

HISTORIC PRESERVATION COMMISSION

MINUTES

October 12, 2011

Members Present: Alexis Cooke (Vice-Chair), Ruth Ann Dyer, Louise Howard (Chairman), Debra Ludas, Parker Schlink (Treasurer), and Ann Welton
Members Absent: Amy Dowdle, Tom Neal, and Sandy Smart
Staff Present: Agnes Wanman (Planner)
Guests Present: Allen Jenkins, Ruth Little, Nancy Bates, and Chris Kaeberlein

CALL TO ORDER

The meeting was called to order at 7:02pm by the Chair.

APPROVAL OF MINUTES

The minutes of the September 14, 2011 meeting were unanimously approved.

COA PUBLIC HEARING AND CASE REVIEW

A. COA-11-10: A request filed by Charlotte Jenkins for a Certificate of Appropriateness to install a black aluminum fence with triad finials and ball cap details, three feet high, around the front yard with a gate at her home at 413 North Main Street, the Dickson-Dunnagan House. This request is intended to replace the wooden fence and gate previously approved (COA-10-11). Agnes Wanman and Allen Jenkins were sworn in by the Chair. Agnes presented the application and staff report and submitted them into the record. Allen Jenkins confirmed that the gate was to be the width of the walkway from the public sidewalk to the front porch and that the fence would not enclose the entire front yard. After general discussion and questions of the applicant Alexis Cooke moved that the request meets the Secretary of Interior's Standards for Rehabilitation. Debbie Ludas seconded the motion, which passed unanimously. Alexis then moved that the request meets the Historic District Design Guidelines. Parker Schlink seconded the motion, which passed unanimously. Alexis

Cooke then moved to grant the COA with the conditions listed in the staff report. Parker Schlink seconded the motion, which passed unanimously.

Conditions for COA-11-10 are:

1. The gate will be placed at the front entrance from the public sidewalk to the walkway leading to the front porch.
2. The front gate will be the same width as the walkway.
3. A second, narrower, gate may be installed on the driveway side to provide access from the driveway to the front yard, if the applicant so wishes.
4. The fence may vary somewhat from the 3 feet specified in the application, but must not exceed 42 inches at any point.
5. If a decorative gate is desired that will be higher than 42 inches in part or will vary in position from a straight line, in line with the rest of the fence, then the applicant must return for another COA.
6. The fence must maintain a minimum 3 feet clearance from the electric transformer box at the front northeast corner of the lot.

B. COA-11-11: A request filed by Alexis Cooke for a Certificate of Appropriateness to remove the brick “chimney”/flue on the northern side of the house at 340 North Main Street. This work is to be done at the same time as the roof replacement already approved with COA-11-5. Alexis Cooke, as the applicant, recused herself. She and Agnes Wanman were sworn in by the Chair. Agnes Wanman presented the application and staff report and submitted them into the record. After general discussion Debbie Ludas moved to accept the finding that the application meets the Secretary of Interior’s Standards for Rehabilitation. Parker Schlink seconded the motion, which passed unanimously. Debbie then moved to accept the finding that the application meets the Historic District Design Guidelines. Parker also seconded this motion, which passed unanimously. Debbie Ludas then moved to grant the COA without conditions. Parker Schlink seconded the motion, which passed unanimously.

TREASURER’S REPORT

Parker Schlink gave the report. After interest for the month of September, our bank balance is \$4,816.63. One check to the Wake Forest Woman’s Club is outstanding. Our next CD to mature, one of three, will be on November 10, 2011 which will automatically renew unless we stop it. The report was unanimously approved.

PUBLIC COMMENT

Chris Kaerberlein gave us an update on the request for reducing the speed limit along North Main Street. Because the test speed check conducted show that the average speed is lower than the speed limit it is unlikely that the Board of Commissioners will request such a change from NCDOT.

OLD BUSINESS

- A. Historic Preservation Plan:** Agnes Wanman reported that the town will pay for half the consultant's fee for facilitating the public meeting and summary report if the HPC will pay for the balance. Ann Welton moved to spend up to \$1500 from HPC's bank account toward this expenditure. Alexis Cooke seconded the motion, which passed unanimously. The HPC set a date of January 12, 2012 as the meeting date, with an alternate date of January 19, 2012, if January 12 is not available for the consultant, Glenn Harbeck. Ann Welton offered meeting facilities at CenturyLink as a meeting place.
- B. Preservation NC Annual Conference in Mt. Airy (Sept 29-30):** Agnes Wanman, Parker Schlink, and Ann Welton reported on their experiences and sessions of particular interest.
- D. Other:**
 - Halloween on North Main Street:** Agnes Wanman reported that we've hired three off duty Wake Forest police officers to provide security along North Main Street from 5:30 to 8:30pm.

NEW BUSINESS & ANNOUNCEMENTS

- A. Historic Landmark Application:** Agnes Wanman reported that an application for landmark status has been submitted for the Heartsfield House. She has taken a copy to the State Historic Preservation Office. That office has 30 days in which to respond with their recommendation. After receiving that recommendation the HPC will hold a public hearing on the request. The HPC will then make a recommendation to the town Board of Commissioners for their decision.
- B. Other:** Ruth Little and Nancy Bates attended to bring attention to the HPC about the necessity of developing some kind of plan for the Ailey Young House, if it is to be saved. Ruth Little gave a brief history of the house and Nancy Bates discussed ideas for its use. She reported that the cemetery board has discussed the possibility of using the room at one end for a cemetery chapel and the room at the other end as a cemetery office plus "mini" museum.

The HPC discussion included the fact that if Mike Barton, Public Works Director, could have the area around the house cleared out, perhaps this winter

when vegetation has died down, the increased visibility of the house could discourage trespassers. We could put out a sign about a future project.

We need to get some ballpark figures for the cost of repairs/renovation after getting information from Ruth Little regarding the minimum required to get the house listed on the National Register. Getting the house listed must be the first step.

Agnes Wanman explained that there may be some grant money available if we can get the house listed first. Capital Area Preservation has offered to work with us on the project, perhaps by helping with a fund raising project, funneling money through their 501(c) 3 organization. The Wake Forest Historical Association, the Wake County Historical Society, who donated money toward the original mothballing, and Preservation North Carolina are other organizations that may be of help. Agnes Wanman will contact a couple contractors/renovators to get some ideas on cost estimates for a phased program, the first phase being doing enough repairs to get the house listed on the National Register and the second phase to be a renovation for use of the house. The cemetery board, as well as the town Board of Commissioners, need to approve such use before any large expenditures for a full renovation are made.

ADJOURNMENT

The meeting was adjourned at 9:35pm.

Respectfully submitted,

Louise Howard, Chairman

Agnes W. Wanman, Secretary