



A NEWSLETTER PUBLISHED BY THE RALEIGH HISTORIC DEVELOPMENT COMMISSION

From the Chair

This fall the commission hosted two Community Conversations to discuss the Design Guidelines for Raleigh Historic Districts as they pertain to new construction and additions. On behalf of the commission, thanks to all who participated! We were overwhelmed by the community's passionate interest in the preservation of Raleigh historic districts, and look forward to working together in the future. The updated Design Guidelines are under review by City Attorney. We hope to have feedback soon!

2014 was packed with commission activity. We are proud to be partnering with the Chavis Park Public Leadership Group and the Parks, Recreation, and Cultural Resources Department to list Chavis Park in the National Register of Historic Places. The commission is also sponsoring applications for Shaw University's Leonard Medical School and Leonard Hospital to be designated Raleigh Historic Landmarks in honor of Shaw's 150th anniversary. Finally, RHDC is working with

numerous partners, including Raleigh's departments of Planning & Development, Housing & Neighborhoods, and Public Works, as well as Preservation North Carolina and Capital Area Preservation, to ensure the future of the Plummer T. Hall House, an endangered Raleigh Historic Landmark.

This January the commission held a retreat to discuss the next year's historic preservation program.



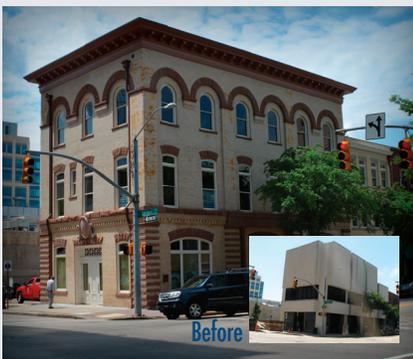
Sincerely,

Kiernan McGorty, Chair

Behind the Scenes Tour of Historic Properties a Success!

On January 10, RHDC hosted a Behind the Scenes Tour of four historic properties in Raleigh, each at various stages of rehabilitation and prior to occupancy. Around 500 people dropped in at one or more of the sites, including two Raleigh Historic Landmarks, the Lewis-Smith House and the Raleigh Nehi Bottling Company, and two future Raleigh Historic Landmarks, Gethsemane Seventh Day Adventist Church and

the H.J. Brown Funeral Director and Embalmers Building (also know as the Raleigh Industrial Bank or "Death and Taxes"). Thanks to the following sponsors and volunteers: James Goodnight, David Maurer, Phuc Tran, Hobby Properties, Meetinghouse Properties, Paper Clip Properties, Cup A Joe, Videri Chocolate Factory, and Whole Foods Raleigh.



H. J. Brown Funeral Director and Embalmers/
Raleigh Industrial Bank



Raleigh Nehi Bottling Company



Gethsemane Seventh Day Adventist Church

Economic Impact Analysis

The City of Raleigh received a \$15,000 federal historic preservation fund grant to perform an analysis of the economic impact of historic preservation in Raleigh. The Raleigh Historic Development Commission matched these grant funds and hired economist Donovan Rypkema of PlaceEconomics to perform the analysis. The analysis utilized the goals adopted in the City's 2030 Comprehensive Plan to frame the City's historic preservation metrics. To read the full report, "Designing A 21st-century City: Historic Preservation and the Raleigh of Tomorrow," visit <http://bit.ly/1I9Cf0Q>.

Raleigh's historic districts contain only 3 percent of the city's population and constitute less than 2 percent of the land area. But that relatively small portion of the city not only adds character and distinction, it also leads the city in a multitude of economic and quality of life metrics:

- Properties in historic districts outperform the market with values that are rising and have significantly fewer foreclosures when the market is in decline.

- Between 2000 and 2008, properties in local historic districts increased in value by just over 90 percent and properties in National Register districts saw values up an average of 77 percent while the properties throughout the City of Raleigh increased just short of 50 percent.

- In Raleigh, for every 1,000 single family houses not in either National Register or

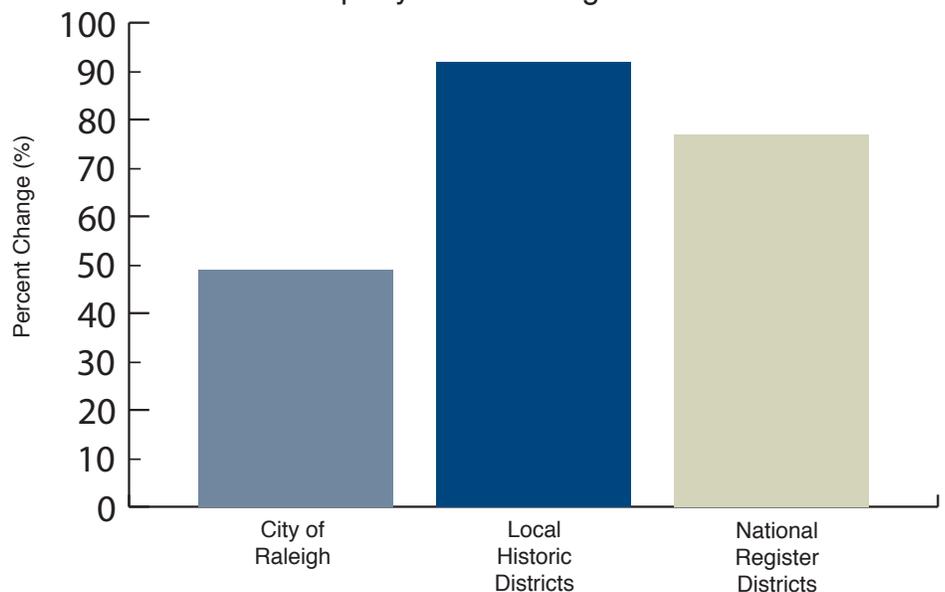
local historic districts, 100 faced foreclosure between 2008 and 2013. The rate for houses within National Register historic districts was less than half of that, with 49.3 foreclosed homes per 1,000. Local districts were even lower with only 28.8 houses per thousand foreclosed upon.

- Between 2011 and 2012, the city as a whole recorded a 13 percent increase in the number of home sales. Raleigh's historic districts rose faster, with a 32 percent increase in activity in 2012. The local historic districts boast an even more impressive 68 percent increase in number of sales.
- Historic neighborhoods and buildings are the locations of choice for knowledge workers, the creative class, and new businesses.
- While Raleigh's historic districts contain just under 4 percent of all jobs in Raleigh, they hold 7 percent of the city's knowledge-worker jobs. Knowledge workers are people whose main capital is knowledge, such as engineers, doctors, architects, scientists, public accountants, lawyers, teachers,

and other jobs where employees "think for a living."

- Just over 2 percent of Raleigh's workers are employed in creative industries. Raleigh's historic districts capture a slightly higher share of creative industry jobs, with 2.88 percent of workers. Local historic districts alone have an even higher share, with 4.2 percent.
- Of the 44 new businesses in downtown Raleigh in 2013, two-thirds of them chose historic and other older buildings for their location.
- Walk Scores and Bike Scores are much higher in historic districts than elsewhere in Raleigh.
- Raleigh's historic districts average a 73 Walk Score, meaning most errands can be accomplished on foot. Conversely, the city of Raleigh has an average Walk Score of 29, meaning that most neighborhoods are car-dependent.
- Local historic districts show a Bike Score of over 70, which means it is convenient for residents to bike for most trips.

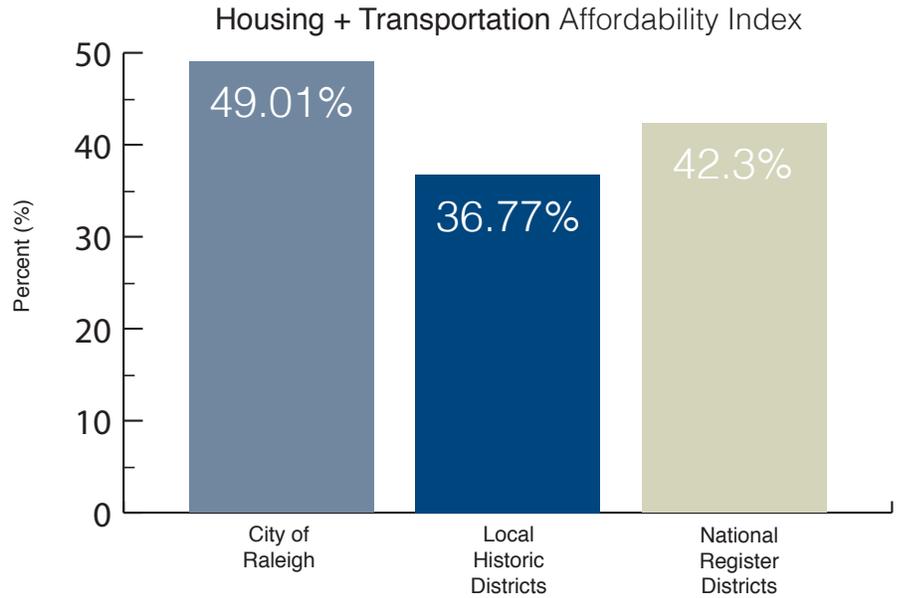
Property Value Change 2000-2008



In contrast, the city of Raleigh has an average Bike Score of 39, or somewhat bikable.

- While property values are increasing faster than the overall market, historic districts remain affordable with fewer households in a “cost burdened” situation, particularly when transportation is considered, than the city as a whole.

- Almost 50 percent of all Raleigh residents spend more than 45 percent of their income on housing and transportation—a situation deemed unaffordable. In the historic districts, the numbers are lower. Denser neighborhoods located in closer proximity to jobs and amenities mean that 42.3 percent of residents are in unaffordable situations. Raleigh’s local historic districts are even more affordable: only 36.7 percent of residents are in unaffordable situations.



In this table, “Oakwood NR” utilizes the National Register Historic District boundaries, while “Local Historic Oakwood” utilizes the local historic overlay district boundaries.

Rehabilitation Tax Credits

Large scale developers have taken advantage of federal and state historic rehabilitation tax credits and a local property tax deferral for Raleigh Historic Landmarks to create successful economic development projects such as Powerhouse Square, Pine State Creamery, and multiple historic buildings on Fayetteville Street. However, the results of the economic impact analysis prove that historic preservation has been a critical economic development tool in residential historic neighborhoods as well. A comparison of property values and tax receipts in Oakwood and the Reedham Oaks/Wyndham subdivision, for example, tells a compelling tale about the value of historic districts. As shown in the chart below, although the two neighborhoods are similar in acreage, Oakwood accommodates three times as many residents and generates \$2.3

	Oakwood	Reedham Oaks/Wyndham
Population	1664	507
Size (acres)	114.5	114.0
Housing Units	794	127
Average Year of Construction	1925	1992
Average Size of House (square feet)	2473	3515
Average Value	\$315,004	\$524,077
Taxes Per Unit	\$2,887	\$4,805
Population Per Acre	14.5	4.4
Square Feet of Road Per Unit	1045	2209
Taxes Per Acre	\$22,022	\$5,531
Water/Sewer Line Per Person (Linear Feet)	33	49
Water/Sewer Line Replacement Cost Per Unit	\$8,811	\$24,781
Annual Property Taxes	\$2,292,278	\$610,235

million in property taxes as compared to \$610,000 from Reedham Oaks/Wyndham. In addition, the city’s water/sewer line replacement costs are almost a third less for Oakwood.

RHDC MEETINGS

RHDC Business Meetings:

5/20, 6/17, 7/15, 8/19. 7:45 AM,
Rm. 305, Avery C. Upchurch Gov't. Complex

Certificate of Appropriateness Committee:

(Application deadline & meeting date)
2/11 for 3/2, 3/17 for 4/6, 5/12 for 6/1. 4:00 PM, Rm. 201, Avery C.
Upchurch Gov't. Complex.

Community Awareness Committee:

3/3, 4/7. 4:00 PM, Rm. 213, One Exchange Plaza.

Research Committee:

3/5, 4/2. 7:30 AM, Rm. 213, One Exchange Plaza.

COMMISSION MEMBERS

Kiernan McGorty (Chair), Fred Belledin (Vice-Chair),
Sarah David (Sec'y/Treas.), Elizabeth Caliendo, Jannette Coleridge-
Taylor, Don Davis, Miranda Downer, Jenny Harper, Laurie Jackson,
Rachel Rumsey, Scott Shackleton, Flora Hatley Wadelington.

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The Lewis-Smith House was one site on the Behind-the-Scenes Tour.

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COA TALLY

Major work (comm. review):	Sept '14	Oct '14	Nov '14	Dec '14
<i>Approved as submitted</i>	1	3	1	
<i>Approved w/ conditions</i>	6	7	3	4
<i>Approved in part/ denied in part</i>				
<i>Denied</i>	1	1*		1
<i>Deferred</i>	1	1	1	1
<i>Minor work (staff approved):</i>	10	10	13	8

*without prejudice

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Historic Boylan Heights: www.boylanheights.org
Downtown Raleigh Alliance: www.godowntownraleigh.com
NC SHPO: www.hpo.ncdcr.gov



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Staff support for the RHDC is provided by the Raleigh Department of Planning and Development, www.raleighnc.gov/planning