

HISTORIC PRESERVATION COMMISSION

MINUTES

May 11, 2011

Members Present: Louise Howard (Chairman), Alexis Cooke (Vice-Chair), Amy Dowdle, Debra Ludas, Parker Schlink (Treasurer), Sandy Smart, and Ann Welton
Members Absent: None
Staff Present: Agnes Wanman (Planner)
Guests Present: Chris Kaeberlein, Brenda Pate, and Elizabeth Newhouse

CALL TO ORDER

The meeting was called to order at 7:00pm by the Chair.

APPROVAL OF MINUTES

The minutes of the April 13, 2011 meeting were unanimously approved.

PUBLIC HEARING AND CASE REVIEW

A. COA-11-3: A request filed by Brenda Pate to construct a 12' wide by 14' deep 2 story high addition on the south side of her home at 555 North Main Street. Agnes Wanman and Brenda Pate were sworn in. Agnes presented the application and staff report and submitted them into the record. The addition will be prominently located but the design and materials, roof pitch and materials, and architectural details will match the rest of the house. The addition will be differentiated from the original by having the roof line slightly lower than the rest of the house and slightly set back from the front façade. Brenda confirmed her intention to proceed with the plans as presented. Parker Schlink moved to approve the finding that the application meets the Secretary of Interior's Standards for Rehabilitation. Amy Dowdle seconded the motion which passed unanimously. Parker then moved to approve the finding that the application meets the standards of the Wake Forest Historic District Design Guidelines. Sandy Smart seconded

the motion which passed unanimously. Parker then moved to approve COA-11-3 with the condition offered in the staff report:

“Wherever possible, historic materials, such as siding, trim, and the attic vent, be used in the new construction and, wherever possible, historic materials that cannot be used in the new addition, such as windows, be made available for reuse, such as an historic material salvage business, planned renovation, or similar project, and not destroyed or sent to a landfill.”

Ann Welton seconded the motion which passed unanimously.

TREASURER’S REPORT

Parker Schlink gave the report. After writing a check to Wake Forest Federal Savings and Loan for a new 6 month CD for \$3,000 our balance is \$6,283.91. The CD that matured in May was renewed. Our next CD will mature in August 2011. The report was unanimously approved. .

PUBLIC COMMENT

Elizabeth Newhouse expressed concern for the proposed rezoning of the Powell-Mackie-Lake House to Office & Institutional. That discussion took place under New Business, below.

OLD BUSINESS

- A. Trash Cans:** The HPC is considering purchasing additional trash cans for the historic district. Last month a request for an additional can was discussed and the HPC observed that additional cans may be needed. The members were to observe various spots around the district and submit their recommendations on the possible location. Sandy Smart submitted a map showing proposed locations for new cans. The HPC made a few revisions and decided that they would like to purchase 4, or possibly, 5 new cans. The price from Keystone Ridge Designs, the supplier the previous cans, was not at hand. Agnes Wanman seemed to remember around \$600. Some of the HPC members believed that was too high. The HPC asked Agnes to get a price from Keystone and check to see about the availability of a discount. Then, to order 4, or 5 if needed to obtain a discount, but only if the price did not exceed \$400 per can, plus shipping. Debbie Ludas moved to authorize Agnes to order the cans, not to exceed \$400 per can. Parker Schlink seconded the motion which passed unanimously.
- B. Other:** Louise Howard asked Chris Kaerberlein about money for street lighting in the budget. He responded that the money was in the draft budget for next year but that specific projects would be determined later, based on priority. There are several street lighting projects proposed but most of them are not through

residential areas so he believed that North Main Street would rank high in priority.

NEW BUSINESS & ANNOUNCEMENTS

A. Rezoning Request to Office & Institutional for 340 North Main Street, the Powell-Mackie-Lake House: There is a proposal to rezoning the Mackie House to Office & Institutional in order for the house to continue its use for office purposes. According to the town zoning ordinance the use of the house as an office, as it has been for many decades, is considered non-conforming. That is, such a use is not allowed with its current zoning of R-15. According to the zoning ordinance, whenever any non-conforming use is discontinued for longer than 6 months then its non-conforming status is no longer “grandfathered” and any future use must meet the current zoning requirements. The doctor’s office moved out more than 6 months ago. At the time the house was originally modified for a doctor’s office the floor plan of the first floor was drastically altered, even to removing the staircase. The only access to upstairs is on the exterior. The second floor was, at the same time, converted into 3 apartments. The conversion was drastic enough to require more substantial modifications to return its use to residential. The Birthplace, the current owner, has a potential buyer who wishes to use the house for an office and do a great deal of work on the house to make it more compatible with the neighborhood and any future desire to return the house to residential use, including replacing the inside stairway and removing the exterior staircase on the front of the house. These potential buyers now occupy the Medlin Building on the corner of North Main Street and Juniper Avenue, one block away. This use is very similar to the use of the house for many years and is unlikely to impact the neighborhood negatively. However, before the HPC can offer its support for this rezoning, it has numerous concerns. Primarily, the HPC is concerned with preserving the historic integrity of the house as well as preserving the character of the neighborhood and aesthetic appearance of the streetscape. The rezoning request will need to only be considered if certain guarantees or conditions be placed on such a rezoning. Elizabeth Newhouse expressed her concern. As the next door neighbor she has concerns particularly regarding parking in the back yard. She has had some trouble in the past with cars parking too close to her property. The HPC is also concerned about parking. Perhaps off street parking needs to be set back from the property lines and screened. Signs and storage are potential issues. We don’t want any commercial type signage on the property nor do we want any storage of equipment, merchandise, or commercial vehicles onsite. There may be others. The HPC members will discuss this further at another time, closer to when the request will go before the Planning Board for public hearing, probably in August.

B. Other: None

ADJOURNMENT

The meeting was adjourned at 8:25pm.

Respectfully submitted,

Louise Howard, Chairman

Agnes W. Wanman, Secretary