

# HISTORIC PRESERVATION COMMISSION

## MINUTES

July 8, 2009

- Members Present:** Louise Howard (Chairman), Debra Ludas (Vice-Chair), Durward Matheny, Thomas Neal, Carol Smith (Treasurer), and Scott Wagner
- Members Absent:** Alexis Cooke, Amy Dowdle, and Johanna Trotter
- Staff Present:** Agnes Wanman (Planner)
- Guests Present:** Frank Hurst (on behalf of George Mackie), Joshua Scover, Jeff Scover, John Hearn

### CALL TO ORDER

The meeting was called to order at 7:37p.m. by the Chair.

### APPROVAL OF MINUTES

The minutes of the June 10, 2009 meeting were approved unanimously.

### PUBLIC HEARINGS AND COA CASE REVIEW

**A. COA-09-5:** A request filed by George Mackie, on behalf of Kathleen Mackie Lake, to pave the driveway located on the vacant lot adjacent to the west side of Mr. Mackie's home at 113 East Juniper Avenue. The lot is owned by Kathleen Lake.

Agnes Wanman and Frank Hurst were sworn in by the chair. Agnes presented the application and her staff report and submitted them into the record. Mr. Hurst answered some questions. Agnes reported that she recommended that the HPC expand the request to allow the paving material to be changed to asphalt or gravel. She reported that Mr. Mackie told her that he would probably want to put a couple posts with a chain at the entrance to block off the driveway at times. Ms. Wanman, therefore, added posts and chain to the request.

After general discussion Tom Neal moved to accept the Finding of Fact that the request met the Secretary of Interior's Standards for Rehabilitation. Carol Smith seconded the motion which passed unanimously. Tom then moved to accept the Finding of Fact that the request met the Wake Forest Historic District Design Guidelines. Scott Wagner seconded the motion which passed unanimously. Tom Neal then moved to approve the COA with the three conditions in the staff report. Debra Ludas seconded the motion which passed unanimously. The conditions are as follows:

1. The mature trees at the entrance of the driveway will be protected during the paving process.
2. Paving materials may be concrete, asphalt, or gravel.
3. The posts at the entrance will be plain in design and of metal or wood, painted or stained white, black, grey, or brown.

## **TREASURER'S REPORT**

Carol Smith delivered the Treasurer's report. The bank balance, as of May 12, 2009 was \$8,667.79. After \$0.74 interest our balance is \$8,668.53. The Treasurer's report was accepted unanimously. A check was written for \$1,500.00 to Longleaf Historic Resources for the HPC's portion of Ruth Little's research on the Young House. A CD is due for renewal in July. Scott Wagner moved to roll it over when due. Durward Matheny seconded the motion which passed unanimously.

**PUBLIC COMMENT**                      None

## **OLD BUSINESS**

- A. Allen Young House Update:** Agnes Wanman reported that Ruth Little has completed her research on the Allen Young House. She has received the report and will be reviewing it shortly. She and Ruth Little plan to attend the July meeting of the Board of Directors of the Wake County Historical Association and give a presentation and request for help. It should be noted here that Ms. Little refers to the house in her report as the Ailey Young House, Allen's mother, because she bought the house from Mrs. Simmons, whose husband, Professor Simmons, had it built. Further references to the house in meeting agendas, minutes, or other documents will use that name.

The HPC discussed what is next. There are pros and cons of both doing the second half of the historic structure report, including the detailed drawings and photographic record, and doing the mothballing of the house. On the one hand, if something happened to the house in the next few years we would have an accurate record of the structure if we do the report. On the other hand, it has stood as a vacant structure for over 30 years and could continue for another thirty. Mothballing would minimize further deterioration due to weather and would discourage trespassers and the damage they could cause, to say nothing of the potential personal injury. There were no strong opinions on which one was the best to do first, understanding that the other one may not be done at all. It was

decided to put in the request to Wake County Historical Association and if they wanted their donation to go toward a particular project then that is the one we'll do first.

- B. Enforcing Paint Colors:** (continued from last month) Considering the difficulty in wording an understandable policy it was decided that the HPC would not start enforcing paint color standards. The existing chapter in the design guidelines still provides good advice to home owners. For more specific help a homeowner can come into the planning office and take a look at historic color paint palettes from a number of paint manufacturers, including Valspar, sold at Lowes Home Improvement. Valspar and the National Trust have worked together to develop the most comprehensive palette of historic colors.

Agnes Wanman, staff, is available to comment and/or advise on color choices. She also has contacts at the State Historic Preservation Office in Raleigh who can provide input. If a homeowner wishes, the HPC will be glad to look over a proposal during their regular meeting and can offer options. *The homeowner will in no way be required to take their advice!*

The HPC wants to let homeowners know that these resources are available but the wording should be carefully worded to show that we want to be helpful – not to tell people what color to paint their homes! Agnes will bring this up in her next letter to homeowners that will go out with next month's HPC meeting agenda.

- C. Other:** Debra Ludas brought up the issue of PODs. There are two very large PODs behind the Powell-Mackie-Lake House on North Main Street. This is the house that was the location of a doctor's office for several years. They are an eyesore. Agnes Wanman will call Mr. Mackie, check with Chip Russell, Planning Director, on the status of regulation on PODs, and check to see if there are any requirements on large tents. Perhaps PODs and dumpsters could be added to that ordinance. She will also check to see what other communities, such as Cary, do.

## **NEW BUSINESS & ANNOUNCEMENTS (None)**

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:55 pm.

Respectfully submitted,

---

Louise Howard, Chairman

---

Agnes W. Wanman, Secretary