

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Minutes of the Business Meeting

Tuesday, April 16, 2019 – Urban Design Center

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: Teresa Young, Administrative Support called the roll as follows:

Present: Nicole Alvarez, Travis Bailey, Don Davis, Ian Dunn, Jenny Harper, John Hinshaw, Laurie Jackson (7:52), Jimmy Thiem (left at 8:15), Kaye Webb, Gaston Williams

Excused: Nick Fountain, Jeannine McAuliffe

Other: Gary Fields, 1441 Broadway, 3rd Floor, New York 10018; Mack Paul, 421 Fayetteville St 27601; Collette Kinane, Preservation Planner; Matt Klem, Planner; Melissa Robb, Preservation Planner; Tania Tully, Executive Director; Teresa Young, Administrative Support; LaTasha Holmes, Business Manager

II. CONSENT ITEMS

A. Approval of Agenda: Mr. Williams moved for approval of agenda; Mr. Thiem seconded; motion carried 9/0.

B. Approval of March Minutes: Ms. Alvarez moved to waive reading and approve the March minutes; Mr. Bailey seconded; motion carried 8/0 (Mr. Hinshaw abstained).

III. DISCUSSION ITEMS

A. Proposed Slate of Officers: Ms. Webb gave the proposed slate of officers for 2019-2020 from the Nominations Committee. The officers proposed are Nick Fountain for Chair, Kaye Webb for Vice-Chair, and John Hinshaw for Secretary/Treasurer. The floor was opened for nominations. No additional nominations were offered. Ms. Tully stated the officers will be voted on at the next meeting.

B. Rezoning Case

1. Z-6-19; S Harrington St, W Martin St and W Davie St; Depot National Register Historic District:

Mr. Matt Klem, a Planner with the City Planning department, gave an overview of the proposed rezoning case. The current zoning for the property was stated as DX-5 with shopfront and the applicant was proposing 20 stories with shopfront conditional use to DX-20. Mr. Mack Paul gave additional information on the parcels stating it comprised three properties including CAM Raleigh and HQ Raleigh, and that only one of the properties is designated as contributing to the character of the historic district. Mr. Paul reiterated the main issue is the height as it is a jump from 5 stories to 20. Mr. Paul stated there isn't a site plan currently, but the impetus behind the project is based on the City's decision to invest in transit. Mr. Paul added the storefront and residential areas would be low along the street, with two tall buildings set further back in the block, with materiality, setbacks and facades to be discussed later. Mr. Gary Fields stated he would like to keep the feel of the warehouse district, as well as to provide universal access through the site. Mr. Paul said the conditions would include stepbacks along Martin and Harrington Streets of approximately 12-15', and a second stepback at the seventh floor. Mr. Hinshaw inquired if the rezoning had been to the Central Citizens Advisory Committee and Mr. Paul responded it had and there were discussions regarding affordable housing. Mr. Hinshaw

asked about the timeline for construction. Mr. Fields responded that it would take 2-3 years to begin. The commission discussed the height and the preservation of the current buildings. Mr. Bailey stated that preserving historic buildings was an element of another recent rezoning application that requested a 12-story height in the district, and did the applicants intend to preserve any buildings in this project. Mr. Paul said they did not intend to preserve any buildings. Mr. Williams asked if they considered façade preservation. Mr. Paul said no, they did not want that as a condition. Ms. Alvarez said it was hard for the Commission to hear that demolition was being proposed for the block, and that there are creative approaches that include preservation of the existing buildings. She discussed alternatives to demolition and asked if there was a way to encourage creative solutions. Mr. Fields stated they would be demolished and something in character would be built in place. Ms. Alvarez expressed her concern that it would be hard to see something of character being taken down so that false-historic reconstructions could go back in their place. The Commissioners stated their concerns with the proposal. Ms. Harper reinforced her agreement with Ms. Alvarez's statements, saying that the Depot Historic District is beloved by the community with buildings dating from 1885. Mr. Davis stated before the Commission would make a recommendation they would need to see the conditions. Mr. Fields said that they would consider the comments and take them back to the architect.

IV. FOLLOW UP ITEMS

- A. Annual Retreat: Mr. Davis stated that at the retreat the Commission discussed advocating setting up a non-profit to advocate for local preservation.
- B. Lustron House: Ms. Tully reported that there was a potential purchaser and there was still some site work left to finish. Ms. Tully also gave a history of the historic preservation revolving loan fund, as well as the requirement for landmark designation for the property when the restoration is complete. She noted that due to the extensive work needed to put the house back together a loan would help a potential purchaser.
 1. Preservation Revolving Loan: Ms. Jackson made a motion to ask City Council for permission to utilize the historic preservation revolving loan fund after the sale of the property; Mr. Hinshaw seconded; motion carried 9/0.
 2. Landmark Designation: Mr. Hinshaw made a motion to affirm their commitment to recommend that City Council to designate the property as a Raleigh Historic Landmark upon completion of the restoration and landmark designation report; Mr. Bailey seconded; motion carried 9/0.
- C. Historic Preservation Toolkit: Ms. Tully stated the Toolkit has been reviewed by the ad-hoc committee, which found value in the initiation of a new preservation fund. She said a vote is requested to take the Toolkit report back to City Council with the recommendation to accept the report and request that a new preservation fund be studied. Mr. Bailey moved to request City Council to accept the report and authorize a study of a new preservation fund; Mr. Hinshaw seconded; motion carried 9/0.
- D. Demolition by Neglect Cases
 1. 410 Kinsey Street: Ms. Kinane reported the case will be sent to the Housing and Neighborhoods Department.
 2. 418 Cutler Street: Ms. Kinane stated contact was attempted with the property owner and the case has been unresolved.

- E. Preservation NC 2018 Annual Conference: Ms. Kinane offered a slideshow presentation about the conference and she and other participants commented on the sessions and events that were held.
- F. Housing Violation Cases: Ms. Kinane reported there are three cases in east Raleigh, one in South Park on South Swain Street and one on South Person Street.

V. ACTION ITEMS

- A. Request to Advocate: Mr. Davis stated the preservation tax credit program expires this year and new legislation has been presented to address the issue, the Historic Preservation Act of 2019. He said a letter would need to be sent to City Council to request permission for the Commission to advocate for the legislation. Mr. Hinshaw made a motion to send a letter to Council to approve the Commission's advocacy for the Historic Act of 2019; Mr. Bailey seconded; motion carried 9/0.

VI. OTHER BUSINESS

- A. Report of Committees: Ms. Webb reported that the Nominations Committee in addition to recommending officers are also vetting people that will be recommended to serve on the commission. Ms. Harper reported that the Research Committee reviewed a report for Anderson Heights which had a very thorough inventory of the neighborhood. Ms. Jackson stated for the Community Awareness committee that May is Preservation month so there will be a lot of social media postings and the Mayor will be proclaiming it as well. Mr. Davis reported the last Certificate of Appropriate meeting had two applications and April's meeting will have eight.
- B. Report of Commissioners: Ms. Harper stated some of the Lustron statues are still available. Ms. Harper also added that City Council is now accepting the transfer of some of the buildings at Dix Park. Ms. Webb added that she and Mr. Williams are going to the Latta House public input for the master plan meeting that occurs on June 8th at Oberlin Baptist Church. Mr. Williams noted that the Oberlin Village event is a BBQ dinner.
- C. Report of Staff: Ms. Tully reminded the Commissioners that Sir Walter Raleigh award nominations are due in June. Mr. Dunn volunteered to represent the Commission on the jury for the selection of award recipients.

VII. NEWS OF OTHER ORGANIZATIONS

See as listed in agenda.

VIII. ADJOURNMENT

With no further business, the meeting adjourned at 9:42 am.

Don Davis, Chair
Raleigh Historic Development Commission

Teresa Young, Administrative Support
Raleigh Historic Development Commission