

**RALEIGH HISTORIC DEVELOPMENT COMMISSION**  
**Minutes of the Business Meeting**  
Tuesday, February 19, 2019 - 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.

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

Present: Nicole Alvarez, Travis Bailey, Don Davis, Ian Dunn, Nick Fountain, Jenny Harper, John Hinshaw, Laurie Jackson, Jeannine McAuliffe, Jimmy Thiem, Kaye Webb

Excused: Gaston Williams

Other: John Anagnost, Planner; Mary Ruffin Hanbury, 123 W Park Dr, 27605; Collette Kinane, Preservation Planner; Melissa Robb, Preservation Planner; Steve Schuster, 311 W Martin St. 27601; Tania Tully, Executive Director; Teresa Young, Administrative Support; Jon Zellweger, 311 W Martin St, 27601

**II. CONSENT ITEMS**

- A. Approval of Agenda: Mr. Davis amended the agenda to move the rezoning application for 307 Martin Street to the beginning of the follow up items portion of the agenda. Mr. Fountain moved for approval of the amended agenda; Mr. Hinshaw seconded; motion carried 11/0.
- B. Approval of January Minutes: Mr. Hinshaw moved to waive reading and approve of the January minutes; Mr. Fountain seconded; motion carried 11/0.

**III. ACTION ITEMS**

- A. Rezoning Applications: Mr. Thiem summarized the meeting of the ad hoc committee regarding the rezoning of 307, 309, 311 and 313 W Martin Street (Z-36-18). He noted that the comments were offered in the memo in front of the Commission. Ms. Tully added that the conditions commented on were not officially part of the rezoning application. The Commission discussed the rezoning application in regard to the historic character of the district and the impact it would have. Mr. Steve Schuster reiterated that the street view will not change and will remain as it is. Mr. Schuster explained the development proposal is to keep as much of the original character of the district even as the district is changing. The Commission asked if there would be set backs for the addition on top of the historic buildings. The Commission additionally asked if Mr. Schuster would consider landmark status or historic preservation covenants for the property. Mr. Davis suggested that the recommendation be postponed until the next meeting. This would allow for the applicant to provide additional information on the sight lines as well as consider landmark designation, set backs, and delegation authority.

**IV. FOLLOW UP ITEMS**

- A. Architectural Survey Update: Ms. Mary Ruffin Hanbury presented the final phase of the Architectural Survey Update. She shared her findings from the north portion of the Ridgewood neighborhood.

- B. Annual Retreat: Mr. Davis reminded the Commission that the following Monday, February 25 is the annual retreat from 4-8 pm in Flower Cottage on the Dorothea Dix campus.
- C. Housing Violation Cases: No new cases.

**V. DISCUSSION ITEMS**

- A. Dorothea Dix Park Master Plan: Ms. Harper reminded the Commission that the City Council will be voting on the plan at the Council meeting on February 19<sup>th</sup> at 1 pm.

**VI. OTHER BUSINESS**

- A. Report of Commissioners: No report.
- B. Report of Committees: Mr. Davis stated starting next month the chairs of the committees will report on the status of each committee's activities.
- C. Report of Staff: Ms. Tully inquired if the Commission wanted to send anything regarding the passing of Dean Ruedrich. The Commission agreed to send a sympathy card.

**VII. NEWS OF OTHER ORGANIZATIONS**

See as listed in agenda.

**VIII. ADJOURNMENT**

With no further business the meeting adjourned at 9:14 am.

Don Davis, Chair  
Raleigh Historic Development Commission

Teresa Young, Administrative Support  
Raleigh Historic Development Commission