

HISTORIC PRESERVATION COMMISSION

MINUTES

September 14, 2011

Members Present: Alexis Cooke (Vice-Chair), Debra Ludas, Tom Neal, Parker Schlink (Treasurer), and Sandy Smart
Members Absent: Louise Howard (Chairman), Amy Dowdle, Ruth Ann Dyer, and Ann Welton
Staff Present: Agnes Wanman (Planner)
Guests Present: Scott and Sharyn Leaver and Chris Kaeberlein

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the August 10, 2011 meeting were unanimously approved.

COA PUBLIC HEARING AND CASE REVIEW

A. COA-11-9: A request filed by Scott Leaver for a Certificate of Appropriateness to replace the roof on his home at 545 North Main Street, the Poteat-Berry House. The existing asbestos shingle roof will be replaced with dark gray asphalt fiberglass shingles. Agnes Wanman and the Leavers were sworn in by the Vice-Chair. Agnes presented the application and staff report and submitted them into the record. Scott Leaver stated that he had no intention of replacing the chimney and gutters although the staff report mentioned the possibility. After general discussion and questions of the applicant Debbie Ludas moved that the request meets the Secretary of Interior's Standards for Rehabilitation. Sandy Smart seconded the motion, which passed unanimously. Debbie then moved that the request meets the Historic District Design Guidelines. Tom Neal seconded the motion, which passed unanimously. Debbie Ludas moved to grant the COA with the conditions listed in the staff report. Parker Schlink seconded the motion, which passed unanimously.

Conditions for COA-11-9 are:

1. The chimney may be repaired but may not be removed.
2. Ridge vents may be installed but are not required.
3. Existing gutters may be repaired and/or removed during the process and replaced in kind, but may not be replaced with gutters of a different style.

TREASURER'S REPORT

Parker Schlink gave the report. After interest for the month of August, plus the month of June that was not previously mentioned our bank balance is \$4,816.43. Our next CD to mature, one of three, will be on November 10, 2011 which will automatically renew unless we stop it. The report was unanimously approved.

PUBLIC COMMENT

Neal Newhouse commented that he thought the new parking layout for the Mackie House project is much improved from the original proposal.

OLD BUSINESS

A. Update on Rezoning Application for the Mackie House at 340 North Main St: Agnes Wanman reported that the Board of Commissioners approved the rezoning to allow for office use on August 16, 2011.

D. Other:

Trash Cans: Agnes Wanman reported that the trash cans we ordered were shipped today.

COA Interpretation: Agnes Wanman reported that the Cookes informed her that they would not be replacing the slate roof on the Mackie House because it was in better shape than previously thought. That allows flexibility in the budget to replace the asbestos shingle portion of the roof with slate, but without the scalloped pattern appearing on the main part of the house. COA-11-5 approved the replacement of the asbestos roofing with asphalt composite or other roof that mimicked the look of slate. It did not specify that slate was allowed. However, what mimics the look of slate better than slate itself? As a clarification on the interpretation of the intent of the COA Agnes Wanman asked the HPC to vote on whether the use of slate is included in the COA approval. Alexis Cooke recused herself for the vote. Tom Neal moved to accept slate matching in color to the existing slate as meeting the intent of COA-11-5. Debbie Ludas seconded the motion, which passed unanimously.

Halloween on North Main Street: Agnes Wanman reported that NCDOT has approved our request that the street be closed during "Trick or Treat" hours, providing that we coordinate with local authorities. She also received comments on the proposal from Captain David Abbacchi of the Wake Forest Police

Department. He outlined his concerns about the number of officers that would be needed to block off each intersecting street and stated that we would need to contact DOT for caution lights because the event is after dark. He also explained that we would have to pay \$30.00 per officer per hour, with a 3 hour minimum. This would add up to a cost of \$1,080 to close the street for the evening. As an alternative the HPC discussed hiring 3 officers to provide a “presence” along the street, one at each end and one in the Birthplace area, for 3 hours from 5:30-8:30pm. Sandy Smart moved to hire the 3 officers for 3 hours. Tom Neal seconded the motion, which passed unanimously. Agnes Wanman will double check to make sure that the HPC is authorized to use funds for this purpose.

Speeding along North Main Street: Sandy Smart asked Chris Kaerberlein about what should be done about speeding along North Main Street. Chris replied that it will probably be best to reduce the speed limit to 25. He’ll bring it up to the Board of Commissioners at a later work session.

NEW BUSINESS & ANNOUNCEMENTS

- A. Historic Preservation Plan:** Agnes Wanman brought up the need to set a date for a public meeting to gain public input in the historic preservation plan. This meeting should provide guidance as to where the town’s historic preservation program should focus in the next 10 or 15 years. The historic preservation plan will be designed to fit comfortably into the format of the Community Plan so that it can function like an addendum. She has contacted the consultant who worked on the Community Plan as well as a couple others that may be able to provide assistance with the meeting. There is some money in the HPCs budget from the town and Chip Russell, Planning Director, said that other money may be available in the department budget. The HPC has money in its bank account that could be used, a good use of Christmas Tour funds. The HPC asked Agnes to find out what, exactly, the town is able to pay so that the HPC can then vote to spend its own money. This decision, as well as a meeting date, will be handled at the HPC’s October meeting.
- B. Preservation NC Annual Conference in Mount Airy (Sept. 29-30):** Agnes Wanman, Parker Schlink, and Ann Welton will be attending.

ADJOURNMENT

The meeting was adjourned at 8:55pm.

Respectfully submitted,

Louise Howard, Chairman

Agnes W. Wanman, Secretary