

HISTORIC PRESERVATION COMMISSION

MINUTES

June 8, 2011

Members Present: Alexis Cooke (Vice-Chair), Debra Ludas, Parker Schlink (Treasurer), Sandy Smart, and Ann Welton
Members Absent: Louise Howard (Chairman) and Amy Dowdle
Staff Present: Agnes Wanman (Planner)
Guests Present: Nancy Bates and Jim Cooke

CALL TO ORDER

The meeting was called to order at 7:00pm by the Vice-Chair.

APPROVAL OF MINUTES

The minutes of the May 11, 2011 meeting were unanimously approved.

TREASURER'S REPORT

Parker Schlink gave the report. After \$0.29 in interest our bank balance is \$6,284.20. Our next CD to mature will be on August 4, 2011. The report was unanimously approved.

PUBLIC COMMENT

Nancy Bates expressed concern about the new bus loop route that will take the bus up and down North Main Street. Agnes Wanman clarified that the route will only be at peak commuting times. There was discussion to the effect that we're trying to get trucks off the street and buses aren't much different. Commission members and residents need to report any problems, if they arise, and we'll contact the town engineering department. They are the ones setting the bus routes. The HPC suggested it was time to write another letter to DOT concerning trucks. Agnes will check with Vivian Jones

regarding the lack of response to our previous letter. Should we take it to the Board of Commissioners?

OLD BUSINESS

- A. Trash Cans:** Because we could not buy trash cans at the \$400 price set at the May meeting the cans were not ordered. Nor is a quantity discount available for the small number we're talking about. However, Keystone does offer a modest discount if the entire bill is paid at once. Agnes Wanman researched numerous trash cans of similar design and size as the existing ones and found that Keystone's is competitive in price with most of the others. Debbie Ludas moved to buy 4 trash receptacles from Keystone in order to keep the consistent look of all the historic district trash cans. Sandy Smart seconded the motion which passed unanimously.
- B. Rezoning Request for 340 North Main Street: Discuss Conditions to request:** Alexis Cooke addressed the HPC regarding their plans for the Mackie House at 340 North Main Street then recused herself from further discussion. Jim Cooke then answered any questions of the HPC members. He talked about the neighborhood meeting that took place on May 19 and discussed what they planned to do, including parking issues. They plan to ask Capital Area Preservation to take a preservation easement on the house in order to protect the house into the future from any actions of future owners that may be detrimental to the historic character of the house. As discussed at the May meeting, the HPC is concerned about the fate of the house and its contribution to the character of the historic district. The HPC cannot stop a demolition of any historic property so, if an owner of the house wanted to tear it down they could. The HPC can only place a 365 day delay of the demolition. The preservation easement would prohibit such a demolition and, also, ensure that any changes are appropriate for an historic property. Nancy Bates asked about the "pop shop". It's significant to the history of the neighborhood, constructed as a snack stand by two or three young boys, including George Mackie, son of Dr. Mackie. George Mackie grew up to be Mayor of Wake Forest. Maybe it could be moved. Its location makes entry into a parking area behind the house awkward to design. It's also located, at least in part, in the town street right-of-way. It should be moved to a more protected site. Ms. Bates also asked about dumpsters, like the doctor's office had. Jim Cooke assured her that there would be no dumpsters. The HPC decided that the existence of a preservation easement would take care of most of their concerns and decided to write a letter in support of the rezoning with the condition that a preservation easement be obtained by Capital Area Preservation and that parking be screened and no storage of equipment or commercial vehicles be allowed on site. Sandy Smart made the motion and Debbie Ludas seconded it. The motion passed unanimously.

Other: None

NEW BUSINESS & ANNOUNCEMENTS

- A. Report on Class about Window Sash Repair:** Agnes Wanman reported on the class she took on repairing window sashes. She reported that she and another person, neither of whom knew anything about how to repair a windows sash, completed repairs to a window sash in less than two days, including repairing a rotted muntins and cutting out and replacing a part of the rail. A significant portion of their time was spent waiting for the teacher to come to their table to help them and/or advise them on the next step to be taken. If those two could repair a window sash in that time a knowledgeable person could repair one in a rather short period of time. With the know-how and proper tools the process is rather simple.
- B. Other:** None

ADJOURNMENT

The meeting was adjourned at 9:10pm.

Respectfully submitted,

Louise Howard, Chairman

Agnes W. Wanman, Secretary