

# HISTORIC PRESERVATION COMMISSION

## MINUTES

**August 10, 2011**

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

### CALL TO ORDER

The meeting was called to order at 7:06pm by the Chair.

### APPROVAL OF MINUTES

The minutes of the July 13, 2011 meeting were unanimously approved.

### COA PUBLIC HEARING AND CASE REVIEW

**A. COA-11-5: A request filed by Jim and Alexis Cooke for a Certificate of Appropriateness to conduct renovation work on the Powell-Mackie-Lake House (a.k.a. Gulley-Mackie House) at 340 North Main Street.** The proposed work will include replacing the roof, removing the metal hand railing from the handicap ramp and metal stairs from the front of the house, removing the external gas lines and range vents that served the second floor apartments, enclose the existing first floor porch in the rear and relocate it next to the metal staircase to the south, add a handicap ramp for access at the rear, enlarge the parking area, relocating the “pop shop” and replacing the asphalt with brick pavers, and supplement existing vegetation to provide adequate screening for both neighbors to the south and east.

Alexis Cooke recused herself. She, Jim Cooke and Agnes Wanman were sworn in by the Chair. Agnes presented the application and accompanying plans and photos, and the staff report, with accompanying photos, and submitted them into the record.

Among the items of renovation requested was the replacement of the asbestos and slate roofing with standing seam metal. Agnes reported that the asbestos shingles are in terrible shape and need replacing as soon as possible but that most of the slate was in good condition and, with its unique scalloped pattern, should be retained as long as possible. She recommended that the HPC grant approval to change out the asbestos shingled portion of the roof, but not approve changing, at this time, the slate portion. She suggested that the owners research other materials that will better mimic the look of slate including customizing the same scalloped pattern. They could then return for another COA request when the slate roof needs replacing. Replacing the slate roof with standing seam metal would completely change the look of the house, even though standing seam is appropriate for the period. Ruth Ann Dyer said that she has seen a modern asphalt/composite shingle roof that very well mimicked slate and that it had a scalloped pattern. Jim and Alexis Cooke both indicated that they would like to keep the slate roof as long as possible, but were thinking of creating a unified appearance by having the same roofing material on the whole roof. Agnes recommended approval of the balance of the request with minimal conditions. After general discussion, Sandy Smart moved to accept the finding of fact that the request meets the Secretary of Interior's Standards for Rehabilitation. Parker Schlink seconded the motion which passed unanimously. Sandy then moved to accept the finding of fact that the request meets, with conditions, the Wake Forest Historic District Design Guidelines. Parker again seconded the motion which also passed unanimously. Sandy moved to grant the COA with conditions (see below). Tom Neal seconded the motion which passed unanimously.

#### Conditions for COA-11-5:

1. The request to replace the patterned slate roof is denied.
2. The existing asbestos roof surfaces may be replaced with any composite, asphalt/vinyl, or metal roof with the appearance of slate including color.
3. New wood construction will be painted to match the rest of the house.
4. The new metal handicap handrail will be black in color.
5. Parking lot pavers will be either brick or concrete tinted to resemble brick or tinted tan, brown, or medium or dark gray.

## **TREASURER'S REPORT**

Parker Schlink presented the report. She wrote a check to the Wake Forest Women's Club in the amount of \$8.96 for their portion of the additional receipts from the online sales of Christmas tour tickets. They were previously paid based upon our estimated receipts for online sales but the actual amount came in a little higher. After this check and the deposit of the check from the town for online ticket sales in the amount of \$914.88 our bank balance is \$4,815.97. Our next CD to mature will be on October 14, 2011 which will automatically renew unless we stop it. The report was unanimously approved.

## **PUBLIC COMMENT**

Neal Newhouse commented that he thought the new parking layout for the Mackie House project is much improved from the original proposal.

## OLD BUSINESS

- A. Update on Rezoning Application for the Mackie House at 340 North Main St:** Agnes Wanman reported that the public hearing took place last week and the Planning Board voted to recommend the rezoning, with the conditions requested by the HPC, to the Board of Commissioners. The Board of Commissioners will make their final decision at their meeting on August 16, 2011.
- D. Other: Perpetual Yard Sale:** The issue is still ongoing with the perpetual yard sale at the Anderson House. Complaints have been made to the town.

## NEW BUSINESS & ANNOUNCEMENTS

- A. Proposed Building Renovations by DuBois Alumna Association:** Chris Kaeberlein reported that the DuBois Alumna Association gave a presentation to the Board of Commissioners on their plans for renovating the gym. A number of buildings on campus are listed on the National Register of Historic Places. He asked if the HPC has any oversight in such a project. HPC members clarified that, no, they did not have oversight on that property but that they would be glad to offer advice on the project if the DuBois Assn. requested it.
- B. Other: Moving Boxes Not Removed:** Moving boxes are still in front of the Aycock House after the move of a couple months ago.
- Strange Activity:** Strange activity has been reported at the Duval House, with people coming and going at all hours. Agnes Wanman was asked to report it to the Police Department.
- Ailey Young House:** Agnes Wanman reported that the tarp that was placed over the roof of the Ailey Young House has deteriorated and ripped. Also, the padlocks at the doors that locked up the house have been broken open. Agnes was asked to check with the town to see about the town taking responsibility of keeping it protected. The town owns this significant historic house.

## ADJOURNMENT

The meeting was adjourned at 8:55pm.

Respectfully submitted,

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Louise Howard, Chairman

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Agnes W. Wanman, Secretary