not a revenue-gaining site for the State Parks System currently, but it does sit among thousands of acres of State Park land. Wake County would be good stewards in maintaining the site with the upkeep and maintenance of the historic buildings as well. Mr. Hastings volunteered to help in any way that he can and is happy to support this effort. Mr. Morris also noted that a BBQ will be held on the site sometime in July and all commission members will be invited once more information is known and a date is set.

6. New Business: None.

7. Other Business: Ms. Williams stated said that on June 12, 2021, the historic Chavis Park will reopen with a ribbon cutting. Chavis Park was the African American park in

Raleigh and is listed on the National Register of Historic Places. A grant was given to complete work at the park in 2019. Everyone is encouraged to attend on Saturday, June 12 at 10:30am, so please put it on the calendar. Ms. Williams stated that the park has experienced a complete transformation that everyone will love. More bond money for more work on the park will hopefully be coming with approvals during the next budget cycle with the Raleigh City Council.

Mr. Tippet stated that he noticed that some housing opportunity bills are currently working their way through the NC General Assembly. According to an article that he read, if those are passed, it would require towns to allow duplexes in neighborhoods zoned for single family residences. Is the commission monitoring this? This has potential to affect historic districts. Mr. Morris stated that the League of Municipalities is against these bills. Mr. Roth encouraged Mr. Tippet to discuss this with Mayor Matheny in Zebulon, because he is actively involved in the League of Municipalities. Mr. Hastings further noted that the bills, if approved, could prove hazardous to small towns with historic districts, even while the bills do have some benefits.

8. Chair's Report: The Chair had nothing further to report. Mr. Roth noted that Ms. Beach has reached out to staff with some serious health issues and could use some prayers. Mr. Harvey has also been having some serious health issues in recent months. Ms. Morrissey stated that she will send cards to both individuals from the fund.

9. Adjourned: Hearing no objection, the meeting was adjourned at 4:27pm

Respectfully Submitted,

Jeremy Bradham
Secretary