

DRAFT AGENDA

**Wake County Historic Preservation Commission
Monthly Meeting
Tuesday, August 12, 2025 – 3:30 PM
Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

- I. Call to Order/ Roll Call and New Member and Guest Introductions**
- II. Approval of August 12, 2025 Agenda**
- III. Approval of June 10, 2025 Minutes**
- IV. Election of Officers**
 - A. Chair – C. Edward Morris
 - B. Vice-Chair – Jeff Hastings
- V. Public Hearing for a Certificate of Appropriateness (CA-02-25)**

Owners: Paul & Jessica Kaplar
Landmark: Ballentine-Spence House
Location: 109 East Spring Street
Jurisdiction: Fuquay-Varina
The applicant is requesting a Certificate of Appropriateness for the installation of an inground pool and new patio to replace the existing non-contributing patio
- VI. Designation Committee Report**
- VII. Staff Report**
 - A. American Legion Post 148, Wendell—WBOC Landmark Designation
 - B. Anthemion Awards Presentation –Tuesday, September 23, University Club @5:30-7:30 PM
 - C. Principles & Standards Schedule & Update
 - D. Principles and Standards Public Engagement Meeting, Panther Branch Rosenwald School, 9109 Sauls Road, Garner, Tuesday, August 13 @ 6:30 PM
 - E. Other
- VII. Principles and Standards Presentation and Discussion w/Consultants
Katie Cook & Cassandra Talley, Loggia, LLC**
- VIII. Old Business**
- IX. New Business**

- X. Other Business**
- XI. Chair's Report**
- XII. Adjourn**

DRAFT AGENDA

**Wake County Historic Preservation Commission
DESIGNATION COMMITTEE
Tuesday, August 12, 2025 – 3:00 PM
Room 2800 – Wake County Justice Center
301 S. McDowell Street, Raleigh, North Carolina**

- I. Call to Order**
- II. Approval of August 12, 2025 Agenda**
- III. Staff Report**
 - A. Wendell American Legion Post #148, Wendell
 - B. Lake Myra National Register Nomination
 - C. Shotwell Community Roadside Marker, Wake County
 - D. Principles & Standards Update
 - E. FY26 Landmark candidates
 - F. Other
- IV. Other Business**
- V. Chair's Report**
- VI. Adjourn**

DRAFT MINUTES

**Wake County Historic Preservation Commission
Tuesday, June 10, 2025 – 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, Ms. Karen Padgett, Ms. Lonnelle Williams, Mr. Dan Turner, Ms. Stephanie Ashworth, Ms. Suzanne Prince, Mr. Brendan Feters

Members Absent (4): Mr. Jeff Hastings (Vice Chair), Mr. Nathan Guerin, Ms. Peggy Beach, 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 3:31pm.

2. Approval of June 10, 2025, Agenda

Approved as submitted.

3. Approval of April 8, 2025, Minutes

Approved as submitted.

4. Public Hearing to Consider the Designation of the Wendell American Legion Cedric Harris Post 148, 5100 Wendell Boulevard, Wendell as a Wendell Historic Landmark

A. Order of Hearing

B. Presentation by Staff: Mr. Bradham presented a PowerPoint (TM) reviewing the architectural and historical significance of the Wendell American Legion Cedric Harris Post #148.

C. Comments by the Department of Cultural Resources are on file with these minutes.

D. Comments by Interested Parties: Mr. James Kelliher, Mr. Jerry Fralick, and Mr. Brian Rush, all representing the Legion, spoke in favor of the recommendation and thanked the commission for its consideration. Each speaker detailed the involvement of the American Legion in the Wendell community and their on-going desire to maintain this unique and important historic resource which they continue to use to this day.

E. WCHPC Discussion/Action: **Upon a motion by Ms. Padgett, seconded by Ms. Morrissey, the Wake County Historic Preservation Commission voted UNANIMOUSLY to recommend designation by the Wendell Board of Commissioners of the Wendell American Legion Cedric Harris Post #148 as a Wendell Historic Landmark.**

5. Designation Committee Report

Mr. Turner reported:

- Ms. Ellen Turco of RGA is working on the Lake Myra National Register nomination, likely to be completed by the end of the year.

- The Shotwell roadside marker text is being written to assure incorporation of as much history re: the Shotwell area as possible in what limited space is available.
- The WCHPC Preservation Fund has been re-allocated so that all monies available in this fiscal year are fully utilized.

6. Staff Report

- A. CLG Report: Mr. Roth reported that Staff have sent out SHPO's response letter to the annual CLG report submitted in December 2024. This commission received an excellent response. The report submitted to SHPO detailed the myriad achievements of the commission, its engagements, behaviors, and results which earned the commendation of the State Historic Preservation Office (SHPO).
- B. *Principles and Standards* Update: Mr. Roth reported that the *Wake County Principles and Standards* update is very close to being finalized; and the contract is pending between Wake County and the State Historic Preservation Office. However, since the project kickoff will start a few months later than originally anticipated, the schedule has been slightly revised. The consultants, Katie and Cassandra, will be making an in-person visit to the commission as well as going around the community to review landmarks, etc. They will also be making online appearances to give updates and to receive feedback at commission meetings throughout the rest of 2025. Once the contract has been signed, things will begin moving quickly, with a kickoff meeting in July or August to meet with landmark owners.
- C. New Bern Training Roundup & FY25 CLG Training Requirements Status: SHPO was very appreciative of the support and turnout of commission members at the New Bern CLG training in April. To fulfill the CLG training requirements, the commission needed two members to attend an all-day training. This commission prides itself in going above and beyond minimum requirements. Attending the CLG training in New Bern were Mr. Morris, Mr. Hastings, Ms. Prince, and Ms. Ashworth, as well as Ms. Nolan and Mr. Bradham from Staff. Mr. Roth and Mr. Bradham also attended commission Staff training hosted by SHPO back in November 2024. Mr. Roth noted that NAPC has an online seminar on updating Design Standards at the end of June, which would be worth listening to just for educational purposes. This commission has now gone above and beyond the CLG requirements for this year; and Mr. Roth thanked all who attended the training.
- D. Preservation Fund: Mr. Roth reported on the state of the preservation fund:
 - Good Hope Baptist Church landmark report, \$3,500.00
 - Wendell American Legion #148 landmark report, \$3,500.00
 - Shotwell Roadside Marker composition, \$1,500.00
 - *Wake County Principles and Standards* update grant match, \$17,680.00.

N.B. There are funds not yet expended so Mr. Roth proposed proceeding with the manufacture of the Shotwell Roadside Marker, \$3,500.00, and the manufacture of the landmark plaque for Good Hope Baptist Church, \$643.00.

Upon a motion by Ms. Prince that the commission accept the Staff recommendation for use of the remaining Preservation Fund, seconded by Mr. Turner and with no further discussion, the motion was unanimously approved.

7. Old Business: Ms. Ashworth noted that Wake County had a great showing at the CLG training in New Bern and stated that Mr. Bradham reported on the accomplishments of this commission - designating so many landmarks over the years - and other commission members present were very impressed with the Wake County program. Mr. Turner further noted that the commission's success comes from our

partnership with CAP, Inc., serving as this commission's Staff; and he thanked Staff for all their hard work managing Wake County's preservation program. Ms. Morrissey, as someone who has been on the commission for more than thirty years and has seen the difference from the first decade compared to the last two under the leadership of CAP, also praised the tireless work of the Staff.

8. New Business: None.

9. Other Business: Ms. Nolan stated that the county is moving forward with Lake Myra County Park development plans, and more details will be available on this in the coming months. It will be an interesting private/public partnership, as the lake will still be owned by the Yeager family while Wake County owns pieces on the southern and eastern part of the lake. Mr. Bradham noted that Ms. Nolan provided a letter for landmark owners that will go out with the annual COA reminder letters in the coming weeks. In this new letter, the new \$150.00 fee for After-the-Fact COA submissions will be introduced. Details will be worked out between the commission and county staff in the next month.

10. Chair's Report: Mr. Morris asked Ms. Morrissey to come forward. He recognized her service to the commission for more than thirty years and provided her with a gift from the commission to thank her for her service, a *Paul Revere* bowl with her name and dates of service engraved on the side. Ms. Morrissey thanked everyone and stated that it has been an honor to serve on this commission and to see how far it has come over the last 33 years. She again thanked everyone and said that this commission will always hold a special place in her heart as she moves back to her home in Kentucky.

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

Jeremy Bradham
Secretary

Wake County Principles and Standards

Acknowledgements

Wake County Historic Preservation Commission

Ed Morris, Chair
Jeff Hastings, Vice Chair
Stephanie Ashworth
Peggy Beach
Tom Carrigan
Brenden Fetters
Nathan Guerin
Camille Morrissey
Karen Padgett
Suzanne Prince
Daniel Turner
Lonette Williams

Capital Area Preservation Staff

Jeremy Bradham
Gary Roth

Wake County Planning, Development & Inspections

Terry Nolan, Senior Planner

North Carolina Historic Preservation Office

Kristi Brantley
Michele Patterson McCabe

Loggia Preservation

Cassandra Talley
Katie Cook

The activity that is the subject of this project has been financed in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

Table of Contents

Introduction

Historic Landmarks and Design Standards

1. Description of intent and goal of standards and role of WCHPC
2. Key Words and Acronyms

- a. COA = Certificate of Appropriateness
- b. WCHPC = Wake County Historic Preservation Commission
- c. CAP = Capital Area Preservation
- d. SHPO = North Carolina State Historic Preservation Office
- e. NPS = National Park Service
- f. Others

Historic Preservation Standards

1. Brief discussion of legal underpinnings of preservation
 - a. 1966 National Historic Preservation Act promoted retention of architectural heritage in the US
 - b. 1971 North Carolina General Statute (GS) Chapter 160A Article 4 enacted to promote preservation at the state level
 - c. In the 1970s the National Park Service developed Secretary of the Interior's Standards for the Treatment of Historic Properties
 - d. 1992 Wake County Board of Commissioners adopted a local historic preservation ordinance which established the WCHPC
 - e. Design standards are formally adopted by the WCHPC
2. Secretary of the Interior Standards
3. Seven aspects of integrity: location, setting, design, materials, workmanship, feeling, association

Key Preservation Concepts

1. Why preservation is important
2. Historic preservation and sustainability
3. Alterations gaining significance over time
 - a. For example, a mid-twentieth century alteration of a late-nineteenth century storefront
4. Preservation of the everyday
 - a. For example, local designation of an intact mid-twentieth century subdivision with Ranch tract houses in addition to architect-designed buildings
5. Falsely historic alterations and additions
6. Reversibility

Local Historic Landmarks vs. National Register-listed Properties

1. Explanation of differences between programs and the benefits of each
 - a. National Register of Historic Places
 - i. Federal program
 - ii. Discussion of federal and state historic tax credit opportunities for income-producing and owner-occupied properties
 - iii. Section 106 review
 - iv. Purely honorary with no restrictions on the property owner (except for historic tax credit projects)
 - b. Local Historic Landmarks
 - i. Local program
 - ii. Subject to design review by the WCHPC
 - iii. Discussion of benefits of designation (50% annual property tax deferment)

Wake County's Historic Preservation Commission

1. Purpose and role of the WCHPC and role of Capital Area Preservation
2. Responsibility of property owners
3. What does the WCHPC review?
 - a. WCHPC reviews work to exterior features, defined in Wake County historic preservation ordinance (151.065) as “the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building or other structure, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, ‘exterior features’ shall mean the style, material, size, and location of all such signs. In adopting an ordinance establishing a historic district, the local governing body may provide that ‘exterior features’ also include historic signs, color, and significant landscape, archaeological and natural features of the area.”
 - b. Three categories of work:
 - i. Routine Maintenance
 1. Define: Repair or replacement of historic materials or features where there is no change in the design, materials, or general appearance of the resource or site
 2. Not reviewed by WCHPC or WCHPC staff
 3. Provide examples of
 - ii. Minor Work
 1. Define
 2. Provide examples of
 - iii. Major Work
 1. Define
 2. Provide examples of
 - c. Jurisdiction is limited to the exterior except for “specific interior features of architectural, artistic, or historical significance in publicly-owned landmarks, and of privately-owned historic landmarks for which consent for interior review has been given by the owner.” (151.067)

Design Review Process

1. Introductory description of what a COA is and the COA process
2. When is a Certificate of Appropriateness (COA) Required?
 - a. A design review application and COA is not required for Routine Maintenance
 - b. Minor Work: A design review application is submitted and approved, denied, or forwarded to WCHPC for review by WCHPC staff
 - c. Major Work: A design review application is submitted and forwarded to the WCHPC for review
3. Diagram/flowchart showing design review process and potential outcomes
4. Descriptions of outcomes (151.072(E)(2))
 - a. Approval of COA
 - b. Approval with Modifications
 - c. Deferral
 - d. Disapproval
5. Appeal processes (151.072 (I))

6. Compliance (151.065 + 151.074)
 - a. COA required before building permit can be issued
 - b. “The local governing body, the Commission, or other party aggrieved by such action may institute any appropriate action or proceedings to prevent such unlawful demolition, material alteration, remodeling, or removal, to restrain, correct or abate such violation, or to prevent any illegal act or conduct with respect to such historic property.”

Wake County’s Historic Resources

1. County map showing Local Historic Landmarks
 - a. Due to the size of the county and number of landmarks, we anticipate this map will be scaled to the county level. We may include additional, smaller-scale maps if there are clusters of historic landmarks in certain areas.
2. List of locally designated properties including landmark name and address providing detail the map(s) may be not be able to provide
3. Architectural Styles of Wake County’s Historic Landmarks
 - a. 1-page sections for each of the most common landmark architectural styles and the character-defining features of each style

Design Standards

For SHPO, CAP, and WCHPC: general notes on the design standard sections:

1. To streamline the numbering system the WCHPC relies on to make motions, we propose removing one layer of subheadings. These subheadings include setting and site features, building exterior, new construction and additions, relocation and demolition. For example, the new reference for a motion based on standard #4 in section 16 (Exterior Materials: Masonry) would be 16.4. This reference based on the existing standards would be 3.2.4.
2. In our assessment of the existing standards, we think much of the language and guidance is solid. We plan on using this as a base for the new document.
3. To reduce internal ambiguities and redundancies, we propose merging each section’s existing “things to consider” and “standards” into one “standards” section.
4. The “standards” in each section will focus on what **to** do – rather than what not to do
5. Added sections:
 - a. Evaluating Changes Over Time
 - b. Importance of Regular Maintenance
 - c. Alternative Materials
 - d. Disaster Preparedness and Resiliency
 - e. Streetscapes and Alleys
 - f. Storm Windows
 - g. Awnings and Shutters
 - h. Adaptive Use of Historic Landmarks
 - i. Pools, Playgrounds, Backyard Structures

1. Evaluating Changes Over Time

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

2. Importance of Regular Maintenance

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

3. Alternative Materials

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

4. Disaster Preparedness and Resiliency

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

5. Setting

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

6. Streetscapes and Alleys

6. Brief 1-2 paragraph description of section
7. Standards (numbered)

7. Site Features and Plantings

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

8. Fences and Walls

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

9. Walkways, Driveways, and Parking

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

10. Outbuildings and Accessory Structures

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

11. Accessibility and Life Safety Considerations

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

12. Archaeological Sites and Resources

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

13. Cemeteries

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

14. Storefronts

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

15. Exterior Materials: Wood

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

16. Exterior Materials: Masonry

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

17. Exterior Materials: Architectural Metals

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

18. Architectural Ornament

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

19. Paint and Paint Colors

3. Brief 1-2 paragraph description of section
4. Standards (numbered)

20. Windows

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

21. Storm Windows

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

22. Exterior Doors

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

23. Awnings and Shutters

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

24. Porches and Balconies

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

25. Roofing and Roof Features

1. Brief 1-2 paragraph description of section. To include roof materials, shape, features, gutters, chimneys, etc.
2. Standards (numbered)

26. Solar Panels

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

27. Exterior Lighting

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

28. Signage

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

29. Adaptive Use of Historic Landmarks

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

New Construction

30. Additions

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

31. Decks

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

32. Pools, Playgrounds, and Backyard Structures

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

33. New Construction of Primary Buildings

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

34. New Construction of Secondary Buildings

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

Relocation and Demolition

35. Relocation

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

36. Demolition

1. Brief 1-2 paragraph description of section
2. Standards (numbered)

Appendices

Architectural Terms

1. Source from list in current standards

Preservation Resources

1. Local, state, and national resources included in current standards
 - a. Include University of North Carolina Historic Resilience Project
2. Links to Wake County historic preservation ordinance
3. Books and Magazines
4. National Register of Historic Places Bulletins
 - a. Historic Landscapes
 - b. Historic Residential Suburbs
 - c. Researching Historic Properties
5. Technical Preservation Services Publications
6. National Park Service Preservation Briefs
 - a. Categorize (general, roofing, materials, windows, etc.) and provide hyperlinks to each

WCHPC Bronze Plaque Mounting Guidelines

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Preparing Your Application:

Please read the application carefully to determine what may be necessary to describe your project. ***In addition to the written description, supporting information may include plot plans, photographs, drawings, or sample materials.*** Make sure your written description and supporting materials accurately illustrate your proposal. If Capital Area Preservation (CAP) staff or WCHPC members cannot fully understand your proposed changes due to insufficient information, they cannot determine that the changes meet the guidelines. Submitting an incomplete application on the deadline will result in an additional months delay before the commission can issue a certificate of appropriateness. CAP staff is available to advise in the preparation of applications. **Please type or use BLACK INK only. Use paper no larger than 11" x 17" for any required supporting information.**

Filing Your Application:

Mail the completed application to: Capital Area Preservation, PO Box 28072, Raleigh, NC, 27611 or by email: info@cappresinc.org. Submitted materials become the property of the Wake County Government and will not be returned. ***Incomplete applications will be returned to the applicant for revision.*** CAP staff will contact applicants after receiving an application to discuss the next steps of the review process.

Minor work applications can be reviewed and approved by Capital Area Preservation (CAP) staff and can be filed anytime. Major work applications that require review by the Wake County Historic Preservation Commission (WCHPC) must be submitted no later than 5:00 p.m. on the application deadline (see attached schedule) in order to be heard at the next meeting. See *Certificate of Appropriateness Q & A* for more information on the review process.

Notification:

CAP staff can usually review minor works applications within a few days of submittal. If you are filing a major work application, a meeting agenda will be sent to you about one week before the meeting.

You will be notified of the decision on the application by mail. If your application is approved, you will receive a certificate of appropriateness placard in the mail. The certificate must be posted at the job site as indicated on the bottom of the placard. You may then obtain necessary permits and begin your project.

Thank you very much for your interest in protecting Wake County's historic resources!

Landmark Name: Wake County PIN #: Street Address of Property: *The Ballentine-Spence*

House 109 E. Spring St Fuquay-Varina NC, 27526 0656967298

Brief description of Project: *Inground pool and patio to replace the current patio (this was not original to the home)*

Owner's Name: *Paul and Jessica Kaplar*

Mailing Address: *109 E. Spring St. Fuquay-Varina NC, 27526*

Phone: *919-800-7860* **Email:** *jessicakaplar@gmail.com*

Name of Applicant (if other than owner):

Mailing Address:

Phone: Email:

Please read and sign below:

I understand that a Certificate of Appropriateness is required before work can begin as per North Carolina General Statute 160A-400.9. A Certificate of Appropriateness is required before any other necessary permits can be issued. I understand that work done without a Certificate of Appropriateness is a violation of the Wake County Historic Preservation ordinance and could result in punitive actions.

I understand that major works applications must be returned by 5:00 p.m. on the application deadline date to Capital Area Preservation. Incomplete applications will not be accepted.

Signature of Owner (required): Date: Jessica Kaplar Signature of Applicant: Date: 7/24/25

FOR OFFICE USE ONLY

Application Number: <u>CA-08-25</u>	<u>Major Work</u>	Minor Work
Date Received: <u>7/30/25</u>	Received By: <u>Jeremy Bradham</u>	
<i>Upon being signed and dated below by CAP staff this application becomes the Minor Work Certificate of Appropriateness. It is valid until issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by municipal or county code or law. Minor work projects not approved by CAP staff will be forwarded to the Wake County Historic Preservation Commission for review at its next meeting.</i>		
Minor Work Authorized Signature:		Date:

GUIDELINES: Please refer to the *Wake County Design Guidelines* and cite the applicable sections. The *Guidelines* were established by Wake County's historic preservation ordinance as the parameters for certificate of appropriateness review. Copies of the *Guidelines* are available from CAP for Historic Landmark property owners at no charge or at <http://www.cappresinc.org/>

Brief Description of Work	Section and Guidelines	Page
Inground pool and patio in the backyard of our home We would like to install a modest sized gunite pool with a surrounding patio. The pool and patio will not be visible from the street view of the home. No tree removal is needed for the project. It would replace the current back yard patio area (images included) That was not original to the home. We will use stone that coordinates/compliments the stone already on the home the stacked rock wall in the back yard (placed after the home was built, estimated 1930's) Landscaping to complement the area will coordinate with current plants (limelight hydrangea, lilac shrub etc.)	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.	13
Replacing current white, wood, picket fence, with another white, wood, picket fence that is 2" taller to meet NC pool Code. The current fence is not original to the home.	2.3.8 Introduce new fences/walls that are consistent with the character of the landmark building and site. Construct new fences and walls of traditional materials in designs compatible with the landmark building and site in scale, material,	15

	height, and detail. Locate new fences and walls in ways that reinforce both the site's overall historic character and any historically defined site division or boundaries	
Landscaping around the patio. We will use additional plants that are consistent with current mature plants. Limelight hydrangea, holy bushes, lilac bushes,	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.	13

SUPPORTING INFORMATION:

Attach no larger than 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. (Use "N/A" if the item is not applicable.)

For more information please contact: Capital Area Preservation, PO Box 28072, Raleigh, NC 27611
Phone: (919) 833-6404 Fax: (919) 834-7314 Email: info@cappresinc.org Website: www.cappresinc.org

07/20

- ☐ **Written description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.).
- ☐ **Plot Plan.** A scaled plot plan showing the relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may use a copy of the survey you received when you bought the property. Revise the copy as needed to show existing conditions and your proposed work.
- ☐ **Description of materials.** Provide samples if appropriate.
- ☐ **Photographs of existing conditions.** All photographs are required to be **digital, in JPEG (.jpg) format, and submitted on a recordable CD or DVD.** Please note the following requirements:
 - **Minimum Standard: 6.5" x 4.5" at a resolution of 300ppi** (a pixel dimension of **1950 x 1350**) • **File Size:**
There is no maximum or minimum for the file size of an image; however, smaller file sizes may be necessary when emailing images.
 - **Proof Sheet:** Proof sheets are still required to show what is on a CD or DVD without having to load the disk. Proofs may be printed in either color or black and white as long as the images are crisp and legible. There should be a minimum of four and a maximum of six proofs per 8.5" x 11" sheet, with no image smaller than 3.25" on its longest side. Proofs should be labeled as they appear on the disk.
 - **Naming Images:** Please label image files for the Local Designation Application as follows:
LM_PropertyName_Description.jpg (ex. LM_ABCHouse_front_façade.jpg)

For buildings and structures, include all facades and at least one (1) photo of all other contributing and non contributing resources, as well as at least one (1) photo showing the main building or structure within its setting. For objects, include a view of the object within its setting, as well as a variety of representative views. For sites, include overall views and any significant details.
- ☐ **Drawings of proposed work.** These drawings might include plan drawings and elevation drawings showing the proposed work. 11" x 17" reductions of full-size drawings are the largest acceptable size, however one set of full size drawings may be included if available. Show dimensions on all drawings.
- ☐ **Black ink.** Your application must be prepared in black ink on no larger than 11" x 17" sheets so it can be copied

for WCHPC members to review before the meeting. Applications prepared in other color inks and/or pencil copy poorly and will not be accepted.

- ☐ **Notification.** Required for all major work applications to be reviewed by the WCHPC. Please list below or attach a list of all properties within 100' of the landmark property.

Property Owner Name and Address	Wake County PIN #
<i>Brandy and Chuck Taylor 113 E Spring St Fuquay Varina NC, 27526</i>	<i>0656969208</i>
<i>John and Patricia Byrne 333 S. Main St. Fuquay Varina NC, 27526</i>	<i>0656966238</i>
<i>Tim and Ashley Ruffin 312 S Fuquay Ave. Fuquay Varina NC, 27526</i>	<i>0656968463</i>
<i>Joe Starr 104 E Spring St Fuquay Varina NC, 27526</i>	<i>0656967066</i>
<i>Charles and Shannon Adcock 114 E. Spring St. Fuquay Varina NC, 27526</i>	<i>0656969016</i>

*For more information please contact: Capital Area Preservation, PO Box 28072, Raleigh, NC 27611
Phone: (919) 833-6404 Fax: (919) 834-7314 Email: info@cappresinc.org Website: www.cappresinc.org*

SURVEY FOR: JESSICA KAPLAR

RECOMBINATION FOR JOHN W. & PATRICIA W. BYRNE
JAMES F. & SHIRLEY A. HUNSBERGER, LOT 2

DEED BOOK 16845, PAGE 722

CIN: 0656-96-7298

MIDDLE CREEK TOWNSHIP

WAKE COUNTY, NORTH CAROLINA

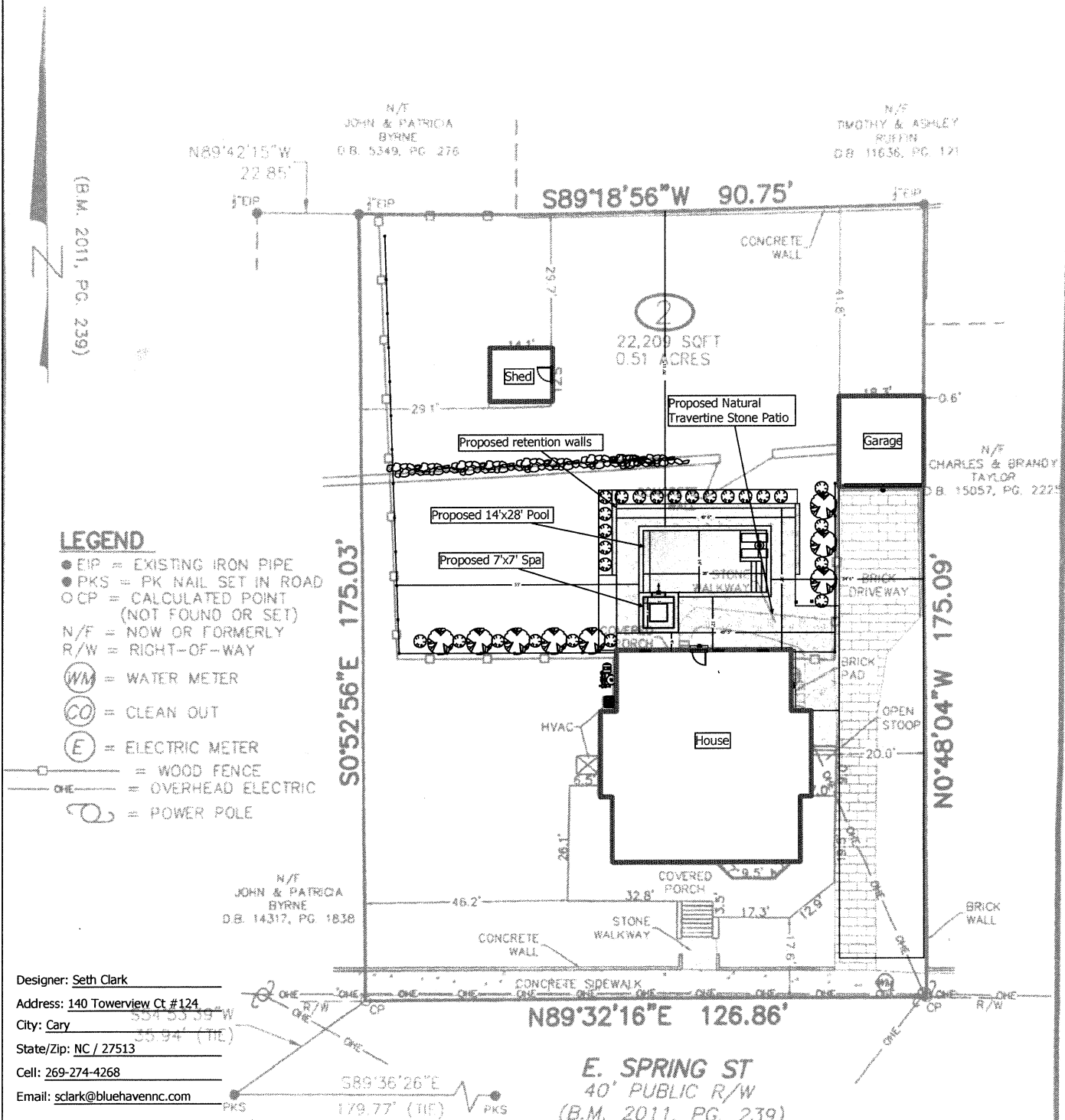
ADDRESS: 109 E. SPRING ST.

NOTES

1. AREA BY COORDINATE CALCULATION
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY
3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY

THIS PROPERTY IS NOT LOCATED IN
A F.E.M.A. 100 YEAR FLOOD HAZARD
AREA REFERENCE F.E.M.A.
COMMUNITY PANEL NO. 3720065600J

EFFECTIVE DATE: 5/2/2006



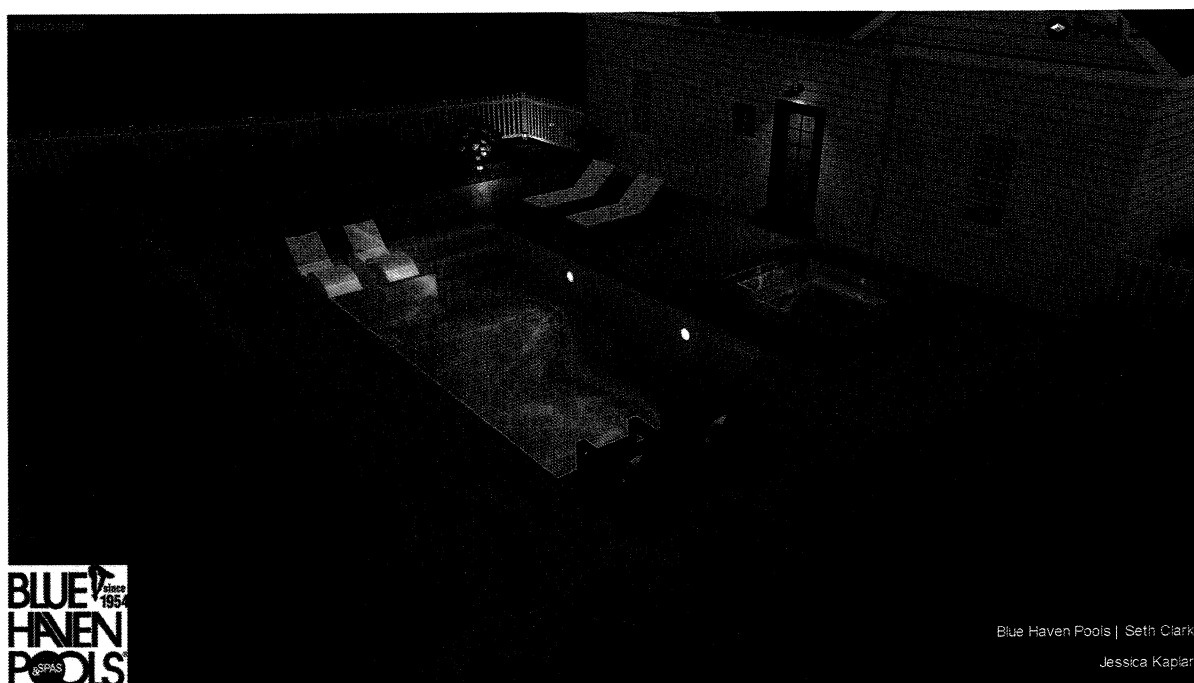
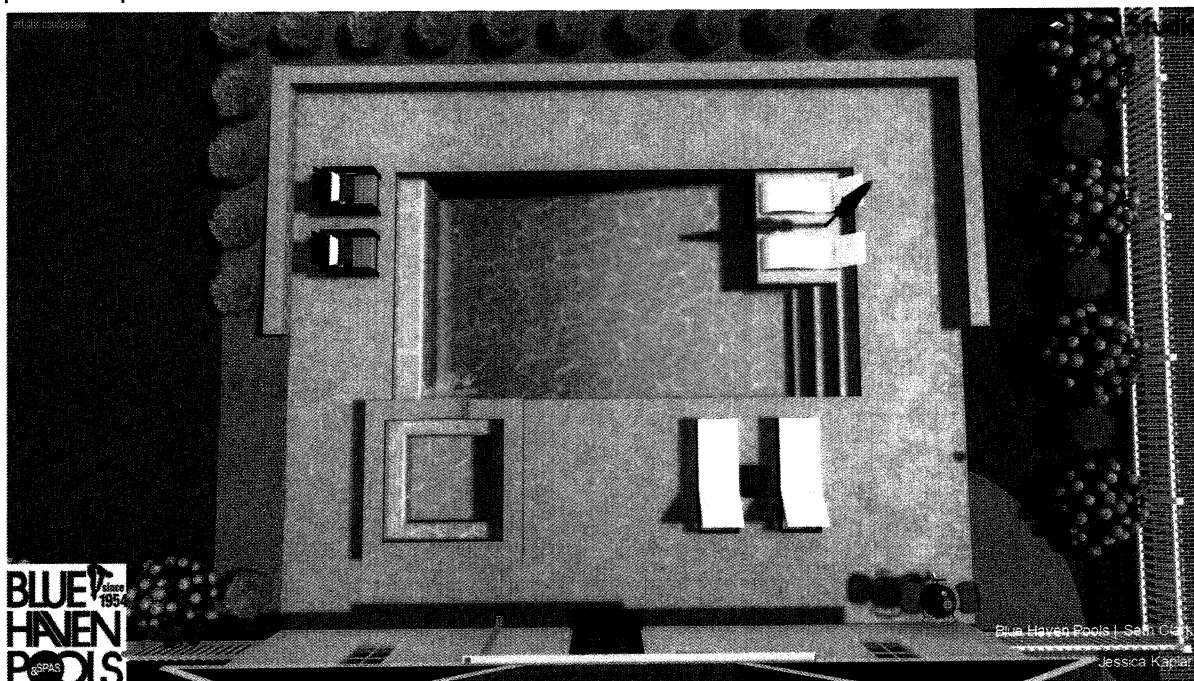
REFERENCES

1. D.B. 16845, PG. 722

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying (Section 180-1) that this is a re-survey meeting the criteria of accuracy.

Scale: 1/32" = 1ft

Computer generated rendering: (the hydrangea would be the white limelight variety not purple) simply a rendering they offered to help visualize. This does depict accurately how the pool and patio will not be visible from street view.



Project Description: Installation of Inground Gunite Pool and Patio at Historic Residence

We propose the addition of an inground gunite swimming pool and accompanying stone patio to the backyard of our historic residence. This enhancement is designed to provide modern functionality while maintaining the aesthetic integrity and character of the home and its surrounding landscape.

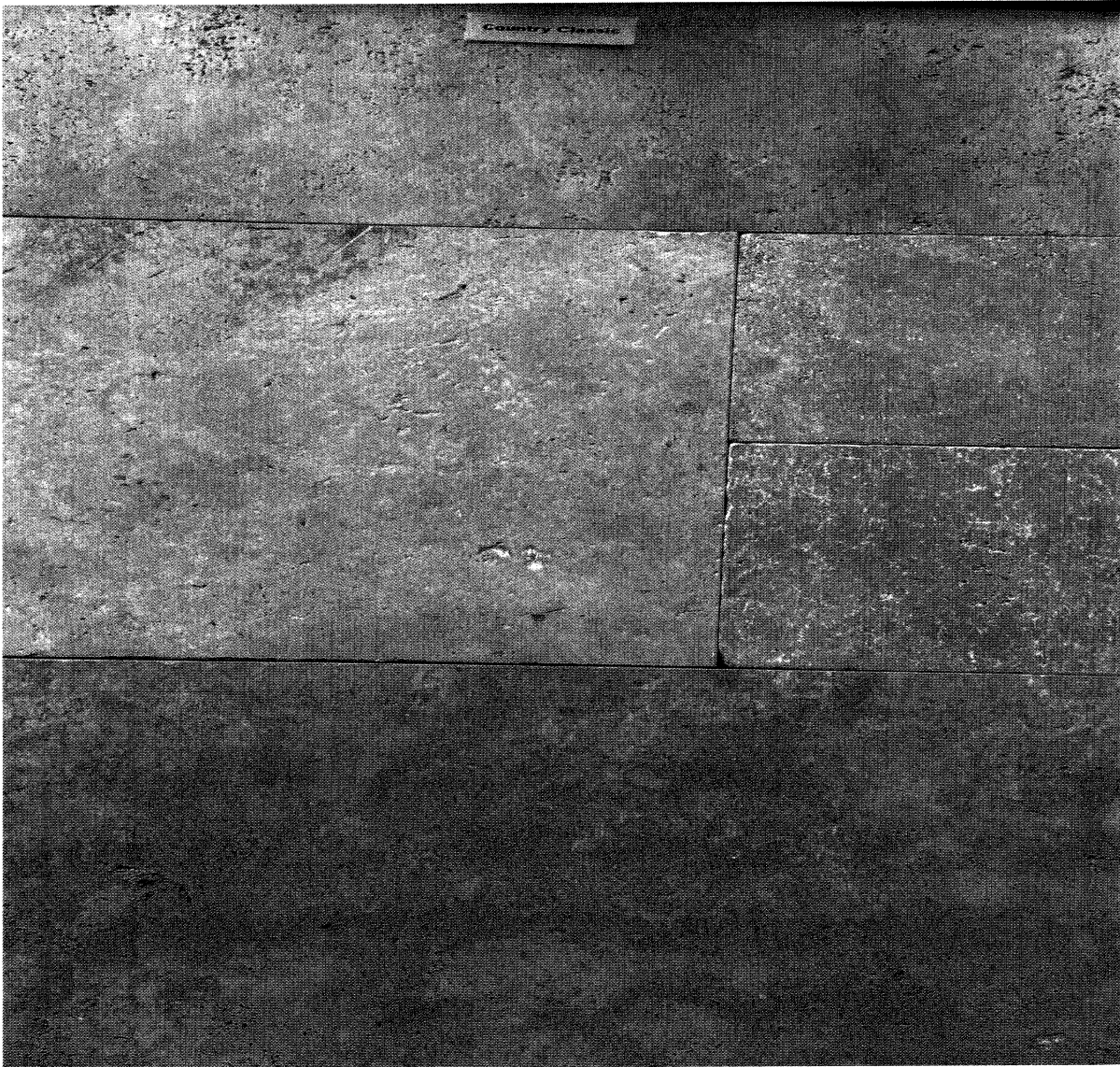
The proposed pool and patio will be located entirely in the rear yard and will not be visible from the street, preserving the historic façade and streetscape. The pool will be constructed using gunite, a durable and customizable material that allows for clean lines and a timeless appearance. Surrounding the pool, we will install a patio surface composed of stone that blends harmoniously with the existing stonework on the house, ensuring a cohesive and integrated look.

To maintain the landscape's visual continuity, new plantings will be selected to complement the existing limelight hydrangeas and other established shrubs. This natural buffer will provide privacy, visual appeal, and an organic transition between the new hardscape and the existing garden elements.

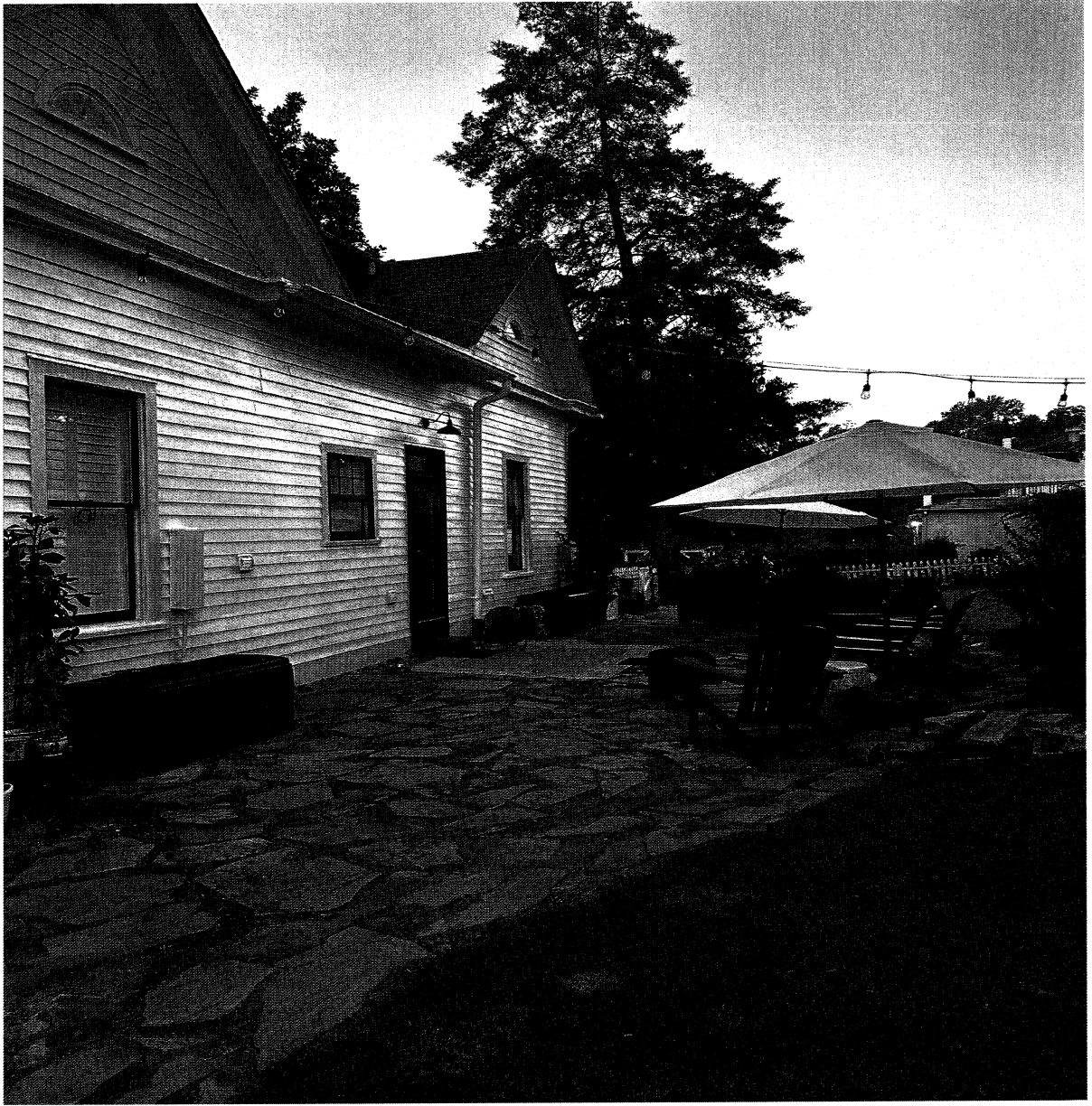
As part of the project, the existing white wooden picket fence will be replaced to comply with current North Carolina pool safety codes. The new fence will be approximately 2 inches taller than the existing one, in order to meet code requirements. The original fence is not a historic feature and was installed with permission at a previous date. The new fencing will replicate the style and color of the current installation to ensure continuity in appearance and alignment with the home's historic character.

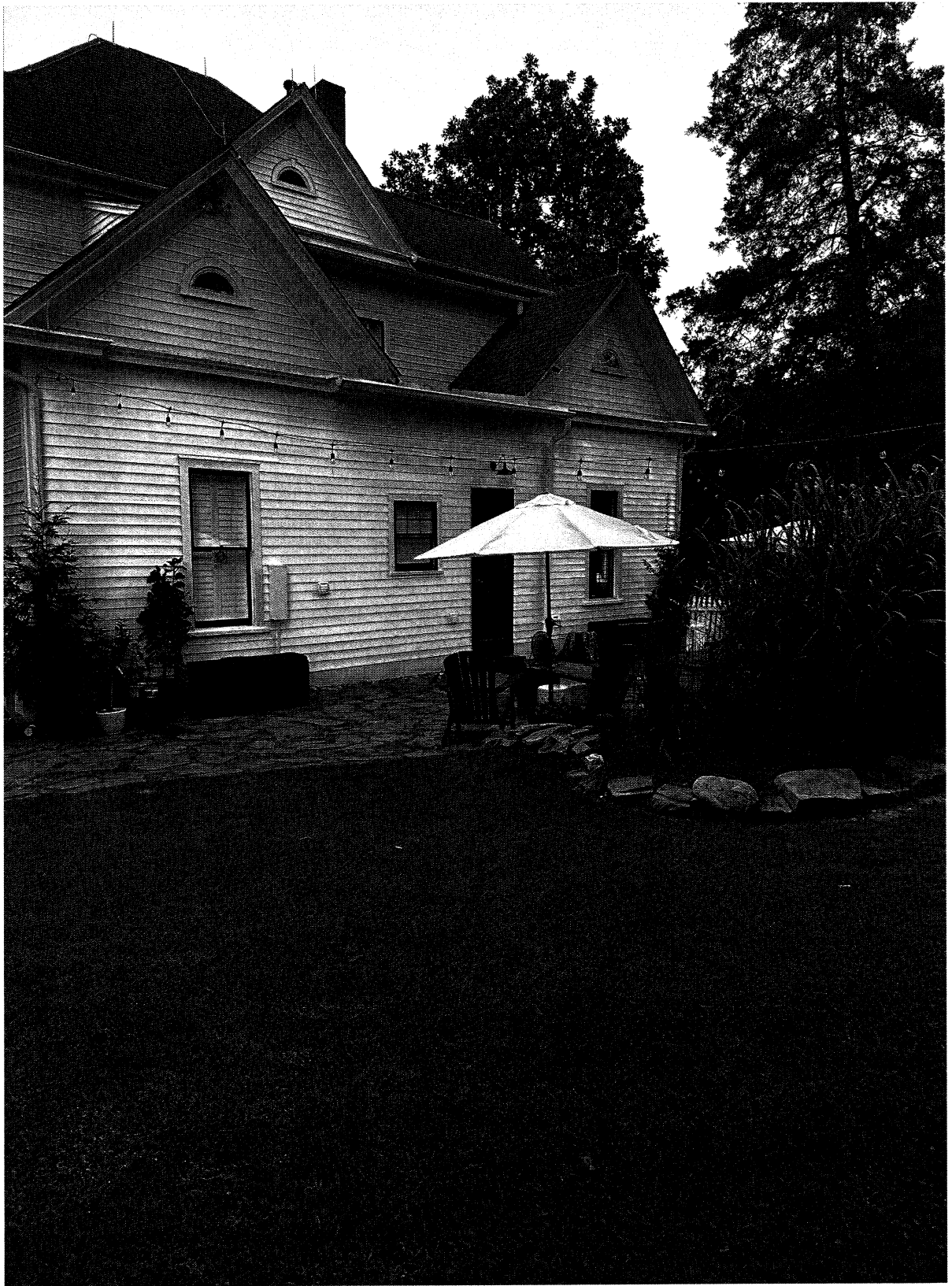
This project is thoughtfully designed to integrate modern functionality with the historical significance of the property, while adhering to all applicable local and safety regulations.

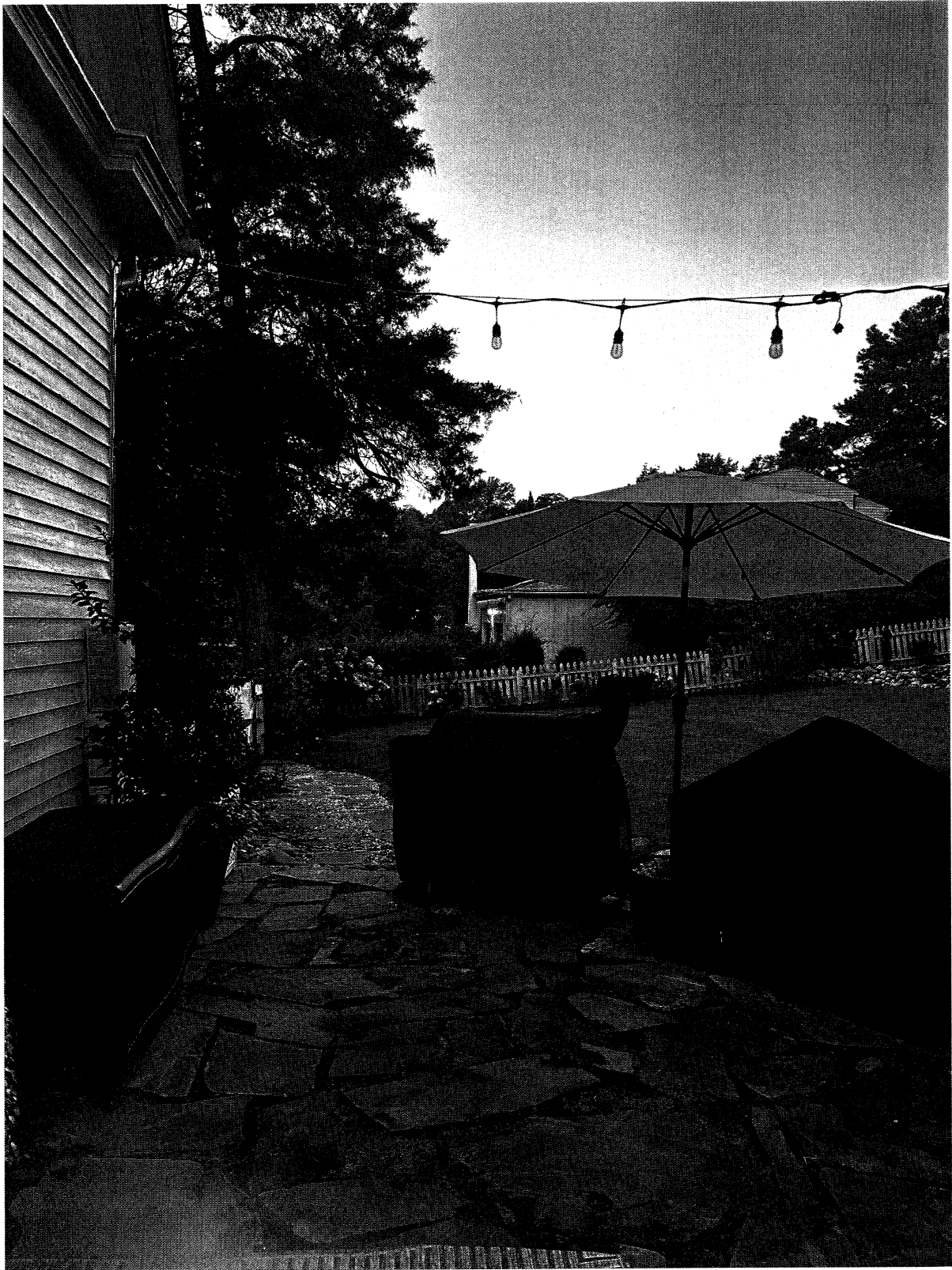
Image of travertine (neutral in color to blend with rock wall that is in upper portion in the back yard)



Images of Current patio\fence and some of the landscaping







Fencing

We currently have a white, wooden, picket fence that encompasses the back yard. We may possibly have to replace the current fence with a fence 2 inches higher to meet NC pool code. If we do, the fence will look the same other than a slight increase in height. The location and materials will be the same. White, wooden, picket fence. These are images of the current fence.





Archaeological report

I have been in contact with Dawn Reid the President of ACC and have requested her assistance with a report and write up for the proposed area. Michael O'Neal (VP) is scheduled to come out to our home Thursday July 31st at 8:30 am to complete the survey.

Archaeological Consultants of the Carolinas, Inc.

121 E. First Street, Clayton, NC 27520

(919) 553-9007

Proposed shrubs and plants for pool\patio area:

Limelight Hydrangea: These will grow rather quickly and offer lush green foliage and large white blooms throughout spring\summer and into fall.

There are already several mature limelight in the landscaping.



Holy bushes\Shrubs: Evergreen that will add texture and color year round.



Liriope: Smaller plant that offer attractive foliage and add visual interest.



Annuals: We plan on adding annuals each year that compliment landscaping

