

## **AGENDA**

**Wake County Historic Preservation Commission  
Monthly Meeting  
Tuesday, February 14, 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 February 14, 2023 Agenda**
- III. Approval of December 13, 2022 Minutes**
- IV. Designation Committee Report**
- V. Staff Report**
  - A. FY 2024 Preservation Fund Request
  - B. CAMP—NAPC Commission Training
  - C. Principles and Standards Update
  - D. WCHPC Reappointments
  - 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, February 14, 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. McCullers Family Cemetery, Fayetteville Road & Ten-Ten, Fuquay-Varina
- E. Zebulon Highway Markers Update
- F. Other

**IV. Other Business**

**V. Chair's Report**

**VI. Adjourn**

## MINUTES

**Wake County Historic Preservation Commission  
Tuesday, February 14, 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. Stephanie Ashworth, Ms. Nora Cambier, Ms. Lonnelle Williams

**Members Absent (4):** Mr. Brendan Fettes, Mr. Dan Turner, Mr. Tom Carrigan, Ms. Suzanne Prince

**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 3:35pm.

### **2. Approval of February 14, 2023 Agenda**

Hearing no objection, the agenda was approved as submitted.

### **3. Approval of December 13, 2022 Minutes**

Hearing no objection, the minutes were approved as submitted.

### **4. Designation Committee Report**

Ms. Morrissey reported the following:

- As soon as the contract is signed between the consultant and Wake County, the consultant can begin working on the landmark report for the Garner Woman's Club, Garner, NC;
- Work is nearing completion at the John and Nancy Strain House in Fuquay-Varina. Once final pictures are taken and added to the landmark report, it will be submitted to SHPO and then brought before this commission, late Spring, for its recommendation;
- Staff is continuing its work with Knightdale Town Staff and the developer concerning the Price-Jones Cemetery in Knightdale, especially working with the developer during the planning and design phase to ensure that the site continues eligible to be designated as a Knightdale Historic Landmark.
- McCullers Cemetery near McCullers Crossroads is a potential landmark that has been brought to Staff's attention. Staff shall follow up with the owners to gauge interest.
- The second roadside marker in Zebulon has been ordered by the town and will be put into production along with the marker that this commission paid for in 2022.

**QUERY:** Ms. Cambier asked if anyone had any insight into the Knuckley House in Wendell, likely one of the earliest schools in the area: she will seek more information and reach out to Staff.

## 5. Staff Report

- a. FY 2024 Preservation Fund Request: Mr. Roth reported that, after speaking further with county staff concerning specific budget items, the Preservation Fund request is moving forward. County Staff is recommending the budget increase to the WCBOC, including a slight increase in the annual budget with additional funds for two special items. The first is CAMP, which is a CLG training session offered by the NAPC. The second is the Lake Myra Complex NR report. Staff has developed an accurate cost for both requests. For landmark reports, the commission is pursuing the Price-Jones Cemetery, Knightdale and the Goodwin House, Apex, two potential landmarks in areas which will fulfill this commission's intention to pursue: African American and post WW2 properties.
- b. CAMP – NAPC Commission Training: Mr. Roth reported that the NAPC provides CAMP training that covers a variety of topics which preservation commissions encounter. In this fiscal year, the NAPC is holding training sessions in eastern and western NC, but this commission plans to host CAMP training after the new government fiscal year begins, October 1, 2023. The NAPC is revising its program and approach to CAMP training. Staff will meet with Kristi Brantley, SHPO, next week to discuss further details including a custom version of CAMP training where the topics and exercises can be selected from a list. Staff plans to bring proposed topics to this commission for input once the NAPC has provided its update of sessions offered. Some commission members may have attended a CAMP training session many years ago in downtown Raleigh, but for those that are not familiar, the NAPC brings in speakers from all over the country to cover specific topics within their field of expertise. The commission will be responsible for refreshments for attendees, and that will be part of the planning process in the coming months as well.
- c. Principles and Standards Update: Mr. Roth stated that Staff has thoroughly reviewed the Wake County Principles and Standards and found them to be a bit dated. Staff compared the current standards to those of Winston-Salem, which has recently updated its Principles and Standards to reflect the potential use of alternative materials. The Principles and Standards in Winston-Salem have many more illustrations and photographs and appears more user-friendly than this commissions current Principles and Standards. The whole process will require a bit more than just adopting what other places have, as it will likely constitute a complete revision of the entire set of standards. There will be numerous meetings with the consultant and landmark owners during the process as well. This commission will need to look hard into the alternative materials aspect moving forward. In the next fiscal year, Staff will need to apply in for a grant with SHPO to update the Wake County Principles and Standards in FY24, with the application deadline sometime in early 2024. Staff recommends applying for this grant.
- d. WCHPC Reappointments: Mr. Roth reported that every commission member up for reappointment was reappointed by the WCBOC in January.
- e. Wayland E. Poole House: Mr. Roth reported that CAP acquired the Wayland Poole House in Garner, and that it is already under contract to be sold to a third party with a preservation easement and rehabilitation agreement attached, in perpetuity, to the deed. CAP has worked with this new owner on another easement property in Holly Springs, and his plans are very basic with minimal changes to the exterior and interior. The house is in relatively good shape, but some floor and wall repairs need to be completed and the house updated for

commercial use as offices, which is the new owner's intention (repainting, adding HVAC, electric, etc.). Every room in the house has a door to the outside, so it can serve effectively as an office building with separate offices independent of one another with no new points of egress needed.

- f. Hood-Anderson Farm in Wendell: Mr. Roth reported that CAP has acquired the Hood-Anderson Farm (9.47 acres) in Wendell. The property is listed on the NR and contains an 1839 house, c. 1850 country store - Wendell's first post office - and numerous other outbuildings. There is a lot of work to do at this property to stabilize it and begin preservation work. The costs for initial stabilization work is already estimated at \$140,000.00 which includes window restoration. Sadly, many of the windows have been completely destroyed due to recent acts of vandalism. Mr. Roth further reported that both he and Mr. Bradham attended the Wendell BOC meeting last evening to present a request for the Town of Wendell to loan money to CAP to begin these preservation efforts at the house. Mr. Hinnant, who is known by many on this commission as a former commission member, spoke on behalf of CAP and supported the request, which was generously granted.
- g. Minor Works COA Approval: Mr. Bradham presented one minor works COA that was approved by staff:  
CA-01-23 – Upchurch-Williams House, Apex: Staff approved installation of a wooden ramp with wooden handrails along the parking area

**6. Old Business:** None.

**7. New Business:** None.

**8. Other Business:** Ms. Nolan encouraged everyone to reach out to the WCBOC members so that when they see that budget line-item request, they can connect the request to the work that this commission does. She said the request easily made it through the first round of review; moreover, Wake County Community Services had many requests were axed, but things look good for the WCHPC's budget increase request.

Mr. Hastings stated that there has been a challenge to the demolition ordinance for historic structures in the Apex UDO. Recently, the Apex Town Council voted 3-2 to approve a payment in lieu of saving a 1930s house in town that was evaluated and worthy of being preserved. This essentially has provided a slippery slope for future developers when forced to preserve historic structures in Apex as part of their development plans. Apex was once the beacon for preservation in Wake County, but this recent Town Council approval has undermined the ordinance.

Mr. Hastings reported that Apex will be begin celebrating the 150<sup>th</sup> Anniversary of its founding at the end of February, and the Apex Historical Society will be involved in many of the events and efforts planned over the coming year. Mr. Hastings also reported that on Wednesday, February 22, the Apex Historical Society will be having its event *Preservation and Pie* at the Halle Center featuring Mr. Bradham speaking on preservation efforts in Apex and across Wake County in recent years.

Ms. Williams stated that is good to be back in person and see everyone's face. Over the years, she stated that she has been at the forefront of the restoration efforts of Chavis Park in Raleigh, an African American park throughout most of the 20<sup>th</sup> century. Phase 1 of this process included rebuilding of the community center. In 2016, the park was placed on NR of Historic Places, and in November 2022, funding in the amount of \$54 million was received for Phase 2 that would aid in the construction of an aquatic center. The goal since 2015 is to have an African American Culture Center for the city of Raleigh. She said that she will forward the link to the interview that she had with Spectrum about the cultural center.

**9. Chair's Report:** Mr. Morris said that the Hinnants visited the Wake Forest Historical Museum this past week to talk about the new museum in Wendell thanks to the efforts of the Wendell Historical Society. He also noted that Mr. Hinnant was doing well and would like to come back to the commission at some point.

**10. Adjourned:** Hearing no objection, the meeting was adjourned at 4:31pm.

**Jeremy Bradham**  
**Secretary**