

**Zebulon Board of Commissioners**  
**Work Session**  
**Minutes**  
**August 22, 2018**

Present: Robert S. Matheny-Mayor, Curtis Strickland, Don Bumgarner, Beverly Clark, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Mark Hetrick-Planning, Eric Vernon-Attorney

Mayor Matheny called the meeting to order at 7:00pm.

**APPROVAL OF AGENDA**

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve the agenda. There was no discussion and the motion passed unanimously.

**NEW BUSINESS**

A. Planning

1. Wakelon Building Landmark Designation Discussion

Joe Moore gave a brief overview to the Board about their consideration to designate Wakelon High School Building (Zebulon Town Hall) as a Zebulon Historic Landmark.

Mark Hetrick presented background about the Wakelon Building Landmark Designation. It was stated the Interlocal Agreement was adopted by the Board on March 6, 2017 to join the Wake County Historic Preservation Program. On January 8, 2018 Zebulon directed the Wake County Historic Preservation Commission to fund a study that was required for the landmark designation.

Mark Hetrick explained the Wakelon building, currently Town Hall, was constructed in 1907 as a high school and gave a brief history of the building. The Board would consider an Ordinance for the landmark designation at the September 10, 2018 Board of Commissioners meeting.

Gary Roth, from Capital Area Preservation, spoke briefly to the Board regarding the designation.

Mayor Matheny asked if the designation restricted the use of the field behind the Town Hall building. Gary Roth explained the lot was six acres and the goal was to protect as much of the land as possible. Anytime a change was made to a landmark it was done in terms of the Wake County Historic Preservation Commission guidelines to retain and preserve the historic setting and keep it compatible with the landmark setting. The goal of the landmark was to keep the Wakelon building as the primary focus. The Preservation Commission would need to approve any design change including adding structures on the property.

2. Draft SHPO Architectural Survey Report

Claudia Brown, from the State Historic Preservation Office, introduced herself and Beth King, the Architectural Survey Coordinator. Ms. Brown detailed the Survey Program stating her office

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offered comprehensive sponsoring for architectural surveys for historical resources and municipalities.

Ms. Brown explained her office received inquiries from Zebulon residents that were interested in the National Register Program. Ms. Brown further explained when Zebulon entered into the Interlocal Agreement with Wake County Historical Preservation Commission; the Commission performed a more in depth survey, and updated the 30 year old survey for Eastern Wake County. Once the survey was performed it was discovered there were many more contributing buildings for the historic district.

The inventory was put into a database and Zebulon would have the choice to sponsor the National Register Nomination for the Historic District of Zebulon.

Jennifer Langdale, with New Sound Associates from Stone Mountain, presented a PowerPoint Presentation about the Architectural Survey Update.

The following goals from the project were stated: 1) document all properties within a proposed National Register of Historic Places District, 2) revisit previously surveyed properties outside of proposed National Register district, 3) document new properties outside of proposed National Register district that were not previously identified, 4) identify individual properties and districts for consideration for placement on the state's National Register Study list, and 4) prepare a brief report of findings.

It was explained that Zebulon had 340 total buildings that were eligible for the National Register. Pictures of some examples of the proposed historic homes and buildings were shown to the Board.

Jennifer Langdale recommended pursuing listing of the proposed Zebulon National Register historic district, continue work with homeowners with properties recommended as potentially eligible to the state National Register study list, and consider educating homeowners on the local historic landmark program and the benefits of listing.

Mayor Matheny asked about the restrictions of a historic district, specifically restricting development on N. Arendell Avenue.

Claudia Brown explained the National District had no restrictions on private property unless the owner was seeking state or federal benefit. Changing the property could have a negative impact on historic qualities of the district. A property owner could make changes to their property without requesting permission from the historic district. Owners were able to receive state tax credits on certain rehabilitation of their property and state and federal tax credits for an income producing property once listed in the Historic District.

Mayor Matheny asked for further clarification about the rules and restrictions of the Historic District. Claudia explained when the request for a project came in it was reviewed and if there was a negative impact it was examined how to lessen that negative impact through re-design or mitigation.

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For a property to be considered for the National Historic District it must meet significant criteria such as craftsman and architecture as well as integrity criteria on the interior and exterior.

Mayor Matheny asked if the Board had any more questions. There were none.

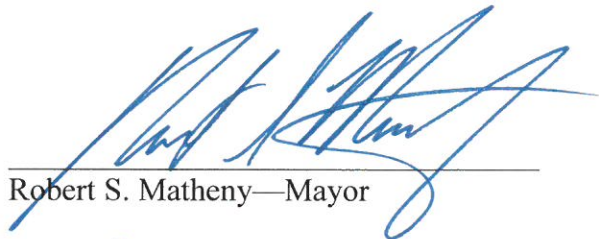
### MANAGERS REPORT

Joe Moore stated that the Board adopted the Strategic Plan 2030 at the June meeting with three focus areas were vibrant downtown, grow smart, and small town life. Joe Moore spoke about how the historic district would help develop the three main focus points of the Strategic Plan.

Commissioner Beck made a motion, second by Commissioner Clark to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 10<sup>th</sup> day of September 2018



  
Robert S. Matheny—Mayor

  
Lisa M. Markland, CMC—Town Clerk