

HISTORIC PRESERVATION COMMISSION

MINUTES

April 8, 2009

Members Present: Louise Howard (Chairman), Alexis Cooke, Debra Ludas (Vice-Chair), Durward Matheny, Carol Smith (Treasurer), Johanna Trotter, and Scott Wagner
Members Absent: Amy Dowdle and Thomas Neal
Staff Present: Agnes Wanman (Planner)
Guests Present: None

CALL TO ORDER

The meeting was called to order at 7:40p.m. by the Chair.

APPROVAL OF MINUTES

The minutes of the March 11, 2009 meeting were approved unanimously.

TREASURER'S REPORT

Carol Smith delivered the Treasurer's report. The bank balance, as of March 11, 2009 was \$12,525.57. A check was written to the Woman's Club for \$3,904.39 for their half of the Christmas tour proceeds. The Treasurer's report was accepted unanimously. Carol then brought up that a CD will be coming due in May and asked about renewing it. Durward Matheny moved to renew the CD with the Wake Forest Savings and Loan. Scott Wagner seconded the motion which passed unanimously.

PUBLIC COMMENT

None.

OLD BUSINESS

- A. **Christmas Tour Final Figures:** Carol Smith gave the report. She reported that all bills have been paid and the Woman's Club has been sent their half of the proceeds, \$3,904.39. Ticket sales totaled \$12,793.00. Expenses paid by the town totaled \$1,876.08. Expenses paid by the HPC totaled \$3,108.14.
- B. **Allen Young House Update:** Agnes Wanman reported that she spoke with Ellen Turco about what a reasonable amount would be for a historic structure report similar to the one proposed for the Allen Young House. Ms. Turco indicated that Ruth Little's proposal was not out of line for the work and expertise involved. Agnes asked her about the benefits of having such a report. Ms. Turco stated that if something happened to the house this would be an accurate record of what was there, including both a description of the structure and its history. Also, there's no way to be sure of the significance of the property prior to doing a similar investigation and if we decide we would like to put the house on the National Register of Historic Places the information will already be accumulated for the application.

Because the HPC expressed the opinion that, at this immediate time, the mothballing of the house was a higher priority than do the report, the HPC asked Agnes Wanman to get an accurate estimate of the cost of mothballing the house properly in order to protect the house as much as possible from vandalism and further deterioration from exposure to the elements. She met with David St. John at the site. He will draft a detailed estimate. He, Agnes, and Jeff Adolphsen, if he is available, will then sit down together and go over the estimate to tweak it, as needed. Agnes will bring that estimate to the HPC at the May meeting. The HPC will then be in a position to determine what it is willing to contribute to the project.

C. **Other:**

Art Show at the Corner: Debbie Ludas reminded HPC members that there will be an art show and sale including artwork from the book, "Connections" at the old Dodd House, facing North Avenue just behind the old "Corner" building. It will open on May 1 and continue on Fridays and Saturdays for three weeks.

Paint Colors: The HPC members were asked to read the chapter on paint in the Design Guidelines and be prepared to discuss it at the next meeting. The HPC could adopt this chapter for enforcement, as an amendment to the Design Guidelines, or it can be modified. Perhaps a color chart could be used and, if the homeowner selects from the limited color chart only a minor COA would be required. If something else is desired then the HPC would hear the COA request at a public hearing in the same manner as other major COAs.

Grass Strip Maintenance: Agnes Wanman will find out if there is something that can be done to require homeowners to maintain the strip between the public sidewalk and curb.

Garden Tour: HPC members were reminded that the Garden Tour will be on Saturday April 18, with a rain date of Sunday April 19.

NEW BUSINESS & ANNOUNCEMENTS

- A. Franklin Street Cemetery Review:** Scott Wagner gave a report on the cemetery he has explored off South Franklin Street, near the end of Friendship Chapel Road. He took numerous photos which Agnes Wanman printed for commission members. It's a rather large, apparently African American, cemetery with dates from the late 1880s to the late 1940s. Agnes Wanman reported that she spoke about it to Chad Sary and he told her that the plat for the subdivision due to go into that area shows the cemetery. It will be protected.
- B. Other:** None

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:40 pm.

Respectfully submitted,

Louise Howard, Chairman

Agnes W. Wanman, Secretary