like current guidelines

- decades of work to restore the communities
- "trend" thinking in 70s would have lost most of existing Oakwood
- loss of tax credits and growth of downtown made land more valuable & desirable than homes
- increased cost to buy in poses danger to preservation
- separation of residential & commercial ideals
- more traditional w/in historic districts w/in special char. / period of significance
Stewardship

Community Standards

hold placards to protect applicants

Table 1
Table #2  Question #1
Doro Johnston  Greater specificity
Garages

1. Research and study of the area should include consideration of placement and orientation of garages.

2. Compare what appears in guidelines for decks and prepare similar guidance for garages and patios.
JOHN REESE #2 TABLE

OAKWOOD SPECIFIC ANALYSIS
Bynum Walker, COR Staff

Small Groups Discussion #1

- What values underlie preservation guidelines?
- Urban fabric/understanding/finding lost values.
- Playing by same set of rules, discussion points.
- Maintain value.
- Property and cultural
- Different for commercial vs. residential
- Interpretation
- Existing guidelines are based on analysis
- What's the base for Oakwood?
OAKWOOD SPECIFIC ANALYSIS

JOHN REESE TABLE #2

SYMETRICAL AND ASYMETRICAL
Guidelines should refer to the character essay.

Style is implied by the guidelines but it failed in 2 cases because it is not directly referred to.

RHOC did great for 30 years. Please don't use controversial approvals serve as precedent.

Homes approved should blend, not hide nor celebrate be so different.
- Staff needs to do a better job of defining issues for COA committees ensuring that COA committee follows guidelines.

- Needs to be more analysis of characteristics of each specific district as a background for the evaluation of proposed designs.

- Implementation should be a problem within guidelines.
Differentiate commercial rules from residential rules in the guidelines. Commercial guidelines should allow for more flexibility than residential to allow for vacant lots to be developed in a beneficial way that improves the district.
Make CON apply Stack Law

# 160A - 400-9

# 3
Prevent clashes between neighbors and minimize controversy and conflict.

#3
More members on COD committee
"Not just a lid on the COA"
#3 Beware of Commission members with their own agendas—sometimes a conflict of interest.

And—no COA should be approved without a quorum present. Too much rides on their decisions.
Raleigh should be "average" on the spectrum between Historicism + No protection x 3
THE CURRENT COMPOSITION OF THE COLA BOARD IS NOT FAIR. THERE ARE MEMBERS WHO HAVE CONFLICTING INTEREST LIKE FRED BEHINDIN WHO WORKS WITH CLEARSCAPES. THERE
Are more modernist architects and the balance is skewed.
Forbid "intentional opposition" and arrogant construction in historic districts.
The lines between minor works and major works is being blurred. There are works that really not minor but major but they are placed in minor works.
- I would suggest more members of RHDC serve on CoA committee. Five seems too small.

- Maybe all? But rotate through, 7 at a time, different group each meeting, to ensure greater diversity of input.

- Important that the guidelines emphasize:

  1. SAFETY

  2. PROPERTY VALUE - not too restrictive, not too loose → both w/ an eye to value

  3. CHARACTER ESSAYS → and that these be revised on a regular schedule with significant public input (unclear how much input was sought in current version?)
- we should not handcuff the future.
Most important thing to serve is PEOPLE
(not BUILDINGS)
Table 4

Extend the Distance of Notification for COA Proposals
Table #4

Have a diverse Professional Background on the GOA Board

i.e. 1. Don't have more than 1 architect

2. Don't have all one neighborhood represented (Balance represents all neighborhoods)
Better Educate COA
Board members of
How the period of significance
Should be applied to the
Review Process.
Have RTDC Guidelines more in line with state statutes. Including “style” which will lead to more consistent interpretations.

Balance the professions on ENTIRE RTDC

Include homeowners on RTDC

RTDC need to be paid, full time, trained employees of Raleigh

Need inclusion of pictures of buildings that would be unacceptable in historic dist
Preservation

As the city of Raleigh
We are not preserving your house, it's the district.
It is about stopping the clock. Do we want to stop the clock?
We live in the modern Era.
Get impact of non-historic district residence.

How do you get non-historic residence involved in the discussion and what they would like to see from their historic district.

Is it not Raleigh's historic districts? Not just the residence of the historic district?
The idea of expanding the period of significance is ludicrous.

A constantly moving "timeframe" makes any historic district like any other neighborhood anything goes!

Also, it would prevent future restoration because changes, inappropriate changes, could occur during the extended period would now be protected.
Members of the RHDC and especially
the COA Commission need two things

1. More extensive education on
   what their legal power is and how to
   interpret the guidelines
2. Only quasi-judicial body
   in Raleigh that does not have
   legal council. Get them an
   attorney to advise them.
Style must be a part of the guidelines as it states clearly in the enabling legislation that "exterior features shall include the architectural style."
| Table 7 |

Style should not be introduced in the guidelines.

The period of significance of Oakwood should be expanded to include all buildings 50 years or older that will help prevent tear-downs.

Bring back the tax credits.

Enforce existing guidelines 4.2.19 relating to control the increase of size of buildings.
Raleigh. You're doing a great job! Please don't let your historic neighborhoods turn into fake historic Disneyworlds. Building contemporary buildings does not take away from the beauty of the historic buildings.
Add the Historic Overlay District information as an added field in Wake County parcel information data.
Just “compatible” is too vague. Need more specific standards. Identify features of surrounding historic buildings and show how new building has features that reflect features of old buildings.
NEW CONSTRUCTION & ADDITIONS SHOULD
RESPECT HISTORIC BUILDINGS, NOT
BE ANTAGONISTIC TO THEM. STRONGLY
MODERNIST BUILDINGS ARE ANTAGONISTIC
TO THE HISTORIC ARCHITECTURE OF
OAKWOOD.
Each historic district has a special character. This character is a treasure that must be preserved. New buildings & additions should not spoil that special character. That is a failure of preservation!
The current guidelines have worked very well for 12 years, but they have broken down because the meaning of "compatible" has been lost. It has come to mean "whatever the commissioners like."
Table 10

Q3 RHDC needs additional staff. Cannot do enough to let homeowners know about RHDC & CORA with current staff level.

Would be wise to have a notice that could be put beside "for sale" notice to alert potential home buyers to historic district or deed restrictions.

Deed registration or water hookup
should also trigger this level status notification, although this is after the fact.
Use the CUA process prior to the actual meeting by distributing the plans for an addition or a new construction to all the neighbors in the block. Perhaps have a facilitated discussion in case there are strong feelings.
4.2 Differences in 2001 data seems too big to me. Skin description in 4.3 seems more restrictive.

Cost should be a second surprise particularly those that might trigger supplies problems.

History moves on. We probably need to update Oakwood. Not all registered nonresidents to expand the period of significance to protect more properties.
I learned some things.
Recommended addition to guidelines:

- Explicitly forbid style from being a factor.
Have a central location (URL) with information on historic districts, rehab, COA process, etc. This URL - Single pt. of contact.

Did disseminate that URL through realtors, chamber of commerce, Wake cy, county web site, Raleigh city of - county site.

Send print inform, post cards to real estate offices, etc. - for new members to historic districts.

Tweet it, blog it, Pinterest the URL!
Living in a historic district is about relationships, and design guidelines should focus on how to specify what is "already there," what's changing or being added, and how these relate to each other.

*This includes surrounding properties!*
<table>
<thead>
<tr>
<th>#</th>
<th>Location</th>
<th>Preservation District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Blount Street Historic District</td>
<td>Preservation North Carolina</td>
</tr>
<tr>
<td>2</td>
<td>Oakwood Historic</td>
<td></td>
</tr>
</tbody>
</table>

Dhanya Sandeep + Beth Nooe CoR STAFF
The cod process is pretty informal, and the design doesn't seem to be a very important part of it. RHDC should make the cod process almost a "design review," not merely go by analysis, but rigorous enough that everyone knows what is coming.
Somewhere in between

- Common contextual elements will help new structures be more compatible — front porch, front door addressing street, detached garages etc more specific elements that help guide the more ambiguous language.
Welcome packet w/standards of Historic expectations for properties "guidelines"
A quality user experience and new website would do wonders.

A clean easy to use interface.
Each resident gets a log in and must create a profile page.

On this page all of their COA's & submissions are listed. Pictures can/should be uploaded. This way all residents can see what works have been submitted & approved.
When you submit a COA it should automatically alert all near neighbors so they don't have send "snail mail."

All COA's will be uploaded w/ pics so you don't have to print 16 copies each time. HUGE WASTE OF PAPER!

This would increase transparency & give people a place to be linked to educational resources as well as keep a running file of all works on each property.
Districts that emphasize form over style

Guidelines that allow for dynamic, flexible
living communities that regulate on form
rather than on taste and personal
preferences.

Guidelines should treat commercial properties
differently, and more brilliantly,
where density is a reality.

* Need to make sure that we don't paralyze
swaths of downtown
(3) Attorneys & Real estate agents who do transactions in historic districts should be required to make disclosure of the historic district & give directions of how to get info on the responsibilities.

P.S. we need to protect newer structures from tear down. Allow more recent structures to be grandfathered into district

-over
I think the most important value we need to be reflected in guidelines is preserving the quality & character of the neighborhood environment — the way the neighborhood functions to drive interactions between neighbors. Style is not nearly as important as keeping buildings in proportion to one another — in similar relation to streets & sidewalks. There is room for tremendous diversity of style & form in this approach. It allows for creativity & a sense of a dynamic, growing, living, breathing community. We should be setting guidelines that prevent us
neighborhood from being overdeveloped with disproportionate homes that create dissonance.

I think a system that creates general guidelines, enforced by an intimate board that understands neighborhoods, and a quality of the neighborhoods is what makes an area creative, - eclectic, open-minded people who are also familiar with design.

Perhaps you could have a website for new residents or property owners that takes them to a creative visual explosion of what it means to live in a historic district - maybe a creative whiteboard "magic drawing board" type of thing.
Some topics not covered - but a concern

- APPLICATION OF COA GUIDELINES - HOW TO MAKE SURE THEY ARE FOLLOWED (WORK IS BROUGHT TO COMMISSION FOR APPROVAL)

- ENFORCEMENT - MAKING SURE WHAT IS APPROVED GETS IMPLEMENTED (AND NOT SOMETHING DIFFERENT)

- PROPERTIES INSIDE A HISTORIC DISTRICT THAT ARE NOT CONSIDERED HISTORIC - WHAT RULES THEY MUST FOLLOW/DO NOT FOLLOW
Table 20

Good design, size, massing, form are important for all neighborhoods. However, historic districts have a difference from all other neighborhoods. They are not the "good design" districts. They are not the "quality construction" districts. They are not the "green" districts. They are not the "friendly", "good neighbor" or "lively" districts. They may be all those things, but they are designated historic districts intended to preserve the look, feel and
association of the community so that we have a view into a particular period of time. Other styles that fit into other neighborhoods can be built anywhere but you can't build a new historic district anywhere. Loosely interpreting guidelines has ruined Dilworth in Charlotte. We are well on our way to having the same.
Table 21

- Have 2 Boards

(1) Historic Development for Commercial
(2) Historic Districts for Residential

Each has distinct goals and objectives
## Table 22

My personal opinions about the guidelines:

- Information is great, and is reflective of an evolving community, but how digestible is it?
- Needs more graphics (like the site orientation and rooflines)
- Less words—or at least one version of sections that is condensed
- "Homeowners Manual"
More visually engaging, overall

Integrate the glossary as footnotes
Table

Would it be possible to have more examples of precedent (other things that have obtained CoA), so you are not having to reinvent the wheel when you're seeking a CoA.
- do not bring style into this
classification - it should not be a
criterion
Include "architectural style" in the BHDC Guidelines as dictated in N.C. G.S. 160A-400.9.
Value: guidelines should maximize well-maintained, inhabited houses, and — when possible — encourage density.

Consideration for new guidelines: In light of the value above, consider one set of guidelines for existing structures and a second, more permissive set of guidelines for infill.
The RHDC should follow their guidelines.
- Guidelines should be reflective of state statute - "shall" include style
  within period of significance

- Access for RHDC to an attorney

- Training for SPT to so it doesn't matter as much who sits on committee
Notification of Minor Works

- Easier access/Notification to Surrounding Neighbors

CoA Notification

- Increase Tree Radius from 100 to 500 FT
RESPECT OAKWOOD CITIZENS

KEEP CULTURAL VALUE OF HOUSE NEIGHBORHOOD

KEEP NEIGHBORHOOD IDENTITY

PRESERVE + "ENHANCE"
Informing new residents — that should be no problem — you know when you move in. Give them a packet of rules.
Draft Guidelines seem to be weakened.

Both dropped wording that seems to make them more vague.
I would like to thank Councilman Russ Stephenson and the Raleigh City Council for making public input part of this important process of updating the Design Guidelines used by the Raleigh Historic Development Commission. I plan to attend the public discussion groups, but wanted to submit all of my concerns and ideas because I am not sure that with the format of the proposed discussions, if I would be able to communicate all of this information.

I am a Raleigh resident, have lived in the Historic Oakwood District for over 18 years, have participated in many neighborhood preservation activities, and have attended many RHDC COA hearings. Historic preservation is very important to me and I believe we now have an opportunity to improve historic preservation for our city and the future.

I hope you find this information useful.

1. Do the Design Guidelines for the Raleigh Historic Districts adequately reflect the community's standards for historic preservation design review?

My view is that the Design Guidelines themselves inaccurately reflect State Statutes, go array of my values for historic preservation and, I believe, the communities' values of historic preservation.

Problems with Design Guidelines:

1. Issue of style – several places in enacting legislation “style” is mandated to be included in design review; for example – 160A-400.9 exterior features (mandated to be reviewed in the historic districts) – “shall include the architectural style, general design, and general arrangement of the exterior of a building or structure including the kind and texture of the building material, the size and scale of the building, and type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures.” Current design guidelines do not specify architectural style, and current Commissioners have even openly stated that style should not be considered. The city can be helpful here in incorporating “style” back into the Design Guidelines, making them consistent with State Statutes. I also believe the city should include “style” into the Guidelines because that is what citizens most greatly feel contributes to “the character of the neighborhood.”

2. “Guidelines” and “grayness” lead to less consistency in decisions and more opportunity for the public to be left with perceived unfairness.”

A. I am very much in favor in making the Guidelines clearer, more specific, and more of a standard or criteria for decisions rather than interpretable guidelines. Yes, I understand to do away with the latitude of judgment in interpreting guidelines loses some flexibility and may negatively affect unique circumstances. In the 18 years I have lived in a Raleigh historic district – the complaint of homeowners I have heard most often is that RHDC decisions are inconsistent, unpredictable, and based on Commissioners’ personal tastes. The purpose and intent of Historic Commissions is to aid in protecting historic
properties and districts, and to have predictable and stable expectations so as to not create uncertainty which would affect property values. The city can be helpful here in changing from guidelines to more definite and clear criteria or standards.

B. Clearer more specific language is needed regarding “incongruity”, “compatible”, “diversity”, “special character”, and in each historic District’s character essay. Clarity in the decision process is needed. For example, in an historic district of over 700 houses, is one design element approved if only one house of the 700 has this same design element? Is the whole house to be considered? – example: one house in district has this type of window, one other house has this type of door, etc., etc. leading to approval of a house that has multiple features that are not very commonly found in the district. It would be helpful to more clearly differentiate guidelines/criteria into specific areas of “contributing historic structure”, “non-contributing historic structure”, “additions”, and “new construction”. The city can be helpful here in directing the RHDC, with the involvement of community stakeholders (1)to work to more clearly define the above mentioned words, (2)to give more specifics in each district’s character essay, (3) define and give more specifics on the rational decision-making process in the COA process, and (4) structure and delineate better in the guidelines/standards each area (contributing historic structure, additions, etc) and the criteria and process used when determining approval.

C. I know that the Secretary of the Interior’s Standards are mandated (State Statute) to be used in any Historic Commission in North Carolina. I believe these Standards are useful, are widely used, but are being misused if they are used regarding new construction in a district. The Sec. of the Interior’s Standards were designed for evaluation of a single dwelling, are primarily designed for income producing properties (commercial), and if extrapolated to a review of a district; can be damaging. The Sec of the Interior has produced 47 Preservation Briefs – since 1990 (addressing roofs, wooden windows, historic abobe structures, lead paint, etc) – none address new construction. They are designed to be helpful for people applying for Tax Credits (again commercial buildings) or to restore an historic building. It is inappropriate or problematic in translating this to a newly constructed house in an historic district. The city can be helpful here in directing the updated Design Guidelines/Standards to be clearer in specifying in what areas the Sec. of the Interior’s Standards should be utilized (historically contributing structures, non-contributing historical structure, commercial additions, but not with residential additions or new construction in a district).

D. Should the Design Guidelines/Standards be structured in a way to differentiate commercial from residential?

2. Should the committee structure of the Raleigh Historic Development Commission be revisited?
3. How can new residents be made aware that they live in a Raleigh Historic District and what that means for them?

My belief is that knowledge of a property being in a Raleigh Historic District should be first disseminated to a potential owner during the process of deciding to purchase the property. Restrictions and protections for that property may influence a prospective property buyer. This information is not in the deed, not mandated to be disclosed like lead paint or protective covenants are, but should be mandated to be disclosed early in the sales process. Would this take a city ordinance, realtor standard of practice change, Wake County link to the RHDC Guidelines for properties within historic districts, or State statute? The city can help here by: (1) having written materials available to realtors/potential property buyers, and (2) determining the proper legal mandate procedure and putting it in place.

Second level of knowledge/understanding for the new homeowner may include historic district organizations offering educational classes/seminars for new homeowners (possibly part of a welcome to the neighborhood orientation). The city should also offer similar “orientation” classes to new property owners to further elaborate processes and restrictions. The city can help here by: (1) developing and expecting the RHDC to conduct “orientation classes” to new property owners in the historic districts, and (2) encourage or mandate neighborhood organizations of historic districts to engage in similar orientation classes (or have neighborhood representation on the classes conducted by the RHDC).

Respectfully Submitted by:

David C. Wiesner
515 Euclid Street

day-919.782.2933 x116
A specific example that shows the Interpretation of the Guidelines has CHANGED within just the last few years.

2010: Not approved by board “after the fact”.
Reason: doors were wood core with faux wood fiberglass finish
Notified they needed to be taken down or $500 per day fine would ensue

Notes:

• Located at back of House
• Absolutely CANNOT be seen from street from ANY angle.
• Not touching any part of historic portion of home.
• Able to be removed
Not approved.... 2010

Forced to replace with solid wood.... 2010

Approved? 2013
Hallmarks of In-Fill houses
In-Fill Houses in Oakwood over 30 years

- Consistency in guidelines and execution
- Contemporary interpretations of historic styles
- Harmony with surrounding homes (scale, style, building materials)
- Individual expressions of architectural styles— not clones, not faux-old, not cookie cutter

604 N. Bloodworth St. Turner-Truelove House 1985
602 N. Bloodworth St. Turner-McMahan House 1985

These 30 houses are congenous—
The 2 recent decisions are not

200 Elm St. Michael Weeks House 1986
530 Elm St. Jeffrey & Joyce Davis House c.1987
528 Elm St. Richard & Linda Kolarov House c.1987
509 Watauga St. Hanley-Maxwell House
1989

513 Watauga St. Stuart-Burch House
1990

529 Watauga St. Stuart-Kelly House
1991

609 Leonidas Ct. Beaman-Baldwin House
1993

521 Watauga St. Gina Wright House
1994

616 North Boundary St. A. E. Odom House
1994
What actions does RIVD have in place to enforce C.O.A.s?

Conditional C.O.A.

What does RIVD check behind properties to confirm the
nature of their approved applications and cases
have been followed or is this completely up
to the neighbors?

Bret

14
ENFORCEMENT OF MAJOR MWL WORKS DECISIONS BY STAFF FOLLOW-UP DURING IMPLEMENTATION THRU ON-SITE VISITS.

TREE PROTECTION - CLARITY REGARDING CONSIDERATION FOR IMPACTS TO ADJACENT PROPERTIES.
* Precedents - Provide clarity to CEA & Citizens regarding importance & application.
* Major Works - Insure applications are complete for review at public meeting.
* For major works -

Significant issues should be resolved during meetings - not passed on to staff (which removes topic from public discussion)