

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Minutes of the Business Meeting

Tuesday, August 18, 2015 – 222 W. Hargett St., Room 305

I. CALL TO ORDER

Vice Chair Don Davis called the meeting to order at 7:50 am. A quorum was declared after roll call.

- A. Roll Call – Martha Lauer; Executive Director; called the roll as follows:

Present: Elizabeth Caliendo, Don Davis; Miranda Downer; Esther Hall; Jenny Harper; Laurie Jackson (8:20); Scott Shackleton (8:05); Caleb Smith; ; Flora Hatley Wadlington (7:55); Kaye Webb.

Excused: Sarah David; Rachel Rumsey.

Others: Martha Lauer, Executive Director; Tania Tully, Preservation Planner; Teresa Young, Administrative Support.

- B. Approval of Agenda: Ms. Hall moved to approve the agenda; Ms. Caliendo seconded; motion carried 7/0.
- C. Approval of Minutes: Ms. Hall moved to waive reading of and approve the minutes from the July 21st meeting; Ms. Caliendo seconded; motion carried 7/0.

II. FINANCIAL REPORT

- A. Monthly Report: Ms. Lauer reported that the commission received a check from the 1772 Foundation to reimburse the commission for her training on historic real estate. Ms. Lauer then discussed the proposed budget and requested that the commission approve it.
- B. 2015-16 Budget: Ms. Hall made a motion to approve the proposed budget for 2015-16; Ms. Caliendo seconded; motion carried 8/0.
- C. 812 Oberlin Taxes: Ms. Lauer stated that the City acquired the property to be a part of the Plummer T. Hall property, and that the City was responsible for the taxes for the partial year that the last owner owned the home.
- Plummer T. Hall House Repairs: Ms. Lauer reported that while she is unsure of what is necessary just yet, it is vital to do a stabilization of the building now rather than later. Ms. Lauer stated that Alicia Kirwan and Chuck Lysaught, architect and structural engineer respectively, were hired to do a foundation plan. Upon inspection of the house's foundation, a termite inspection was conducted. The team is working up a proposal on the best way to stabilize and move the house; Ms. Lauer added that house cannot be moved onto a permanent foundation until the property is rezoned.

III. NEW BUSINESS

- A. Federal Communications Commission: Ms. Tully reported that the commission gets to comment on federal items that are taken into consideration for historic properties. In Ms. Tully's judgment in the review of the document, she found that nothing substantial would change. Ms. Tully added that a COA process is still required, and that she does not see the need for commission to make a formal comment.

- B. Other: Ms. Lauer announced that after a meeting with the planning director and that there is a possibility that the commission will get moved into the urban design center.

IV. OLD BUSINESS

- A. Z-36-14: Ms. Lauer reported that the Oberlin Road rezoning for an apartment complex between the Turner house and Plummer T. Hall house has been deferred at the request of the developer. Mr. Davis inquired as to why and Ms. Tully responded that the developer is still trying to work on appeasing the neighbors in the area.
- B. Z-42-14: Mr. Davis reported that the city council voted to remove the historic overlay on the Prince Hall district. Ms. Tully responded that it might be beneficial to relocate the two houses in the district as opposed to demolishing them as the houses are not required to be located in the Prince Hall district but the developer is working with the city to get city lots so that the houses can be preserved.
- C. Design Guidelines Section 4 Proposed Schedule: Ms. Tully stated that at the last meeting she proposed the additional definitions and modification of definitions and that they were sent onto the city attorney's office for review. She added that with last year's events with the house that was approved on Euclid that she is now looking at two new definitions for construction and new addition. Ms. Tully discussed the timeline for the updates which would be a meeting with Dan Becker in Planning on September 1st, getting the city attorney's to review it by mid September, publishing it on the website by mid October for comment as well as having meetings with Oakwood and Boylan Heights districts in their neighborhood meetings in November. Ms. Tully added that the definitions will be open for comments in early December and then brought to the commission by the December business meeting and then will be taken to council early next year.

V. COMMITTEE REPORTS

- A. Certificate of Appropriateness Committee
 - 1. August 3, 2015 Meeting: Ms. Caliendo reported that there was one summary proceeding, five applications, and a request to reconsider application that will likely be going to the board of adjustment.
- B. Community Awareness Committee
 - 1. Annual Report: Ms. Lauer stated that the annual report is being worked on and Jorge Gao from the planning department is working on a rebranding of it.
 - 2. Berry O'Kelly School Historic District Scanning Party: Ms. Lauer announced that the scanning party is taking place on September 29th of this year and that the commission is looking for a few volunteers to come to assist in readying the people for scanning.
- C. Research Committee
 - 1. Pope House Statement: Ms. Wadelington reported the committee discussed commissioning a statement drafted by a consultant to evaluate the significance of the house's location. Ms. Wadelington made a motion that the commission issue a RFQ; Ms. Hall seconded; motion passed 10/0.
 - 2. Raleigh Historic District Landmark Applications

- a. Gethsemane Seventh Day Adventist Church; and
 - b. Owen & Dorothy Smith House: Ms. Hadley reported that these two are the newest landmarks in the city. The committee had discussion on the placement of the landmark plaques.
 - c. Crabtree Jones House: Ms. Tully reported that there is a joint public hearing between city council and the commission scheduled for October 7th. The item will be the first on the agenda and information, history and pictures will be presented. Ms. Lauer added that Preservation North Carolina took on the burden of relocating the house and that it is in the process of getting relisted in the National Register of Historic Places. Ms. Tully stated there is an option on the house, which could lead to repayment of the commission's revolving fund loan.
- D. Strategic Planning Committee
- 1. Strategic Planning Retreat: Mr. Shackleton stated that the strategic planning committee was formed after the January retreat, and that the committee wanted to look at one specific potential project using historic preservation. He added that the committee would like to have a strategic planning retreat. Ms. Hall has volunteered to facilitate this. Ms. Hall stated that the strategic plan will determine the commission's work program. She will deliver a product that is the strategic plan within 30 of the retreat.

VI. STAFF REPORT

- A. Cherry v. Wiesner Oral Arguments – 8/26/15: Ms. Lauer stated that the hearing will be August 26th and that Dottie Leapley will represent the city.
- B. State Study List Applications Submitted: Berry O'Kelly School Historic District, Oak Grove Cemetery: Ms. Lauer reported that both applications have been submitted to the State Historic Preservation Office.
- C. Staff Training Historic Real Estate Part 2: Ms. Lauer stated that she has received a scholarship, and that this will lead to her being named a certified historic real estate professional.
- D. City Strategic Planning Process: Arts and Cultural Resources: Ms. Lauer reported she has been invited to participate in strategic plan initiatives on the arts and culture team.
- E. PNC Conference Talk: Ms. Lauer announced she will be presenting at the PNC conference in a co presentation with Robert Hornik from Chapel Hill.
- F. Glenwood-Brooklyn HOD-S: Ms. Tully reported that the processing of Glenwood-Brooklyn as a historic district has begun. The rough draft report of the district will go to the research committee at the September meeting, discussed in October, and the report will go to the commission in November for a vote.
- G. Underrepresented Grant: Ms. Lauer reported no news on the grants that were applied for the preservation of Oak Grove Cemetery and Oberlin Cemetery.
- H. Method Day: Ms. Lauer stated that three commissioners will attend and that Cilla Golas will be handing out flyers about the scanning party.
- I. Code Violations – Vacant and Closed List: Ms. Tully reported that there was nothing new to report.

- J. Community Development Division Housing Reviews: Ms. Tully stated there was nothing new to report.
- K. Other: Ms. Lauer reported that the contract for the sale of the Tarleton house lot in Oakwood is at the city manager's desk and that the sale will be taking place. The sale is through Capital Area Preservation for the relocation of the Tarleton House. Ms. Lauer added that community development will be putting out a RFP selling the building at 517 S. Blount Street along with easements through Preservation NC. Ms. Lauer and Ms. Tully, along with community development, will review the RFP.

VII. NEWS OF OTHER ORGANIZATIONS

See as listed in agenda.

VIII. OTHER BUSINESS

Ms. Jackson inquired about the commission getting involved in the restoration of Heck House. Ms. Lauer agreed to set up a lunch meeting about the topic and coming back to the commission with a suggestion. Ms. Hall apologized for not attending the recent public meeting due to prior commitments.

IX. ADJOURNMENT

With no further business, the meeting adjourned at 9:05 AM.

Sarah David, Chair

Raleigh Historic Development Commission

Teresa Young, Administrative Support

Raleigh Historic Development Commission