



COMMUNITY CONVERSATION

QUESTION 2:

Should the committee structure of the Raleigh Historic Development Commission be revisited?

Identify

Preserve

Protect

Promote

- Committee composition
 - Maintain committee composition
 - Increase number of COA committee members

- Composition
 - 12 members
- 5 Standing Committees
 - Certificate of Appropriateness (COA) – 5 members, 2 alternates - Quorum 3 members
 - Community Awareness – 4 members
 - Executive – 7 members (officers and committee chairs)
 - Nominations – 3 members
 - Research - 3 members



STAFF

RECOMMENDATION

- Recommendation to commission
 - Support current committee structure
 - Consider revising *Bylaws and Rules of Procedure* to require a 3-affirmative vote for any quasi-judicial vote.



COMMUNITY CONVERSATION

OTHER ISSUES IDENTIFIED IN PROCESS

Identify

Preserve

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Promote

Commission composition

- Professional diversity
 - Fewer architects
 - Require experience in design and specific expertise
- Increase number of commissioners
- Neighborhood input of candidates
- Multiple district and landmark representation
- Transparency in commissioner selection process



BACKGROUND: PROFESSIONAL DIVERSITY

Raleigh Unified Development Ordinance

A majority of the members shall have demonstrated special interest, experience or education in history, architecture, archaeology or related fields.

North Carolina General Statutes 160A-400.7

A majority of the members of such a commission shall have demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields.

Certified Local Government Requirements

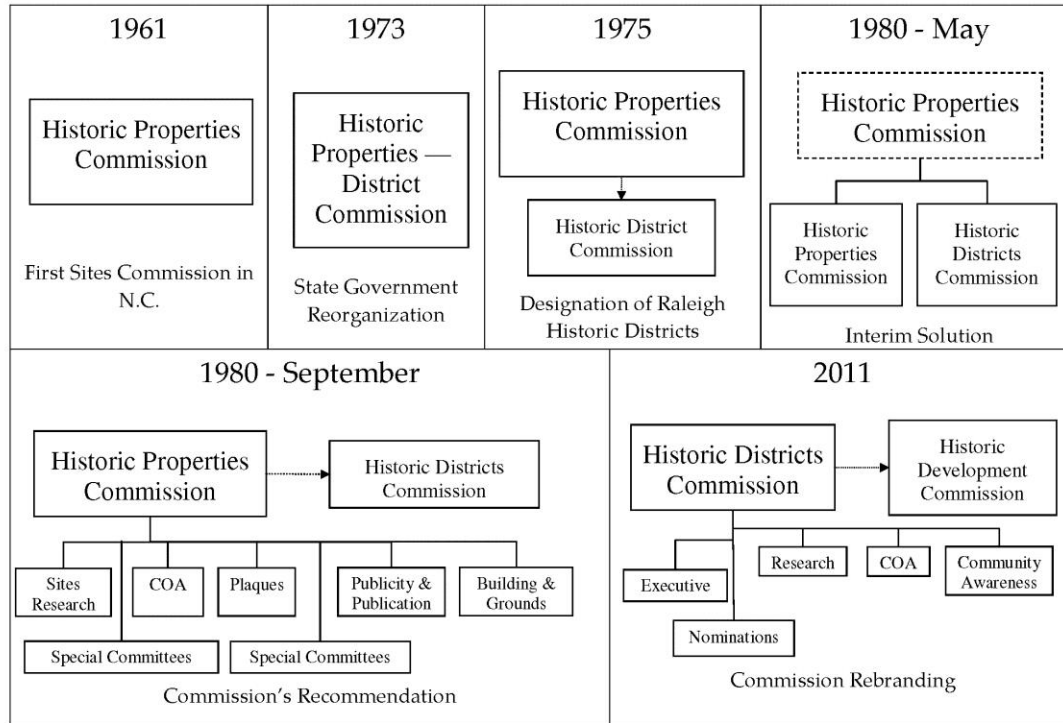
Establish an adequate and qualified historic preservation review commission, providing resumes of members of the commission.



BACKGROUND: PROFESSIONAL DIVERSITY

- How to guarantee diversity?
 - Volunteer commission
 - Working commission
 - 2-year terms, maximum of 3 consecutive terms
 - Role of commission in appointments

BACKGROUND: COMMISSION NUMBERS





STAFF

RECOMMENDATION

- Recommendation to commission
 - Support current UDO requirements for membership
 - Mail post card to all property owners and residents in historic overlay districts and landmarks annually noticing upcoming vacancies and soliciting resumes

- *Recommendation to community*
 - Forward resumes of interested candidates to commission or directly to City Council

☐ Commission Support

- Increase financial support of historic preservation program funding
- Legal counsel at COA committee meetings
- Additional historic preservation planning program staff



STAFF

RECOMMENDATION

- Recommendation to commission
 - Thoughtfully consider annual budget request to City

- Internal steps*
 - Forward staff and attorney requests to appropriate city staff

- Commissioner training
 - Commission well-trained
 - Ensure that training is provided to commissioners

- Certified Local Government Requirements
- Annual COA Committee Training
 - City Staff
 - Presentations
 - Mock-Hearings
 - Best Practices Literature
 - Conferences (National Alliance of Preservation Commissions, Preservation North Carolina)
- Trainings and Speakers
 - UNC School of Government
 - National Alliance of Preservation Commissions (NAPC) Commission Assistance and Mentoring Program (CAMP) Training
 - North Carolina State Historic Preservation Office Certified Local Government Trainings



STAFF RECOMMENDATION

- Recommendation to commission
 - Continue to support commission in its training goals.

Identify

Preserve

Protect

Promote

- COA Meeting Improvements
 - Commissioners need microphones
 - Publish staff comments prior to meeting
 - Brief presentation of each case



BACKGROUND: COA MEETING IMPROVEMENTS

Audio Visual

Room 305 (informal) vs. City Council Chambers (formal)

Presentation of Case

May increase length of meetings; may focus committee discussion

Publication of Staff Comments

Increased days between application and approval; increased length of meetings; City Attorney disapproves

REQUEST FOR FEEDBACK FROM PARTICIPANTS

Is the community

- Willing to give up the informality of the current meetings in Room 305 for the increased audio support of the more formal City Council Chambers?
- Supportive of Raleigh Television Network recording and publishing meetings?
- Willing to wait additional days between application and receipt of major work COA in order to accommodate the publishing of staff comments online?



STAFF

RECOMMENDATION

- Evaluate feedback on the potential relocation of meeting; consider relocating meeting in Council Chambers.
- Direct staff to prepare a brief staff overview of the major issues of each case, to be test-driven at a COA meeting.



WHAT WE HEARD

Community Training

Identify

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REQUEST FOR FEEDBACK FROM PARTICIPANTS

- If the commission reinvigorates its Community Conversations, what are the topics you'd like to see covered?
- Would you prefer an evening presentation or a half-day workshop?



STAFF

RECOMMENDATION

- Recommendation to commission
 - Consider reinvigorating the Community Conversations series based on feedback.

Building Permit Issuance

- Review city regulations that allowed a building to be constructed during appeal period.

Internal steps

- Forward this issue to appropriate city staff.



COMMUNITY CONVERSATION

QUESTION 3:

How can new residents be made aware that they live in a Raleigh Historic District and what that means for them?

Identify

Preserve

Protect

Promote



WHAT WE HEARD: OUTREACH

Educate

- Provide periodic training for new residents of HODs to educate them regarding guidelines, announced with mailers
- Community liaisons between RHDC and districts
- Improve website
- Organize neighborhood groups that can inform/use CACs/ Encourage community to set up good neighbors program
- Publish a list of addresses that are in historic district
- HOD Mailings
 - Annually to HOD property owners/ residents, a stock brochure with FAQs of what it means to live in HOD
 - To new residents/owners in HODs: Neighborhood welcome packet with copy of *Design Guidelines*



STAFF

RECOMMENDATION

- Update current brochure with FAQs on what it means to live in a HOD
- Explore technological methods for new resident/owner mailings
- Consider periodic commissioner attendance at neighborhood association meetings or CAC meetings



WHAT WE HEARD: REALTORS

- RHDC Outreach to Realtors
 - Provide training for realtors, designers, developers
 - Annual letter to realtors with *Design Guidelines included*
 - Link on MLS listings to RHDC website
 - Encourage realtors to notify buyers that they are purchasing property within a local historic district



STAFF

RECOMMENDATION

- Explore the opportunity to develop a continuing education course for realtors on historic preservation

Identify

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WHAT WE HEARD: OTHER'S RESPONSIBILITY

- Wake County Jurisdiction
 - Recording historic overlay district zoning on deed
 - Including HOD zoning information in Wake County database

Identify

Preserve

Protect

Promote



WHAT WE HEARD: OTHER'S RESPONSIBILITY

- North Carolina Association of Realtors
 - Stipulate that real estate signage illustrate that a property is located in an HOD
 - Encourage realtors to notify buyers that they are in historic district
 - Checkbox for historic overlay district zoning in MLS listing
 - Understanding who is responsible to enforce the legal requirement that sellers must notify buyers that a property is in a historic overlay district and what that means
 - Understanding who has the authority to add into property sales paperwork an acknowledgement that property is located in historic district