

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Minutes of the Business Meeting

Tuesday, January 17, 2017 - 222 W. Hargett St., Room 305

I. CALL TO ORDER

Chair Sarah David called the meeting to order at 7:51 am. A quorum was declared following roll call.

A. Roll Call: Teresa Young, Administrative Support, called the roll as follows:

Present: Nicole Alvarez (7:58), Sarah David, Don Davis, Sabrina Goode (8:00), Esther Hall, Jenny Harper, John Hinshaw, Jimmy Thiem, Caleb Smith, Kaye Webb

Excused: Elizabeth Caliendo

Absent: Laurie Jackson

Other: Patti Gillenwater 1804 Hillsborough Street 27605; Ken Hislek, Parks and Recreation Superintendent; Martha Lauer, Executive Director; Judy Payne 1105 W. Lenoir Street 27603; Melissa Robb, Preservation Planner; Tania Tully, Preservation Planner; Teresa Young, Administrative Support

II. CONSENT ITEMS

A. Approval of Agenda: Ms. David added Delaney house variance under item V in the discussion items.

B. Approval of Minutes: Ms. Webb made a correction to the December minutes to note that Jimmy Thiem was listed under excused and should be removed.

C. IRS Form 990-N: No report

Ms. Hall made a motion to approve all items in the consent agenda as amended; Mr. Thiem seconded; motion carried 8/0.

III. CERTIFIED LOCAL GOVERNMENT DUTIES

A. Berry O'Kelly Historic District National Register Nomination

Ms. Tully presented information about the commission sponsored National Register nomination.

B. Public Comment

None offered.

RHDC review of comments and votes on eligibility for listing:

There was clarification regarding the contributing and non-contributing structures in the proposed district. Ms. Hall moved that the commission find that the Berry O'Kelly Historic District meets the criteria for listing in the National Register of Historic Places and recommend that the property be submitted for listing in the Register. Further, that the commission recommend that the Mayor also find that it meets the criteria for listing; Mr. Hinshaw seconded; motion carried 10/0.

IV. ACTION ITEMS

- A. Plummer T. Hall House RFP Rough Draft: Ms. Lauer reported she is still working on a draft of the RFP and will get it completed soon. Ms. David recommended that the document be approved electronically so the project can move forward. Ms. Hall made a motion that the document be reviewed by the executive committee and approved electronically; Ms. Webb seconded; motion carried 10/0.
- B. 2017-18 Budget Request: Ms. Lauer reported work is still being done.
- C. Depot District Expansion Request: Ms. Harper stated a property owner inquired about adding four different properties into the Depot district and getting the commission to help fund this as the property owner wishes to get preservation tax credits. Ms. Lauer stated there has been a history of the commission cost sharing for studies in the past and the property owner would have to do a donation of 5000 to the commission in good faith. There was discussion amongst the commission regarding the choice of consultant as well as the funding. Ms. Lauer assured the commissioners that there is enough money for a 10,000 financing of the project and that it would be good for the commission to manage it with a letter of commitment from the property owner. Ms. Hall made a motion to require a letter of commitment from the property owner stating that the tax credits will be used for funding the rehabilitation to the Department of Interior standards, a matching fund donation of 5000 to the commission to manage the project as well as a development of a RFQ; Ms. Harper seconded the motion; motion carried 8/1(Ms. Alvarez recused). Ms. Harper then left the meeting at 8:30.
- D. Gables Motel Lodge: Ms. David pointed out that the Gables Motel is up for sale and brought up if the property should have local landmark designation to help protect it. Ms. Lauer stated that the typical cost is up to 5,000 for designation. There was discussion about the size of the property as well as potentially bringing the property to have council designate it as a local landmark. The commission stressed the urgency of this issue. Mr. Thiem volunteered to contact the Mordecai Citizen's Advisory Council to raise awareness of this issue and Ms. David and Ms. Hall volunteered to reach out to council members regarding the Gables Motel. Mr. Hinshaw made a motion for the commission to spend landmark historic designation up to 5,000 for the Gables Hotel; Ms. Hall seconded; motion carried 9/0.

V. DISCUSSION ITEMS

- A. Resignation of Accountant: Ms. Lauer reported that the commission's accountant had resigned and she had a meeting with a new one.
- B. RHDC Press: Ms. Hall reminded the commission of the good press the commission has been receiving lately.
- C. Delaney House Variance: Ms. Tully announced that the February 6th meeting of the Board of Adjustment will have the Delaney House subdivision request. Ms. David stated she will attend the meeting.

VI. FOLLOW UP ITEMS

- A. Design Guidelines Update: Ms. Tully reported that the planning commission voted unanimously to change the document name and update the text change as the commission

had approved on January 16th. Ms. Tully expects city council to schedule the public hearing for the guidelines on February 7th.

- B. Oakwood National Register Nomination Update: Ms. David expects to go to the Oakwood society meeting in February to deliver an update.
- C. COA Appeal – 165-16-CA: Ms. Tully explained that the COA case 164-16-CA is being appealed to the Board of Adjustment will be heard on February 13th with Mr. Razz Rasberry representing the commission.
- D. Final Method Presentation: Ms. Hall announced the final method presentation will be on January 28th at 10 am.
- E. Public Hearing On Street Closure Petition, STC-06-2016 Maiden Lane National Register Historic District: Mr. Smith explained he went to the council meeting regarding the street closure and spoke about the commission's position. Mr. Smith stated council gave the developer an additional month to explore all other historical avenues and that the street closure will be voted on at the February 22nd meeting. There was discussion regarding the preservation of houses on the lane as well as what kind of shape the houses are in. Ms. Judy Payne expressed her concern about the state the homes were in and that no preservation was being done of the homes in the area as she believed they were part of the fabric of Raleigh. Ms. Patti Gillenwater also stated her concern regarding the height around the area as she owns a property next to the BB&T building in the area. The commission discussed concerns about the cost of moving the houses on the street as well as if the houses were even salvageable. Ms. Payne was not aware of any public meetings regarding this and inquired about an area plan. Ms. Tully responded there is a Cameron Village – Hillsborough Street Area plan that is in the process and there was no mention of Maiden Lane during the public meetings. Ms. David suggested that the commission will work with the developer in continuing to find alternatives.
- F. Board of Adjustment Hearing Leesville Teacherage: Ms. David reminded the commission of the February 6th Board of Adjustment hearing which will have the Leesville Teacherage item.
- G. Planning Commission Rezoning Z-32-16-West Raleigh National Register Historic District: Mr. Smith stated he could not attend the meeting so someone else will have to go in his stead.
- H. David and Ernestine Weaver House: Ms. Tully announced that the homeowner has filed a COA application for demolition of the house. Ms. Harper volunteered to continue to speak with the homeowner about alternative options.
- I. Housing Code Violations – Vacant and Closed List: No report.
- J. Community Development Division Housing Reviews: No report

VII. NEWS OF OTHER ORGANIZATIONS

See as listed in agenda.

VIII. OTHER BUSINESS

Mr. Thiem expressed concern regarding some of the houses that are along North Person Street that the state has up for sale that the buyers would back out of them. Ms. Tully stated there will be some level of agreement with the Department of Administration regarding the properties.

IX. ADJOURNMENT

With no further business, the meeting adjourned at 9:24 am.

Sarah David, Chair
Raleigh Historic Development Commission

Teresa Young, Administrative Support
Raleigh Historic Development Commission