

**Orange County
HISTORIC PRESERVATION COMMISSION**

Approved Meeting Summary

**April 24th, 2019
Old Orange County Courthouse
106 W. King Street, Hillsborough**

MEMBERS PRESENT: Susan Ballard, Todd Dickinson, Art Menius, Steve Peck, Tom Loter

MEMBERS ABSENT: Bob Ireland, Paul Noe and Becky Paxton (excused)

STAFF PRESENT: Peter Sandbeck **GUESTS:** Christina Deprez, owner of Bingham School

ITEM #1: CALL TO ORDER

Chair Dickinson called the meeting to order at 6:33 pm.

ITEM #2: CHANGES OR ADDITIONS TO AGENDA: None

ITEM #3: APPROVAL OF MINUTES for February 27th, 2019 (Attachment 1): Menius moved to approve the minutes with a spelling correction; seconded by Peck; motion approved.

ITEM #4: ITEMS FOR DECISION: 108

a. Approval of Harvey's Chapel AME Church and Cemetery Landmark Application: Staff reviewed the status of this landmark project and discussed the draft report, then presented a powerpoint showing all aspects of both the 1940s present church and the former site of the church and old cemetery. Menius moved that we proceed with the Harvey's Chapel landmark application and forward it to the SHPO for their mandatory review. Peck seconded. Members discussed the sites in detail. Motion passed.

ITEM #5: DISCUSSION ITEMS

a. Bingham School: preservation of setting due to future development: Staff introduced Ms. Deprez then provided a PowerPoint overview of the history and architectural significance of the Bingham School, including aerial views showing the property boundaries in relation to adjoining properties where development is proposed. Orange County entered into an option to purchase approximately 13 acres of a larger 70 acre parcel just to the east that has been purchased for a new site for the Steel String Brewery. The county-owned parcel is intended to provide a route for the proposed Mountains to Sea Trail (MST), allowing the trail to be routed through OWASA property along the Cane Creek Reservoir, then south to NC 54 to allow it to cross and head south to Saxapahaw. At some future date, the county may decide to build a small gravel parking area to consist of approximately 10 spaces, similar to the lot just completed over at the Seven Mile Creek Preserve near Moorefields. Ms. Deprez explained that her concerns with the county parcel included: proximity of the trail route to her property line, the visibility of the parking, and issues of hikers wandering onto her property. The county plan does include funding for appropriate fencing and screen plantings. The larger issue is going to be the level of construction and activity at the Steel String operation, including: 18 wheeler trucks, operation of the brewery and bottling facility, a disc golf course, noise from music events especially late at night, and patrons wandering onto her

property and into her barn or silos. If the brewery property is classified as a bona fide farm, then the owners don't have to get a Special Use Permit or other planning permissions from the county. The HPC will not have any direct jurisdiction if it ends up being farm use, but can express its position about the importance of the landmark status, and weigh in more assertively if there is a special use permit required. Noise will probably be the primary issue if there are concerts and festivals that run late into the evening. Ms. Depez noted that the previous owners had found the location of the old clay pits and remains of the brick kilns used to make the brick for the chimneys, near the proposed trail route. Staff explained the various federal and state rules regarding the preservation of the historic setting for a National Register property, provided there is federal or state money or permit. So at this point, our powers are limited to persuasion, rather than any regulatory role. The fact that the county will own the 13 acre parcel could end up being a plus, as we will have control over what happens there. Other adjoining properties like the Webb House, Lilymont and the Bethlehem Presbyterian Church are near this intersection and will require future land preservation efforts to maintain the historic character and setting of the school and the larger Oaks community. Members agreed it would be helpful to make a site visit to view the property first hand; staff will arrange this. Ms. Depez also has in her barn a disassembled log house moved from a nearby farm property. The Steel String folks might benefit by holding a community meeting to intro themselves and answer questions. All water will come from a well so that may be an issue down the road, as will the matter of DOT rules about driveway locations and requirements for new turning lanes.

- b. **Brickwork Restoration Workshop at Burwell School:** Staff provided an overview of the historic brickwork workshop, scheduled for May 11. Wayne Thompson will be leading the hands-on portion, while staff and Dickinson will lead a walking tour to take participants downtown to see examples of historic brickwork right there. Alliance handles registration online. We will limit to 15 attendees.
- c. **Follow up on Outside Agency grant application :** Staff tallied up the various scores by each member and shared those results and the written comments with the appropriate county officials. We will share back the final monetary awards when the county budget is passed.
- d. **Web site improvements:** Staff explained that not much has been possible on this project due to time limitations and the malware attack to the county's network.
- e. **Digital guide/map markers for rural historic structures:** With Noe and Paxton absent, this item was deferred until a later meeting
- f. **Annual CLG Training Workshop in Wake Forest:** Staff reported that the SHPO will be hosting a regional workshop for CLG preservation commissions on May 17, in Wake Forest and handed out the agenda. This is a convenient location and a great opportunity to let us send at least two members to meet our annual training requirement. Ballard, Dickinson and Noe indicated they would like to attend.

ITEM #6: UPDATES AND INFORMATION ITEMS

- a. CLG Staff Training at SHPO on April 5: Staff provided a brief summary of the activities at that workshop and his presentation about our historic preservation and woodworking demonstration at Blackwood Farm Park.
- b. Piper-Cox Update: The State Construction team is obtaining bids from contractors, using the list of qualified craftspeople from staff and Dickinson.
- c. Book Project status/update: Author Laura Phillips continues to make good progress and has completed 90 of the rural property written entries.

ITEM #7: ADJOURNMENT: Menius moved to adjourn, seconded by Peck; adjourned at 8:30

Meeting summary by Peter Sandbeck, DEAPR staff