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# Annual Report

## Fiscal Year 2018-2019







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# Introduction



The Raleigh Historic Development Commission (RHDC) is proud to present its performance report for 2018-2019 and its work program for 2019-2020. The Commission has the duty to identify, preserve, protect, and promote Raleigh's historic resources on behalf of the citizens of Raleigh. This report highlights our projects and studies, comments on other projects, and our ongoing design review work.

Raleigh continues to have national visibility as a great place to live, work and play. The quality of life for which we are so admired is the result of our years of respect for our historic districts, our greenways, educated workforce, energetic and talented young people and an enviable tax base.

As reported last year there has been a significant increase in rezoning applications in our National Register Historic Districts. Approval of these requests threaten historic properties through demolition as well as construction of taller buildings in areas where such height is at odds with the historic character. Additionally, individual decisions can undermine the viability and many tax benefits of our growing City's limited supply of historic districts.

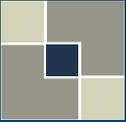
Raleighites love our City and its historic places for varied reasons. For many it is the beauty of the architecture, but it's more; it is also a sense of identity, a way to be creative, sustainable practice, and preserving the quality of life and the feel of a mid-size city.

Maintaining the integrity of our historic places, especially those listed in the National Register of Historic Places, can be accomplished while allowing for the growth of the City, but only if creativity is a cornerstone. The Commission looks forward to continuing to fulfill our city's preservation goals.



Handwritten signature of Nick Fountain in blue ink.

Nick Fountain, RHDC Chair



July 1, 2018 - June 30, 2019

## STUDIES AND REPORTS

### Anderson Heights Neighborhood Study

At the request of some residents of Anderson Heights interested in exploring the possibility of historic overlay district zoning, RHDC commissioned a Historic Neighborhood Study for a portion of the neighborhood. With direction from City Council, the study was completed knowing that most owners within the study boundary were opposed to any sort of character protection overlay zoning. The study concludes that the Anderson Heights study area has undergone significant change and is not a candidate for historic overlay district zoning. It also provides a thorough report on the development and architecture of the neighborhood and will serve as documentation of the city's architectural history and change, and future historians of the area will find it a valuable resource.

### Architectural Survey Update

The 2017-18 Architectural Survey Update is complete. The Ridgewood North neighborhood was intensively surveyed for Phase II of the architectural survey update. The survey includes a written and photographic inventory of each of the houses as well as a brief report on the history of the development.

### Oakwood Historic District Report

An update to the Oakwood Historic District report is underway. A first draft was prepared by an historian and is being reviewed by RHDC and the Oakwood neighborhood. There are four goals with this update project, all of which are to support submission and review of COA applications; to determine which properties are contributing, to develop an architectural description about each contributing property, to photograph all properties, and to determine the period of significance of the district.



# HISTORIC DESIGNATIONS

## Potential Historic Landmarks List

The Research Committee has compiled a list of 128 properties that have the potential for landmark designation, ranging from single family residences to apartment buildings to churches and office buildings. The committee is working to prioritize the list so that as funds are available it can offer to sponsor applications for properties associated with underrepresented communities, are in areas with redevelopment pressure, or have been previously noted in an architectural survey. The list will be published as a document with regular revisions and additions.

An interactive web map will be created in the future.

## Landmark Designation

One RHDC sponsored Raleigh Historic Landmark application and report was recommended for designation. The ca.1880 Adams-Scott House, which was designated by City Council December 4, 2018 is significant for its Victorian-style architectural details applied to a vernacular form. The house was constructed for Dallas Adams, the pharmacist at the nearby Dorothea Dix Hospital, then owned by Raleigh businessman Walter Scott, and finally by William Tant, a driver for Capital City Laundry.



# REVIEWS

## Dorothea Dix Park Master Plan

In 2018 RHDC created an Ad Hoc Committee devoted to the preservation of Dorothea Dix Park. With guidance from the committee, the Commission reviewed and commented on both the preliminary and final drafts of the Master Plan. This project, for which authenticity is key, will define Raleigh for generations to come. Because adoption of the Master Plan is only the beginning of years of planning that will take place, the commission decided to keep the Dix Park Ad Hoc Committee in place for future involvement.

## Historic Preservation Toolkit

The Department of City Planning hired a consultant to conduct research on historic preservation tools that can support the economic viability of historic resources. In early 2018 RHDC reviewed and offered comments on the preliminary report. After review of the final report RHDC, in 2019, recommended that Council accept the toolkit and to study the creation of a new preservation fund. Both requests were approved by Council.

The current revolving loan fund is focused on gap financing for larger rehabilitation projects. RHDC is interested in smaller loans/grants to tackle what are arguably the City's greatest challenges – displacement of residents (tenants and homeowners) and small businesses.

## Rezoning Cases

2018 and 2019 saw a rise in rezoning requests in or adjacent to National Register Historic Districts. In the past year RHDC reviewed and made recommendations on five cases and heard initial presentations on two. The Depot National Register District has seen most of the requests, but cases were also in the Mordecai, Boylan Heights, West Raleigh, and Fayetteville Street Historic Districts.

## Other UDO Related Reviews

Reviews of subdivisions in Historic Overlay Districts and Landmark properties were down, with only one case in Oakwood. Similarly, one review of a right-of-way closure request was made. At the request of the neighborhood, two properties in Boylan Heights were inspected and sent to the Housing and Neighborhoods Department to initiate the Demolition-by-Neglect process.



# COMMUNITY AWARENESS

## Lustron House

The partnership between RHDC, Preservation North Carolina, and the City of Raleigh continues as the saved Lustron House has been placed on a permanent foundation in its new location. RHDC participated in Preservation NC's event, A Taste of Transfer, to promote its preservation and seek a purchaser. Commissioners got their hands dirty cleaning up the property for the event.

## Plummer T. Hall House

The nature of RHDC's relationship with Preservation North Carolina changed with the successful relocation of the Hall House out of the right-of-way and the sale of the property. With the purchase of the property which now includes the Graves House, Preservation NC paid off an old revolving loan and took out a new loan to help with the extensive rehabilitation needed on both historic landmarks.

## Event Participation

The Commission partnered with the Historic Resources and Museum Advisory Board in planning and participating in the Oberlin Festival at Latta House and University Site. The event celebrated the area's African-American heritage with a historic walking tour of Oberlin Village using [RaleighHistoric.org](http://RaleighHistoric.org), hands-on activities, performances, and informational tables by related group.

RHDC commissioners participated in the annual Method Day and spoke at the unveiling of the plaques for the Berry O'Kelly School National Register Historic District and Raleigh Historic Landmark designations.

Commissioners and staff took part in AIA Triangle's Historic Preservation 201: Our Partners in Preservation. The event highlighted rehabilitations in the Blount Street Historic Overlay District.

### National Exposure

RHDC Commissioners and City staff participated in the National Alliance of Preservation Commissions 2018 Forum. Chair Don Davis and staff led a session on the challenges and opportunities that result from a high development pressure environment. The presentation was also highlighted in the Fall 2018 issue of The Alliance Review.

### Preservation Revolving Loan Fund Activity

The 1996 loan for the Plummer T. Hall House was satisfied. \$62,696.90 was returned.

\$25,000 was deposited into the fund from the Housing & Neighborhoods Department upon the sale of the Hall House.

\$100,000 is outstanding and will be replenished with the sale of the Lustron House.

\$175,000 was loaned to Preservation NC for the rehabilitation of the Hall and Graves Houses.

There are no additional funds available to loan at this time.

### Online Presence

Mobile App: The commission added the Education Related Buildings tour to RaleighHistoric.org, a website and corresponding smartphone application featuring Raleigh's landmarks.

Website: The Community Awareness Committee began identifying a new structure for an update of rhdc.org.

Social Media: Facebook page likes increased by 9% and posts reached nearly 1,000 people. On Twitter, the commission's tweets were seen thousands of times and the number of followers increased by 7%.



Explore the architecture, places, and people that have shaped Raleigh's history.

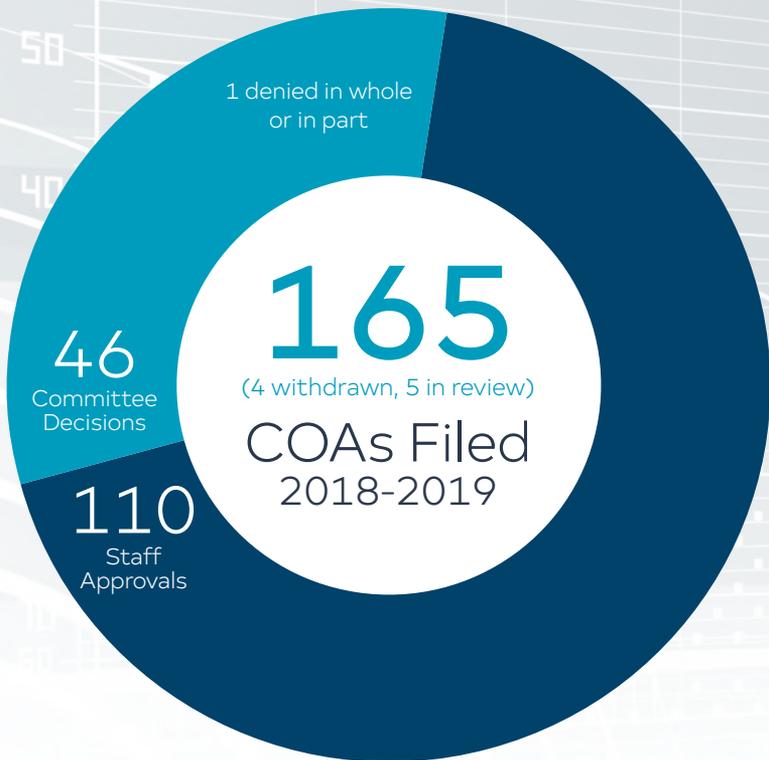
Download the RHDC mobile app today!

RaleighHistoric.org

RaleighHistoric is compatible with iOS and Android devices and also includes a companion website that is accessible from any web browser.

# CERTIFICATES OF APPROPRIATENESS

In October 2018 RHDC staff successfully transitioned to the internal use of the City's new permit and development system. The format of COA cases numbers changed as a result.





# 2019 - 2020 Annual Work Program

July 1, 2019 - June 30, 2020



## ENTIRE COMMISSION

- Review rezoning cases, right-of-way closures, subdivisions, and other code required reviews as they arise.
- Review and comment on Dorothea Dix Park related items as they arise.
- Study the creation of a new preservation fund.
- Update the Bylaws and Rules of Procedure.

## COA COMMITTEE

- Constant improvement of the COA process.
- Initiate an update to the Site and Setting Section of the *Design Guidelines for Raleigh Historic Districts and Landmarks*.

## COMMUNITY AWARENESS COMMITTEE

- Launch mobile app tours.
- Publish the RHDC newsletter.
- Update the RHDC website and social media sites for improved customer support.
- Celebrate National Historic Preservation Month.

## NOMINATIONS COMMITTEE

- Identify and nominate Commissioner candidates with the requisite skills to fill open positions for City Council consideration.
- Provide new commissioner orientation.



## RESEARCH COMMITTEE

- Identify, prioritize, and recommend historic properties and neighborhoods for Raleigh Historic Landmark, Raleigh Historic Overlay District, and National Register designation. Current projects include an update to the Oakwood Historic District report and preparation of a LGBTQ Historic Context Report.
- Evaluate, maintain, and a list of potential Raleigh Historic Landmarks.
- Recommend that the Lustron House be designated a Raleigh Historic Landmark.
- Develop and propose a clearly defined process to be used by neighborhoods when requesting studies that may result in a Historic Overlay District.
- Finalize the update to the Oakwood Historic District report.
- Prepare a Historic Context Report to identify historic sites significant to LGBTQ culture in Raleigh.

*The Raleigh Historic Development Commission's (RHDC) 2019-2020 Work Program is derived in part from the RHDC 2018-2020 Strategic Plan.*

# About the Commission



Established in 1961, the mission of the RHDC is to serve as the City Council's official historic advisory body to identify, preserve, protect, and promote Raleigh's historic resources. The duties and responsibilities of RHDC are outlined in the North Carolina General Statutes (NCGS 160A, Article 19, Part 3C) and Raleigh Unified Development Ordinance (Section 10.1.4). Within this body of legislation, RHDC has established Council-ratified "Bylaws and Rules of Procedure," as well as *Design Guidelines for Raleigh Historic Districts and Landmarks*.

As part of its responsibilities, RHDC performs the duties required to maintain the city's federal Certified Local Government status. Its work is supported by City Council designated funding and three full-time preservation planners, one of whom is the Executive Director, provided through the Department of City Planning.

RHDC consists of twelve volunteers appointed by City Council for up to three consecutive two-year terms. It manages its activities through the work of five standing committees:

- Certificate of Appropriateness
- Community Awareness
- Executive
- Nominations
- Research



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historic preservation advisory body  
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historic resources.

## RHDC Membership Roster

(appointed terms)

*Nicole Alvarez (2016-20)*

*Travis Bailey (2017-20)*

*Don Davis (2013-19)*

*Ian Dunn (2018-20)*

*Nick Fountain (2017-21)*

*Jenny Harper (2013-19)*

*John Hinshaw (2016-20)*

*Laurie Jackson (2014-20)*

*Heather Leah (2019-21)*

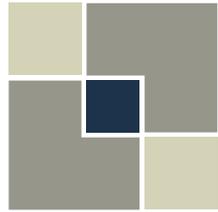
*Jeannine McAuliffe (2018-20)*

*Katie Pate (2019-21)*

*Jimmy Thiem (2016-20)*

*Kaye Webb (2015-21)*

*Gaston Williams (2017-21)*



**RHDC**  
RALEIGH HISTORIC  
DEVELOPMENT COMMISSION

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Photos courtesy of  
the Capital City Camera Club,  
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Raleigh Department of City Planning.

[raleighnc.gov](http://raleighnc.gov)  
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