

AGENDA

Wake County Historic Preservation Commission Monthly Meeting

Tuesday, April 11, 2023 – 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 April 11, 2023 Agenda**
- III. Approval of February 13, 2023 Minutes**
- IV. Designation Committee Report**
- V. Staff Report**
 - A. Rogers-Bagley-Daniels-Pegues House/Frazier House, Raleigh
 - B. Garner Woman's Club, 230 US Hwy 70 West, Garner
 - C. John and Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina
 - D. Zebulon Highway Markers Update
 - E. Other
- VI. Old Business**
- VII. New Business**
- VII. Other Business**
- IX. Chair's Report**
- X. Adjourn**

AGENDA

Wake County Historic Preservation Commission DESIGNATION COMMITTEE

Tuesday, April 11, 2023 – 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. Garner Woman's Club, 230 US Hwy 70 West, Garner
- B. John and Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina
- C. Price-Jones Cemetery, N. Smithfield Road, Knightdale
- D. Zebulon Highway Markers Update
- E. Other

IV. Other Business

V. Chair's Report

VI. Adjourn

MINUTES

**Wake County Historic Preservation Commission
Tuesday, April 11, 2023 – 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. Camille Morrissey, Mr. Lee Tippet, Ms. Peggy Beach, Ms. Nora Cambier, Mr. Dan Turner, Mr. Tom Carrigan

Members Absent (4): Ms. Lonnelle Williams, Mr. Brendan Feters, Ms. Suzanne Prince, Ms. Stephanie Ashworth

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 3:47pm.

2. Approval of April 11, 2023 Agenda

Mr. Roth noted that agenda Item D will be held over to next month's meeting. Upon a motion by Mr. Hastings and a second by Ms. Beach, the agenda was approved as amended.

3. Approval of February 14, 2023 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Designation Committee Report

Mr. Turner reported the following:

- Garner Woman's Club, Garner, NC: The consultant has signed a contract with Wake County and has begun work on the landmark report. Moreover, the first invoice has been processed and Staff hopes to bring it before this commission by late Summer.
- John & Nancy Strain House, Fuquay-Varina, NC: Work is nearing completion; however, some changes will need to be made to the landmark report. Moreover, the consultant will need to re-take photos once the work has been completed - Staff hopes by early Summer.
- Price-Jones Cemetery: The Designation Committee has expressed some concerns moving forward with the landmark designation and has explored some approaches to address those concerns. Staff shall discuss with Mr. Morris his experience in a comparable situation encountered in Wake Forest a few years ago. Results will be discussed at the May meeting when the commission will have the opportunity to vote on a course of action in response to the findings.
- Potential Landmark Designation: Mr. Turner pointed Staff to a property in Fuquay-Varina for potential landmark designation

QUERY: Mr. Tippet asked if the concerns about the cemetery could be shared with the full commission. Mr. Turner stated that the integrity of the cemetery has been compromised, even though Staff has been attempting to work with the town and, most recently, with the developer.

Mr. Tippet expressed his desire to hear the reservations of the committee and then to have the full commission immediately vote on the matter. Mr. Turner explained the situation in full, noting that the site has been altered and therefore, its integrity compromised. The only role of this commission is to decide whether to move forward with a landmark report and to designate the property as a Knightdale Historic Landmark. A summary report/presentation shall be given to the full commission at the regular meeting in May; and a decision will be made on how best to proceed into the future re: this property.

5. Staff Report

- a. Rogers-Bagley-Daniels-Pegues House/Frazier House, Raleigh: Mr. Roth reported that Shaw University has submitted to Raleigh City Council a request to rezone most of their property. Two of those properties are the Rogers-Bagley-Daniels-Pegues House and the Charles Frazier House. The former was built prior to the Civil War and has ties to very influential figures in Raleigh's history especially given its later association with Dr. Albert Witherspoon Pegues, an African American born into slavery who later rose to become the Shaw University Dean of Theology. The Charles Frazier House was built by an African American with strong ties to Raleigh's Black Wall Street. Both houses, therefore, have connections to Shaw University and to the local African American community. CAP, Inc., too, has a long history with these two properties. This commission has a preservation history with one of them as well. In 1996, Shaw University purchased both houses and quickly made plans to tear them down. Since in the 1990s this commission oversaw all designated historic landmarks in Raleigh, the request for demolition for the Rogers-Bagley-Daniel-Pegues House was brought to the commission which sought a designation of Statewide Significance for this structure allowing the commission to deny demolition entirely rather than just holding it up for one year. Separate from the actions of this commission, CAP, Inc. worked with Shaw University to find an entity that would restore and use both properties under lease with no cost to Shaw University. The houses were restored and even received CAP's prestigious Anthemion Award in 2003. Staff attended the Raleigh City Council public hearing on the rezoning request on the Agenda for Monday, April 3. The overwhelming majority of those in attendance opposed the rezoning request, including a large contingency of Shaw University Alumni as well as members of the mosque operating on the Shaw University campus.

Mr. Roth noted that he was only able to speak briefly on the importance of having preservation easements on the two properties, thus assuring that they would, in fact, be protected in perpetuity, whether on site or in another appropriate setting.

N.B. Mr. Morris stated that both he and Mr. Turner were on the commission when Shaw University submitted a request for demolition of the Rogers-Bagley-Daniels-Pegues House. The Statewide Significance designation, sponsored by this commission at that time, gave the property even more protection. Mr. Roth noted that CAP, Inc. intervened at the time that demolition was requested and offered to help Shaw University find someone to take on the restoration, so the application for demolition was quickly withdrawn.

Mr. Morris noted that, in the end, it was a great victory for historic preservation.

Mr. Roth added that the bottom line is that a preservation easement will be needed.

QUERY: Ms. Beach asked if commission members should attend the next Raleigh City Council meeting and speak on this matter. Mr. Bradham stated that since each speaker was allowed truly little time to speak about their objectives, as each side was only allowed eight minutes total. The best course of action would be to write letters to the members of the Raleigh City Council.

- b. Garner Woman's Club, 230 US Hwy 70 West, Garner: Mr. Roth reported that the consultant has completed most of the research and has begun drafting the landmark report. Staff processed the first invoice just this week, so everything is on schedule to bring it to the commission later this Summer.
- c. John and Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina: Mr. Roth reported that some new discoveries during the restoration process have led to some new insights into the history of the house and the landmark report will need to be updated along with new pictures of the finished result. This is a unique house that has had many surprises for us during restoration. Supply chain delays as well as other COVID related challenges - especially for some of the reproduction windows - have led to delays in this project over the past year, but CAP hopes to finish everything by the beginning of Summer. Once the landmark report has been updated, it will be sent to SHPO for comment and then brought before this commission for its recommendation to the Fuquay-Varina Board of Commissioners.
- d. Zebulon Highway Markers Update: Mr. Roth reported that one of the markers arrived at Zebulon Town Hall last month and he is pleased with the way it turned out. The other marker is expected to be put into production in the coming weeks so the commission should start thinking about marker-dedication ceremonies in the coming months.

6. Old Business: None.

7. New Business: None.

8. Other Business: Ms. Nolan thanked everyone for filling out the "One Water Plan" survey concerning the water supply in Wake County prior to today's meeting.

Point-of-Privilege: Mr. Carrigan shared that he recently visited New Zealand and Australia and was able to see the Hamilton Gardens in New Zealand, built on top of an old city dump. It was fascinating to see a dump re-purposed to make something so beautiful. Also, paralleling the water survey completed prior to today's meeting, Mr. Carrigan stated that water recycling is important in Australia. Large cisterns are used to collect gray water which is then reused all throughout the country.

9. Chair's Report: Mr. Morris stated that his last month working for the Wake Forest Historical Museum is June, and he will officially be retired again for a second time.

10. Adjourned: Hearing no objection, the meeting was adjourned at 4:38pm.

Jeremy Bradham
Secretary