

**RALEIGH HISTORIC DEVELOPMENT COMMISSION**  
**Minutes of the Business Meeting**  
Tuesday, December 19, 2017 - 222 W. Hargett St., Room 305

**I. CALL TO ORDER**

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

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

Present: Nicole Alvarez, Travis Bailey, Elizabeth Caliendo, Sarah David, Don Davis, Nick Fountain, Jenny Harper, John Hinshaw, Laurie Jackson, Jimmy Thiem, Gaston Williams

Absent: Kaye Webb

Other: Tania Tully, Executive Director; Teresa Young, Administrative Support

**II. CONSENT ITEMS**

- A. Approval of Agenda: Mr. Thiem added item E, Gables Hotel to discussion items. Mr. Fountain moved to approve the amended agenda; Mr. Williams seconded; motion carried 9/0.
- B. Approval of Minutes: Mr. Hinshaw made a motion to waive reading and approve the November minutes; Ms. Caliendo seconded; motion carried 9/0.

**III. ACTION ITEMS**

- A. 2018 Retreat: Mr. Davis stated the commission will be having its retreat sometime next year. Ms. Tully will send out a poll to pick a time and date which will be decided later.

**IV. DISCUSSION ITEMS**

- A. Historic Preservation 101: How Historic Districts are Defined: Ms. Tully presented information on how boundaries for historic districts are created using Oberlin Village as a case study.
- B. Historic Preservation 101: Character Protection Overlays: Ms. Tully presented information on the types of overlay districts and the rezoning process to get a district designated as an overlay district.
- C. Architectural Survey: Ms. Tully gave background information on the grant that was awarded to the commission and stated that Hanbury Preservation is currently working on the update. The anticipated first phase is to be completed by early February. Ms. Tully discussed funding as well as the possibility for the commission to do 2-3 reports every year if the budget is approved. The commission discussed the need for more reports due to the increased growth in Raleigh and as a result asking for more available money in the budget cycle to go along with the increased growth. The commissioners discussed the obstacles that would have to be overcome to achieve this. Mr. Fountain made a motion to direct staff to seek additional funding to fund National Register or local designation reports to \$85,000 to support the backlog of long overdue research; Ms. Jackson seconded; motion carried 11/0.

**V. FOLLOW UP ITEMS**

- A. Rezoning Application Status: Mr. Davis reported that City Council approved the rezoning for 404 & 406 S Dawson Street even though neither the commission nor Planning Commission recommend approval. For the pending Oberlin Village Overlay District Mr. Davis reported that Planning Commission recommended the rezoning and left it to City Council to make any

boundary changes. Ms. Tully added it is coming back to council on January 2<sup>nd</sup> but it is not for discussion.

- B. Disposition of City Property: Ms. Tully explained the situation with the houses on S West Street which were proposed to be relocated to 325 E Cabarrus Street and 502 S Bloodworth Street and that council did not approve the disposition request. Ms. Tully explained that municipalities can do a direct sale without a bid process when the direct purpose is for historic preservation. The commission discussed what was learned from this process and how to handle such items in the future. There was additional discussion for the two houses on west street and what could be done. Ms. David made a motion to investigate the options for moving the two houses on West street; Ms. Harper seconded; motion carried 10/0 (Alvarez abstained). The property at 314 Haywood Street Ms. Tully noted was approved for disposition and is in the works.
- C. Historic Preservation Toolkit: Ms. Tully reported that a rough first draft was provided to staff and likely next steps. Small stakeholder meetings were held with city staff, preservation advocates and tenants in the commercial buildings as well as building owners. Ms. Tully added that it had not been determined when the item would be taken to City Council.
- D. Carolina Pines Hotel: Mr. Hinshaw reported that the original COA that was granted in 2007 had information on Tryon Road being upgraded from 2 lanes to 4 and there will be an additional information as the COA moves forward.
- E. Gables Hotel: Mr. Thiem reported that he was made aware of Matt Tomasulo diligently pursuing a program that would continue the existing use in some manner at the facility but there are currently some obstacles they will be facing. Mr. Thiem reported there were several offers for the property placed in the last 2 weeks.

## **VI. NEWS OF OTHER ORGANIZATIONS**

Ms. Tully reminded the commissioners to take a look at their calendars for the NAPC conference. Mr. Fountain added that the Latta School Site with the Oberlin Project has the money for the master plan and is awaiting additional information. See additional information as listed in agenda.

## **VII. OTHER BUSINESS**

No report.

## **VIII. ADJOURNMENT**

With no further business, the meeting adjourned at 9:20 am.