

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Minutes of the Business Meeting

Tuesday, June 16, 2015 – 222 W. Hargett St., Room 305

I. CALL TO ORDER

Vice Chair Fred Belledin called the meeting to order at 7:45 AM. A quorum was declared after roll call.

- A. Roll Call - Martha Lauer, Executive Director, called the roll as follows:
Present: Kiernan McGorty (7:50), Fred Belledin, Elizabeth Caliendo, Janette Coleridge-Taylor, Sarah David, Don Davis, Laurie Jackson, Rachel Rumsey, Flora Hatley Wadelington
Absent: Miranda Downer, Scott Shackleton
Others: Martha Lauer, Executive Director; Tania Tully, Preservation Planner; Teresa Young, Administrative Support
- B. Approval of Agenda: Mr. Davis moved for approval of the agenda; Ms. Caliendo seconded; motion carried 9/0.
- C. Approval of Minutes: Ms. Jackson moved to waive the reading of and approve the minutes from the May 19th meeting; Ms. Caliendo seconded; motion carried 9/0.

II. FINANCIAL REPORT

- A. Monthly Reports: Ms. Lauer stated there was nothing new to report.
- B. Amazon Smile: Ms. Lauer reported that an RHDC fan bought something from Amazon, which earned the commission \$5.

III. NEW BUSINESS

- A. Friends of Oberlin Recommendation: Ms. Sabrina Good thanked the commission for all of their hard work and help. She asked the commission for support and endorsement for an application for the Friends of Oberlin Village to receive the Preserve America Stewards award for their preservation work at Oberlin Cemetery. Ms. Good stated that Oberlin Village and cemetery provides character for the city and expressed her desire on keeping Oberlin Village as a part of Raleigh's legacy.

Mr. Belledin made a motion for staff to draft a letter of endorsing the application with electronic approval from the executive committee; Ms. David seconded; motion carried 10/0.

IV. OLD BUSINESS

- A. Z-42-14: Ms. Lauer discussed the rezoning of the district for the removal of the historical overlay district. She explained about the town meetings regarding the district and has asked planning staff for statistics regarding residential properties across the entire city and in historic districts and a GIS map showing vacant lots and parking lots downtown. Mr. Belledin will give a presentation of information at June 23 Planning Commission meeting.
- B. Design Guidelines Section 4: Ms. Tully gave an overview of changes in the document.

She stated that the biggest item of consideration is the concept of the build to line and whether that is the best terminology to use. Right now the definition makes sense, but it doesn't match up with the technical UDO definition so one could use building setback or building wall line. She added that once the changes are made they will be put out for public comment.

The next definition Ms. Tully discussed is architectural style. She stated new terms that were added are block and front wall plane which actually define a historic building. Ms. Tully noted that mid-block is in the draft but could be substituted with interior of the block.

Ms. Coleridge-Taylor questioned if mid-block had to do with more depth. Ms. Tully responded that height can affect how far back the building goes. Mr. Belledin stated that the height of the building might be worth adding. Ms. Tully stated that any tweaking needs to be done in the guideline itself not the definition of the term. She explained that the city attorney suggested that the word in-fill be replaced by a different word because the UDO definition is different. Ms. Tully added further that building façade is already defined as the exterior of the building and the UDO's definition is different. She asked the commission if they are comfortable leaving the definition as the exterior face of the building. Ms. Tully pointed out that the big question is how it affects the well related nearby building considerations. She added that the language was taken was removed from the city code but was brought back in the new guidelines, specifically relating to downtown commercial properties.

Mr. Belledin stated that case law upholds "well-related." Ms. Tully responded that instead of using well related buildings, historic buildings would be used instead. Mr. Belledin expressed concern that this would be a text change vs. a change in the guidelines glossary. He added that it is anachronistic and people use well-related out of context. Ms. Jackson asked for confirmation that well-related was to be removed from the glossary. Ms. Tully suggested that it be used in the guidelines regarding height since the commission must do a text change on that section of the code. She then suggested that historic buildings could be used instead.

Ms. Tully reminded the commission that all of these words were suggested to add clarity. She then questioned if the commission wanted to add them to the UDO and if the commission would like to add more definitions regarding trees. Ms. McGorty stated that the protection of trees is already sufficient, but questioned that the commission is not adding a definition of compatible. She stated that if the commission doesn't want to add compatible to the glossary she feels that there needs to be a statement of why not.

Mr. Belledin suggested that architectural compatibility meets the guidelines. There was general agreement.

V. COMMITTEE REPORTS

A. Certificate of Appropriateness Committee

1. June 1, 2015 Meeting: Ms. Caliendo reported that the committee had 2 summary proceedings and 9 applications. There was discussion on rescheduling the July meeting to July 13th.
- B. Community Awareness Committee
 1. Blount Street Historic Corridor Art Dedication Bike Ride: Ms. Rumsey reported that the Blount Street ride is still moving forward. Ms. Tully reminded the commissioners to come to the event and that staff was distributing post cards about the event.
- C. Nominations Committee
 1. Nominations Memo: Ms. Coleridge-Taylor reported that there were four names submitted to city council. Ms. Tully added that the vote for nominations will take place in July.
- D. Research Committee
 1. Joint Public Hearing: Ms. Wadelington reported that the next meeting is July 7th and will take place in council chambers. She reminded people to show as there needed to be a quorum.
 2. Landmark Monitoring: Ms. Tully reminded the commission to get items to her.
 3. Plummer T. Hall House: Ms. Lauer reported that staff went by the house and saw that a pane in one of the few historic windows left is broken. In discussions with Preservation North Carolina, staff determined that securing the property was a top priority. Ms. Lauer added that staff arranged with a vendor to apply plexiglass over all of the windows with the exception of two in the back that are already boarded up. Ms. Lauer stated that other year of end purchases included a large printing of the new what it means to be in a historic district brochure with a cover letter that will accompany the brochure in a mailing that will include all local districts; a landmark brochure, a drafting of a mobile app tour of the Capital City Trail and a drafting of a mobile app that will tour all the landmarks tied to medical history in Raleigh. Ms. Lauer also added that the planning department also found money for the Glenwood-Brooklyn a district designation report.
- E. Strategic Planning Committee: Ms. Lauer reported that there was no meeting but there was a speaker that spoke about a specific home owner targeted affordable housing program.

VI. STAFF REPORT

- A. Glenwood Brooklyn HOD-S: Ms. Lauer reported that the district may be redistricted to historic overlay streetside district.
- B. Underrepresented Grant: Ms. Lauer reported that she took the grant idea to the City's grant committee and it was approved. She also reported that at the State's request, the grant request was bundled with two other underrepresented grants for projects for African-American projects. In the State's judgment, the commission is more likely to get the grant if it is bundled.
- C. Berry O'Kelly School District: Ms. Lauer reported that the City has decided to pursue National Register nomination for the entire district. It was also reported that the firm taking charge of the nomination will donate it to the commission.

- D. Denver Follow Up: Ms. Lauer expressed that her trip to Denver was very informative and that the information will be very useful to her when meeting with developers.
- E. Code Violations – Vacant & Closed List: Ms. Tully reported that there were three properties on the vacant and closed lists. The property of most interest was on Bragg Street that Ms. Jackson said she would get in contact with.
- F. Community Development Division Housing Reviews: Ms. Tully reported that there was nothing new.

VII. NEWS OF OTHER ORGANIZATIONS

See as listed in agenda.

VIII. OTHER BUSINESS

There was no other business to report.

IX. ADJOURNMENT

With no further business, the meeting adjourned at 9:00 AM.

Kiernan McGorty, Chair

Raleigh Historic Development Commission

Teresa Young, Administrative Support

Raleigh Historic Development Commission