

# HISTORIC PRESERVATION COMMISSION

## MINUTES

November 9, 2011

**Members Present:** Alexis Cooke (Vice-Chair), Amy Dowdle, Ruth Ann Dyer, Louise Howard (Chairman), Debra Ludas, Tom Neal, Parker Schlink (Treasurer), Sandy Smart and Ann Welton

**Members Absent:** None

**Staff Present:** Agnes Wanman (Planner)

**Guests Present:** Barbara Massenburg, Carol Pelosi, Nancy Bates, and Chris Kaeberlein

### CALL TO ORDER

The meeting was called to order at 7:03pm by the Chair.

### APPROVAL OF MINUTES

The minutes of the October 12, 2011 meeting were unanimously approved.

### COA PUBLIC HEARING AND CASE REVIEW

**A. COA-11-12: A request filed by Alexis Cooke for a Certificate of Appropriateness to install copper gutters, downspouts, and related features; to repair the slate roof; and to repair the brick façade on either side of the front porch at her home at 112 East South Avenue, the South Brick House.** As the applicant, Alexis Cooke recused herself from the hearing. Agnes Wanman and Alexis Cooke were sworn in by the Chair. Agnes presented the application and staff report and submitted them into the record. Alexis spoke and confirmed that they would only use appropriate cleaning methods for the bricks and that they intended to reuse the existing bricks. If any were not reusable there is a supply of original bricks on the property. Any additional bricks needed will be taken from that supply. After general discussion and questions of the applicant Amy Dowdle moved that the request meets the Secretary of Interior's Standards for Rehabilitation. Tom Neal seconded the motion, which passed

unanimously. Amy then moved that the request meets the Historic District Design Guidelines. Tom again seconded the motion, which passed unanimously. Amy Dowdle then moved to grant the COA with the conditions listed in the staff report. Tom Neal seconded the motion, which passed unanimously. Conditions for COA-11-12 are:

- 1) If the damaged brick surfaces are to be cleaned, they will not be sandblasted or waterblasted. Any chemical cleaners will not be harsh and will be appropriate for historic brick and mortar surfaces.
- 2) If the brickwork is to be repointed the new mortar will match the mix of the original in hardness and color. This will require proper testing by a professional.
- 3) If the brickwork is to be reconstructed the original brick will be reused, if possible, and if its reuse is not possible then the new brick must meet the same color, dimensions, and hardness as the original and the new mortar will also need to match the original in hardness and color. This will require proper testing by a professional.
- 4) Staff is to be informed of the results of any testing from #s 2 and 3 above.
- 5) If the brickwork is to be reconstructed the original bond is to be replicated.

## **TREASURER'S REPORT**

Parker Schlink gave the report. After \$0.20 interest for the month of October and three checks written for \$90.00 each for the off-duty police officers, for their services on Halloween, our bank balance is \$4,546.83. One check to the Wake Forest Woman's Club is outstanding. One CD to matured and was automatically renewed until May 2012. The report was unanimously approved.

## **PUBLIC COMMENT**

Chris Kaeberlein reported that this was his last meeting with the HPC as the ex-officio member from the Board of Commissioners as his seat on the Board is expiring in December. He said that he has enjoyed his time with us.

## **OLD BUSINESS**

- A. **Update on Ailey Young House:** Agnes Wanman reported that several people met out at the house Tuesday November 1, including Agnes; Chip Russell, Planning Director; Pat Schell, historic restoration contractor; David St. John, contractor who did the original mothballing; David Williams, historic restoration contractor; Gary Roth, director of Capital Area Preservation (CAP); Benjamin

Curin, preservation trades instructor at Edgecombe County Community College (ECCC); and two of his students. Those who were not familiar with the house toured it. The group discussed possible uses for the house and what work needed to be done to preserve the house and how it should be done to make it ready for future use. We may have volunteers for parts of the project through the ECCC.

Gary Roth said that, if Wake Forest would like to do a fund raiser to work toward the money needed for renovation work, they would be happy to work with us. The fund raiser could funnel it finances through them, as they are a 501(c)3 organization. Getting the house on the National Register could help with promoting the project for which we are raising funds. Another action that would promote the fund raiser by officially recognizing the significance of the property is for the town to designate it as a local historic landmark. The HPC could submit it own application.

David Williams and David St. John will meet with J.J. Carr, head building inspector for the town, to determine what, exactly, will be required through the building code to put the house into use. They will then submit cost estimates to Agnes Wanman.

Chip Russell suggested that we could just open the area up to the public and stabilize the house to a level similar to that of the historic buildings located in Joyner Park. People could then walk up to and look into, or actually walk into, the house. We could then install outdoor informational signs, or displays, explaining the significance of the house and its relationship with the community and the Young family.

Agnes Wanman reported that the National Trust for Historic Preservation has a grant available for educational purposes for properties significant to African American history. The state administers the federal CLG grants. We could use these funds to help with the house, except that *before* it would qualify for the grant, the house must be brought up to condition to qualify for National Register status.

Nancy Bates and Carol Pelosi agreed that stressing the educational qualities of the house for the African American population in Wake Forest would be important. Perhaps a committee could be formed with the DuBois Alumna Association, the Wake Forest Historical Association, etc. to develop a plan for information and education of the site, perhaps along with the DuBois campus site. Barbara Massenburg suggested that Keith Schaekleford would make a good member of such a committee. Nancy Bates talked about the possibility that, if we can get the area around the house opened up, they could include it on their cemetery tour next spring. That would be a good way to start informing people about the house.

**B. Update on Historic Landmark Application:** We will hold our public hearing on the application to designate the Heartsfield House as a local historic landmark at the December meeting. Agnes Wanman reported that we just received comments from SHPO on the application and they believe that the house is significant as one of few remaining classically inspired homes from the early nineteenth century in Wake County. The letter said that there is enough information in the application for the town to make a decision, but did suggest that the area of designation be cut down from the entire property to those acres around the house.

**C. Other:**

**Historic Preservation Plan:** Agnes Wanman reported that we have a signed contract with Glenn Harbeck to facilitate the public meeting. A meeting date has been confirmed as Thursday January 12, 2012 and the location at CenturyLink has also been confirmed.

## **NEW BUSINESS & ANNOUNCEMENTS**

**A. “This Place Matters”:** Agnes Wanman explained about a presentation from Winston-Salem that she heard at the NC planning conference last month. They had great success with their “This Place Matters” campaign, initiated a few years ago by the National Trust for Historic Preservation. In the case of Winston-Salem they had much greater participation than expected and received many poignant explanations of why places matter to people, including places that are now only vacant lots! People were able to post their own photos and explanations on the town’s Facebook page. Their HPC and town staff “primed the pump” by posting photos and the public followed.

This is an opportunity for Wake Forest. We could start a similar campaign and use it for two purposes – first, to stir up interest in the historic preservation plan and its public meeting, and second, to get word out about the Ailey Young House. Agnes has consulted with Bill Crabtree, the town’s communications director. He said such a project was definitely feasible but said that, instead of allowing people to automatically post things, they could email them to us and we would then post them. This would allow us to monitor what goes up on the website! The HPC agreed that we should do this. Agnes will follow up with Bill Crabtree.

**“Moving Midway”:** Debbie Ludas reported that she went to see the documentary, “Moving Midway”, at Louisburg College. It’s about the moving of a historic plantation house near Knightdale and about the family and its reactions to the move. A major theme of the movie also covered the family’s connecting with African American cousins, descendants of one of the plantation’s slaves,

which happened at the same time as the move. It even covered the ghosts in the house!

## **ADJOURNMENT**

The meeting was adjourned at 8:45pm.

Respectfully submitted,

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Louise Howard, Chairman

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Agnes W. Wanman, Secretary