

## **AGENDA**

**Wake County Historic Preservation Commission  
Monthly Meeting  
Tuesday, May 9, 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 May 9, 2023 Agenda**
- III. Approval of April 11, 2023 Minutes**
- IV. Designation Committee Report**
- V. Staff Report**
  - A. Price-Jones Cemetery, N. Smithfield Road, Knightdale
  - 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, May 9, 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. Price-Jones Cemetery, N. Smithfield Road, Knightdale
- 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

**IV. Other Business**

**V. Chair's Report**

**VI. Adjourn**

## MINUTES

**Wake County Historic Preservation Commission  
Tuesday, May 9, 2023 – 3:30 PM Room 2800 – Wake County Justice Center  
301 S. McDowell Street, Raleigh, North Carolina**

**Members Present (9):** 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, Ms. Suzanne Prince, Ms. Lonnelle Williams

**Members Absent (3):** Mr. Lee Tippet, Mr. Brendan Fetters, Ms. Stephanie Ashworth

**Staff (3):** Mr. Jeremy Bradham, Capital Area Preservation, Inc. (CAP)  
Ms. Terry Nolan and Ms. Sharon Peterson, Wake County Planning and Development Services Division

### **1. Call to Order / Roll Call:**

Mr. Morris called the meeting to order at 3:30pm.

### **2. Approval of May 9, 2023 Agenda**

Hearing no objection, the agenda was approved as submitted.

### **3. Approval of April 11, 2023 Minutes**

Hearing no objection, the minutes were approved as submitted.

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

Mr. Turner reported the following:

- Price-Jones Cemetery: The Designation Committee has reservations about moving forward with the designation process. The stone grave markers have all been removed and the historic landscape of the cemetery has been altered. Even though the property will be fenced off and recognized as a slave cemetery, there is nothing left to landmark. The committee therefore recommends that the commission take no further action on landmark status for the cemetery.
- Garner Woman's Club, Garner, NC: The consultant is wrapping up with the landmark report and should be finished in June. It will likely be brought before this commission for consideration in 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. It will likely be brought before this commission for consideration in late Summer as well.
- Zebulon Highway Markers Update: One of the markers has been completed and delivered to the Town of Zebulon. The other marker will begin production in the next month or two with delivery sometime this Summer.
- The committee is looking ahead at the 2024-2025 fiscal year to investigate and recognize a professional baseball player named Hollis Atkinson from Fuquay-Varina associated with the Zeb and Lorena Atkinson House. There

is a potential for a roadside marker to acknowledge this individual.

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

**N.B.** Mr. Morris told Mr. Turner to check with the North Carolina Baseball Museum in Wilson, NC. They have a collection of biographies of all professional baseball players in North Carolina.

## 5. Staff Report

- a. Price-Jones Cemetery, N. Smithfield Road, Knightdale: Mr. Bradham stated that Staff was in contact with the Town of Knightdale Staff in February of 2022 stressing the importance of the cemetery, likely a slave cemetery. Staff looked at the independent report prepared by Richard Grubb & Associates and opposed the developer's request to relocate the graves, stating that the property could qualify as a historic landmark. Staff immediately brought this to the attention of the Designation Committee to consider pursuing the property as a local historic landmark. At that time, the trees had been cut down, but the stumps and bases were left undisturbed with the stone grave markers left in place. Ultimately, the developer abandoned plans to relocate the graves, based on comments from the Knightdale Town Council, and modified the site plan to shift the road around the cemetery. Mr. Bradham shared a PowerPoint presentation that included pictures from February, 2022 and March, 2023. When the committee decided to move forward last year, the site looked completely different than it does today. Throughout 2022, Staff attempted to reach out to Knightdale Town Staff multiple times with no response. Finally, Staff reached out directly to the developer in February, 2023 with a letter in the mail and received a quick response. The developer expressed interest in pursuing landmark designation but noted that the stone markers had been stolen in recent months. According to the pictures, the tree bases/roots have been removed, and the site appears to have been graded to fill those holes accordingly. It is difficult to discern the site of the cemetery from the surrounding construction based on these new pictures. At the last meeting, the Designation Committee suggested that Staff talk with Mr. Morris concerning a comparable situation that occurred in Wake Forest. It was confirmed that the Wake Forest Historic Preservation Commission did not move forward with landmarking the property in that situation considering the same changes to the cemetery. This commission can only look at what is before them, and it is what it is now, which is drastically different than it appeared a year ago. Staff therefore recommends that the commission does not move forward with landmarking this property and not make any formal statements on the matter.

**QUERY:** Mr. Morris asked what was being constructed on the site. Mr. Bradham stated that condominiums are scattered throughout with a community center and open space communal area surrounding the cemetery.

**N.B.** Mr. Turner noted that nothing will be built on this site regardless, and it will have a protective fence surrounding it. Mr. Bradham agreed that the site will be protected, but that does not mean that it should be landmarked.

**QUERY:** Ms. Prince asked how many graves were located on the property. Mr. Bradham stated that there were thirty-two (32) known graves identified in the initial report.

**Upon a motion by Mr. Turner, seconded by Ms. Morrissey, this commission, after careful study by the Designation Committee and by Staff - including their consultation with the Chair and other professionals - takes no action to move forward with pursuing landmark designation of the Price-Jones Cemetery, Knightdale since it can no longer be considered an intact example of an early slave cemetery in Wake County, the Commission voted unanimously to take no action on landmark status for the Price-Jones Cemetery, Knightdale, NC.**

**N.B.** Mr. Turner stated that maybe this commission needs to investigate writing a procedure for developers to follow should they discover a cemetery within proposed areas of development. Mr. Morris said that the state statutes address this fully, but oftentimes, developers ignore it. Mr. Turner said that there needs to at least be a discussion about this at some level in the future.

- b. Garner Woman's Club, 230 US Hwy 70 West, Garner: Mr. Bradham stated that the landmark report will be completed in the next month by the consultant. The first payment on the contract has been paid, and the commission will likely hold a public hearing in July or August for its recommendation to Garner Town Council.
- c. John and Nancy Strain House, 8536 Lake Wheeler Road, Fuquay-Varina: Mr. Bradham reported that Staff has taken first-hand steps in the restoration of the John and Nancy Strain House and hope to have it completed by July. Reconstructing windows - with a 3-4 month wait- is the final delay. CAP, Inc. will be selling the property with a preservation easement and rehabilitation agreement once the work has been completed. The consultant to re-take pictures for the landmark report and, based on new discoveries during the restoration work, provide more context. The commission will likely review the property in late Summer.
- d. Zebulon Highway Markers Update: Mr. Bradham reported that the first marker is already with the Town of Zebulon and the second marker will be arriving later this Summer. Town of Zebulon is working with NCDOT to determine where those markers may be placed. NCDOT apparently does not like markers in the right-of-way, so they will likely need to be placed on private land and permissions will need to be granted. This commission will need to determine a time for a marker dedication at some point later this Summer or Fall.
- e. Rogers-Bagley-Daniels-Pegues House/Frazier House, Raleigh: Mr. Bradham stated that Raleigh City Council held another public hearing concerning Shaw's rezoning request which would affect multiple historic properties, including the Rogers-Bagley-Daniels-Pegues House and the Charles Frazier House. Staff are in contact with RHDC staff and members as well as other opponents of the rezoning request. The hearing was postponed for another month, and we will likely continue this way until conditions have been satisfied for all parties.

**6. Old Business:** None.

**7. New Business:** Mr. Hastings stated that he, as President, has noted that membership is declining due to older membership passing away. If anyone has ideas on how to maintain and increase membership, please let him know. The Maynard-Pearson House, an Apex Historic Landmark, is the society's headquarters, but if something happens to the Society, the fate of the house becomes uncertain.

Mr. Hastings also reported that the Town of Apex has appropriated \$1.8 million to fund the restoration of the Thompson-Utley-Fletcher-Tunstall House (an Apex Historic

Landmark), which has sat vacant on the Town Hall campus for nearly two decades. Mr. Bradham stated that the total is now around \$2.3 million according to the most up to date information from the Town.

**8. Other Business:** Ms. Nolan notified the commission that the draft Wake County budget is open for public comment, and there will be a series of public hearings across the county over the next month with an adoption date of June 5.

**QUERY:** Mr. Morris asked if the commission received its special budget increase. Ms. Nolan stated that only the CAMP training fund was put into the budget.

**9. Chair's Report:** Mr. Morris welcomed Ms. Sharon Peterson, who shared that she was there to learn a little more about what was happening with the Price-Jones Cemetery in Knightdale. Mr. Morris stated that he will officially be retired for a second time on June 1, 2023. After 32 years with the State of North Carolina, he had agreed to two years serving as director of the Wake Forest Historical Museum, and seventeen years later he is finally retiring.

**10. Adjourned:** Hearing no objection, the meeting was adjourned at 4:08pm.

**Jeremy Bradham**  
**Secretary**