

RALEIGH HISTORIC DISTRICTS COMMISSION

Comment and Evaluation Form

Complete this form if you have additional comments. Submit at the conclusion of the meeting or fax to 919-516-2682. You may also send comments to guidelines@rhdc.org. Thank you!

Does the scope of the project make sense? What would you modify?

Did we miss any issues? What would you add? Which are most important?

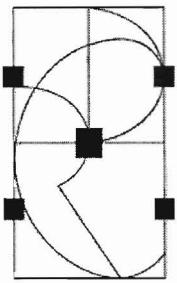
I would caution about concluding that everyone wants more flexibility because you are hearing from people who have grips w/ the guidelines - Those that are satisfied will stay home & quiet. If there is more flexibility incorporated, I would still like to see a Gold Standard aspiration we are encouraging responsible historic owners

Quality to strive for.	Strongly Agree				Strongly Disagree
The presentation was clear, interesting and well prepared.	5	4	3	2	1
The handouts helped me understand the Design Guidelines Update process.	5	4	3	2	1
The small-group discussion was productive.	5	4	3	2	1
I plan to stay involved in the Design Guidelines Update.	5	4	3	2	1

What aspect of the meeting did you find particularly productive? ~~the~~ Summary of small groups

What would you alter?

How did you hear about the public meeting?



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Does the scope of the project make sense? What would you modify?

Yes

Did we miss any issues? What would you add? Which are most important?

Quality	Strongly Agree				Strongly Disagree
The presentation was clear, interesting and well prepared. <i>missed it</i>	5	4	3	2	1
The handouts helped me understand the Design Guidelines Update process. <i>didn't get to read</i>	5	4	3	2	1
The small-group discussion was productive. <i>yes!</i>	(5)	4	3	2	1
I plan to stay involved in the Design Guidelines Update. <i>yes!</i>	(5)	4	3	2	1

What aspect of the meeting did you find particularly productive? - interaction w/other thoughts

What would you alter? - more time & more efficient moderator so could get to all issues

How did you hear about the public meeting?

→ Boylan Heights newsletter/emo.1

4-5:30

RHDC Design Guidelines

11/8/10

Infill

How do new bldgs relate?

Some ^{ex} stds do not relate to comm dev.

Need exception for 14' sidewall if historic bldg walls are less. Exception for new bldgs. (may be addressed in UDO)

- let districts evolve; not worth ball.

How to address new bldgs; false history with mimed bldgs.

Compatibility - What does term mean, materials; elements of design

Store fronts (need to define) clear view inside; transparency.

Materials

Don't get too restrictive, but list preferred materials; allow unique design

↳ Relate building materials to time what was available at time bldg was built,

Sustainability

Important - How to address solar panels, turbines?

Do not want to condemn historic bldgs for destruction due to difficulty in up fitting

visibility of equipment?

John Brooks
Betsy Ford
Dave Servoss

Cassie Schumacher-Georgopoulos.

Terry Harpe

staff: Mary Ann Metcalf

1. Sustainability

houses have to be
comfortable
efficient

haven't been
proven yet

- Windows - single pane typically
- newer building materials available
- last longer (may)
- may match better than some materials that are on the market ~~to~~ today
- part of Sustainability is to retain original building materials / character of building

2. Individual Historic Landmark

- Many individual landmarks are sitting out by themselves - not in districts
- there are no context for landmarks (in context to adjacent properties)
- Guidelines should take into consideration ~~the~~ existing landmarks (houses) when new construction is proposed & comparable

3. Archaeological sites

- Actual sites designated archaeological
 - Latta place
 - Site not necessarily \rightarrow how to approach site

- Some of the language provided by the Secretary of the Interior's Standards for Rehabilitation of Cultural Landscapes

4. Cemeteries

3 designated historic cemeteries

• 2 on National Register

• Yes! guidelines should consider whether ^{active} _{in} if you are going to have a ^{not} burial - Cemeteries need to have active designation

• Yes they should be considered Cultural Landscapes

• Yes there are elements of Cemeteries that should have greater latitude

• for example fences

5. Post WWII and Modern Architecture

Elizabeth's Notes

4PM SESSION

Hilary Stokes
Jerry + David
Traub

if something is old but NON ORIGINAL,
that doesn't make it right -
but had to keep it

MASONRY PIER FOR PORCH

had been there since 1920s

STRUCTURAL CHANGE THAT ISN'T VISIBLE

NEED TO KNOW FIRE DISTRICT
BOUNDARIES - IMPACTS MATERIALS

CORNER STOREFRONT - MATERIAL SELECTION
dif answers

DON'T WANT FAUX HISTORIC ie, WRONG
PERIOD OF SIGNIFICANCE

maybe guidelines are discouraging
COMMERCIAL REDEVELOPMENT

height:

MAX 10% OF BLOCK FAÇADE AVG

OR ... 20% OR 1 STORY WHICHEVER IS GREATER

WHAT IS ON THE ROOF: DOESN'T MATTER
AS LONG AS YOU CAN'T SEE IT FROM
STREET?

Commercial Should be
more relaxed

need to save bldgs,
but infill standards relaxed
true to NPS standards

Storefront preservation is important
(only change recess 10%)

height measure should count
adjacent bldgs even if not
in district (ie, tall ones!)

Streetscape is most important
but needs to not be kitschy
and respect contemporary needs
granite kept but not nec. expanded

NO PV if visible, but OK
if part of roof material

Rooftop dining is ok!

Minimize visibility - Rain Barrel

Approval process -

- Windows in Historic District
Patterns should be different than current -

Better Design -

Interpretation

Addition needs to be seen as an altered structure
~~older~~

Differentiate

TREE cutting ; Trees can define the AREA.

Historic requirement - Landscape (character)
many people are not aware.

Regulation - neighborhood character or specific to the tree.

What represent Historic ?

Cemeteries : protect themselves
not sure many changes could
occur over time

- Restoration - Should occur

- Incentive to protect the historic AREA
preserve the cemeteries.

Should stay in similar character
of the time period.

Individual Historic Landmarks -

- Special Characters, need to
be referred

Post ^{WWII} WAR II -

Original historic Fabric -

Surrounding area should not change the
character or put current fabric that
was not available.

Language

Unclear non-contributing &
contributing

Original structure was altered (look diff)
later on could it be altered back
to original characteristic.

Documentation should allow individual
to return to original character if
due to lack of maintenance.

Design Dialogue Top Issues and Ideas

November 8, 2010

7-8:30

- Contributing versus non-contributing – more clarity needed
- Raleigh Historic Landmarks – Guidelines should include a notation referencing folks back to the designation ordinance
- Cemeteries – is restoration OK? Yes, if in character with the time of the cemetery
- Post WWII – DO NOT ADD
- Post WWII – materials?
- Cemeteries – incentivize their protection
- Landscapes – should we regulate? Trees but not shrubs
- Designers think differently in the HODs
- Windows in additions – it should be ok to match the existing windows
- Chavis park – consider landmark designation of the memorial bench as well as the carousel
- Landmarks should be reviewed to a higher standard, but also within the existing neighborhood context
- The proposed new hosing for the Chavis Carousel is not appropriate
- Post WWII – more flexibility is needed; money can be an issue with regards to materials
- The Guidelines should be more helpful in providing specific advise
- Information should be available on RTN, not just online
- Cemeteries – the concept of serenity is important
- Cemeteries – be efficient and allow for flexibility for adding
- Cemeteries – design for a feeling of security
- Sustainability – guidelines should include a separate chapter in addition to weaving language throughout
- New Construction adjacent to Landmarks should be reviewed
- Cemeteries – the Secretary's Standards work well
- Cemeteries – security is important so how does one decide on a fence if historical documentation is not available?
- Archaeology - ?????
- Cemeteries – whether or not a cemetery is active does play a role in the design review

Design Dialogue Top Issues and Ideas

November 8, 2010

4-5:30

- Form & Character – how Guidelines inform form
- Sustainability should be imbedded and incentivize good decisions
- Credit should be given for maintaining a historic business
- Commercial – different thoughts – different than residential – accommodate and be more flexible with materials
- HOD & fire districts – be aware of code requirements

- Loving Documents – mechanism to allow change – character cannot be nailed down, be flexible
- Archeologies – possible new construction – incent.
- Place Making is important – as is the pedestrian experience
- Framework of Historic Preservation the 4 Rs
- Flexibility with infill
- Allow for design creativity
- New & old materials – how should they tie in? Perhaps consider local availability at time of construction
- Storefronts are important – how important is transparency
- Address sustainability!
- Does visibility matter? (solar panels) – consider technical considerations
- Infill – rehabilitation materials be of the historic district time period (not unanimous)
- Compatible – what does this mean?
- Are Existing Guidelines restrictive with infill or does Raleigh hit the easy button? Perhaps it is a perception of restrictions
- Coded form versus Guidelines
- Be cognizant of the NPS and tax credits
- Incentivize – who? City, RHDC, both....

Other Comments Received

- I have looked over the attached materials and would like to note two items. They involve the Landmark Properties that I think need to be strongly emphasized in the guidelines since they do possess singular attributes, and the Archaeological Resources as Cultural Landscapes. I would strongly support the inclusion of cultural landscapes in the local scope of designation and protection. The National Register guidance on this is invaluable (as are these landscapes), and provides a good basis for local protection.

RHDC Forum

Notes from Table Discussion

Facilitator – Doug Hill, Notetaker – Carter Pettibone

Participants – Matthew Konar, Kiernan ?, Jeff ?, Fran ?

- Concern about windows – replacing whole window with new or using original and covering with storms
- There is a danger in saying one way is more appropriate than another
- Can lose intent with rules
- There are always exceptions to the rules, and the rules should allow for them
- How about the idea of creating a framework? Can create a framework, not specifying one way or another. Allows for exemptions and circumstances not accounted for in guidelines
- The guidelines need to be a living document
- Refine the use of case law approach (i.e. precedents are established); it is important that precedents are well documented, there is consistency on precedents, and detailed research and documentation is used
- The focus should be on intent; don't get caught up in details
- The design guideline format, especially with backup information and precedents, is difficult to roll into one document. Want to have background information and detail, but the document could get large and burdensome
- What about a point scoring system for the guidelines?
- Issue of visibility; is it more important to just take care of what is visible on building?
- Identify, retain, restore, preserve, replace (4 step process was mentioned, didn't catch all steps correctly)
- New buildings/development should be addressed in document
- The idea of place-making is important consideration
- A focus should be made on addressing pedestrians at the street front of buildings
- RHDC guidelines and urban design guidelines should overlap
- Important to identify and build off character of building
- What about using a jury process?
- Archeological sites/guidelines; these sites should be protected and preserved; consider using incentives to do so since price/cost is an issue
- The street grid system should be preserved
- Merge sustainability with the guidelines

Design Guideline Survey Responses

1. Please check all that apply:

- Contractor
- Lived in Raleigh Historic District previously. Preservation consultant
- I am interested in the subject matter as a researcher.
- from another city doing an update and interested in your public outreach process.
- City Staff and personal interest in historic preservation

2. Archaeological Sites

- Overestimating the value of vernacular smaller architecture has can have serious economic consequences. Please limit those. Historical mills and warehouses are often excluded. I think their importance in UNDER estimated. Open spaces are just as important as positive architectural spaces.
- no comment
- I'm not sure how the designation process works or what problems have arisen because no guidelines currently apply (if it aint broke don't fix it) but it seems logical that if a property is designated because of archaeological significance then it would be appropriate for some type of guideline to apply. however, it might make more sense for specific guidelines to be assigned to each property at the time of designation as general guidelines may not capture the characteristics for which a property is designated and which need special consideration.
- None

3. Cemeteries

- Preserve existing cemeteries, but resolve to limit further growth of them.
- Perhaps that the owner/caretaker be held responsible for its upkeep, if they are not already.
- I would have to have more information on what concerns have arisen (again, if it aint broke don't fix it). It appears that most older cemeteries have preserved themselves to a great extent. if protection of cemeteries is desired, it seems that zoning, tax breaks, etc could be used as incentives for voluntary protection and preservation as opposed to additional regulation.
- None

4. Post-World War II and Modern (1945-65) Architecture

- If the architecture does not add anything significant to the design eliminate it from the guidelines. The brick ranch has little to no significance.
- no comment

- Once again, the introduction fails to describe what concerns may justify modifications of the guidelines so it is difficult to provide useful comments. That said, "historic" properties should not be a sliding scale. Will 2010 structures be subject to the historic guidelines 50 years from now? If we try to protect architecture from every period, over time there will be no place that is not protected. I think what is historic should be based on when the guidelines (or the district) were originally established. Perhaps if there is an outpouring of preservation interest from citizens in homes built during the period in question, then this can be reconsidered as need arises.
- The guidelines should encourage the use of modern materials if they have similar appearance but have superior performance in resisting deterioration, and/or reduce the need for maintenance.
- Modern architecture and Post WWII architecture has a significant place in the architectural movement in America. I believe that it should be recognized as historic. In Raleigh it is especially significant due to the small percentage of homes that were constructed and the importance of NC State School of Design.

5. Infill Downtown Urban Commercial Architecture

- Limit the development to a human scale such as in New Orleans French Quarter or area of Paris. Increasing high rise only blocks the sun and reduces quality of life.
- The same guidelines should apply to residential.
- Once again, the introduction fails to describe what concerns may justify modifications of the guidelines so it is difficult to provide useful comments. I disagree with the statement that most historic buildings were designed with the human scale in mind. like most people, the business owners were not planners and were thinking about practical issues such as economics and built as much building as would make sense economically. There are a lot of very large/tall buildings in older major cities that defy this statement. I think a balance needs to be struck between the need for economic viability and historic preservation and it seems guidelines for storefronts may be a good middle ground.
- None

6. Sustainability

- Sustainability is a buzz word that will go away. Energy efficient, organic, are better terms for the long haul. Better to have strong bones with good design in architecture for the long run.
- no comment
- sustainability means a lot of different things to a lot of different people. However, I believe that most consider the term's primary focus as the

conservation of limited resources. Cultural resources are transitional, not limited. however, clean water, clean air, fossil fuels, and budgets are limited.

Consequently the focus of the guidelines needs to lean towards resource conservation. As a strong proponent of green development and resource conservation, I believe the guidelines need to provide as much flexibility as possible and respect economic considerations while providing reasonable protection of the overall historic appearance. What that means to me is that if there are better technologies available for conservation, then they should be allowed. If they can be economically tailored to mimic historic applications then that should be emphasized. My criteria, if the average citizen can drive down the road and not notice that something is out of place, then it's acceptable. However, if there are no historically correct alternatives, then better technologies should be allowed. These historic structures are not museums, built for the specific purpose of preserving history. They are homes and businesses with owners that have needs that must be respected as well.

- It has been said that a wood home is build for 100 years. That means that once every 100 years or so we are rebuilding our homes on the same foundation. It might be wise to investigate the newer building methods and products that can be used to allow our current structures be more energy efficient and sustainable.

7. New Alternative or Substitute Materials

- Don't require materials that are antiquated, dangerous or that add undue cost to projects. Economics are more important for the long run of a city. Do not bow down before the automobile. Go the ways of Europe and put effort in scale and quality of life.
- People should be able to use new materials (like Hardiplank instead of wood siding) if it looks the same!
- Again, my criteria is simple, if the average citizen can drive down the road and not notice something is out of place, then an alternative material is acceptable. A good example is siding such as "Hardyplank" if it can be made to mimic wood siding then by all means allow it. If vinyl or composite materials can reasonably mimic historic materials, then allow them. New technologies and materials, as well as the loss of old, ones are inevitable so it would be in everyone's best interest to write guidelines to reflect that understanding rather than dealing with each request on a case by case basis.
- Guidelines should encourage using modern materials of similar appearance to increase the life of the structures
- Every year technology makes vast improvements on old products and offers look alike replacements. There are also some building products that are so constructed that there is no difference in appearance or usability from the original building

material used in our historic homes. While it is admirable to maintain and repair what can be maintained or repaired with the existing material, it is time to look at other materials that do no detract from the original appearance of a structure while allowing the owner the ability to make an economic choice. There are new materials available that would require an expert to determine the new from the old. Weather is one of the biggest enemies of a home owner, but new construction materials are available that allow better control of any weather related issues. I am not saying that we should completely replace the existing envelop of a structure, but we should be thinking of ways to replace existing materials with state of the art materials that do not detract from the original appearance of the historic structure. This should apply to new construction in the way of additions to historic structures.

8. Individual Historic Landmarks

- Keep what makes Raleigh unique. There isn't much. If it is not of significant quality don't preserve it.
- The same guidelines that affect historic neighborhoods should apply to designated historic landmarks.
- once again, the introduction fails to convey why there may be a need to revise the guidelines so I am unable to comment.
- The Historic District Commission should look to other cities where there are many of the same issues about designation of historic structures. One such city is Alexandria, VA where there are specific historic districts and designated historic structures.

9. Please provide any comments on how the updated *Guidelines* can be improved:

- Keep what makes Raleigh unique. There isn't much. If it is not of significant quality don't preserve it.
- None

10. preference on the tone of the updated *Guidelines*.

- 1) loosen up – life's too short
- 3)
- 1) loosen up – life's too short
- the guidelines should reflect the desire to protect the character of a historic district, not dictate specifics. if a proposed change to a structure or landscaping would not significantly change the character, then it should be allowed. there is too much nitpicking and focus on detail. Also, the guidelines should specifically allow permit applicants to provide several options for approval if all are acceptable under the guidelines. right now, staff is of the opinion that each

alternative must be submitted individually which is a waste of time and money. installing either a concrete or gravel foot path. Right now staff has indicated it needs to be an either or but not both.

- 3)

SURVEY QUESTION	Responses	Percent
1. Please check all that apply:		
I own or live in a historic district that _is_ subject:	10	50.00%
I own or live in an individually designated landmark that _is_ subject:	0	0.00%
I own or manage a business in a historic district that _is_ subject:	1	5.00%
I own or manage a business in an individually designated landmark that _is_ subject:	2	10.00%
I own or live in a historic district or individually designated property that _is not_ subject:	3	15.00%
I own or manage a business in a historic district or individually designated property that _is not_ subject:	1	5.00%
I'm _interested_ in my property belonging to a historic district that is subject:	1	5.00%
I'm _interested_ in my property becoming an individually designated landmark that is subject:	0	0.00%
If other, please specify:	6	30.00%
Total Responded to this question:	20	100.00%
Total who skipped this question:	0	0.00%
Total:	20	100.00%
2. Archaeological Sites		
Responses:	4	
Total Responded to this question:	4	20.00%
Total who skipped this question:	16	80.00%
Total:	20	100.00%
3. Cemeteries		
Responses:	4	
Total Responded to this question:	4	20.00%
Total who skipped this question:	16	80.00%
Total:	20	100.00%
4. Post-World War II and Modern (1945-65) Architecture		
Responses:	5	
Total Responded to this question:	5	25.00%
Total who skipped this question:	15	75.00%
Total:	20	100.00%
5. Infill Downtown Urban Commercial Architecture		
Responses:	4	
Total Responded to this question:	4	20.00%
Total who skipped this question:	16	80.00%
Total:	20	100.00%
6. Sustainability		
Responses:	4	
Total Responded to this question:	4	20.00%
Total who skipped this question:	16	80.00%
Total:	20	100.00%
7. New Alternative or Substitute Materials		
Responses:	5	
Total Responded to this question:	5	25.00%
Total who skipped this question:	15	75.00%
Total:	20	100.00%

SURVEY QUESTION	Responses	Percent
8. Individual Historic Landmarks		
	Responses:	4
	Total Responded to this question:	4 20.00%
	Total who skipped this question:	16 80.00%
	Total:	20 100.00%
9. Please provide any comments on how the updated <i>Guidelines</i> can be improved:		
	Responses:	2
	Total Responded to this question:	2 10.00%
	Total who skipped this question:	18 90.00%
	Total:	20 100.00%
10. The updated Guidelines should...		
1) loosen up – life's too short:	2	10.00%
2):	0	0.00%
3):	2	10.00%
4) remain the same:	0	0.00%
5):	0	0.00%
6):	0	0.00%
7) become more stringent - too much change is occurring:	0	0.00%
	Additional Comments:	1 5.00%
	Total Responded to this question:	4 20.00%
	Total who skipped this question:	16 80.00%
	Total:	20 100.00%