

HISTORIC PRESERVATION COMMISSION

MINUTES

March 11, 2009

Members Present: Louise Howard (Chairman), Alexis Cooke, Amy Dowdle, Debra Ludas (Vice-Chair), Durward Matheny, Thomas Neal, Carol Smith (Treasurer), and Johanna Trotter
Members Absent: Scott Wagner
Staff Present: Agnes Wanman (Planner)
Guests Present: Chris Kaeberlein

CALL TO ORDER

The meeting was called to order at 8:07p.m. by the Chair, after a presentation and discussion on public art.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Carol Smith delivered the Treasurer's report. The bank balance, as of February 11, 2009 was \$12,524.61. The Treasurer's report was accepted unanimously.

PUBLIC COMMENT

Chris Kaeberlein discussed the Centennial promotions, including the book, "Connections". He passed a copy around for those who had not seen it.

OLD BUSINESS

- A. Review Results of the Historic Buildings Update:** Agnes Wanman gave a review of the report submitted last year by Ruth Little of Longleaf Historic Resources. This included buildings that appear eligible for the state study list and National Register of Historic Places and a review of areas which may be potential historic district in 10 or 20 years. In this survey the Allen Young House appears the most significant structure not already listed. The Jones House and Carver House in Forestville potentially meet the requirements for listing, along with a possible Forestville historic district. Others included houses in the 700-800 blocks of Durham Road. This Durham Road may acquire significance for its architectural character as a small suburban mid-20th century historic district. The 400-700 hundred blocks of E. Wait Avenue is a potential National Register historic district.

Potential for National Register listing:

- Allen Young House, 1880s, 428 ½ North White Street
- Jones House, 1269 South Main St., moved to this site apx. 100 years ago
- Carver House, 1303 South Main Street
- Tryst Oak, antebellum house located on Ligon Mill Road
- Craftsman Log house, Wake Union Church Road
- Gil-Shearon Farmhouse, ca. 1850, S. side Burlington Mill Rd., 0.1 mile east of US 1

Potential National Register historic districts or groups of individual buildings:

- Forestville, South Main Street, area of Purefoy-Chappell House and Forestville Baptist Church, both already listed
- Durham Road, 700-800 blocks, 1940s-1950s
- East Wait Avenue, 400-700 blocks, 1890s-1950s
- Pearce Avenue, 400 block, early 20th century to 1950s houses
- Brooks Street-Owen Avenue, late 1800s-1950s
 - Planning Cottage, 205 S. Brooks Street, late 1800s, slated for demolition, “one of the earliest tri-gable houses left in Wake Forest, with a good amount of original fabric”, recommended for moving and renovation rather than demolition.
 - Embarq Building, 119 S. Brooks St., late 1950s
 - K. L. Mobley Equipment Company, 117 S. Brooks St., late 1950s-1960s
 - Barney’s Tire Service, corner of Wait and Brooks, between 1940 & 1958
 - The Wake Weekly, 229 Owen Avenue, 1940s
 - Molly Maid, 239 Owen Avenue, 1920s

Not eligible for listing, but of particular interest:

- Forest Heights, 1704 S. Main Street, likely “constructed in the 1920s, by the 1940s the house had been converted to “Forest Heights”, a well-known beer joint and gas station with tree-shaped green neon signs in the

windows. The house appears to be in residential use once again, but has been divided into apartments.”

- Masonic Lodge No. 282, 220 E. Wait Avenue, chartered by the Masons in 1827 but the building does not meet the requirements for listing.

B. Other:

Planting on the North Main Street Median Update: Louise Howard and Agnes Wanman discussed the landscaping being installed on the median along North Main Street. It should be completed soon, except for the planting of bulbs.

Allen Young House: Agnes Wanman reported that she spoke with the Board of Commissioners at their work session on March 3 about the Allen Young House. There is a request to hire Longleaf Historic Resources to prepare a historic structure report. The cost of the proposal is \$6,000 for the historic structure report plus the estimated cost of boarding up the house and tarping the roof. This report consists of two sections. The first is to do the historic research, including interviews, property records, and other sources in order to prepare as detailed historic report as possible. The other section was to thoroughly photograph the house and prepare detailed drawings. She met with Ruth Little of Longleaf Historic Resources and Jeff Adolphsen of the State Historic Preservation Office at the house in late February. Jeff Adolphsen came to the conclusion that the house is basically in sound condition, in spite of fire damage, and is a good candidate for rehabilitation. If renovated a lot of work will be needed. The foundation, sills, floor joists, and walls are in rather good shape. The second floor is not in good shape and a new roof will be needed in addition to replacement of burned sections. The flooring in the west section will have to be replaced, but the flooring in the east part is sound. Most of the board and batten siding is in good shape. If it is decided, at some future date, to renovate the house a structural engineer needs to be consulted.

The Board of Commissioners asked Ms. Wanman to take the proposal to the HPC to see if that board would be willing to contribute financially to the project. The HPC decided that they approved the project and were willing to contribute financially, but they couldn't foot the entire amount. Before deciding what they were willing to contribute they wanted to be sure that the stated amount (\$6,000) was appropriate. They thought that the highest priority was to stabilize the house until, hopefully, finances will allow some level of renovation in the future. They asked Agnes Wanman to get a quote on the cost of boarding it up and tarping the roof. They also asked her to check with other historic researchers to see if the project quote was appropriate. Chris Kaeberlein asked if they could get back to the Board of Commissioners at the May meeting of what they would like to do and what they would be willing to contribute. The HPC said, "yes".

NEW BUSINESS & ANNOUNCEMENTS

- A. **Plaster Repair:** Agnes Wanman said she had a call from someone looking for someone who did plaster repair. Does anyone know? Debbie Ludas had a recommendation.
- B. **Art Show at the Corner:** Debbie Ludas announced that there will be an art show at the old “Corner” including artwork from the book, “Connections”. It will open on May 1 and continue on Fridays and Saturdays for five weeks.
- C. **Grass Strip Maintenance:** Agnes Wanman was asked to find out we can require the homeowner to maintain the grass strip between the public sidewalk and the street curb.
- D. **Storage of Items on Front Porches:** This has become a problem again. Agnes Wanman was asked to check to see what could be done.
- E. **Paint Colors:** The possibility of requiring a COA for paint colors was discussed. Agnes Wanman will check into this. We already have a section on paint color in the design guidelines, but they are not enforced.
- F. **Garden Tour:** It was announced that the Garden Tour will be on Saturday April 18, with a rain date of Sunday April 19.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10.00 pm.

Respectfully submitted,

Louise Howard, Chairman

Agnes W. Wanman, Secretary