

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Minutes of the Business Meeting

Tuesday, May 16, 2017 - 222 W. Hargett St., Room 305

I. CALL TO ORDER

Chair Sarah David called the meeting to order at 7:48 am. A quorum was declared following roll call.

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

Present: Nicole Alvarez, Sarah David, Don Davis, Sabrina Goode, Esther Hall, Jenny Harper, John Hinshaw, Laurie Jackson, Jimmy Thiem, Caleb Smith, Kaye Webb

Absent: Elizabeth Caliendo

Other: Melissa Robb, Preservation Planner; Tania Tully, Preservation Planner; Teresa Young, Administrative Support; Michael Birch 421 Fayetteville St 27601; Trisha Hasch, Planner; Jen Sisak 227 Fayetteville Street 27601; Chad Stelmok 7100 N Six Forks Road 27615

II. CONSENT ITEMS

A. Approval of Agenda: Ms. David amended the agenda to include the item Lustron House under the action items. Mr. Hinshaw made a motion to approve the amended agenda; Mr. Thiem seconded; motion carried 9/0.

B. Approval of Minutes: Mr. Thiem noted a correction that realty was misspelled. Mr. Thiem made a move to approve the amended April minutes; Mr. Hinshaw seconded; motion carried 9/0.

III. CERTIFIED LOCAL GOVERNMENT DUTIES

A. Depot District National Register Boundary Expansion: Ms. Tully presented information regarding the district expansion. There was discussion regarding the boundary of the district as well as original buildings that were included. Chair David opened the item for public comment. There was none. Ms. Hall made a motion that the Depot District National Register Expansion meets the criteria for designation; Mr. Smith seconded; motion carried 11/0.

IV. ACTION ITEMS

A. Nash Square Consultant Selection: Ms. Harper reported that the Research Committee brought this forth for discussion by the Commission as they did not have a quorum at the Committee meeting. She reported that five firms responded to the RFQ. Ms. Trisha Hasch, Planner II, will manage the project after selection of the consultant. She discussed her previous experience managing the Moore Square historical evaluation and shared her reviews of the firms that applied. There was some discussion on the previous cost of the Moore Square funding as well as questions regarding the firms that applied for the RFQ. After discussion, the commission agreed that the item should be referred back to the Research Committee with additional questions for the firms. Ms. Jackson made a motion to refer the item back to the Research Committee; Mr. Hinshaw seconded; motion carried 11/0.

B. Oakwood National Register Nomination Update: Ms. Robb reported that only one firm,

Hardy-Heck Moore, responded to the RFQ but that the estimate was approximately \$50,000. There was discussion how the RFQ was advertised as well as the amount of research that was included in the scope of work. There was further discussion on whether the responding firm also understood the brevity of the project and identifying any problems in clarity. Ms. Hall made a motion that staff have a clarifying conversation with Hardy-Heck Moore regarding the scope of work and the project budget and to re-advertise a revised RFQ; Ms. Jackson seconded; motion failed 1/10. Mr. Hinshaw made a motion that staff clarify with Hardy-Heck Moore the scope and budget and if the firm withdraws from the project, the RFQ be re-advertised. Mr. Thiem amended the motion to state that the scope and fee allotted be agreed upon before advertisement; Mr. Smith seconded the modified motion; motion carried 10/1 (Hall opposed).

- C. Raleigh Historic Landmark Applications: Ms. Harper stated the commission never took a vote on the landmark designations for the Berry O’Kelly School and Lily Stroud Rogers House. After a brief presentation by staff, Ms. Harper moved on behalf of the Research Committee, that the commission find that the Berry O’Kelly School and the Lily Stroud Rogers House meet the criteria for designation as Raleigh Historic Landmarks and that the RHDC recommend to the City Council that the applications be referred to the Department of Cultural Resources, Office of Archives and History for its analysis and recommendations to authorize a joint public hearing; motion carried 11/0.
- D. Potential Raleigh Historic Landmarks: Ms. Harper mentioned that the Roast Grill owner is ready to move forward, and that not much is known about the Daladams Street house other than it was built around 1900 and was supposedly built for the man who managed the vineyards at Dorothea Dix. Ms. Hall made a motion to authorize the commission to spend up to \$8,000 for local landmark historic reports; Ms. Harper seconded; motion carried 11/0.
- E. Oberlin Road Potential Historic Overlay District: Ms. Jackson made a motion to recuse Ms. Goode; Ms. Harper seconded; motion carried 11/0. Ms. Goode left the room. Ms. Tully gave an overview of what has occurred for the Oberlin Road HOD so far including that the commission had accepted the report with edits that the Research Committee recommended. There was some discussion on the boundaries of the district and if they could be amended at any time. Mr. Michael Birch addressed the commission to talk about the removal of 910 and 818 Oberlin Road from the proposed district. There was additional discussion among the Commission regarding the boundaries and the design review process. Mr. Thiem stated it looked like the discussion had turned into one about boundaries and the process was not even there yet. Ms. Hall made a motion that the district met the criteria for designation and to request that City Council to send the report on and for the boundaries to be looked at as well as any additional comments; Ms. Jackson seconded; motion carried 9/1 (Mr. Smith dissenting). Mr. Smith made a motion to return Ms. Goode back to the meeting; Mr. Hinshaw seconded; motion carried 10/0.
- F. Leesville Teacherage Memo: Ms. David reported that the developer has tried to save the teacherage and that in the event it has to be torn down, they wish to make a \$75,000 donation to the nonprofit through the Section 106 review process in which RHDC is participating as a consulting party. Ms. Hall made a motion to approve the donation if it

has to occur; Mr. Hinshaw seconded; motion carried 11/0.

- G. Vote on Slate of Officers: The Commission voted Mr. Davis as the new chair, Ms. Harper as vice chair and Mr. Hinshaw as treasurer; 11/0.
- H. Upcoming Vacancies/Nominations: Ms. Hall noted that there are two vacancies starting in July and that the Commission is recommending to City Council the following nominees: Mr. Nick Fountain, Mr. Gaston Williams, and Ms. Jeanette Coleridge-Taylor.
- I. Lustron House: Ms. David reported that the developer wants the Lustron house moved off the property so that the subsequent project can begin. Ms. Tully added that there is a lot being held unofficially for the house and the director of Housing and Neighborhoods, Mr. Larry Jarvis needs to dedicate the lot. Ms. Tully stated a RFQ will have to be done for Construction Management Services to actually move the house and recommended that the Executive Committee be given authorization to do a memo requesting the lot get dedicated so the process can be started in moving the house. Ms. Jackson made a motion to authorize the Executive Committee to start the memo; Mr. Davis seconded; motion carried 11/0.

V. DISCUSSION ITEMS

- A. Comprehensive Plan Update: Ms. Tully announced the commission is looking for volunteers to read the historic preservation element of the comprehensive plan update and to make comments. Mr. Smith and Mr. Hinshaw volunteered for the task.
- B. Sir Walter Raleigh Awards: Ms. Robb gave information on the annual awards. The Appearance Commission is looking for a volunteer from the RHDC for the awards jury which is taking place on June 21st from 12 until 4 pm. The Appearance Commission is also looking for nominations. Ms. Webb volunteered for the jury.
- C. Arcadia Publishing's Images of America Series: Ms. Robb stated that the publisher has approached the Commission to develop a book about historic homes in Raleigh. Mr. Hinshaw volunteered to obtain more information from the publisher and report back to the Research Committee.

VI. FOLLOW UP ITEMS

- A. RHDC Press: Ms. Jackson reminded the commissioners to report anything they hear in the press regarding historic preservation.
- B. Statewide Significance Meeting: Ms. Jackson reported that the meeting was great although she was unable to attend and the state has indicated they are interested in pursuing statewide significance further.
- C. Design Guidelines: Ms. David announced that they have passed City Council.
- D. Gables Motel Lodge: Mr. Thiem reported that the planning director, Mr. Bowers, has stopped moving forward with the community group. Mr. Thiem added that the Mordecai neighborhood group is interested in having it landmarked and that the sellers would just like it to be sold and have no other interest.
- E. Housing Code Violations: No report.
- F. Anderson Heights: Ms. Tully stated staff is setting up a small group meeting to come.
- G. Historic Preservation Toolkit: Ms. Tully announced the deadline for responses to the RFP is May 17th.

- H. Demo Delay at 934 N Boylan Avenue: Ms. Tully announced a neighborhood architect has convinced the owners not to demo and that improvements can be done on the house.
- I. Plummer T. Hall House Sale: Ms. Tully reported this will be on the June 6th City Council agenda.
- J. Community Development Division Housing Reviews: No report
- K. Pending Raleigh Historic Landmark Designations: No new.
- L. National Register Nominations: No new.
- M. Staffing: Ms. Tully reported the posting will be closing soon.
- N. Practical Preservation Workshop Report: Ms. Tully stated the workshop was very informative and she learned a lot of things about construction.

VII. NEWS OF OTHER ORGANIZATIONS

See as listed in agenda.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

With no further business, the meeting adjourned at 9:58 am.

Sarah David, Chair
Raleigh Historic Development Commission

Teresa Young, Administrative Support
Raleigh Historic Development Commission