

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Minutes of the Business Meeting

Tuesday, July 17, 2018 - 222 W. Hargett St., Room 305

I. CALL TO ORDER

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

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

Present: Jeannine McAuliffe (8:06), Don Davis, Nick Fountain, John Hinshaw, Laurie Jackson, Jimmy Thiem, Kaye Webb, Gaston Williams

Absent: Nicole Alvarez, Travis Bailey, Sarah David, Jenny Harper

Other: Lisa Esterrich, 227 Fayetteville St 27601; Benjamin L. Ross, 227 Fayetteville St 27601; Troy Burton, Historic Resources and Museum Program Administrator; Stephen Bentley, Assistant Department Director, Parks and Recreation; Luke Wallenbeck, Engineering Supervisor, Parks and Recreation; Collette Kinane, Preservation Planner; Melissa Robb, Preservation Planner; Tania Tully, Senior Preservation Planner; Teresa Young, Administrative Support

- B. Welcome New Commissioners: Mr. Davis stated Mr. Ian Dunn is expected to be appointed at the August 21st City Council meeting, and Ms. David is still on the Commission until the final appointment is made.

II. CONSENT ITEMS

- A. Approval of Agenda: Mr. Fountain moved to approve the agenda; Mr. Hinshaw seconded; motion carried 7/0.

- B. Approval of June Minutes: Mr. Fountain moved to waive reading and approve the June minutes; Mr. Hinshaw seconded; motion carried 7/0.

III. DISCUSSION ITEMS

- A. Study of Historic Context and Physical Evolution of Nash Square: Mr. Ben Ross and Ms. Lisa Esterrich presented information on the historic context of Nash Square. Ms. Tully reported the report is complete and has gone through two rounds of review. The project has been funded in partnership with Parks, Recreation and Cultural Resources. The Commission discussed topics of the report including the age of trees, the memorials in the park, an assessment of the health of the trees, as well as where the report will be housed. Mr. Hinshaw made a motion to accept the report; Mr. Williams seconded; motion carried 8/0.
- B. Preservation North Carolina Conference, October 17-19, Wilmington: Ms. Tully asked the Commissioners who would be interested in attending.
- C. Dorothea Dix Park Project: Mr. Davis reported that a volunteer committee made an assessment of the buildings to determine what should be retained and what should be demolished. The Commissioners discussed issues regarding the park development including funding, the existing National Register listing and what would happen if buildings were demolished. Ms. Tully stated it has not been determined yet how and when the RHDC can make comments on the park plans as a body. There are ongoing discussions regarding what is being proposed to be demolished and how if the district boundaries are expanded what the impact would be from the building removals. The Commissioners agreed that having the survey information on the

buildings would be useful. Ms. Jackson pointed out the importance of updating the National Register nomination so the campus would be well documented prior to future actions.

- D. 517 S Blount St: Mr. Davis reported the property is in the Prince Hall district and was formerly owned by the City. The building has not been well maintained and has recently been sold. There has also been concern among the Commissioners about the process for selling City-owned properties in historic districts. Ms. Tully stated the purchaser is aware it is in a historic district. There was a discussion on City property disposition and preservation easements.
- E. Qualified Opportunity Zones: Ms. Kinane explained that staff met with staff members from Community Development and Economic Development between March 5th – March 9th to select ten census tracts to nominate for Qualified Opportunity Zone (QOZ) designation. QOZs are the result of the November 2017 HR1 Tax Cut and Jobs Act and will potentially open a new source of investment capital in the selected areas. To qualify, the census tracts must meet the definition of a low-income community and meet parameters established by the act. On May 21st, staff was informed that all ten nominated census tracts were selected for QOZ designation. Ms. Kinane displayed the tracts on a map and noted where designated historic resources may be impacted. The program specifics have not yet been developed by the US Department of Treasury, but are expected by the end of the year.
- F. Annual Report: Ms. Tully reported that staff has developed a report that covers three years of work for the performance report. She requested the Commissioners read through it and provide comments at the August meeting, after which it will be sent to City Council for review.
- G. Certified Local Government Report: Ms. Tully stated a required annual report was being developed for the State Historic Preservation Office. Ms. Tully stated it enables the Commission to apply for historic fund grants.

IV. FOLLOW UP ITEMS

- A. Demolition by Neglect Case, Boylan Heights, 418 Cutler Street: Ms. Tully stated she and Collette met with the property owner's son as part of the official process. Promises were made for the requested improvements to secure the building. Housing has given the owners time to complete this.
- B. Landmark Designation Application Adams-Scout House: Ms. Tully reminded the Commissioners of a joint public hearing scheduled for September 4 with City Council.
- C. Preservation Project Updates: Ms. Tully reported on the Lustron house project, and that she has had contact the contractor who is building the foundation which should be completed soon. She also discussed a study list application for getting the house placed on the National Register, but it was postponed by SHPO until the house is reassembled on a new foundation.

V. NEWS OF OTHER ORGANIZATIONS

See as listed in agenda.

VI. OTHER BUSINESS

Ms. Tully stated the staff is heading to Des Moines, Iowa, for the National Association of Preservation Commissions bi-annual Forum. She also informed the Commissioners that the contract for the Anderson Heights architectural survey has been executed and the initial public meeting will be scheduled soon. An update on the Gables Motel project will come next month.

VII. ADJOURNMENT

With no further business, the meeting adjourned at 9:29 am.

Don Davis, Chair
Raleigh Historic Development Commission

Teresa Young, Administrative Support
Raleigh Historic Development Commission