

HISTORIC PRESERVATION COMMISSION

MINUTES

April 11, 2012

Members Present: Louise Howard (Chairman), Alexis Cooke (Vice-Chair), Amy Dowdle, Ruth Ann Dyer, Debra Ludas, Parker Schlink (Treasurer), Sandy Smart and Ann Welton
Members Absent: Tom Neal, Sandy Smart, and Ann Welton
Staff Present: Agnes Wanman (Planner)
Board Ex-Officio: None
Guests Present: Nancy Bates, Mickey Rochelle, and Charlotte Jenkins

CALL TO ORDER

The meeting was called to order at 7:05pm by the Chair.

APPROVAL OF MINUTES

The minutes of the March 14, 2012 meeting and Ailey Young House Forum were unanimously approved.

COA PUBLIC HEARING AND CASE REVIEW

A. COA-12-3: A request filed by Charlotte Jenkins for a Certificate of Appropriateness to grade and pave the back portion of the driveway and the parking pad at the rear of the house and to replace the stone piled bank with a stacked faux stone retaining wall at the property line and along the back of the parking pad of her house at 413 North Main Street. Agnes Wanman and Charlotte Jenkins were sworn in by the Chair. Agnes presented the application and staff report and submitted them into the record. She explained the staff photos to include the removal of a tree. Charlotte Jenkins corrected her, indicating a different tree to be removed. One or two will need removing in order to grade and pave the new parking area. Amy Dowdle moved to approve the Finding of Fact that the request meets the Secretary of Interior's Standards for Rehabilitation in that no historic material will be removed. Alexis Cooke

seconded the motion which then 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 condition listed in the staff report allowing options for paving materials. Parker seconded the motion, which passed unanimously. Condition for COA-12-1 is:

- 1) The paving material will be either plain, tinted, or exposed aggregate concrete, asphalt, or concrete pavers.

B. COA-12-4: A request filed by the Town of Wake Forest (Chip Russell) to demolish the house at 205 South Brooks Street, known as the Planning Cottage. Agnes Wanman and Mickey Rochelle, Facilities Director of the Town, were sworn in by the Chair. Agnes presented the application and staff report and submitted them into the record. This request was to demolish the house, dating from the late 19th century. It was most recently used for planning department offices, housing the historic preservation, downtown revitalization, urban forestry, and transportation programs. The HPC does not have the authority to deny the COA, but may delay it for up to 365 days. The HPC has a form, “Preservation Standards for Evaluating the Demolition of Historic Structures”, which provides guidance as to when to require a delay and when to approve the COA without a delay. The HPC opted not to fill out this form because it was clear that the cottage would receive a score high enough to indicate a delay of 365 days. Debbie Ludas moved to bypass the evaluation form step. Alexis Cooke seconded the motion, which passed by a 4 to 1 vote, with Amy Dowdle voting against. The house is not listed on the National Register but is listed on the state study list, listed in the survey update of 2008, and appears on the Historic Building Survey Map.

The purpose of the delay is to encourage the property owner to find someone to move the building or to allow the HPC or staff to do the same thing. The Town previously agreed to allow Capital Area Preservation (CAP), which expressed an interest, to have the house to move and return to use as a residence. For almost 2 years, CAP and town staff looked for an appropriate lot. None was found. Available lots were too expensive, too small, not located in an appropriate location, or the owner was just not interested in selling. Agnes Wanman explained that the Town has done its “due diligence” is attempting to find someone to reuse the house. Where such reuse is not feasible the HPC requires that materials be made available to interested parties for reuse rather than disposal in the landfill. If effect, the town has already performed the activities that would be expected during a 365 day delay, with the exception of recycling materials.

Mickey Rochelle explained the state requirements for the town to dispose of the materials. The cottage is being “surplused” and the availability of materials advertised, according to state law. So far, no one has expressed an interest in the entire house. After a short time the various parts and materials will be made available. He has received notice of a small number of parties interested in some of these materials.

As staff, Agnes Wanman recommended approving the COA for the demolition without delay, once the desired materials are removed. Alexis Cooke moved to approve the Finding of Fact that the Planning Cottage should be issued a demolition permit immediately upon completion of salvage of materials. Debbie Ludas seconded the motion, which passed by a 4 to 1 vote, with Amy Dowdle voting against. Alexis Cooke moved to grant the COA with the condition given in the staff report. Parker Schlink seconded the motion, which passed with a 4 to 1 vote, with Amy Dowdle voting against. The condition for COA-12-4 is:

- 1) All salvageable materials, for which there is someone who agrees to meet town requirements, are removed prior to demolition.

TREASURER'S REPORT

Parker Schlink gave the report. After \$0.16 interest and a deposit of \$250.00 earmarked for the Ailey Young House our bank balance is \$3,297.77. One check for \$8.96 to the Wake Forest Woman's Club is outstanding, but has been delivered. The report was unanimously approved.

PUBLIC COMMENT

Nancy Bates talked about the cemetery tour.

OLD BUSINESS

- A. Update on Ailey Young House:** Agnes Wanman reported that there is no news on the house. She will be attending the April meeting of the Wake County Historical Society to bring them up to date on the house and to request their consideration of financial assistance. Agnes also reported that she has priced out a sign to identify the house to passersby on North White Street. The quote for a 3' X 4' sign is approximately \$385.00, including posts but not including installation.
- B. Meet-in-the-Street and This Place Matters Display:** We will not be participating in Meet-in-the-Street.
- C. Other:** None

NEW BUSINESS & ANNOUNCEMENTS

- A. Web Site:** No news. The new web pages on historic preservation are still not online.

Other:

- Agnes Wanman and Parker Schlink attended a preservation workshop at Elon University on March 21. Both found the workshop very helpful.
- Ruth Ann Dyer discussed the issue of the new lead paint requirements. The new requirements require that any painting or other work with painted surfaces in a building built prior to 1978 must be tested for lead paint and, if any is found, the work cannot proceed until the lead paint is remedied by a certified contractor. She is trying to sale a house in the mill village which it appears may now be unsalable and become abandoned because of the law. The cost of handling the lead paint will actually be so high as to render the house unsalable. As a realtor she works with a few local contractors. These became certified when the law went into effect, but this certification must be renewed annually. The cost of renewal plus the additional cost of insurance, as a certified lead paint contractor, is cost prohibitive. Those she knows will not be renewing their certification! Those who will be doing such work are charging exorbitant prices. Modern tests for lead paint will apparently identify lead that has actually migrated into the wood itself. If a surface once had lead paint it will likely show positive for lead, even if the surface was scrapped and painted with lead-free paint several times over. This not only raises concerns for the costs of almost any work on an older home (not just historic but any home built before 1978), but raises concerns for allowing any older wood to be retained or reused without actual removal and remilling, thereby changing the dimensions. Apparently, a homeowner doing his own work is exempt from this requirement but anyone else working on such a structure is prohibited until the lead paint has been removed. We'll need to investigate this further.

ADJOURNMENT

The meeting was adjourned at 8:55pm.

Respectfully submitted,

Louise Howard, Chair

Agnes W. Wanman, Secretary