

DRAFT AGENDA

Wake County Historic Preservation Commission Monthly Meeting Tuesday, April 13, 2021 – 3:30 PM

Online Meeting via WebEx

- I. Call to Order/ Roll Call**
- II. Approval of April 13, 2021 Agenda**
- III. Approval of February 9, 2021 Minutes**
- IV. Staff Report**
 - A. CLG Training Update
 - B. John & Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina
Under contract
 - C. Seth Jones Cemetery, 2417 Rolesville Road, Wake County ETJ – Under
contract
 - D. Davis-Adcock Store, 2013 Piney Grove-Wilbon Road, Wake County ETJ
 - E. D. J. Roberson House, 401 N. First Avenue, Knightdale – Proposed
Landmark
 - F. Zebulon National Register District – Tentative Public Meeting Date
 - G. COA Review
 - H. Minor Works COA Approvals
 - I. Other
- V. Old Business**
- VI. New Business**
 - A. Authorize Funding for D. J. Roberson House Landmark Report
 - B. Other
- VII. Other Business**
- VIII. Chair's Report**
- IX. Adjourn**

MINUTES

Wake County Historic Preservation Commission

Tuesday, April 13, 2021 – 3:30 PM

Online Meeting via WebEx

Members Present (8): 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

Members Absent (4): Ms. Peggy Beach, Mr. Marshall Harvey, Ms. Stephanie Ashworth, Ms. Nora Cambier

Staff (3): Mr. Gary Roth, 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 3:32 pm.

2. Approval of April 13, 2021 Agenda

Mr. Roth noted that under New Business, a Memorial Resolution for William Mangum needs to be added. Upon a motion by Mr. Hastings and seconded by Mr. Carrigan, the agenda was approved as amended.

3. Approval of February 9, 2021 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Staff Report

- a. CLG Training Update: Mr. Roth stated that Mr. Bradham sent out an email containing CLG training opportunities through Leverage NC. Commission members should watch the training videos that cover a wide range of topics and send a summary to SHPO to receive CLG credit. Everyone is encouraged to participate, but staff will reach out to SHPO to determine exactly how many commission members and how many videos need to be watched to meet the CLG training requirements.
- b. John & Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina: Mr. Roth stated that he, Mr. Bradham, the consultant and the contractor had a site visit at the house shortly after it was moved back on its lot. The house was raised on piers while preparing the footings for its new permanent location, and the consultant was able to understand the phases of construction and materials to better help date the house for the landmark report. The report writing has essentially been completed, and once the house is lowered onto the new footings and restoration work begun, they can take final pictures of the house at its new location 35 feet behind where it once stood.
- c. Seth Jones Cemetery, 2417 Rolesville, Road, Wake County ETJ: Mr. Roth stated that the report has been completed, but unfortunately the owner is not willing to have the cemetery designated as an historic landmark. The report will be submitted to the WCHPC for information and, later, the Olivia Raney Library to be a part of the collection of cemetery records for Wake County. This is a unique

cemetery with early intricate grave markers and could serve as a basis for future cemetery landmark reports for similar cemeteries.

- d. Davis-Adcock Store, 2013 Piney Grove-Wilbon Road, Wake County ETJ: Mr. Roth noted that the consultant has made a site visit and begun writing the landmark report. This report will be put into context with country stores across Wake County.

QUERY: Mr. Morris asked for the location of the Davis-Adcock Store. Mr. Roth noted that the store is very close to Fuquay-Varina but is in the Wake County ETJ with a Holly Springs mailing address.

- e. D. J. Roberson House, 401 N. First Avenue, Knightdale – Proposed Landmark: Mr. Roth stated that staff approached Mr. Carrigan as the newest commissioner after learning that he had just finished the rehabilitation of his historic house in Knightdale. Staff met with Mr. Carrigan at his house to discuss becoming a Knightdale Historic Landmark, and he is agreeable and will recuse himself from any commission decision to do so. and shared a PowerPoint presentation of some of the pictures taken of the architectural details on the interior and exterior. The only issue staff discovered was the presence of vinyl windows on the second story of the north façade which were introduced before Mr. Carrigan obtained the property. Mr. Carrigan has agreed to replace those windows with something more appropriate – historic wood windows removed from the house next door before it was demolished. This house is one of the best preserved and elegant houses in all of Knightdale.

N.B. Mr. Carrigan noted that while this is referred to as the D. J. Roberson House, and while Mr. Roberson did donate the land, his daughter married Mr. Jim Keith, and everyone in Knightdale refers to the house as the Keith House, as the family owned the house for more than 75 years. The house does have eight functioning fireplaces, converted from coal to gas. He would be happy to answer any questions from commission members.

QUERY: Mr. Morris asked when the house was constructed. Mr. Carrigan stated that it was built in 1920 by Mr. Keith, and his brother-in-law who lived next door operated the Mercantile just a few blocks away together.

N.B. Mr. Roth noted that this effort was unsolicited by Mr. Carrigan but facilitated by staff, and this would be the first Knightdale Historic Landmark designated in nearly a decade.

- f. Zebulon National Register District – Tentative Public Meeting Date: Mr. Roth noted that at the last WCHPC meeting in February, the commission voted to draft a letter to the NRAC asking for a delay for consideration of the Zebulon NR Historic District until there can be a full opportunity for an in-person discussion about the district. The Town of Zebulon felt strongly about this as well. The NRAC voted to postpone consideration of the district until its June meeting. In response, the Town of Zebulon is hosting a public meeting on Thursday, May 6 at the Zebulon Community Center. The time is yet to be determined, but staff will let commission members know as soon as that information is available. There will be a special section for members of the WCHPC, and Mr. Roth encouraged all commission members that can attend to attend to hear comments from the public on this matter. SHPO will be there to present the report. At the May 11, 2021 WCHPC meeting, the commission will then have the opportunity to comment on whether the proposed district meets National Register Standards. The big question is the period of significance that is being proposed, therefore constituting a much larger district. The current period of significance encompasses early 20th century structures all the way to the early 1970s. Would a

district with a smaller period of significance also meeting National Register Standards? This public meeting is an opportunity to hear comments from citizens who both support or oppose the district or have issues with its size.

QUERY: Mr. Tippettt asked what steps the Town of Zebulon has taken to advertise this meeting to the public. Mr. Roth stated that the Town is handling that, but he believes they will be mailing out postcards to the citizens of Zebulon.

g. COA Review: Mr. Roth discussed some issues that came up during the February WCHPC COA hearing involving Principles and Standards. It is very important to not insert feelings or opinions on a matter, as only the relevant Principles and Standards can be considered for a COA hearing decision. All aspects of guidelines within the Principles and Standards must be met. It is essentially all or nothing. If anything, other than the relevant guidelines are used to come to a decision about a COA, the leaves grounds for the decision to be appealed to the Wake County Board of Adjustment.

N.B. Mr. Tippettt stated that coming from a regulatory background, the Principles and Standards must be applied evenly, but he admitted to making comments about understanding the situation the applicant was in during the COA hearing in February. In the final decision, Mr. Tippettt noted that he agreed with the staff recommendation but wanted to go on the record as understanding the situation. Mr. Roth noted that the decision is only tough if the discussion moves away from the Principles and Standards. It should be an open and shut case one way or another. Mr. Tippettt noted that only the facts should be relevant during these hearings and emotions should be left out.

h. Minor Works COA Approvals: Mr. Roth presented two minor works COAs that were approved by staff:

CA-02-21 – J. Beale Johnson House, Fuquay-Varina: Staff approved the removal of dead and dangerous trees

CA-03-21 – J. Beale Johnson House, Fuquay-Varina: Staff approved the construction of a driveway using exposed aggregate concrete and brick pavers as well as the installation of a new HVAC unit behind the cook's house

i. B. W. Wells House (Rockcliff Farm): Mr. Roth stated that he, Mr. Bradham, Mr. Morris, and Mr. Hastings met with members of the B. W. Wells Association and WCBOC member Mr. Sig Hutchinson at Rockcliff Farm out near Falls Lake the other week. B. W. Wells was a well-known botanist and ecologist that was also a professor at NC State University for many years in the early 20th century. When he retired, he moved to the property under discussion in 1951 and named the property Rockcliff Farm. The property is currently on property owned by the United States Army Corps of Engineers and is managed by the State of North Carolina under the North Carolina Parks system. The B. W. Wells Association has been responsible for preserving the house and outbuildings. The association has asked Wake County to consider taking over the management of the property by subleasing the property, as they believe that Wake County would be a better partner in caring for and appreciating the property. Mr. Roth shared a PowerPoint with a video and some images taken on the day of the visit. The house and outbuildings need a lot of work, but the B. W. Wells Association has been somewhat limited by what they can do by the State. Mr. Roth stated that Commissioner Hutchinson is asking for a recommendation from the WCHPC for Wake County to move forward with attempting to take over management of this incredible piece of property.

N.B. Mr. Morris stated that this is a non-revenue-producing site for the State Par System, so they have put very little effort and money into the property. It is nearly

two miles down a gravel road hidden on a bluff overlooking Falls Lake. There is a volcanic plug that used to rise 75 feet above the Neuse River, but when the river was flooded to form Falls Lake, only 25 feet were left visible. It is one of only two volcanic plugs in the eastern half of North Carolina. The entire farm sits on a dormant volcanic cone, one of only two in Wake County. B. W. Wells was a very important figure in ecology and botany but was also a self-taught amateur artist. The farm is unique to Wake County, and the house dates to 1890 with an earlier smokehouse. The B. W. Wells Association has money and wants to carry out preservation work, and an arrangement with Wake County would allow them to do just that.

N.B. Mr. Hastings further noted that the site contains numerous trails that show native species unique to this area and is something that the public should be able to enjoy under the Wake County Parks system. This property encompasses a few hundred acres and Wake County would serve as good managers to this great resource.

N.B. Mr. Morris stated that because this is a Federally owned property, it cannot be designated as a historic landmark. However, this commission has been asked to consider endorsing Wake County taking management of the property by making a resolution of support. That resolution of support will be brought before the commission at its May 11, 2021 meeting.

5. Old Business: None.

6. New Business:

- a. Authorize Funding for D. J. Roberson House Landmark Report: Mr. Roth stated that the landmark report will cost \$3,595 and be taken from the FY2021 budget. Upon a motion by Mr. Turner and seconded by Mr. Hastings, the commission unanimously voted to fund a landmark report for the D. J. Roberson House in Knightdale.
- b. Memorial Resolution for William Mangum: Mr. Morris noted that Mr. Mangum was a former WCHPC member and recently passed away. The Memorial Resolution was sent out to commission members for their review. Upon a motion by Mr. Turner and a second by Mr. Feters, the commission unanimously voted to approve the Memorial Resolution for William Mangum.

7. Other Business: Ms. Nolan stated that the Wake County Comprehensive Plan has officially been adopted. A work plan will be developed in the coming months as well as more information. There are some opportunities for this commission to be involved in the implementation of the comprehensive plan.

8. Chair's Report: None.

9. Adjourned: Hearing no objection, the meeting was adjourned at 4:39 pm.

Respectfully Submitted,

Jeremy Bradham
Secretary