

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Minutes of the Business Meeting

Tuesday, March 19, 2019 – Urban Design Center

I. CALL TO ORDER

Chair Don Davis called the meeting to order at 7:49 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, Laurie Jackson (7:54), Jeanine McAuliffe (7:59), Jimmy Thiem, Gaston Williams

Absent: John Hinshaw

Excused: Kaye Webb

Others: John Anagnost, Planner; Collette Kinane, Preservation Planner; Melissa Robb, Preservation Planner; Steve Schuster 313-200 W Martin St, 27610; Tania Tully, Executive Director; Teresa Young, Administrative Support

B. Approval of Agenda: Mr. Fountain made a motion to approve the agenda; Mr. Thiem seconded; motion carried 10/0.

C. Approval of February Minutes: Mr. Fountain made a motion to waive reading and approve the February minutes; Mr. Bailey seconded; motion carried 10/0.

II. FOLLOW UP ITEMS

A. Annual Retreat: Mr. Davis reported that there will be a follow up in April.

B. Housing Violation Cases: Ms. Kinane stated there are no changes in the active cases but there are some in West Raleigh that correspondence will be sent.

III. DISCUSSION ITEMS

A. Bylaw Updates: Ms. Tully distributed copies of the bylaws that included suggested changes. This included code references to match the Unified Development Ordinance and Certificate of Appropriateness changes including reconsideration requests. Ms. Tully noted that changes include: clarification of email approval, the process for DRAC meetings, the conversion of minor work applications that cannot be approved by staff and must be heard as major work applications, and the order of items on agendas. Ms. Tully requested that Commissioners read over the changes and they will be discussed at the next meeting.

B. Proposed Updates to the National Register of Historic Places: Ms. Robb reported that there is a proposed change to the National Register process which includes evaluation of public response based on the amount of land owned by affected property owners versus the number of property owners. The process is open for public comment and a link will be sent out.

IV. ACTION ITEMS

A. Dorothea Dix Ad Hoc Committee: Mr. Fountain made a motion to make the Committee a long-term ad hoc Committee; Mr. Bailey seconded; motion carried 10/0.

B. 307, 309, 311, 313 W Martin St, Z-36-18; Depot National Register Historic District: Ms. Alvarez recused herself. There was continued discussion among the Commissioners regarding the zoning case. Mr. Davis inquired if a COA could be required. Mr. Anagnost stated the covenant

requires review but not approval. Mr. Bailey asked if it was possible to landmark the buildings. Mr. Schuster responded that the timeframe for that was determined to not be feasible at this time as it would require an action by City Council which creates uncertainty for their schedule and they would prefer not to get locked into that path. Ms. Tully asked if a covenant could be established outside of the rezoning process that requires RHDC approval. Mr. Anagnost stated that is something that can be checked by the City Attorney. Mr. Schuster stated that could be added but again that is up to the attorney. The Commissioners discussed setbacks, additions, height, enforcement, and views from the street level. Mr. Fountain made a motion to recommend approval of the rezoning; Mr. Williams seconded; motion carried 7/2 (Mr. Bailey, Mr. Thiem dissenting). Mr. Thiem moved to allow approval of the decision memo via email with a majority approval of these in attendance at the meeting. Mr. Bailey seconded; motion carried 9/0.

- C. Revolving Loan Fund: Ms. Tully stated that the original fund, which was established at \$250,000 decades ago, will now be temporarily replenished with funds from the sale of the Plummer T. Hall House by Preservation North Carolina. After the sale is completed, a previously-approved amount of \$175,000 will be re-loaned to Preservation North Carolina to help rehabilitate the Hall and Graves houses. Ms. Tully also noted that the loan fund will be increased to \$275,000 as part of the sale. Mr. Bailey inquired about how the fund works and was informed there was a pamphlet that can be distributed for information.

V. OTHER BUSINESS

- A. Report of Committees: Mr. Davis stated the Nominations Committee was originally created to handle nominations of new officers and appointments in the spring of each year and has transitioned into a year-round Committee over time. He stated that it will be reverting back to its original intent. Ms. Tully added that the slate of officers will be proposed in the April meeting and voted on in May. Ms. Jackson stated the Community Awareness Committee is working on an update to the website that will be shared soon. They are considering a preservation event at Dix Park or partnering with Preservation North Carolina on their Taste of Transfer event at Stone's Warehouse, which is recently rehabilitated as Transfer Co Food Hall. Ms. Harper announced that the City of Raleigh Historic Cemetery Advisory Board is developing a podcast series which would be useful to add to the RHDC mobile application and that the Research Committee is in the final phase of refining the potential landmark list as well. Mr. Fountain reported that the Certificate of Appropriateness Committee has been doing well with recent process changes resulting in shorter meetings and more complete applications for review.
- B. Report of Commissioners: Mr. Williams reported that the Oberlin Cemetery bronze plaque will be installed, and the Friends of Oberlin Village barbecue is set to take place on June 1, 2019.
- C. Report of Staff: Ms. Tully stated the State Historic Preservation Office sent a letter that the Commission continues to retain Certified Local Government status. Ms. Robb added that another rezoning case will be heard by to the Commission for the block that is bounded by West Street, Harrington Street, and Davie Street. The rezoning application is a request for 20 stories. Ms. Tully added that the request for proposals for the lease of the Esso Station/horse barn on Martin Street will be sent out soon.

VI. NEWS OF OTHER ORGANIZATIONS

See as listed in agenda.

VII. ADJOURNMENT

With no further business the meeting adjourned at 9:07 am.

Don Davis, Chair
Raleigh Historic Development Commission

Teresa Young, Administrative Support
Raleigh Historic Development Commission