

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Minutes of the Business Meeting

Tuesday, January 15, 2019 - 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, Travis Bailey, Don Davis, Ian Dunn, Nick Fountain, Jenny Harper, John Hinshaw, Jeannine McAuliffe, Jimmy Thiem, Kaye Webb, Gaston Williams

Excused: Laurie Jackson

Others: Terry Henderson; Heather Leah; Ryan Lerch; Siobhan Millan, James "Buddy" Whelass, 936 Cowper Dr.; Ann Wooten, 847 Holt Dr.; Ron Wooten 847 Holt Dr.; Teresa Young, Administrative Support; Tania Tully, Executive Director; Melissa Robb, Preservation Planner; Collette Kinane, Preservation Planner; Eric Lamb, Transportation Planning Manager; Robin Tatum Currin, City Attorney

II. CONSENT ITEMS

A. Approval of Agenda: Mr. Fountain moved for approval of the agenda; Mr. Thiem seconded; motion carried 11/0.

B. Approval of December Minutes: Mr. Fountain moved to waive reading of and approve the December minutes; Mr. Hinshaw seconded; motion carried 11/0.

III. FOLLOW UP ITEMS

A. Historic Preservation 101: Building Hazards Lead Paint and Asbestos: Ms. Robb and Ms. Kinane presented information on asbestos and lead paint and how these hazardous materials are handled in historic preservation projects. Mr. Davis inquired about the City's rules for handling these materials for City-owned properties. Mr. Fountain replied that the City once had a rule that lead paint had to be removed but in the example of the Tucker House it was encapsulated. Mr. Bailey pointed out the County has a special hazard team that will provide a free evaluation for the presence of lead paint in a building and that it would be a help to promote the existence of that program.

B. Annual Retreat: Mr. Davis reminded everyone that the annual retreat takes place on February 25, 2019 from 4 to 8 pm at the Flowers Cottage on the Dorothea Dix Campus.

C. Housing Violation Cases: No report.

D. Status of 2018 COA Demolition Delay Cases: Ms. Robb reported there were 10 demolitions approved by the COA Committee with seven were approved with no demolition delay as the buildings were non-contributing. There were two cases still open that require Committee liaisons to work with the property owners on alternatives to demolition.

IV. DISCUSSION ITEMS

- A. Dorothea Dix Park Master Plan: Ms. Harper reported the draft Master Plan is now online and goes to the City Council on February 19. Ms. Harper noted that planning for the park is still in the preliminary stages and that the Master Plan is intended to be a vision for the park's future. There have been no meaningful changes to the Plan since the fall. There has been a lot of public input on the Plan. The buildings are physical reminders of the history of the place and there will be a strong need for RHDC to be involved moving forward. The staff housing is still proposed for demolition, perhaps as early as this year. During the public comment period it was clear that citizens are looking for small spaces to serve outstanding public needs. There is social media concern over "development" on the property. Mr. Bailey proposed pushing Dix messaging out on social media. There was discussion among the Commission regarding items on the Plan as well as the comments that were made in the October memo. It was decided that the Commission would issue a second memo now that the draft Master Plan is out. Mr. Fountain made a motion that the ad hoc committee be authorized to approve the new memo electronically; Mr. Davis seconded; motion carried 11/0.
- B. Right-of-Way Closure Petition STC-07-2018: Ms. Tully gave background information on the proposed closure and RHDC decision in December. The Commission voted that the pedestrian alley was deemed significant to the character of the historic district which has a period of significance of 1920-1952. Mr. Ron Wooten, one of the petitioners for the closure, addressed the Commission and gave some history regarding the path and stated it had not been routinely maintained in 98 years. Mr. Wooten passed around photos of the damage to the walk as he discussed his concerns regarding safety and handicap accessibility. Other neighbors also addressed the Commission including Ms. Siobhan Millan who represented the neighborhood steering committee opposed to the closing of the pathway. Ms. Millan clarified that the path had been dedicated to the City in a 1920 plat. Historic photos and plats were passed around. Mr. Buddy Willis also reported that the path has been closed recently and isn't in use, but he previously frequented it when it was open. Mr. Fountain commented that when he lived in the area it was not tended to as it should be but it was used frequently. He additionally noted that RHDC's focus on this walk and others in historic districts is on the physical history. Demographics do not come into play. RHDC understands the issues. The Commission, when making the decision last month, was well informed. The Commission closed the public comments. Mr. Fountain moved that after hearing from all sides to ratify the Commission's December action. Mr. Williams seconded; motion carried 11/0.

V. ACTION ITEMS

- A. Rezoning Applications: 308 S Boylan Avenue, Z-34-18: Ms. Robb reported the case was deferred until the January 29 Planning Commission. Ms. Tully stated a memo from the Commission can be created which includes the history of the site and RHDC's comments. She stated that the rezoning application is consistent with RHDC policies because any exterior changes require a Certificate of Appropriateness, and that parking has been identified as an issue for the property. The Commission discussed the history of the property, its current zoning and the proposed

rezoning. Mr. Fountain made a motion to approve the rezoning in concept which includes a requirement for a Certificate of Appropriateness; Mr. Hinshaw seconded; motion carried 11/0.

VI. OTHER BUSINESS

- A. Report of Commissioners: Mr. Thiem reminded the Commissioners of the presentation to the Planning Commission on the 29th regarding 307, 319, 325 and 329 W Martin Street project and it should come back to the Commission on February 19. Ms. Webb wanted to clarify that the Sixth Annual Oberlin Village celebration also included a barbecue.

VII. NEWS OF OTHER ORGANIZATIONS

See as listed in agenda.

VIII. ADJOURNMENT

With no further business the meeting adjourned at 9:31 am.

Don Davis, Chair
Raleigh Historic Development Commission

Teresa Young, Administrative Support
Raleigh Historic Development Commission