

AGENDA

**Wake County Historic Preservation Commission
Monthly Meeting
Tuesday, June 14, 2022 – 3:30 PM
Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

- I. **Call to Order/ Roll Call**
- II. **Approval of June 14, 2022 Agenda**
- III. **Approval of April 12, 2022, Minutes**
- IV. **Public Hearing for a Certificate of Appropriateness (CA-10-22)**
 - Applicant: Curtis and Mary Smalling
 - Owners: Curtis and Mary Smalling
 - Landmark: Banks House
 - Location: 101 E. Garner Road, Garner
 - Jurisdiction: Garner

The applicant is requesting a Certificate of Appropriateness for a parking area, access ramp, and signage.
- V. **Public Hearing for a Certificate of Appropriateness (CA-11-22)**
 - Applicant: Anchor Properties of Raleigh, LLC
 - Owners: Anchor Properties of Raleigh, LLC
 - Landmark: Zeb & Lorena Atkinson House
 - Location: 6325 Whitted Road, Fuquay-Varina
 - Jurisdiction: Fuquay-Varina

The applicant is requesting a Certificate of Appropriateness for the reconstruction of the front wrap-around porch and addition of a driveway.
- VI. **Committee Reports**
 - A. Outreach Committee
 - B. Designation Committee
- VII. **Staff Report**
 - A. Zebulon National Register Historic District Nomination Update
 - B. Zebulon Roadside Markers Texts
 - C. Preservation Celebration Wrap-up
 - D. Minor Works Approval(s)
 - E. Training Opportunities
 - F. Anthemion Awards
 - G. Other

- VIII. Old Business**
- IX. New Business**
- X. Other Business**
- XI. Chair's Report**
- XII. Adjourn**

AGENDA

**Wake County Historic Preservation Commission
OUTREACH COMMITTEE
Tuesday, June 14, 2022—2:30 PM
Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

- I. Call to Order**
- II. Approval of Agenda**
- III. Staff Report**
 - A. Preservation Celebration Wrap-up
- IV. Other Business**
- V. Chair's Report**
- VI. Adjourn**

AGENDA

**Wake County Historic Preservation Commission
DESIGNATION COMMITTEE
Tuesday, May 10, 2022 – 3:00 PM
Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

- I. Call to Order**
- II. Approval of Agenda**
- III. Staff Report**
 - A. Zebulon Historical Markers Texts
 - B. Lake Myra Store, Mill Site and Dam, 10300 Poole Road, Wake County
 - C. Price-Jones Cemetery, Knightdale
 - D. Other
- IV. Other Business**
- V. Chair's Report**
- VI. Adjourn**

MINUTES

**Wake County Historic Preservation Commission
Tuesday, June 14, 2022 – 3:30 PM Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

Members Present (8): Mr. Ed Morris (Chair), Ms. Camille Morrissey, Mr. Lee Tippet, Mr. Brendan Fetters, Mr. Dan Turner, Ms. Nora Cambier, Ms. Stephanie Ashworth, Ms. Peggy Beach

Members Absent (3): Mr. Jeff Hastings (Vice-Chair), Ms. Lonnelle Williams, Mr. Tom Carrigan

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 3:37pm.

2. Approval of June 14, 2022 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of April 12, 2022 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Public Hearing to Consider CA-10-22

Applicant: Curtis and Mary Smalling
Owners: Curtis and Mary Smalling
Landmark: Banks House
Location: 101 E. Garner Road, Garner
Jurisdiction: Town of Garner

The applicant is requesting a Certificate of Appropriateness for a parking area, access ramp, and signage.

Mr. Morris swore in Mr. Bradham. Mr. Bradham presented a PowerPoint (TM) summarizing the application. During the presentation, Mr. Bradham provided the following relevant Principles and Standards for the proposed work:

2.1.1. Retain and preserve the historic setting of the landmark, including the visual and associative characteristics of the site that contribute to the overall historic character of the landmark building, structure, or site.

2.1.2. Maintain and protect the visual and associative characteristics of the landmark setting established by the relationship of the landmark to its site, including site topography, significant views and vistas, accessory structures, roads, walkways, fences, walls, and plantings.

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.

2.1.4. It is not appropriate to introduce or remove a site feature or element if it will substantially diminish or radically alter the visual and associative characteristics of the landmark setting.

- 2.2.1.** Retain and preserve the site features and plantings that are significant in defining the overall historic character of a landmark building, structure, or site.
- 2.2.2.** Retain and preserve the historic relationship between the landmark building or structure, yards, and fields, and the site features and plantings. It is not appropriate to substantially alter site topography by grading, excavating, or filling.
- 2.2.3.** Maintain and protect historic site features and plantings through appropriate methods. Seek the advice of a professional to protect site features and plantings from damage during or as a result of construction activities.
- 2.2.4.** Repair deteriorated historic site features such as terraces, benches, fountains, and trellises through traditional methods of repair and pruning of plantings.
- 2.2.5.** Replace deteriorated or missing site features with new features that are compatible with the overall historic character of the landmark building, structure, or site.
- 2.2.6.** Replace significant plantings such as mature trees, hedges, and foundation plantings that are diseased or severely damaged with new plantings that are identical or similar in habit or species if possible. It is not appropriate to remove a healthy planting that is significant to the overall historic character of the landmark site. Plan site plantings that will evolve over time and maintain the sense of openness or enclosure of the site.
- 2.2.7.** Introduce new site features and plantings, if needed, which are compatible with the overall historic character of the landmark building, structure, or site.
- 2.2.8.** Locate new site features and plantings, if needed, in ways that maintain or enhance the overall historic character of the landmark and its historic context. It is not appropriate to introduce incompatible site features or equipment, including mechanical units, solar collectors, storage units, swimming pools, decks, playground equipment, and large satellite dishes, in locations that diminish or compromise the overall historic character of the landmark building, structure, or site.
- 2.2.9.** Illuminate site features and plantings, if desired, in a manner consistent with the historic character of the landmark building and site. See exterior lighting guidelines.
- 2.4.6.** Introduce new walkways, driveways, or parking areas, if necessary, which are compatible with the overall historic character of the landmark and site. Consider location, scale, materials, and configuration when determining compatibility. Retain the general site topography and any significant landscape or site features. It is not appropriate to diminish or substantially alter the overall historic character of the landmark site through the introduction of new walkways, driveways, or parking areas or through the introduction of inappropriate materials.
- 2.4.7.** Locate new parking areas unobtrusively in locations that do not diminish or intrude upon character-defining elevations of the landmark or important site features. Incorporate existing mature vegetation, if possible, and introduce additional perimeter landscaping or screening to lessen the impact of new parking areas. Subdivide large parking areas with planting strips. It is not appropriate to radically reduce the overall ratio of green space to paved area on a landmark site.

2.4.8. Protect mature vegetation and significant site features from damage caused by the construction of new walkways, driveways, and parking areas.
2.4.9. Illuminate walkways, driveways, and parking areas, if desired, in a manner consistent with the historic character of the landmark building and site. Follow the guidelines for exterior lighting.

2.7.7. Locate lighting for security and safety discreetly and in ways that are consistent with the historic character of the landmark and site. Consider lowlevel lighting sources to meet safety or security needs. If needed, locate footlights, recessed lighting, post lights or directional lights unobtrusively so they do not diminish the character of the landmark or site. For most landmarks, it is not appropriate to install security lights on standard height power poles.

2.8.4. Introduce new signage, if needed, that is compatible in scale, material, design, and color with the character of the landmark and site. It is not appropriate to construct new signs in materials that are incompatible with the character of the historic landmark.

2.8.5. Minimize the quantity of new signage and locate signage so it does not diminish the architectural or historic character of the landmark building, structure, or site. In reviewing location, consider compatibility in height, scale, and shape of the proposed signage. If mounted on the building, ensure that signage does not obscure or damage significant architectural features or details of the landmark.

2.8.6. Illuminate new signage, if desired, in a manner consistent with the historic character of the landmark building and site. See exterior lighting guidelines.

3.10.4. Accommodate accessibility and life safety requirements in ways that do not compromise features that are significant in defining the character of a landmark building, structure, or site.

3.10.5. Meet accessibility and life safety requirements in ways that do not diminish the landmark's character-defining elevations, features, finishes, or details.

3.10.6. Locate life safety changes such as fire doors, exterior stairs, or elevator additions on the rear elevation or a non-character-defining elevation of the historic landmark.

3.10.7. Design any new or additional means of access or egress so that the change is reversible and the original design of a historic entrance or porch is not compromised.

Following the presentation, staff recommended approval of the application. Mr. Morris asked if the commission had 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 discussion, Ms. Beach offered the following motion:

"I move that the WCHPC find and conclude that the addition of a parking area, handicapped accessible ramp, and signage at the Banks House is in accordance with the following Wake County Principles and Standards for Setting & Site Features and Building Exterior as fully read into the record by staff:

*Copies of any of the designation reports and other information regarding agenda items available by calling 833-6404 or e-mailing info@cappresinc.org

2.1.1.
2.1.3.
2.1.4.

2.2.1.
2.2.2.
2.2.3.
2.2.4.
2.2.5.
2.2.6.
2.2.7.
2.2.8.
2.2.9.

2.4.6.
2.4.7.
2.4.8.
2.4.9.

2.7.7.

2.8.4.
2.8.5.
2.8.6.

3.10.4.
3.10.5.
3.10.6.
3.10.7.

Findings and conclusions:

- 1) The proposed site plan includes minimal grading or alteration of the topography of the landmark site, and only six small-diameter trees and one dead 10 inch tree will be removed to accommodate new parking areas.
- 2) The new driveway and parking areas will be minimally visible from the landmark building and are compatible with the overall historic character of the landmark and site.
- 3) Mature existing plantings and additional native and period plantings will be used to maintain separation between the parking areas and the landmark building and provide buffering throughout the parking areas.
- 4) The new driveway and parking areas will consist of a surface gravel edged with a brown colored cobblestone material to contain the gravel. The handicapped space will be paved with the same brick as the existing walkways and patio and connect directly to the handicapped access ramp to the house.
- 5) A new wood handicapped accessible ramp will be located to the rear of the house; it is designed so that it may be removed in the future without any damage to the house. It will be painted white and have a simple design to match the railing currently installed in areas of the front porch, and the ramp's foundation will be made of brick to match the skirting of the landmark building.

- 6) **Discreet lighting will be installed for safety along footpaths and walkways leading from the parking areas to the landmark building. Low height, downward directed post lights will be used for lighting in the parking areas.**
- 7) **Two wooden signs will be installed on the landmark site, and both will be compatible in scale, material, design, and color with the character of the landmark and site.”**

Seconded by Mr. Turner. Ms. Cambier noted that the owners have done a great job in the restoration process, and it has been fascinating to watch the house returned to its former glory. **With no further discussion, the motion passed unanimously.**

Ms. Beach offered the following motion: “Based on the preceding findings and conclusions derived from the relevant Wake County Principles and Standards, I move that the Commission grant a Certificate of Appropriateness for the addition of a parking area, handicapped accessible ramp, and signage at the Banks House.”

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

5. Public Hearing to Consider CA-11-22

Applicant: Anchor Properties of Raleigh, LLC
Owners: Anchor Properties of Raleigh, LLC
Landmark: Zeb and Lorena Atkinson House
Location: 6325 Whitted Road, Fuquay-Varina
Jurisdiction: Town of Fuquay -Varina

The applicant is requesting a Certificate of Appropriateness for reconstruction of the front wrap-around porch, enclosure of the rear sleeping porch, and the addition of a driveway.

Mr. Morris swore in Mr. Bradham. Mr. Bradham presented a PowerPoint (TM) summarizing the application. During the presentation, Mr. Bradham provided the following relevant Principles and Standards for the proposed work:

2.4.5. If a walkway or driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale, materials, and color with the historic building site, streets, and district.

2.4.6. Introduce new walkways, driveways, or parking areas, if necessary, which are compatible with the overall historic character of the landmark and site. Consider location, scale, materials, and configuration when determining compatibility. Retain the general site topography and any significant landscape or site features. It is not appropriate to diminish or substantially alter the overall historic character of the landmark site through the introduction of new walkways, driveways, or parking areas or through the introduction of inappropriate materials.

2.4.7. Locate new parking areas unobtrusively in locations that do not diminish or intrude upon character-defining elevations of the landmark or important site features. Incorporate existing mature vegetation, if possible, and introduce additional perimeter landscaping or screening to lessen the impact of new parking areas. Subdivide large parking areas with planting strips. It is not

appropriate to radically reduce the overall ratio of green space to paved area on a landmark site.

2.4.8. Protect mature vegetation and significant site features from damage caused by the construction of new walkways, driveways, and parking areas.

3.7.8. It is not appropriate to introduce window or door features or details to a historic landmark serving to create a false historic appearance.

3.7.12. If necessary, introduce new windows and doors cautiously and only on non-character-defining elevations. Locate such units so that they do not diminish the character of the historic landmark or damage historic materials.

3.8.7. It is not appropriate to introduce porch or entrance features or details to a historic landmark in an effort if it serves to create a false historic appearance.

3.8.8. Replace a missing porch or entrance, or a missing element of it, with a new unit based upon accurate documentation of the original or a new design compatible with the architectural character, height, proportion, roof form, scale, materials, and detail of the historic landmark.

3.8.10. It is not appropriate to add a new porch or entrance to a landmark's character-defining elevations unless required for an accurate restoration.

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

With no questions or comments for staff, Mr. Morris invited anyone to speak on the application. Ms. Michelle Braxton, a neighbor of the landmark property, spoke in favor of the application, thanking the commission for all it does to protect historic properties in Wake County. She stated that her family is thrilled to see this house restored properly to its former glory, and this restoration is going to transform this property. Mr. Bradham noted that the landmark designation is what protected this property from being developed, and this is why the commission does what it does to protect these important pieces of history. The developer has embraced this restoration and is working with an architect to respectfully restore this house to its original appearance. Mr. Roth further noted that when the previous owner sought designation as a local landmark, he also sought to have the property placed on the National Register of Historic Places, but absence of a porch prevented it from being done. Now that the porch is being restored based on the historic photograph, a good case can be made to have it finally listed on the NR.

With no further discussion, Ms. Beach offered the following motion:

"I move that the WCHPC find and conclude that the reconstruction of the front wrap-around porch, enclosure of the rear sleeping porch, and the addition of a driveway at the Zeb and Lorena Atkinson House is in accordance with the following Wake County Principles and Standards for Setting & Site Features and Building Exterior as fully read into the record by staff:

2.4.5.

2.4.6.

2.4.7.

2.4.8.

3.7.8.

3.7.12
3.8.7.
3.8.8.
3.8.10.

Findings and Conclusions:

- 1) The driveway will be extended from its current dirt form to create two loops, one in the rear, and one in the front of the house, where the original driveway was located and is compatible with the overall historic character of the landmark and site.
- 2) The materials of the driveway will be a combination of exposed aggregate concrete and crush and run gravel, with brick pavers used in areas leading up to the house and is compatible in location, configuration, dimension, scale, materials, and color with the landmark site.
- 3) The c. 1910 historic image of the house documents a large two-story wrap-around porch, and a new porch will be reconstructed to match the design of the original porch.
- 4) The reconstructed front porch will have wood tongue-and-groove porch floors on both levels, and all detailing, including the balustrade, columns, siding, and steps will be constructed of wood.
- 5) The foundation of the reconstructed porch will use brick piers to match the existing brick of the house.
- 6) The rear sleeping porch currently has no windows and is open to the elements, and four wood windows that match existing historic windows on the second floor will be installed to enclose the space.”

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

Ms. Beach offered the following motion: “Based on the preceding findings and conclusions derived from the relevant Wake County Principles and Standards, I move that the Commission grant a Certificate of Appropriateness for the reconstruction of the front wrap-around porch, enclosure of the rear sleeping porch, and the addition of a driveway at the Zeb and Lorena Atkinson House.”

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

6. Committee Reports

- a. Outreach Committee: Ms. Morrissey thanked everyone for their efforts for the 2022 Wake County Preservation Celebration that was held on May 1 at the Fuquay-Varina Arts Center. Those attending had nothing but wonderful comments about the event. It was better to have panic and prepare to bring more food than to have too little at the last minute. The food display was incredible. The committee has decided to have the event every other year, so the next Wake County Preservation Celebration will be held in the Spring of 2024.

N.B. Mr. Morris thanked Ms. Ashworth for providing the flower arrangements and the baklava. Mr. Roth thanked Ms. Morrissey for all of her hard work, without which this event would not have been possible.

b. Mr. Turner reported that the committee is interested in pursuing two potential landmarks: the Lake Myra Mill Store, Mill Site, and Dam near Wendell, and an African American cemetery in Knightdale, which may be a slave cemetery.

N.B. Ms. Cambier stated that she had always admired the house on the hill overlooking the store and the lake and asked about its potential for it being designated. Mr. Bradham noted that the house has undergone significant changes in recent years and would not qualify for designation, but other resources remaining around the lake are both unique and unchanged.

QUERY: Mr. Tippett asked about the circumstances surrounding the African American cemetery in Knightdale. Mr. Roth stated that a developer working in a wooded area of planned development had discovered a cemetery with fieldstone markers. While it is unclear exactly when the developer was made aware of the cemetery - or found out that he might be required to keep it intact - the cemetery was identified and a consultant was hired for a historical report as part of the permitting process. The proposed site plan showed the graves relocated within the development, but at May's preliminary public hearing before the Knightdale Town Council, the Council indicated that it wanted to see a better plan for the graves, CAP staff having previously requested that the grave removal petition be denied. This site may be one of the only intact slave burial sites in all of Wake County, unique as a cultural icon.

N.B. Mr. Tippett further noted that, with a permit, the developer would have been able to remove the graves - just get a backhoe and reinter the bodies - but since this is potentially a slave cemetery, it is a much more sensitive issue. Mr. Roth stated all indications are that the Town of Knightdale will deny the request to relocate the cemetery; and will, instead - in the coming weeks and months - explore site design options with the developer. Ms. Nolan added that Wake County staff member, Mr. Keith Lankford, handles most grave relocation petitions in Wake County.

7. Staff Report

a. Zebulon National Register Historic District Nomination Update: Mr. Roth stated that all commission members have received a copy of the letter from the Keeper of the National Register rejecting the nomination of the Zebulon NR Historic District. This is the second rejection from the Keeper in the past year. The first was on procedural grounds, and there was a question if the Keeper had reviewed the nomination substantively. As it turns out, it was not reviewed substantively in 2021 but this time it was and was rejected again. All African American neighborhoods and resources need to be examined further and context given in the nomination. While this commission does not have a role in the process until as a reviewing body, Staff understands that the Town of Zebulon has engaged in conversation with SHPO to determine how to proceed. **Nevertheless, once a new nomination is submitted to SHPO, this commission has right of review.**

N.B. Mr. Tippett stated that he has a concern with the Town of Zebulon report claiming that institutional discrimination played a role in establishing the boundaries of the proposed NR District. Ms. Beach said she did not think anyone was making that assertion, but the problem is that there was no clarification as to what constitutes *integrity* in terms of African American resources within a district. This is not the district that many wanted to see, as it appears to have excluded African American neighborhoods from the proposed district. The NPS is in the process of updating its evaluation standards concerning African American neighborhoods which standards needed to be considered in this nomination but were not.

- b. Zebulon Roadside Markers Text: Mr. Roth reported that the final text has been passed around to commission members for each marker. Commission members gave small grammatical suggestions noted into the record and will be changed accordingly. Staff will follow up with the Town of Zebulon to see if there has been any feedback from the African American community in regard to the content and history covered in each marker.

QUERY: Ms. Cambier asked about Booker T. Washington's involvement in the *Rosenwald School* program. Mr. Bradham explained that while researching this further, Staff discovered that there was an earlier program before the *Rosenwald* program that involved African American architects and different school designs originating at the *Tuskegee Institute*. It is quite possible that the earlier schoolhouse mentioned in the marker's text could have been one of those constructed prior to the *Rosenwald School* program being developed.

N.B. Mr. Roth stated that these markers leave many threads and topics that can be further explored. Each marker can serve to spark conversation and pique interest in further study among the community.

Upon a motion by Mr. Turner and a second by Ms. Beach, the modified text for the two roadside markers in Zebulon was approved unanimously.

- c. Preservation Celebration Wrap-up: Mr. Roth specifically thanked Ms. Morrissey for her hard work in preparation for the event. It was a very successful day, and the commission should be proud of the work that it is doing throughout Wake County.
- d. Minor Works Approvals: Mr. Bradham presented two minor works COAs that were approved by staff:
CA-04-22 – Zeb and Lorena Atkinson House, Fuquay-Varina: Staff approved removal of dead and diseased trees
CA-08-22 – Zeb and Lorena Atkinson House, Fuquay-Varina: Staff approved a new architectural shingle roof
- e. Training Opportunities: Mr. Roth reported that there are no new CLG training opportunities to report but encouraged commission members to periodically check the SHPO website for any available opportunities. If any commission members did not participate in any of the online training videos on the SHPO website from 2021, they can do so and receive credit.

N.B. Ms. Cambier stated that there are lots of seminars on a variety of preservation-related topics, but SHPO has not approved any of them. Mr. Roth suggested commission members contact Kristi Brantley at SHPO to inquire if other training opportunities would qualify for CLG credit.

- f. Anthemion Awards: Mr. Roth noted that CAP's Anthemion Awards are returning and will be held on Monday, September 26, 2022, *The Irregardless Café*, Raleigh, NC. Any preservation project in the last three years may qualify for consideration. If any commission members know of a worthy preservation/restoration project, please have the owners reach out to CAP staff.
- g. WCHPC New Appointment: Mr. Roth reported that Ms. Suzanne was appointed as the replacement for Mr. Harvey on this commission. She is a broker agent in Raleigh with a background in historic preservation, previously serving on the *Harnett County Historic Properties Commission*. She has a BA in Urban Planning and an MS in Liberal Studies with a concentration in historic preservation. She will be joining this commission at its July meeting.

8. Old Business: None.

9. New Business: Ms. Cambier stated that there will be a ribbon-cutting ceremony for the new Wendell Historical Museum on Friday, June 17, 11am.

10. Other Business: Ms. Nolan stated that her colleague Tim Gardiner will be giving a presentation at the July meeting discussing changes to Wake County's UDO. She hopes to have a good discussion among the commission on potential policy changes in Wake County.

11. Chair's Report: Mr. Morris reported that a mid-century modern house in Wake Forest was nominated to the *National Register* but was rejected by the Keeper, because it was three months shy of being 50 years old.

12. Adjourned: Hearing no objection, the meeting was adjourned at 4:55pm.

Respectfully Submitted,

**Jeremy Bradham
Secretary**