

## RALEIGH HISTORIC DEVELOPMENT COMMISSION

### Minutes of the Business Meeting

Tuesday, June 20, 2017 - 222 W. Hargett St., Room 305

#### I. CALL TO ORDER

Chair Sarah David called the meeting to order at 7:47 am. A quorum was declared following roll call.

- A. Roll Call: Teresa Young, Administrative Assistant, called the roll as follows:  
Present: Nicole Alvarez (7:50), Elizabeth Caliendo, Sarah David, Don Davis, Sabrina Goode (7:52), Esther Hall, Jimmy Thiem, Caleb Smith, Kaye Webb  
Excused: John Hinshaw, Laurie Jackson  
Absent: Jenny Harper

#### II. CONSENT ITEMS

- A. Approval of Agenda: Ms. Hall made a motion to approve the agenda; Mr. Davis seconded; motion carried 9/0.
- B. Approval of Minutes: Ms. Hall made a motion to approve and waive reading of the May minutes; Mr. Davis seconded; motion carried 9/0.

#### III. ACTION ITEMS

- A. Rezoning Application: Ms. Tully shared a memo with the commission regarding the rezoning application of 404 and 406 S Dawson Street which are two vacant lots in the Depot National Register District. Ms. Tully pointed out that the rezoning for the 12 story height would adversely affect the Depot District which has a typical height of around 1 to 2 stories. Based on the commission's prior recommendations Ms. Tully recommended the commission not support the rezoning and the memo would go immediately to the Planning Commission's next Committee of the Whole meeting. Ms. Hall made a motion to approve the memo as presented; Mr. Smith seconded; motion carried 9/0.
- B. RHDC Committees: Ms. Hall highlighted the proposed changes to the commission's committees which included adding non-commissioners to committees to serve as a pipeline onto the commission. Ms. Hall announced Mr. Travis Bailey will be coming onto the Community Awareness committee. The memo finalizes all the changes that have been put in place. The commission voted to adopt the proposal in the memo 9/0.

#### IV. DISCUSSION ITEMS

- A. Oberlin Road Potential Historic Overlay District: Ms. Tully reported that the City Council has directed City staff to file a rezoning application for a historic overlay district and that any permits that are applied for demolition will be flagged and have to go through the COA process. Ms. Tully anticipates that public meetings regarding this will be held around July 20<sup>th</sup> at the earliest with the deadline for comments from the SHPO being July 13<sup>th</sup>. Ms. David volunteered to help out to serve as a liaison regarding the boundary discussion.
- B. Falls of Neuse Area Plan: Ms. Robb reported that the area is interested in preserving the Falls Community on the Old Falls of Neuse Road and protecting it. She asked for a

volunteer to help be a liaison for this. Ms. David volunteered to help out with this and suggested Ms. Harper should help as well.

## **V. FOLLOW UP ITEMS**

- A. Nash Square Consultant Selection: Ms. Robb reported that staff is currently interviewing all the consultants and two phone interviews took place on the 19<sup>th</sup> and three more will take place today, the 20<sup>th</sup>. Each interview is 30 minutes over the phone and then the Research Committee will discuss and review and come up with a recommendation to be brought to the July 18 meeting.
- B. Oakwood National Register Nomination Update: Ms. Robb reported the consultant is working on it. Ms. Tully reported the schedule should have it complete next April.
- C. RHDC Press: Ms. David stated the Sir Walter Hotel was in the News and Observer this morning. Ms. Tully also stated the City Planning department is undertaking a 100x100 meetings initiative which is 100 meetings in 100 days.
- D. New COA Procedure: Mr. Davis reported the process is going well and now there is a 2 month process between the application deadline and the meeting. Mr. Davis stated everything went smoothly at the first meeting where Staff Reports were provided in advance.
- E. Landmark Reports Being Prepared: Ms. Tully stated the Gables Motel Lodge is being prepared by Ratio, MDM Consultants is preparing Roast Grill, and Firefly Preservation Consulting is preparing the Daladams House.
- F. Plummer T. Hall House: Ms. Tully stated that the commission is merely waiting on the approval from City Council. The property will be leased from the City to Preservation North Carolina until the house can be moved and eventually Preservation North Carolina will own the house. Ms. Tully announced to expect a COA application for the second house soon.
- G. Lustron House: Ms. Tully expressed she was hopeful a site visit by the movers will occur next Monday. Ms. Tully explained everything is in place but final approval needs to be from obtained Housing and Neighborhoods prior to taking to City Council. Mr. Davis volunteered to go to the site visit.
- H. Gables Motel Lodge: Mr. Thiem explained he attended the Mordecai CAC last Tuesday 6/13. The CAC unanimously approved the landmark study that was going to be done. Mr. Thiem reported he had communicated once again with the Trademark Realty agent regarding getting pictures of the property but he still got the sense that the property owners merely want new owners to take over and then work on any projects in preservation. The commission discussed a previous meeting with city staff and city planning director Mr. Ken Bowers as well as if the commission should move forward with the designation report or not. Mr. Thiem ultimately said that there is an issue with the non-conforming use with the UDO and that likely the most appropriate use would be the 3 single family houses.
- I. Comprehensive Plan Update: Ms. Tully suggested Mr. Smith who volunteered for this to set up an appointment with her and Mr. Anagnost of the planning department to discuss the updates.

- J. Anderson Heights: Ms. Tully reported the status is still the same after the recent neighborhood meeting and the neighborhood has to decide between a NCOD or a HOD and once that decision is made, city staff will help with the process.
- K. Housing Code Violations – Vacant & Closed List: No report.
- L. Community Development Division Housing Reviews: No report.
- M. Practical Preservation Workshop: Ms. Tully reported she will have these available at the next meeting.
- N. Staff CLG Training: Ms. Robb reported she attended the state’s CLG historic preservation training and there were several interesting topics including demolition by neglect. Ms. Robb was appreciative of the opportunity to go to the training.

**VI. NEWS OF OTHER ORGANIZATIONS**

See as listed in agenda.

**VII. OTHER BUSINESS**

Ms. David reported the Weaver House was looking vandalized as she noticed more broken windows.

**VIII. ADJOURNMENT**

With no further business the meeting adjourned at 8:43 am.

Sarah David, Chair  
Raleigh Historic Development Commission

Teresa Young, Administrative Support  
Raleigh Historic Development Commission