

DRAFT AGENDA

**Wake County Historic Preservation Commission
Monthly Meeting
Tuesday, January 14, 2025 – 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 January 14, 2025 Agenda**
- III. Approval of November 19, 2024 Monthly & Retreat Minutes**
- IV. Public Hearing for a Certificate of Appropriateness (CA-01-25)**
 - Owners: New Waters Recovery North Carolina RTC, LLC
 - Landmark: J. Beale Johnson House
 - Location: 6321 Johnson Pond Road, Fuquay-Varina
 - Jurisdiction: Fuquay-Varina
 - The applicant is requesting a Certificate of Appropriateness for the construction of two secondary residential buildings to the rear of the main house, expansion of the garage to be converted into kitchen space, the addition of an accessible ramp, and landscape improvements
- V. Public Hearing to Consider the Designation of the Good Hope Baptist Church, 4209 South Smithfield Road, Knightdale as a Wake County Historic Landmark**
 - A. Order of Hearing
 - B. Presentation by Staff
 - C. Comments by Department of Cultural Resources
 - D. Comments by Interested Parties
 - E. Discussion / Action of WCHPC
- VI. Staff Report**
 - A. Principles and Standards Update
 - B. Minor Works Approvals
 - C. FY25 CLG Training Requirements
 - D. Other
- VII. Old Business**
- VIII. New Business**
- IX. Other Business**
- X. Chair's Report**
- XI. Adjourn**

NO COMMITTEE

MEETINGS

IN

JANUARY

DRAFT MINUTES

**Wake County Historic Preservation Commission
Tuesday, November 19, 2024
Fuquay-Varina Woman's Club
602 N. Ennis Street, Fuquay-Varina**

Members Present (10): Mr. Ed Morris (Chair), Mr. Jeff Hastings (Vice Chair), Ms. Suzanne Prince, Ms. Peggy Beach, Ms. Camille Morrissey, Mr. Dan Turner, Ms. Karen Padgett, Mr. Tom Carrigan, Ms. Stephanie Ashworth, Mr. Nathan Guerin

Members Absent (2): Ms. Lonnelle Williams, Mr. Brendan Feters

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 November 19, 2024 Agenda

Hearing no objection, the agenda was approved as submitted.

3. Approval of August 13, 2024 Minutes

Hearing no objection, the minutes were approved as submitted.

4. Staff Report

- a. Preservation Fund 2025: Mr. Bradham stated that all funds have been encumbered. The final Good Hope Baptist Church landmark report was officially submitted to Ms. Kristi Brantley this morning for SHPO's 30-day review period. Therefore, the landmark hearing before the WCHPC will be held at the January meeting. The roadside marker will be placed on the church property and not in the right-of-way so that NCDOT will not have to be involved. The roadside marker will focus on the African American history of Shotwell, highlighting the Masonic Lodge and Rosenwald School that are no longer standing near the church. The research and language for the marker will be developed in the next few months. Additionally, the research and writing of the landmark report for the Wendell American Legion Post building is currently underway and should be submitted to SHPO in February or March. These two landmark reports and the roadside marker constitute \$10,500 of the preservation fund, with the remaining funds being applied to the Wake County Principles and Standards Update.
- b. Wake County Principles and Standards Grant: Mr. Bradham reported that with the matching grant awarded by SHPO a few months ago, the Wake County Principles and Standards will be updated. Between the special preservation fund for this project and SHPO's matching grant, there is \$35,000 available for a consultant to rewrite the Principles and Standards. This project will continue through the Spring of 2026.
- c. Potential Landmarks: Mr. Bradham stated that commission members should keep their eyes open for potential landmarks. He noted that one possible landmark is a Tudor Revival commercial building in downtown Fuquay-Varina that commission members walked by during the earlier tour. This was the office of Dr. Wiley S. Cozart, whose home was also on the tour.

- d. COA Hearing in December/January: Mr. Bradham stated that Staff has been working with the new owners of the J. Beale Johnson House in Fuquay-Varina on a major work COA to be heard before the commission in the next month or two. Staff feels confident that after months of discussions and plans with the owners and their team, once something is proposed that Staff can recommend, it will be brought before the commission for consideration.

5. Old Business: None.

6. New Business: Mr. Turner stated that there is a video posted by the State of NC concerning the history of the chandelier in the State Dining Room in the Governor's Mansion. The chandelier has direct ties to the Holocaust and the video focuses on how it came from Austria to the NC Governor's Mansion. Ms. Padgett noted that there is also a nice article in Our State Magazine on this very topic.

7. Other Business: Ms. Nolan stated that her department, Wake County Planning, Development, and Inspections, has been discussing the fee structure related to permits. There was a question about whether or not there should be a fee associated with COAs. Any potential fee structure would not be implemented until July 2025. There could be a fee for COAs or just a fee for after-the-fact COAs.

N.B. Mr. Morris stated that there should be a large fee for an after-the-fact COA. Mr. Bradham noted that Staff had that same recommendation to Wake County Staff. Staff feels that landmark owners should be encouraged to apply for a COA, but the fee should be a penalty on those that fail to submit a COA prior to commencing work on a landmark property.

QUERY: Mr. Morris asked if the preservation fund would expand from these fees. Ms. Nolan stated that unfortunately it would go into the general county fund.

N.B.: Ms. Nolan stated that this commission is the preservation commission not just for Wake County, but also many of its towns. Wake County handles inspections for many of the towns in the eastern part of the County, but towns like Apex have their own inspections department and process. If a landmark owner in Apex wanted to apply for a building permit, under this new system, they would need to apply for both a building permit from the Town of Apex and a COA through Wake County, which would be done through an online portal. Ms. Nolan agreed that County staff wants to make sure that landmark owners do the right thing and not have more barriers to hurdle.

QUERY: Mr. Guerin asked if other preservation commissions have a fee schedule. Mr. Bradham stated that SHPO has that data, but from what he can recall, it was less than 50% of commissions. Most commissions that do have a fee schedule only charge a small fee for administrative purposes.

N.B.: Mr. Bradham noted that Staff will be working with the County to figure out how this would look, which will likely need some discussion with various town staffs across the county. Working with multiple municipalities and the County makes this fee schedule question a unique challenge.

Ms. Morrissey noted that the stipend for attending the commission meetings has still not been paid during this fiscal year, and other commission members also expressed the same. Some members have been receiving checks in the past, while Ms. Nolan was under the impression that commission members should all be receiving direct deposit, so she will check on this issue.

8. Chair's Report: Mr. Morris thanked commission members for attending the annual retreat and reminded everyone to be on the lookout for an email concerning the December meeting.

9. Adjourned: Hearing no objection, the meeting was adjourned at 3:55pm.

Respectfully Submitted,

Jeremy Bradham
Secretary