

HISTORIC PRESERVATION COMMISSION

MINUTES

December 8, 2010

Members Present: Louise Howard (Chairman), Alexis Cooke (Vice-Chair), Debra Ludas, Durward Matheny (Treasurer), Thomas Neal, Parker Schlink, and Sandy Smart
Members Absent: Amy Dowdle and Johanna Trotter
Staff Present: Agnes Wanman (Planner)
Guests Present: Chuck Rice

CALL TO ORDER

The meeting was called to order at 7:10pm by the Chair.

APPROVAL OF MINUTES

The minutes of the November 10, 2010 meeting were unanimously approved.

PUBLIC HEARING AND COA CASE REVIEW

A. COA-10-12: A request filed by Chuck Rice of Rice General Construction for a Certificate of Appropriateness to demolish the house at 559 North College Street.

Agnes Wanman and Chuck Rice were sworn in by the chair.

Agnes Wanman presented the application and staff report and submitted them into the record. The owner of the house at 559 North College Street, Ms. Jenny Wright, wishes to enlarge her house next door, 565 North College Street, and needs to demolish the house in question and combine the lots. The house is not located in the locally designated historic district, nor is it a locally designated landmark property. However, by virtue of its location in the National Register Wake Forest Historic District and its identification in that district as “contributing” it had a DASS (Demolition Approval

Scoring System) of 4, requiring a COA from the HPC. The ordinance allows the HPC to issue a COA with a delay of demolition but not deny it outright.

This is an after-the-fact COA request. The demolition has already taken place. The HPC may impose a \$50 charge for such a COA.

Agnes pointed out that Mr. Rice and Ms. Wright offered the house materials to Habitat for Humanity. Habitat for Humanity sent volunteer workers to deconstruct the house and remove it. This arrangement and scheduling with Habitat was done prior to Mr. Rice applying for a demolition permit. At this point he found out that the COA was required. Agnes also pointed out that there are a number of houses along the street of similar period, size, and design. There was nothing of particular significance in the house. Mr. Rice recorded the house by taking photos from various angles. The ordinance requires that when a building is demolished materials will be made available for reuse. Mr. Rice did everything that we would have asked of him.

The HPC discussed the case and scored the project using the “Preservation Standards for Evaluating the Demolition of Historic Structures”. A score of 3 was given. A score of 4 or more would likely result in a delay of demolition of up to 365 days.

Debbie Ludas moved to grant the COA for demolition without delay, once the salvage was complete, and not to impose the \$50 charge for an after-the-fact COA. Parker Schlink seconded the motion which passed unanimously.

TREASURER’S REPORT

Durward Matheny gave the Treasurer’s report. Agnes Wanman made several bank deposits during the period of Christmas tour ticket sales and after the tour for the day of the tour sales. Many bills have been paid but others are still due. He will return in January with a full report.

PUBLIC COMMENT

None

OLD BUSINESS

- A. Review of the Christmas Historic Home Tour of 2010:** Agnes Wanman reviewed the tickets sales. We have not yet received all bills. The Wake Weekly did not print the correct ad in their December 2 edition and we are asking for an adjustment in the charge. We should have final records at the January meeting. Everyone seemed to agree that the tour went very well, with the timely snow providing the perfect Christmas atmosphere. Numerous positive comments were reported. There were also some suggestions for improvement. One was the need to draw more attention to the homes on tour, perhaps by adding balloons or flags at the signs. Also, if luminaries are used we need a lot more, all the way up the walkway. This is especially important after dark! The sale of refreshments was

not what was hoped for so, if we have it again, we need to highlight it in our promotions. In addition, the buildings need to be closer together.

The Cultural Arts Assn. helped us locate musicians for the tour. We have shared our proceeds with them in the past. Debbie Ludas moved to donate \$250 to them from the tour proceeds. Sandy Smart seconded the motion which was approved unanimously.

B. Other: None

NEW BUSINESS & ANNOUNCEMENTS

A. Christmas Party: Refreshments were enjoyed.

ADJOURNMENT

The meeting was adjourned at 8:40pm.

Respectfully submitted,

Louise Howard, Chairman

Agnes W. Wanman, Secretary