

**RALEIGH HISTORIC DEVELOPMENT COMMISSION**  
**Minutes of the Business Meeting**  
Tuesday, December 18, 2018 - 222 W. Hargett St., Room 305

**I. CALL TO ORDER**

Chair Don Davis called the meeting to order at 7:45 AM. A quorum was declared following roll call.

A. Roll Call: Tania Tully, Executive Director, called the roll as follows:

Present: Nicole Alvarez (arrived at 7:51 AM), Travis Bailey (arrived at 7:47 AM), Don Davis, Ian Dunn, Nick Fountain, Jenny Harper, John Hinshaw (arrived at 7:58 AM), Laurie Jackson (arrived at 7:49 AM), Jeannine McAuliffe, Jimmy Thiem, Kaye Webb, Gaston Williams

Other: Steve Schuster, 313 W Martin St, Raleigh 27601; John Sibert, 206 E Franklin St, Raleigh, 27604; John Anagnost, Planner; Sara Ellis, Planner; Matthew Klem, Planner; Eric Lamb, Transportation Planning Manager; Collette Kinane, Preservation Planner; Melissa Robb, Preservation Planner; Tania Tully, Executive Director

**II. CONSENT ITEMS**

A. Approval of Agenda: Mr. Fountain moved for approval of the agenda; Mr. Thiem seconded; motion carried 8/0.

B. Approval of October Minutes: Ms. Webb moved to waive reading and approve the November minutes; Mr. Fountain seconded; motion carried 8/0.

**III. FOLLOW UP ITEMS**

A. Historic Preservation 101: SHPO Preservation Goals: Ms. Robb shared copies of the North Carolina 2013-2022 State Historic Preservation Plan Goals, providing an overview of the areas of focus at the state level and how the RHDC goals feed into them.

B. Annual Retreat Date: Ms. Tully stated that she had gotten responses from all but four Commissioners about their preferred date and requested that all members respond to the survey.

C. Hall and Graves Houses: Ms. Tully shared the status of the rehabilitation projects for the Plummer T. Hall and Willis Graves Houses. Mr. Hinshaw requested the Commissioners be notified when the house moves would take place. Mr. Williams stated that he understood the Hall House move was planned for the 19<sup>th</sup> of December.

D. Historic Preservation Toolkit: Ms. Tully provided an update of the goals of the ad hoc committee, stating there is no specific deadline, but the Council has offered the RHDC the opportunity to provide comments on the toolkit. Mr. Fountain requested that staff set up a Doodle poll to find a meeting date to suit the ad hoc committee.

E. Housing Cases: Ms. Kinane provided details about existing housing code violations. One property on E. Lenoir Street was removed from the Vacant and Closed list. One new property in Boylan Heights was sent a letter for non-compliance with the Minimum Housing Code. Staff will be attending the hearing in a few weeks.

F. Adopted 2019 Meeting Calendar: Ms. Tully stated that the changes to the 2019 calendar were approved and now published. Printed copies were distributed.

#### IV. DISCUSSION ITEMS

- A. Dix Park: Ms. Harper stated that the draft plan update from the Dix Park team is due out within the next week and that she would let the Commissioners know when it is available for public review and comment, as well as when the next public meeting would be.

#### V. ACTION ITEMS

##### A. Rezoning Applications:

1. 307, 309, 311, 313 W Martin Street, Z-36-18; Depot National Register Historic District – Mr. Schuster provided an overview of the project and requested a courtesy review by RHDC, although it is not required by ordinance since the project is not within a city-designated Historic Overlay District. Mr. Anagnost gave highlights from the staff report, including the inclusion of feedback from RHDC on some of the suggested conditions. Mr. Anagnost also said the case would likely be on the January 15 Planning Commission agenda, and that he anticipated revised conditions after that meeting. Commissioners Thiem, Williams, Dunn and McAuliffe volunteered for the ad hoc committee to review the application and provide comments. Ms. Harper suggested that the Mr. Schuster consider designating the building a Raleigh Historic Landmark.
2. 308 S Boylan Avenue (Montford Hall), Z-34-18; Boylan Heights Historic Overlay District – Ms. Jackson stated that she is working on the project in her professional role as architect, so would not be participating in any decision making for the rezoning case on behalf of RHDC. Ms. Ellis discussed the elements of the rezoning application and stated that the case would likely be on the January 15 Planning Commission agenda. Mr. Thiem stated that the applicants should realize that a rezoning approval does not negate the need for an approved COA application. Ms. Tully said that staff would prepare a memo for presentation at the January business meeting for the Commissioners to review and vote on, which was agreed upon by the members.
3. 3310 Pollock Place, Z-35-18; West Raleigh National Register Historic District – Mr. Klem offered an overview of the rezoning application and stated that it is currently under review by Comprehensive Planning staff. Mr. Sibert said the applicants plan to participate in the January 27 CAC meeting, and that they intend to rehabilitate the existing house. Ms. Tully stated the role of RHDC would be to provide comments about whether the rezoning application fits within the historic character of the West Raleigh Historic District, and that staff would share more information with the Commission when it is available.

##### B. Right-of-Way Closure Petition

1. STC-07-2018 – Harvey/Holt Pedestrian Alley; Hayes Barton National Register Historic District – Ms. Kinane provided an overview of the requested right-of way closure and showed several historic maps and plats that help to date the installation of the alley. Though not specifically mentioned in the National Register nomination, the alley predates construction of most of the properties that surround it and the neighborhood is cited in the nomination as having significance for “community planning and development.” The alley is specifically mentioned as a reference for locating the deed boundaries of at least one of the bordering properties. After discussion, Mr. Fountain moved that the pedestrian alley is significant to the historic character of the Hayes Barton National Register Historic District and the proposed closure conflicts with Raleigh Historic Development Commission’s

(RHDC) prior recommendations regarding street and alley closures in local and National Register historic districts. Mr. Williams seconded; motion carried 12/0.

**VI. OTHER BUSINESS**

A. Report of Commissioners: None.

**VII. NEWS OF OTHER ORGANIZATIONS**

See as listed in agenda.

**VIII. ADJOURNMENT**

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

Don Davis, Chair  
Raleigh Historic Development Commission

Minutes Submitted by:  
Melissa Robb, Preservation Planner  
Collette Kinane, Preservation Planner