



**REGULAR MEETING AGENDA
TUESDAY, JULY 28, 2026, 6:30 PM**

BOARD OF COMMISSIONERS CHAMBERS

2nd Floor, Town Hall, 301 S. Brooks Street, Wake Forest, NC 27587

Contact Historic Preservation Staff at mmichael@wakeforestnc.gov or 919-435-9516
for information or visit the Historic Preservation webpage under "Meetings" at
<https://www.wakeforestnc.gov/planning/historic-preservation>

6:30 Regular Business

1. Call to Order/Roll Call
2. Approval of the Agenda
3. Approval of the Minutes of the May 26, 2026, Regular Meeting
4. Public Comment (limited to 3 minutes per person). The HPC is interested in hearing your concerns. However, speakers should not expect HPC action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda.
5. Treasurer's Report
6. **Public Hearing:**
 - a. **COA 26-02: A request from Gwen K. Winsor Bennett, owner of 316 Rock Spring Road, Wake Forest, being Wake County Tax PIN 1841-43-1748, to demolish the house and build a new house.**
 - b. **COA 26-04: A request from Mark Hawkins, owner of 427 N. Main Street, Wake Forest, being Wake County Tax PIN 1841-53-4971, to install a fence.**
7. Old Items
 - A. Event Planning Updates
8. New Items
 - A. Staff Updates
 - B. Member Updates
9. Adjourn



Wake Forest Historic Preservation Commission Minutes

The Wake Forest Historic Preservation Commission met on **26 May 2026**, at **6:30 p.m.** in the Board Room at Wake Forest Town Hall, 301 S. Brooks Street.

Historic Preservation Commission Members present: David Bennett, Jason Mobraten, Allen Jenkins, Cooper Bolton, Kiki Farish.

Historic Preservation Commission Members absent: Elizabeth Miller, Chair, Joni Falvey, Vice-Chair, Sarah Soleim, Pamala Jeffries.

Staff Members present: Michelle Michael (HPC Staff Liaison), Paige Regna (Planner I- HP).

Visitors: Edward Gawf, Jennifer Gawf, Pofue Yang.

1. Call to Order

The Chair and Vice-Chair were absent from the meeting. Paige Regna informed the members that they need to vote to elect someone to serve as Chair for the meeting.

ACTION: Nominate someone to serve as Chair for the May meeting.

Mover: Allen Jenkins nominated David Bennett to serve as Chair.

Second: Cooper Bolton

Vote: Motion carried 5-0

David Bennett called the meeting to order at 6:33 p.m. A quorum was established.

2. Adoption of Agenda

ACTION: Approval of agenda for Regular Meeting held 26 May 2026.

Mover: Allen Jenkins moved to adopt the agenda as presented.

Second: Cooper Bolton

Vote: Motion carried 5-0

3. Approval of Minutes

ACTION: Approve March 2026 minutes as presented.

Mover: Cooper Bolton moved to approve the February 2026 minutes as presented.

Second: Jason Mabraten

Vote: Motion carried 5-0

4. Public Comment (limited to 3 minutes per person)

No public comment.

5. Treasurer's Report

Paige Regna presented the Treasurer's Report for May 2026. Cooper Bolton asked if the \$75 donation to Spring Street Christian Church had been processed, and Michelle Michael responded that the check had been mailed last week. Paige Regna said the donation would be reflected as a deduction in the June Treasurer's Report.

6. Old Items

A. 2026-2027 Budget Update

Michelle Michael presented an update on the FY25-26 HPC budget and proposed FY26-27 HPC budget. Michelle explained that she did not foresee spending all of the proposed FY2026-2027 budget. Michelle reminded the HPC that the money in their account is from the proceeds of past home tours rather than local taxpayers. David Bennett noted that without the home tour, there is not any money coming in. Michelle acknowledged this and said that we can start planning a small annual fundraiser beginning with the Oakforest event in October. Michelle said that she can bring back a comprehensive budget update once it's approved by the Board of Commissioners that includes the HPC and Historic Preservation Planning budgets.

B. Juneteenth Update

Paige Regna provided an update for the Juneteenth Celebration scheduled for Saturday, June 20th at the Dubois Campus. Paige informed the HPC that setup begins at 10am and needs to be completed by 11am for the Dubois historic marker unveiling. The Ailey Young House will be open from 1pm-5pm. David Bennett volunteered to help Pamala Jeffries with the morning shift and get the supplies from Town Hall. Jason Mabraten and Kiki Farish said they can help in the afternoon. Cooper Bolton is unavailable and Allen Jenkins will need to check his schedule.

8. New Items

A. Staff Updates

- HPC members need to watch two online training videos from the NCHPO and fill out the form for CLG credits by June 30th.
- The Oakforest event is scheduled for October 3rd. Paige asked the HPC to hold that date on their calendars with more information to come.
- SVM Historical Consulting completed the fieldwork for the National Register nominations for Olive Branch Baptist Church and Friendship Chapel Baptist Church on May 12th.
- The Northeast Community historic marker on N. White St. was hit by a car in April. The marker can be repaired and sent back to the Town. It will be reinstalled once returned.
- The sidewalk historic marker for Oscar Alston's Barber Shop will be unveiled on Friday, June 19th at 10am at 111 S. White St. The program should last around 30 minutes.
- The historic marker for the Dubois Campus will be unveiled at Juneteenth on Saturday, June 20th at 11am.
- A Minor Work COA for 228 N. Main St. for landscape changes was approved by staff in April.
- Work began in May at 507 N. Main St. (COA-25-06) and is almost complete.

B. Member Updates

- No member updates.

8. Adjournment

ACTION: Adjourn meeting.

Mover: Kiki Farish moved to adjourn the meeting.

Second: Jason Mobraten

Vote: 5-0

The meeting closed at 6:59 pm.

Duly approved in open session this day 28 July 2026.

Board Secretary

Board Chair



Certificate of Appropriateness Application

(Certificate of Appropriateness - Major Work Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#2186218

Project Title: 316 N Rock Spring Road

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Certificate of Appropriateness

State: NC

Workflow: Certificate of Appropriateness - Major Work

County: Wake

FILING INSTRUCTIONS

Please review the checklist below, which identifies what must be submitted with this application. You will be asked to upload the required documents after you have finished entering your application information. A complete application must be submitted in order for the application to be deemed complete and routed for review. Missing items will result in the application being declined and returned to you for revision.

**VIEW CERTIFICATE OF APPROPRIATENESS
SUBMITTAL CHECKLIST**

Please confirm that you have reviewed the associated submittal checklist for this application and that you will submit all documents required on the submittal checklist: Yes

Address & Basic Site Information

Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:

- 316 Rock Spring Rd (1841431748)
- 316 Rock Spring Rd (1841431748)

Tax PIN:

- 1841431748
- 1841431748

Acreage: .690

Name of Existing Development/Subdivision (if applicable--for reference only): 316 Rock Springs

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop down.*

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 316 Rock Spring Rd: 0.69
- 316 Rock Spring Rd: 0.69

Wake Forest (WF): Town Limits

- 316 Rock Spring Rd: WF
- 316 Rock Spring Rd: WF

Base District: Zoning

- 316 Rock Spring Rd: GR3
- 316 Rock Spring Rd: GR3

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use: Land Use Development

- 316 Rock Spring Rd: Residential
- 316 Rock Spring Rd: Residential

Planning and Zoning: Jurisdiction

- 316 Rock Spring Rd: WAKE FOREST
- 316 Rock Spring Rd: WAKE FOREST

In SH1-O Overlay:

In Water Supply Watershed Protection Overlay: Watershed Protection Overlay

- 316 Rock Spring Rd: yes (RC-WMA)
- 316 Rock Spring Rd: yes (RC-WMA)

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

GENERAL INFORMATION

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Property Owner

Gwen Bennett

316 N Rock Springs rd
Wake Forest, NC 27587
P:7034004919
gkwbenett@gmail.com

Project Contact - Applicant

Gwen Bennett

316 N Rock Springs rd
Wake Forest, NC 27587
P:7034004919
gkwbenett@gmail.com

PROJECT INFORMATION

Project Type: Major

Description of Request:

We are looking to take the main house down (the garage will stay) to have a larger house built so we can move in and live closer to the Wake Forest scholls where my kids attend and my parents who live at 328 Rock Spring Rd.

Was work completed prior to obtaining the required permit?: No

Name, address, and email that Zoning Verification Letter should be addressed to:

Gwen Bennett

3916 Massey Pointe Court

Raleigh, NC 27616

gkwbenett@gmail.com

Dear Commission Members,

Thank you for taking the time to review our application.

My husband and I recently inherited the property at 316 N. Rock Springs Road with the intention of building our family's forever home. We are requesting approval to demolish the existing house and construct a new single-family residence on the property.

One of the primary reasons we chose this property is its location. Our children attend school nearby, and my parents live next door at 328 N. Rock Springs Road. Building on this lot would allow us to be closer to both our children's daily activities and our extended family, creating a home that better supports our family's needs for years to come.

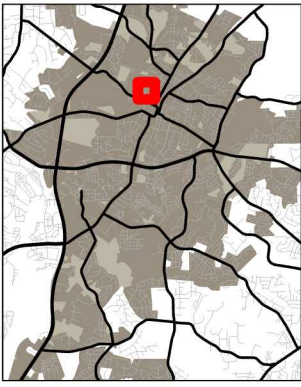
While we understand the property's inclusion on the Town's historic resources inventory, the existing house was built in the 1950s and is not well suited to our family's needs. After careful consideration, we determined that constructing a new home is the best long-term use of the property.

Our goal is to build a quality home that complements the surrounding neighborhood and allows us to become long-term members of this community. We appreciate the Commission's consideration of our request and are happy to provide any additional information that may be helpful during your review.

Thank you for your time and consideration.

Sincerely,

Gwen Bennett
Property Owner



Aerial



COA-26-02

316 Rock Spring Road

Wake County PIN: 1841431748

7/1/2026



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 Feet





Staff Report

Case COA-26-02: 316 Rock Spring Road

Meeting Date	July 28, 2026
Requested Actions	The applicant is requesting to make the following exterior changes to the property: 1. Demolish the house to build a larger house.
Case Manager	Michelle Michael, Senior Planner- Historic Preservation

CASE INFORMATION

Applicant/Owner	Gwen K Winsor Bennett & James Travis Bennett 316 Rock Spring Road Wake Forest, NC 27587
Location	On the east side of Rock Spring Road, across from Wake Forest High School and north of E. Pine Avenue.
Address	316 Rock Spring Road, Wake Forest, NC 27587
Wake County Tax PIN	1841431748
Acreage	.69 acres
Zoning	GR3

HISTORY & SIGNIFICANCE

The house at 316 Rock Spring Road is included in the proposed boundary expansion of the Wake Forest National Register Historic District and was added to the North Carolina Study List as a contributing resource within that expansion in 2022. It is part of the mid-twentieth century residential development along North Wingate Street, West Juniper Street, and Rock Springs Road. While the area has a more suburban feel than the early twentieth century houses within the district boundary to the east, the streets laid out as a continuation of the existing street grid and setbacks are consistent throughout the area. ([Wake Forest, North Carolina Architectural Survey Update, 1958-1975](#)).

UDO REQUIREMENT

The Certificate of Appropriateness -Demolition of Historic Structures ([UDO 15.11.4](#)) requires a public hearing and approval by the Historic Preservation Commission prior to the demolition, removal, or destruction of the following historic structures:

2. Other Historic Structures. All other historic structures located within the corporate limits and extraterritorial jurisdiction of the Town of Wake Forest pursuant to the authority granted in Session Law 2007-66, [House Bill 827](#) Ratified June 7, 2007, by the General Assembly of the State of North Carolina. Such structures shall include those which are:

- g. Individually listed in the Town of Wake Forest local inventory of historic places, as per Section 15.11.1.B- Inventory of Possible Landmarks: As a guide for the identification and evaluation of landmarks, the HPC shall maintain an inventory of properties of historical, architectural, pre-historical, and cultural significance within the land development jurisdiction of the town.

For the purpose of assessing this project, staff believe the following requirements have relevance:

15.11.4 (F) Determination of Compliance – Other Historic Structures: For applications regarding “other historic structures” as outlined in Section 15.11.4.A.2 above, the Administrator shall review the application to ensure that it is complete and assign a Demolition Approval System Score (DASS) as described below. If, according to the DASS table below, a Certificate of Appropriateness is required to authorize the demolition, removal or destruction of a designated landmark or a building, structure or site within a historic district, the Administrator shall schedule the matter for an evidentiary public hearing before the HPC.

Demolition Approval System Score (DASS) Highlighted Portion Applies to this project.

DASS Tier	Criteria for Assignment of Tier Category	Required Action
Tier 1	• Appears on the Historic Building Survey Map of the town; OR • Located in an area on the state study list as a potential historic district	Staff shall determine if property is located in an area that is a potential historic district or if the property is a potential for listing on the state study list. <u>If either is true an application for a COA shall be filed by the applicant for review by the HPC. The HPC shall grant a COA authorizing demolition or may order a delay of up to 365 days before demolition may commence.</u> If neither is true (i.e. the site is not in a potential historic district and is not a potential for listing on the state study list) no COA is required and the demolition may proceed without delay.
Tier 2	• Certified or preliminarily determined by the	An application for a COA shall be filed by the

	Secretary of the Interior as contributing to the significance of a district preliminarily determined by the Secretary to qualify as a registered historic district; OR • Designated as “non-contributing” in a National Register historic district; OR • Individually listed in the state study list; OR • Individually listed in any county or local inventory of historic buildings or sites.	applicant for review by the HPC. The HPC shall grant a COA authorizing demolition or may order a delay of up to 365 days before demolition may commence.
Tier 3	• Individually designated landmark; OR • Individually listed in National Register; OR • Designated as “contributing” in a National Register historic district	An application for a COA shall be filed by the applicant for review by the HPC. The HPC shall grant a COA authorizing demolition or may order a delay of up to 365 days before demolition may commence. (A Tier 3 DASS score will likely result in an automatic delay of 365 days.)

HPC Review – Other Historic Structures. HPC Review: An application for a COA authorizing the demolition, removal or destruction of “other historic structures” as outlined in Section 15.11.4.A.2 above, shall be evaluated by the HPC based on 4 standards which will be weighed using a point scale of 0 to 2, where 0 means that the structure does not meet the standard, 1 means the structure moderately meets the standard, and 2 means the structure significantly meets the standard. A total score of 4 or greater will result in issuance of a COA with an order for delay of demolition for 365 days from the date in the COA. A total score of less than 4 may result in the issuance of a COA with a delay of less than 365 days or no delay of demolition. The standards are as follows:

1. Architectural Integrity

- The structure has maintained the integrity of its original architectural form.
- Changes made to the structure over 50 years ago have gained historic significance.

2. Architectural Style

- The structure has a distinctive architectural style.
- It has superior craftsmanship.
- The structure is the last or oldest example of a certain building type.
- It is one of a cluster of buildings that are significant as a group.

3. Cultural Significance: The structure is culturally significant due to factors such as its historic use, an event, a person, a builder, or an architect associated with the structure.

4. Structural Integrity

- The structure will be given a score of 2 points for structural integrity unless the applicant has provided an engineer’s report stating otherwise.
- Said report will be paid for by the applicant using a structural engineer recommended by the SHPO.
- The structural components – roof, wall, floor, and foundation systems will each have a value of ½ point.
- If the report states that a system is structurally unsound the score of 2 will be reduced by ½ point per system rated at 50% or more unsound.

L. HPC Decision and Findings of Fact: The action on an application must be supported by specific findings of fact indicating the extent to which the application meets the provisions above. The HPC may choose to include previous documented time spent in the search for an alternative to demolition, such as moving the structure, as part of any required delay of demolition.

Findings of Fact:	The building at 316 Rock Spring Road qualifies as Tier 1 property in the DASS table. It appears in the Historic Building Survey of the town; and is in an area on the state study list as a potential historic district.
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Staff Analysis:	The HPC shall assess the structure to determine its Architectural Integrity, Architectural Style, Cultural Significance and Structural Integrity. A total score of 4 or greater will result in issuance of a COA with an order for delay of demolition for 365 days from the date in the COA. A total score of less than 4 may result in the issuance of a COA with a delay of less than 365 days or no delay of demolition.
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PROPOSED FINDINGS OF FACT

Staff offers the following findings for the Commission's consideration: Based upon the information contained in the application, specifications, and staff report, the Commission finds that the building at 316 Rock Spring appears on the Historic Building Survey Map of the town; and is located in an area on the state study list as a potential historic district.

1. The HPC shall grant a COA authorizing demolition, or
2. The HPC shall order a delay of up to 365 days before demolition may commence.

PROPOSED CONDITIONS

Staff offer no conditions for the Commission's consideration.

PHOTOGRAPHS COA 26-02 316 Rock Spring Road, Wake Forest, NC



Photo 1: Façade (west elevation)



Photo 2: North Elevation



Photo 3: Southwest corner (south elevation)



Photo 4: Rear porch facing east.



Photo 5: Living room facing south.



Photo 6: Living Room facing northwest into dining room



Photo 7: Kitchen facing northwest.



Photo 8: Back Room/Family Room facing east (next to kitchen)



Photo 9: Full Bath



Photo 10: East bedroom facing north



Photo 11: West bedroom facing east (half bath on right).



Photo 12: Detached garage facing north.



Certificate of Appropriateness Application

(Certificate of Appropriateness - Major Work Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#2227718

Project Title: 427 N. Main Major COA

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Certificate of Appropriateness

State: NC

Workflow: Certificate of Appropriateness - Major Work

County: Wake

FILING INSTRUCTIONS

Please review the checklist below, which identifies what must be submitted with this application. You will be asked to upload the required documents after you have finished entering your application information. A complete application must be submitted in order for the application to be deemed complete and routed for review. Missing items will result in the application being declined and returned to you for revision.

**VIEW CERTIFICATE OF APPROPRIATENESS
SUBMITTAL CHECKLIST**

Please confirm that you have reviewed the associated submittal checklist for this application and that you will submit all documents required on the submittal checklist: Yes

Address & Basic Site Information

Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN: 429 N Main St (1841534971)

Tax PIN: 1841534971

Acreage: .4

Name of Existing Development/Subdivision (if applicable--for reference only): 427 N. Main

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop down.*

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 429 N Main St: 0.41

Wake Forest (WF): Town Limits

- 429 N Main St: WF

Base District: Zoning

- 429 N Main St: GR3

In SH2-O Overlay:**In TND Overlay:****In HL-O Overlay:****In National Register of Historic Places: National Register**

- 429 N Main St: Yes

Current Use: Land Use Development

- 429 N Main St: Residential

Planning and Zoning: Jurisdiction

- 429 N Main St: WAKE FOREST

In SH1-O Overlay:**In Water Supply Watershed Protection Overlay: Watershed Protection Overlay**

- 429 N Main St: yes (RC-WMA)

In SF Overlay:**In MVCP-O Overlay:****In Flood Hazard Area:****GENERAL INFORMATION**

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Property Owner

Bradford Hawkins

427 North Main Street

Wake Forest, NC 27587

P:(919) 637-1441

bmhawkins2003@yahoo.com

Project Contact - Applicant

Bradford Hawkins

427 North Main Street

Wake Forest, NC 27587

P:(919) 637-1441

bmhawkins2003@yahoo.com

PROJECT INFORMATION**Project Type:** Major**Description of Request:**

Add aluminum fence to back and side yard. The fence is needed for family pets and to protect against anyone falling from the retaining wall on the side and back yard.

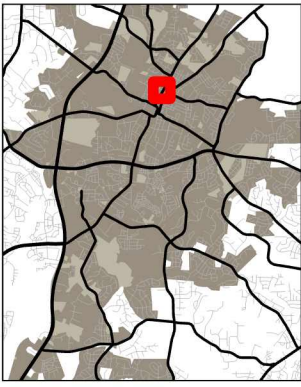
Was work completed prior to obtaining the required permit?: No**Name, address, and email that Zoning Verification Letter should be addressed to:**

Mark Hawkins

427 N Main St

Wake Forest, NC 27587

bmhawkins2003@yahoo.com



Aerial



COA-26-04

427 N. Main Street

Wake County PIN: 1841534971

7/1/2026



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0

500

Feet





Staff Report

Case COA-26-04: 427 N. Main Street

Meeting Date	July 28, 2026
Requested Actions	The applicant is requesting to make the following exterior changes to 427 N. Main (PIN 1841534971) within the Wake Forest Local Historic District: 1. Install a 48' tall black aluminum picket fence around the rear portion of the parcel.
Case Manager	Paige Regna, Planner I- Historic Preservation

CASE INFORMATION

Applicant	Mark Hawkins 427 N. Main Street Wake Forest, NC 27587
Property Owners	Mark and Erin Hawkins 427 N. Main Street Wake Forest, NC 27587
Location	The property is located at the southwest corner of W. Juniper Avenue and N. Main Street. It is the site of the former Cullom House.
Address	427 N. Main Street, Wake Forest, NC 27587
Wake County Tax PIN(s)	1841-53-4971
Acreage	.41 acres
Zoning	GR3

HISTORY & SIGNIFICANCE (FROM THE WAKE FOREST HISTORIC DISTRICT WALKING TOUR BROCHURE)

The original house on this site was an Italianate-style house constructed in 1891 for Dr. William R. Cullom. During a rehabilitation project in 2015, a fire broke out and destroyed the entire house. The existing house at 427 N. Main Street was built in 2021.

UDO REQUIREMENT

The Historic Preservation Ordinance (UDO 15.11.3) requires a public hearing and approval by the Historic Preservation Commission for construction of a new fence greater than 42" in height.

For the purpose of analyzing this project, staff believe the following standards have relevance:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

2.	Finding of Fact: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Staff Analysis: The proposed 48" black aluminum fence does not detract from the historic character of N. Main Street.
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WAKE FOREST LOCAL HISTORIC DISTRICT DESIGN STANDARDS

FENCES AND WALLS

1.	Finding of Fact: Identify, retain, and preserve historic fences and walls that contribute to the character of the local landmark or historic district. Repair historic fences, walls, and their materials in-kind using appropriate preservation methods and materials. Staff Analysis: There is not an existing fence on the site.
2.	Finding of Fact: Protect and maintain historic fences and walls, their features, and materials. Staff Analysis: Does not apply.
3.	Finding of Fact: Repair historic fences and walls, their features, and materials. Staff Analysis: Does not apply.
4.	Finding of Fact: Replace deteriorated historic fences and walls only if deteriorated beyond repair, replace only the deteriorated portion in-kind, matching the original in location, size, design, materials, color, pattern, texture, and detail. Staff Analysis: Does not apply.
5.	Finding of Fact: Construct new fences and walls using traditional materials, design, and vertical orientation which relate to the style and material of the structure. Conduct documentary research for photographs that illustrate historic walls and fences. Staff Analysis: The proposed fence is vertically oriented and all black aluminum. The historic wood picket fence was removed between 2005-2007. The 1891 Cullom House burned down in 2015.

6.	Finding of Fact:	Privacy fences are appropriate only around the rear and side property lines to the rear corner of the house or principal building.
	Staff Analysis:	Does not apply. The proposed fence is not a privacy fence.
7.	Finding of Fact:	All fences shall be constructed so that the finished side is facing outward to the public right of way and adjacent properties.
	Staff Analysis:	The fence will be constructed so that the finished side is facing outward.
8.	Finding of Fact:	Brick walls should be pierced or latticed and/or used as piers in combination with other materials such as wood and iron.
	Staff Analysis:	Does not apply.
9.	Finding of Fact:	Only low retaining walls should be solid brick and/or stone.
	Staff Analysis:	Does not apply.
10.	Finding of Fact:	In front yards, walls, and fences shall not exceed 42 inches in height from the front property line to the rear corner of the house. Rear yard fences shall not exceed six feet and shall not be installed in front of the rear corner of the principal building.
	Staff Analysis:	The fence will be 48" tall and will not extend past the rear corner of the principal building.
11.	Finding of Fact:	It is inappropriate to introduce new vinyl, concrete block, split rail, or chain link fencing in the historic districts. It is not required to remove existing chain link fencing, however, screening it with native vegetation such as evergreen shrubbery, ivy, or climbing vines is encouraged.
	Staff Analysis:	The proposed fence will be aluminum.
12.	Finding of Fact:	It is inappropriate to use barbed or Concertina wire in the historic district.
	Staff Analysis:	Barbed or Concertina wire will not be used.
13.	Finding of Fact:	Also see the individual standards for wood, metal, and masonry to ensure preservation of fence and wall materials.
	Staff Analysis:	Does not apply.

PROPOSED FINDINGS OF FACT

Staff offers the following findings for the Commission's consideration:

1. Based upon the information contained in the application, specifications, and staff report, the Commission finds that the application to install a new 48" tall aluminum fence **does/does not** substantially meet the Secretary of the Interior's Standards for Rehabilitation.
2. Based upon the information contained in the application, specifications, and staff report, the Commission finds that the application to install a new 48" tall aluminum fence **does/does not** substantially meet the Wake Forest Historic District Design Standards.

PROPOSED CONDITIONS

Staff offers the following conditions for the Commission's consideration:

1. Any changes require additional review and approval from staff.
2. Please apply for a fence permit from the Town of Wake Forest Planning Department after obtaining the COA and prior to installing the fence. A fence permit is required per the Unified Development Ordinance since this is a corner lot.
3. When the fence is installed, a final inspection with the Town of Wake Forest's Inspections Department must be scheduled to verify fall protection (associated permit 2020-1850 requires a permanent CO when complete).

PHOTOGRAPHS



Photo 1: View of the primary façade and side yard facing northwest from the sidewalk.



Photo 2: View of side yard on the south end of the parcel. Looking west from N. Main St.



Photo 3: View of the rear yard on the west end of the parcel. Looking south from W. Juniper Ave.

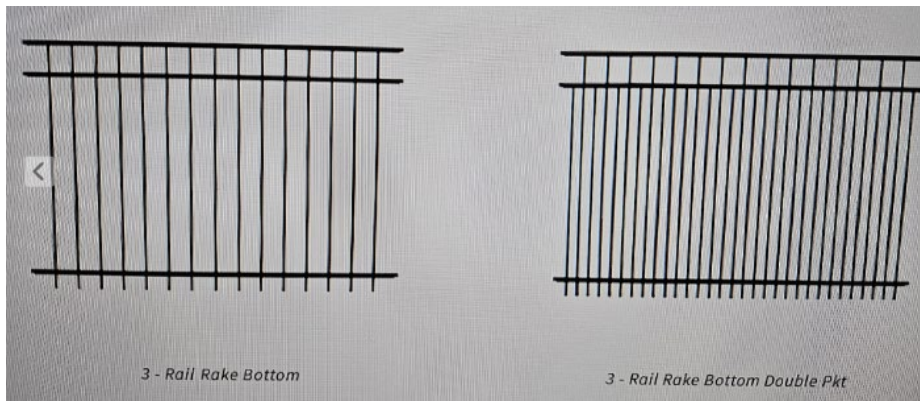


Photo 3: Proposed fence will use Rail Rake Bottom design and Rail Rake Bottom Double Picket design. Both options are black aluminum.



Photo 4: Rail Rake Bottom fence (red) will be along the south and west boundary lines. Rail Rake Bottom Double Picket fence (green) will be along the north and east boundary lines and will be visible from N. Main St. and W. Juniper Ave.