

HISTORIC PRESERVATION COMMISSION

MINUTES

March 14, 2012

Members Present: Alexis Cooke (Vice-Chair), Amy Dowdle, Ruth Ann Dyer, Debra Ludas, Parker Schlink (Treasurer), Sandy Smart and Ann Welton
Members Absent: Louise Howard (Chairman) and Tom Neal
Staff Present: Agnes Wanman (Planner)
Board Ex-Officio: Frank Drake
Guests Present: Jim Dyer, George Robinson, Ed and Sharyn Leaver, Tony Frazier (architect), and 2 others

CALL TO ORDER

The meeting was called to order at 8:24pm by the Vice-Chair, after the Ailey Young House Forum.

APPROVAL OF MINUTES

The minutes of the February 8, 2012 meeting were unanimously approved.

COA PUBLIC HEARING AND CASE REVIEW

A. COA-12-2: A request filed by James Dyer for a Certificate of Appropriateness to construct a new house on the vacant lot at 535 North Main Street. As the applicant, Ruth Ann Dyer recused herself from the hearing. Agnes Wanman and Ruth Ann and Jim Dyer were sworn in by Frank Drake, as a sworn public official. Other speakers were sworn, as needed. Agnes presented the application and staff report and submitted them into the record. Ruth Ann and Jim Dyer spoke about the proposed house including the fact that it will have a brick foundation. George Robinson spoke about his concern for storm drainage. There is a low area behind his house and he is concerned that, with the clearing of the trees and construction of the house, the storm water runoff will increase and cause flooding in his back yard. After some discussion Frank Drake suggested that such engineering concerns are not the proper area of

expertise of the Historic Preservation Commission and that the new construction will have to meet drainage requirements of the town anyway. It was decided to add that to the conditions, although it was not necessary because it is already required. There was also considerable discussion on the placement of the HVAC outdoor units and whether utility wiring should be underground or not. After more discussion and questions of the applicant Amy Dowdle moved to recognize the fact that the Secretary of Interior's Standards for Rehabilitation do not apply for totally new construction. Sandy Smart seconded the motion, which passed unanimously. Amy then moved to approve the Finding of Fact that the request meets the Historic District Design Guidelines. Parker Schlink seconded the motion, which passed unanimously. Amy Dowdle then moved to grant the COA with the six conditions listed in the staff report plus four additional ones discussed during the hearing. Parker seconded the motion, which passed unanimously. Conditions for COA-12-2 are:

- 1) Use tree save fencing around the drip zone of any remaining mature trees and don't store equipment or materials or park vehicles in those areas.
- 2) Use medium to dark gray roof shingles.
- 3) Use smooth textured Hardiplank.
- 4) Screen along the back portion of the north property line so as to obscure the view from the street of the garage. Acceptable screening may include a fence, which will require an additional COA, and/or evergreen plantings. If evergreen vegetation is used to meet this requirement it should, at maturity, obscure the view by at least 50%. Evergreen shrubs should be a minimum of 24" upon planting and trees a minimum of 2 inch caliper.
- 5) The walkway from the sidewalk to the front door may be concrete. If another material is desired it will require a separate COA.
- 6) The driveway and parking areas depicted on the map may be gravel, asphalt, or concrete strips. Poured concrete and pavers of concrete, brick, or stone may be used, if desired, to cover the depicted drive and parking area from the front edge of the screen porch and beyond, toward the rear of the property. If another material is desired it will require a separate COA.
- 7) Underground wiring for utilities will be used.
- 8) Storm drainage will be in conformity with town requirements.
- 9) The exterior HVAC units will be located at the rear or along the south side of the 1-story portion of the house and mostly screened from view.
- 10) The house will have a brick foundation.

TREASURER'S REPORT

Parker Schlink gave the report. After \$0.20 interest our bank balance is \$3,047.16. One check to the Wake Forest Woman's Club is outstanding. The report was unanimously approved.

PUBLIC COMMENT

None

OLD BUSINESS

- A. Update on Ailey Young House:** Agnes Wanman reported on the approval of the Board of Commissions to go ahead with the process to designate it as a local historic landmark and then hold a fund raiser to raise money for the basic renovation. Agnes will write a report/application and cover sheet and send it to the State Historic Preservation Office for their review. The Capital Area Preservation board has approved working with us during the fund raiser, channeling money through them, as long as they receive a handling fee of 5%. There is an architect, Jim Vinson, who would like to work with us on this project, working through AmeriCorps. Agnes Wanman will check out that possibility. It was suggested that the HPC install a sign at the house to inform people about its importance. Agnes will check on the cost of such a sign and report back in April.
- B. Meet-in-the-Street and This Place Matters Display:** Agnes Wanman reported that Meet-in-the-Street will take place along Taylor Street, which runs between the police station and Town Hall. It was decided not to get a booth at Meet-in-the-Street. We could hold our display inside Town Hall, in our usual meeting room! Agnes said that she had discussed this possibility with Mickey Rochelle, who is the town staff in charge of the facility. She was informed that the use of Town Hall would be fine but some staff person must be present at all times and the area must be monitored so that people don't get on the elevator, go up the stairs, or wander around the building. Agnes Wanman said she'd be available. Several HPC members said they would not be in town that day. A couple said they might be, for part of the time. Without proper manpower we won't be able to do this. We'll decide in April.
- C. Other:** None

NEW BUSINESS & ANNOUNCEMENTS

- A. **Web Site:** Agnes Wanman reported that the Planning Department is upgrading its portion of the town website, or, rather, redoing it. When the web site had a recent change most of the planning department, including all the historic preservation information, disappeared completely! Agnes has written several sections for historic preservation, much more extensive than anything we've had up before.

Other: Christmas Tour: It's time to start planning this year's Christmas Historic Home Tour. We'll begin our regular committee meetings before April's regular meeting. Tour meetings will begin at 6:30pm each month on the 2nd Wednesday. All HPC members are part of the tour committee and are expected to attend. The Woman's Club will appoint a couple members, as well.

ADJOURNMENT

The meeting was adjourned at 9:52pm.

Respectfully submitted,

Alexis Cooke, Vice-Chair

Agnes W. Wanman, Secretary