

# Glen Royall Mill Village Character Preservation Options

Information Meeting July 28, 2020

**PRESENTED BY**

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# OVERVIEW

- Background
- Staff Research and Findings
- National Register
- Benefits of Local District
- Zoning Tools
- Options
- Recommendations
- Questions/Survey



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*Glen Royal Baptist Church and Wake Forest Church of God  
have historically served the Mill Village Community*

# BACKGROUND

- Listed in the National Register of Historic Places in 1999 as one of the most intact Mill Villages in Wake County.
- Most of the neighborhood's original housing stock survives and the historic street pattern remains unaltered.
- Post-1949 construction has been small-scaled, retaining historic appearance and uses in the district.
- Neighborhood character has been stable until recently.



*Brick Street is indicative of the quintessential mill village streetscape*



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# BACKGROUND

- Desire of residents and the Town to preserve and protect the special character of the Glen Royall Mill Village
- Staff received emails and calls regarding construction in Mill Village
- Conducted survey and informational meeting in July 2019
- Performed research on zoning and overlay options
- Scheduled second mailing and public information meeting



*Mill Superintendent's House  
Glen Royall Mill Village*

# 2019 RESIDENT SURVEY

*30% response rate*

1. Are you concerned about the preservation of your neighborhood?	Yes 22	No 6
2. Would you be interested in a public information meeting to learn about becoming a local historic district?	Yes 25	No 7
3. Are you aware of the historic tax credit program for National Register properties?	Yes 14	No 19
4. Would you be interested in learning more about the historic tax credit program?	Yes 19	No 2
5. Is there anything else you would like to add or questions you would like answered? Various detailed responses.	Yes 15	No 16



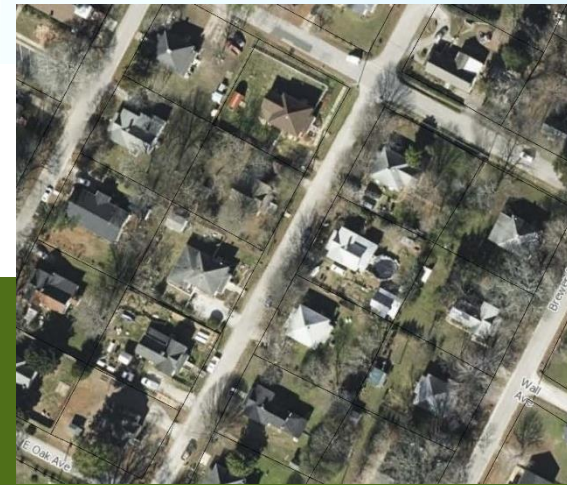
# STAFF RESEARCH AND FINDINGS

- Studied the Mill Village buildings to include:
  - Porches
  - Roof types
  - Building materials
- Observed placement of driveways and fences
- Determined average lot sizes and building square footage
- Consistency in building design, layout, lot size and coverage contributes to the character of the neighborhood
- Regulations may help avoid incompatible construction



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*Aerial images show that the pattern of setback and porch locations are consistent throughout the mill village*





# STAFF RESEARCH AND FINDINGS

The setback is the area between the street and the front porch.

The setbacks, porch locations, and height are uniform in the Mill Village and contribute to the cohesive streetscape and character.



# INCOMPATIBLE DESIGN

These buildings are examples of mill houses in another part of the country that have allowed incompatible additions.



*Example of insensitive addition, height should not exceed the primary building*



*Example of insensitive addition, addition is larger than historic house*





# NATIONAL REGISTER OF HISTORIC PLACES

*May not provide enough protection*

- Glen Royall Mill Village was listed in the National Register of Historic Places in 1999
- One of the most intact mill villages in Wake County
- Limited Protection for Federal Projects (like DOT)
- Demolition of Historic Structures Ordinance
- Eligible for Federal and State Tax Credits
  - 15% State Tax Credit for Non-Income Producing and Income-Producing
  - 20% Federal Tax Credit for Income-Producing Properties
  - Must meet the Secretary of Interiors Standards for Rehabilitation
  - Requires pre-approval from the State Historic Preservation Office



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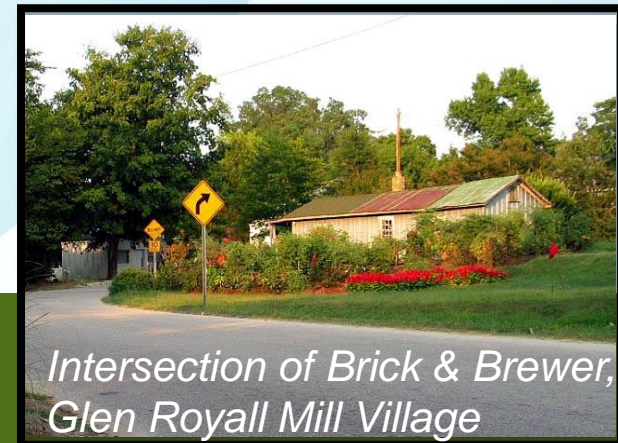


# EXPLORING THE OPTIONS - OVERVIEW

Local Historic District – Provides the most protection and requires approval by the Historic Preservation Commission

Zoning Options – Zoning regulates use (single-family vs. multi-family, commercial, etc.)

Overlay District – Is used in important geographical areas to establish other standards in addition to underlying base zoning requirements



*Intersection of Brick & Brewer,  
Glen Royall Mill Village*



# OPTION FOR CONSIDERATION

## Establish Local Historic District

- Highest level of protection and historic preservation
- Historic Preservation Commission (HPC) involvement on certain items



*Robert Powell was one of the original Mill owners. His house is in the Local Historic District and the Glen Royall National Register Historic District.*

# LOCAL HISTORIC DISTRICT

- All exterior changes require approval
- Routine maintenance (painting) - No review required
- In-kind repair or replacement – Staff review
- Changes, additions, new construction, demolition – Historic Preservation Commission approval required
- BENEFITS – Recognition, stabilization of property values, public notification of projects that may change character – “failure to maintain / demolition by neglect” ordinance.
- PROCESS – Ordinance adoption by Board of Commissioners





# ZONING

- Classification assigned to land regulating what is built and how it is built.
- Districts typically cover multiple properties with similar uses and development characteristics.
- Ordinances regulate what uses are allowed and how the land is developed— setbacks, height, density, buffers, etc.



*This Pyramidal Cottage and Triple-A Cottage share a similar height and setback that add a layer of cohesiveness to the streetscape*





# OPTION FOR CONSIDERATION

## Zoning Map Amendment (Rezoning)

- Map amendment to change the base zoning from UR and GR3 to GR5
- The next slides compare the permitted uses in the UR and GR5 zoning districts



*An example of the Mill Village pyramidal cottage with two chimneys*

# BASE ZONING – UR vs GR5

Permitted Uses	UR Zoning District Uses	GR5 Zoning District Uses
Dwelling – Single Family	P	P
Dwelling – Duplex	P	P
Dwelling – Townhouse	P	NP
Dwelling – Multifamily (Detached House & TH building types only)	PS	NP
Dwelling – Accessory	PS	PS
Family Care Home	PS	PS
Live-Work Units	PS	NP
Manufactured Housing – Class A	SUP	PS
Manufactured Housing – Class B&C	NP	SUP
Residential Care Facility	PS	PS
Bed and Breakfast	SUP	SUP
Boarding or Rooming House	PS	PS
Home Occupation	PS	PS

P-Permitted PS-Permitted subject to additional standards SUP-Special Use Permit NP-Not permitted

This table compares the permitted uses in the UR and GR5 zoning districts



# BASE ZONING – UR vs GR5

Permitted Uses	UR Zoning District Uses	GR5 Zoning District Uses
Cemetery	PS	PS
Civic Meeting Facilities	P	NP
Community or Cultural Facility	P	P
Public Safety Station	P	SUP
Recreation Facility, Indoor	P	P
Recreation Facility, Outdoor	P	P
Religious Institution	P	P
Child / Adult Day Care Home (8 or less)	P	P
Community Support Facility	PS	PS
Schools, Elementary and Secondary	NP	NP
Backyard Pens / Coops	PS	PS
Nurseries and Garden Centers	NP	P
Gardens (Community and Private)	P	P
Produce Stands	PS	PS
Wireless Telecommunication Tower	SUP	SUP
Wireless Tele. Facility (Non-Tower)	PS	PS
Utilities – Class 1	P	P
Utilities – Class 2	P	P

P-Permitted PS-Permitted subject to additional standards SUP-Special Use Permit NP-Not permitted

This table compares the permitted uses in the UR and GR5 zoning districts





# OPTION FOR CONSIDERATION

## Overlay Zoning Map Amendment-

- Map amendment to establish a character overlay district
- The overlay could be combined with a change in base zoning (UR & GR3 to GR5)



*The mill village houses were built as duplexes illustrated by the two front doors shown here.*



# OVERLAY ZONING

- A planning tool
- Creates a zoning district to establish different or stricter standards
- Standards are in addition to the those of the existing zoning
- Used in Wake Forest to preserve local historic properties, regulate highway development, and protect watershed areas.



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*This house is in the Local Historic District*

# PROPOSED CHARACTER PRESERVATION OVERLAY

The proposed overlay district may include the following:

- Lot Area
- Front Setback
- Building Coverage
- Building Height
- Garages and Accessory Structures
- Porches and Roofs



*Triple-A Houses, Glen Royall  
Mill Village*





# OPTIONS FOR CONSIDERATION

- Option 1:** Keep Underlying Zoning (UR and GR3)  
Add Character Preservation Overlay
- Option 2:** Change Underlying Zoning to GR5  
Add Character Preservation Overlay
- Option 3:** Change Underlying Zoning to GR5  
Add Local Historic District Overlay (HL-O)
- Option 4:** No Change / No Action

**Please click on the link to complete a quick poll.**

<http://etc.ch/zxRe>



# QUESTIONS???



**Please complete your survey and return it to the  
Planning Department  
Thank you.**





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