

North Carolina State Historic Preservation Office
CERTIFIED LOCAL GOVERNMENT PROGRAM

CLG ANNUAL REPORT FOR FY 2007 (July 1, 2006 - June 30, 2007)

The CLG completes this report and submits the original and one copy (paper) with required signatures and attachments by October 15, 2007, to: CLG Coordinator, State Historic Preservation Office, Mail Service Center 4617, Raleigh, NC 27699-4617. Reports cannot be accepted via e-mail.

I. CLG DESIGNATED STAFF

CLGs must designate a paid member of the CLG staff, or a person working under contract, as the individual responsible for the operations of the preservation commission.

Name of CLG (city or county that is certified): **Raleigh**

Name of preservation commission: **Raleigh Historic Districts Commission**

Name of officially designated CLG staff: **Dan Becker**

Title: **Executive Director, RHDC**

Address: **P.O. Box 829 Century Station
Raleigh, NC 27602**

Telephone: **919/516-2632** Fax: **919/516-2682**

E-mail: **dbecker@rhdc.org**

II. CONFIRMATION THAT THE CLG MAINTAINS AN ADEQUATE AND QUALIFIED HISTORIC PRESERVATION COMMISSION

1. Appointment of Members

CLGs have four requirements for appointing members to the preservation commission:

- 1) all members must reside within the territorial jurisdiction of the unit of government that is the CLG or, in the case of joint county-municipal commissions, must meet the residency requirements defined in the CLG's preservation ordinance.
- 2) all members must have a demonstrated interest, competence, or knowledge in historic preservation.
- 3) the CLG must document in writing its good faith effort to appoint professionals from the disciplines of architecture, history, architectural history, planning, archaeology, or other related disciplines, to the extent such professionals are available in the community and willing to serve. The CLG program recognizes that a mix of professional and lay members makes the strongest commission.
- 4) the CLG must fill commission vacancies within sixty (60) days after vacancies occur.

Affirmation that all commission members meet the residency requirements for preservation commissions in North Carolina, in accordance with 1), above. (Check one box and sign):

CLG Annual Report for FY 2007 (July 1, 2006 – June 30, 2007), continued

Affirmation that all commission members meet the residency requirements for preservation commissions in North Carolina, in accordance with 1), above. (Check one box and sign):

I, the CLG designated staff, affirm that each preservation commission member resides within the territorial jurisdiction of the CLG.

or

The CLG has established a joint preservation commission and I, the CLG designated staff, affirm that each member meets the residency requirements defined in the CLG's preservation ordinance.


Signature of CLG designated staff

12/31/07
Date

Attach a list of current preservation commission members, showing dates of terms and identifying officers.

Attach resumes of members newly appointed in FY 2007. A resume is not necessary for a person being reappointed. Please use the enclosed "Resume Form for New Member of Historic Preservation Commission, Appointed in FY 2007." Resumes should show that new members have a demonstrated interest, competence, or knowledge in historic preservation, in accordance with 2), above; and should provide enough information to show whether the new members are professionals as described in 3), above.

Two new members began service this year: Mary Ruffin Hanbury and Robert Runyans.

CLGs make various efforts to identify and appoint professional members to meet the requirement in 3), above. Indicate below the methods your CLG used during FY 2007, by checking all that apply and providing brief descriptions and attachments.

Staff or commission members contacted professionals known to reside in the CLG jurisdiction to ask if they would be willing to serve: YES

Attach copies of correspondence or describe briefly.

Staff or commission members contacted area educational institutions, professional organizations, and local historical or preservation associations or societies for suggestions of potential members: _____

Attach copies of correspondence or describe briefly.

Announcements specifically recruiting professional members were made in the media: _____

Attach copies of news releases, articles, or advertisements.

CLG Annual Report for FY 2007 (July 1, 2006 – June 30, 2007), continued

The commission made other efforts: X
Describe briefly.

The Nominations Committee of the commission reviewed names of persons known to meet CLG requirements suggested by existing commission members, outgoing members, and previous members. In addition, the Committee reviewed lists of persons residing in locally designated historic districts so as to assure adequate proper neighborhood representation. Potential nominees were reviewed by the Commission and approved for presentation to the Raleigh City Council. Resumes were solicited from the potential nominees, and a letter of recommendation sent to council (attached). The Council added additional names which had come to individual members of the Council, and made final appointments.

Number of preservation commission vacancies in FY 2007: 2

Vacancies were filled within sixty (60) days, in accordance with 4), above: YES
If NO, briefly explain:

2. Commission Education and Training

A requirement for CLGs is that at least two commission members and the designated CLG staff must attend at least one regional or statewide information or education meeting each year pertaining to the work of the commission or historic preservation.

Attendance for FY 2007:

Training or education event: National Commission Forum
Location: Baltimore, MD
Date: 7/06
Name of staff who attended: Dan Becker, Megan McDonald
Name of commission member(s) who attended: Dan Coleman, Nick Fountain, Esther Hall, Mary Ruffin Hanbury

Training or education event: Preservation North Carolina Annual Conference
Location: Wilmington, NC
Date: 10/06
Name of staff who attended: Dan Becker, Megan McDonald
Name of commission member(s) who attended: Edna Rich Ballantine; Nick Fountain

Training or education event: National Preservation Conference
Location: Pittsburgh, PA
Date: 11/06
Name of staff who attended: Dan Becker, Megan McDonald
Name of commission member(s) who attended: Steve Cruse

Training or education event: Annual Meeting NCSHPO, NAPC, and PA and Lobby Day

CLG Annual Report for FY 2007 (July 1, 2006 – June 30, 2007), continued

Location: Washington, DC
Date: 3/07
Name of staff who attended: Dan Becker
Name of commission member(s) who attended: Mary Ruffin Hanbury

Training or education event: Preservation Leadership Training
Location: Owatonna, MN
Date: 6/07
Name of staff who attended: Megan McDonald
Name of commission member(s) who attended: _____

To help the State Historic Preservation Office plan for commission training next year, please suggest training topics most needed by commission members:

National and local designation process, economics of preservation, Council-Commission communication and liaison.

Please suggest training topics you would like for staff:

Local zoning alternatives to full blown historic overlay districts; Sustainability and preservation; Comprehensive planning/preservation planning current best practices.

Would a workshop geared to a special audience be helpful? Please rank your preferences -- 1, 2, 3, 4, with 1 as highest:

Staff only 2 Chairmen only 4 Staff and Chairmen 3 Staff and any members (the usual audience) 1.

III. CONFIRMATION THAT THE CLG IS ACTIVELY ADMINISTERING THE LOCAL ORDINANCE FOR PROTECTION OF HISTORIC PROPERTIES

1. Local Designation

- a. List the landmarks (individual properties) and historic districts actually designated by the local governing board during FY 2007, with the date of designation. **Attach** a map of the district. (Note: It is not necessary to make new designations every year to retain CLG certification, though it is desirable.)

**(former) Mary Elizabeth Hospital, and (former) Medical Arts Building;
Boylan Apartments
(former) Branch Banking and Trust Building**

- b. Briefly describe any changes to the boundaries of existing locally designated districts or landmarks made by the local governing board during FY 2007. **Attach** a map of the revised boundaries.

None

CLG Annual Report for FY 2007 (July 1, 2006 – June 30, 2007), continued

2. Certificates of Appropriateness

Total number of applications for a Certificate of Appropriateness (COA) acted on by the commission or staff during FY 2007:

	<u>213</u>
Minor works applications approved by staff:	<u>145</u>
Minor works applications acted on by the commission:	<u>0</u>
Major works acted on by the commission:	<u>68</u>

Of the totals above, the number that were

Approved (with or without conditions):	<u>200</u>
Denied:	<u>7</u>
Deferred to FY 2008:	<u>0</u>
Other (<u>explain</u>):	<u>6</u>

- **6 applications were approved in part and denied in part.**

3. Were any commission decisions appealed to the Board of Adjustment or Superior Court in FY 2007? YES or NO YES

If so, briefly describe (no more than one-fourth page) the appeal and outcome.

[NOTE: this appeal was described in the FY2006 report, but actually happened in FY 2007] The committee approved an application in the Blount Street Historic District for the construction of an exterior second floor egress stair, and expansion of an existing gravel parking lot with associated improvements in screening plantings and new screen fencing. Neighbors objected on the grounds that they did not want the house changed from residential use to office use; that office use was at variance with comprehensive plan and small area plan policies; that the parking lot was an intrusion into the residential character of the neighborhood; and that the exterior stair was incongruous with the original design of the house. The property was zoned for Office and Institutional uses at the time of the application. The decision was appealed to the Board of Adjustment by the neighbors. The RHDC's decision was upheld on the basis of the commission's argument that the decision was proper: that the state statutes expressly prohibit the commission from taking zoning uses into consideration in its decisions; that decisions can only be based upon the historic development standards listed in the city code, and the comprehensive plan was an impermissible standard for judging a COA application; the parking lot already existed and the proposed changes would actually make it less intrusive; and that the guidelines permitted the construction of an egress stair for safety purposes on a secondary façade (the rear).

4. Do you charge a fee for applications for COAs? YES How much?

▪ Minor Work	\$25.00
▪ Major Work (except big additions & new buildings)	\$125.00
▪ Additions > 25% of the building sq. footage	\$250.00
▪ New Buildings	\$250.00
▪ Demolition of Contributing Historic Resource	\$500.00
▪ Post-approval Re-review of Conditions of Approval	\$75.00

IV. CONFIRMATION THAT THE CLG IS PROVIDING FOR PUBLIC PARTICIPATION IN THE LOCAL HISTORIC PRESERVATION PROGRAM, INCLUDING THE PROCESS OF RECOMMENDING PROPERTIES TO THE NATIONAL REGISTER

1. Briefly describe the ways the commission provided for public participation in the preservation program during FY 2007, including meetings, hearings, and other opportunities for public participation.

All meetings are listed on the official City of Raleigh calendar, and are open to the public. Agendas for meetings are mailed to two reporters at the News & Observer, as well as agendas and packets to the two primary neighborhood associations for the residential historic districts, and the countywide nonprofit preservation organization, Capital Area Preservation. Certificate of Appropriateness hearings are listed on the city calendar, mailed notice is sent to property owners within 100 feet of a pending application site, and a sign is posted at the application site at least one week prior to the hearing giving notice of a COA hearing and inviting the public to telephone for more information.

2. List the properties and districts in the CLG's jurisdiction that were nominated to the National Register of Historic Places during FY 2007. Briefly describe how the commission provided for public participation in the process of commenting on the nomination(s).

Boylan Apartments

Public participation: Letters were mailed to all property owners listed in Wake County tax records advising them of the CLG review meeting, and a press release was sent to more than 100 media contacts in the Raleigh area.

V. COMMISSION HIGHLIGHTS AND ISSUES

1. Briefly summarize highlights of the commission's accomplishments, successes, and major activities during FY 2007. Include grant projects, public relations, educational activities, and innovative collaborations. (Optional: **Attach** examples of newsletters, brochures, other public information and education items developed by the commission, and newspaper articles about the commission.)

The RHDC works through a series of committees that meet monthly and include the Executive, Research, Nominations, Public Relations/Education, and COA Committees. The full commission also meets monthly to conduct its regular business.

Highlights for 2006-2007 include the following:

- **A Commission member and staff retreat was carried out. The Commission set a series of priorities in all areas under the jurisdiction of the Commission and placed each task under the purview of a particular committee.**

Public Relations/Education Committee

The primary goal of this committee was to introduce the community to the HDC as something other than the group that issues Certificates of Appropriateness. The other goal was to provide resources to citizens interested in historic preservation with a source for current information for their own use and for visitors to our community to learn about our historic resources.

- Goal 1 was achieved through a public workshop during Preservation Month in May which featured renowned cultural landscape expert Charles Birnbaum in a series of free lectures. The series later aired on our local city cable channel. The topic was tied to a local issue surrounding plans for our 306 acre mental health facility. The event was successful and the first in an annual offering during Preservation Month.
- Goal 2 was the complete overhaul of our website, a slow process due to bid requirements but with an implementation date of late 2007. The vendor was identified and the laborious design process began with committee input. We are now collecting information from other committees to post which will be the final phase of this major effort.
- The secondary activity was the resumption of the stalled historic guidesheets project, which will support our desire to provide information about designated historic resources to local residents and visitors alike.

Research Committee

- Identified a contractor to install historic designation plaques. The owners are being contacted to finalize the location of the installation, the time for the installation and the style of the installation, wall mount or ground mount.
- Three properties were designated Raleigh Historic Landmarks. The former BB&T Bank Building (now Capital Bank) on Fayetteville Street was designated for architectural significance; the Boylan Apartments on Hillsborough Street for development significance and Mary Elizabeth Hospital and the adjacent Medical Arts Building on Wake Forest Road also for development significance.
- Completed the Comprehensive Architecture Survey for the period from 1945 to 1965. The significant results identified several neighborhoods and numerous individual properties that could be considered for historic designation. The Survey was reviewed by the State Historic Preservation Office and placed 12 neighborhoods and several individual buildings on the state study list.
- After the loss of the Latta House to fire, the Research Committee is beginning to investigate, with the aid of the Latta House Foundation, the possibility of designating the site for archeological significance. (The Latta House lost its designation when it burned.)
- Contracted to prepare a National Register nomination for 1415 Poole Road. This property is also known as the Villa Florenza. It will also be proposed for Raleigh Historic Landmark designation.
- Recommended that the Pope House be preserved at its present location if all possible.
- Completed assessment of historic properties transferred from Wake County.

Certificate of Appropriateness Committee

CLG Annual Report for FY 2007 (July 1, 2006 – June 30, 2007), continued

- **The year was highlighted by the large number of applications associated with the Blount Street Historic District and the transition of the area between Peace College and the Governor’s Mansion to private ownership. Preservation of all the contributing structures in the area is being achieved through a professional working relationship between COA staff and the persons contracted to purchase property through the State of North Carolina. All persons involved bemoan the loss of large numbers of stately oak trees in the process (which will be replaced by 1.5 times the number of trees: though young now they will eventually grow to replace the canopy), while being relieved by the preservation of the numerous irreplaceable structures.**
 - **A few difficult situations have arisen where property owners substantially altered properties without making application or gaining the benefit of comment from staff, assistance from the Design Review Advisory Committee or approval of the Certificate of Appropriateness Committee. Those situations are an unfortunate small fraction of the work of the COA Committee.**
2. Briefly describe the major problems or difficult issues faced by the commission during FY 2007.

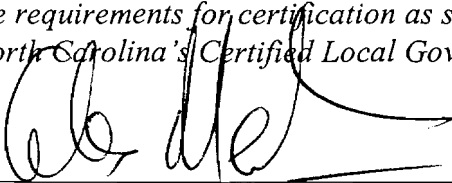
The success of the Boylan Heights and Oakwood preservation efforts combined with the Blount Street Redevelopment and administration of the various register designation contracts continues to stretch staff. City-wide efforts to reorganize the development approval process have proceeded slowly and not yet resulted in increased staff resources as had been hoped. The Commission has attempted to meet these challenges with higher level of contract efforts. Much unfinished work remains though progress has been made by creating priorities and focusing upon those priorities.

3. Has your local government adopted a demolition-by-neglect ordinance? YES (1992)

CLG Annual Report for FY 2007 (July 1, 2006 – June 30, 2007), continued

VI. AFFIRMATIVE STATEMENT ON MEETING CLG REQUIREMENTS IN FY 2007

This statement certifies that to the best of my knowledge the local government specified below continues to maintain the standards for Certified Local Government (CLG) status and operates according to the requirements for certification as set forth in the Guidelines for North Carolina's Certified Local Government Program.

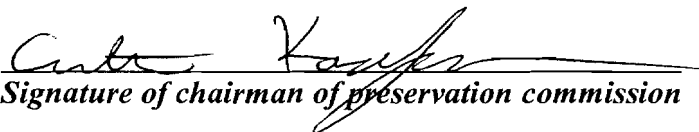

Signature of chief local elected official

11/2/07
Date

Charles Meeker
Name of chief local elected official (printed or typed)

City of Raleigh
Name of Certified Local Government

The CLG Annual Report for FY 2007 is submitted by:


Signature of chairman of preservation commission

12/31/2007
Date


Signature of CLG designated staff

12/31/07
Date

Attach Inventory Update Forms, if any.

Remember to attach resume forms for new members.

Submit **original and one copy** of the completed report by mail (e-mailed reports cannot be accepted) **by October 15, 2007** to:

CLG Coordinator
State Historic Preservation Office
4617 Mail Service Center
Raleigh, NC 27699-4617
919-733-4763