Table One 10.17.14

Most important recommendations - Why?

- Period of Significance led to much reflection & debate in group. Most expressed concerns.
- Flexibility in homeowner part to restore to original should be considered allowable when it makes sense.
- Danger in expanding the POS might have consequences.
  - Not permitting alterations may result in expanding the POS.
- The current policy does not allow homeowner to undo changes made during the POS.
  Appropriate to retell the original homeowner's story - (sometimes)
Concerns over Recommendations

4.2 - Conflicts w/state statue?
- Waters down architectural style
- Concern over adding on different styles onto a house ex. Victorian house w/Modern add-on in back.
Table 1

10.13.14

**Positives on Recommendation**

* P59 \#12 - addition - overbuilt house detracts
* P59 \#8 - Arch. style added
* P58 - language proposed - compatible & strikes balance \Rightarrow the language leaves it open. This support P59 \#8 and needs to be included.
* 61 \#12 - good inclusion.
Commission Composition & Structure

↑ to 7 for Roberts Rules (COA Committee) - chairman should only vote to break tie. Bottom line more members.

* Current commission too heavy on architect - look for diversity on committee & create limit the # of anyone occupation.
* See more people who have completed a historic preservation on their home.
* Expand RHDC (maybe from 12/15)
* The smaller #’s now have resulted in increased accountability by members.
* Cognizant of unbiased chair, appointment process can be perceived as highly political. Need checks in place for power.
* Like to send announcement when they can nominate people.
* Good to have info ahead of time.
* Even if there is a delay.
* Need legal counsel present for access to legal counsel in timely manner.
Informing New Residents

* Likes postcard & realtor info/education

* Good to list addresses of people in district.

* Need to differentiate in MLS between the three categories of type of hist. district.

* Add links to RT/DC into MLS listing.

* Strongly liked continuing ed for realtors.
What is important and why

Definition of compatible + arch style (addition to glossary)
Neighborhood sought clarification, this provides it.

Additional of arch style throughout (add to glossary)
59 4.2.12 - good to add this

Helps modern spatial relationships

4.2 2nd paragraph: "striking a balance between traditional and contemporary" seems a contradiction in terms

Lacks clarity

4.2.9 is good but too often it's not enforced

4.3.10 - revert back to original language
(materials found in surrounding buildings)

Language too vague: traditional, contemporary, simplified version
Clarity these terms in glossary
Are these the right terms?

Recommendations to Commission
#2 Commission composition + structure
- Requiring 3 affirmatives votes
- Selection of commissioners should be transparent
- Preference: mix the commissioners in 305

#3 Informing new residents
- Have commissioners speak at CHT to increase their visibility
- Agree w/recommendations to notify homebuyers what it means to buy in historic district
- Educate realtors: staff should create into sheet that realtors could give to homebuyers in historic districts: “What does it mean to live in a historic district?”
Table 3: Discussion

- Want to be able to differentiate between what was built in 2014 vs 1917.
- Generally RHDC has done a good job maintaining the character of Oakwood through COA approval of infill until recently, but helpful to public & more transparent if reasoning for decision is written & public.
- Yes: for 3 affirmative votes to approve COA (3 is quorum).
- Is 5 w/2 ALTS the appropriate #?
- 305 vs Council Chambers - hard to hear
- Postcards?
- Additional Days - Quasi-Judicial = Commissioners can't see 1st hand
Table 3: Discussion 1

• Uncomfortable with the lack of clarity in the definition of compatible

• Decisions are only as good as those making the decisions

• Mass & proportion should be consistent throughout the district

• Either has to be formulaic or leave open to interpretation

• What is the proposed definition for 'architectural style'? Style with a capital 'S' or lowercase 's's. Don't want it to be too limiting.
Table 3: Discussion

1800s - 19xx: What is Period of Significance
   Anything before & up to 1930s
   Concerned at changing the Period of Significance

• How are Contributing Structures defined & Differentiated from Non Contributing Ones?
• Both / And
  • + because provides flexibility
  • Is this just compromise?
• Why do new additions have to be Differentiated from historic structure?
  • Tells a story for those in the future
Table 4

- The changes appear to give more leeway—what we need is predictability.
- Guidelines seem arbitrary.
- Expanding period of significance is a good thing could give another level of protection to other structures.
Table 4

discussion 1 cont.

- proportion - should bldgs. be allowed to expand depending on lot size?
  or in relation to proportion shown on surrounding bldgs?
  or in proportion of the historic structure to the lot size?

- would like more opportunity for formal discussions
  - i.e. neighbors to hear proposals & be able to give feedback
  - think about

* expand area of neighbors to be notified
* shorten time for appeals on COA's
Discussion 1, continued:

Table 4

- Perception is that historic = one single style, but that is not the case.
- Compatibility, but differentiated — should be subject to residential as well as commercial "guidelines".
- Items discussed in narrative sections should be listed under guidelines.
- Compatibility — must be further defined!

vs.

Harmony — not helpful in further defining this — still requires more than 1 element.
Table 4

Discussion 2

- Room 305 vs. Council Chambers? televised on CNN
- Willing to wait addl. days between app. & receipt of cost?
- What topics? Speaker to moderate comm. conversations?
- Workshop? Presentation?

- 305 often too crowded, but citizens come & go
- Council chambers seems to separate groups/people

- CC [pros] - larger, everyone can sit down,
  - Cons - not an inviting space
  - Worth a try

- 30 days seems sufficient
- Con: Appeal period seems too long - notice of intent/appeal = 20 days seems too long

RTHDC - if 3 quorum, still need 3 affirmative votes? Why not 2/3? - simple majority
Table 4 (Cont.)

Discussion 2

- Inaugurate committee meetings.
- Educational opportunities for public.
- People don't understand the process.
- RTW
- Pre-publish staff comments prior to meetings.
Which Recommendation are most important?

1) Expanding the period of significance

2) 4.3.12

3) Until the law is changed follow the law ref. style
<table>
<thead>
<tr>
<th>Table #5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Should Committee Structure of RHDC Be Redistributed</td>
</tr>
<tr>
<td>Changed</td>
</tr>
<tr>
<td>1) Need more members on RHDC to COA 12-18</td>
</tr>
<tr>
<td>Quorum - 7 total Quorum - 5</td>
</tr>
<tr>
<td>2) COA needs legal counsel</td>
</tr>
</tbody>
</table>
RHDC Structure

3) Stay in 305

4) Microphones needed

5)
Tep accommodation
* Pendulum should be mid-range.
* Last three years, not adhering to guidelines. Why have if not followed?
* Opinion.
* Expand commission with other backgrounds.
  Biased that change opinions should not have modernist architects.
  Disagreement - Modernist artifacts are should not on commission.
* Should not build fake or Faux.
  Should not have such a wild swing.
Nov 17th - to provide any more questions
Nov 18th - Final

Table 6.0

* Balance /
* Changes to 4.2 pg 58 is very important.

* pg 59 #11 $.
  4.2 #12.
  It is not appropriate to construct additions etc.

* Important that in UDO Guidelines.

* Stopping the tear down's / size
  is the big issue of rebuild.

* Disagreement - That it has changed.
Table #10

- Size of the buildings
  - Having a limit
  - Strongly stated
- Enforce the guidelines.
- Should the Commission have authority over subdivisions?
- P9100 43-teardowns but special attention must be paid

43 Remove statement change
- Change wording: make it a question instead of a statement. Being more consistent with UDO.
Table 6

- Strong review of the underlying zoning.
- Size of the structure and lot coverage.
- Keep using the words compatible and consistent
- Keeping existing trees
Table 6

1) 3 affirmative votes are good.

2) Would be good idea to have an legal counsel for additions and new construction.

3x) Formal setting for new construction and new additions.

Clear wording for small jobs and major jobs. How they are grouped together.

Appeal period is too short-long. Would like to shorten appeal. Can't get the permit until appeal is completed.
Table 4

Question 3

1. Realtor Training

2. Publication: History and architecture of the area

3. Education for buyers about what a historic district is.
Table #10

* Define aggrieved party.
  Specific on definition.

Question #3

* * * Real for training.

* Mandatory course for residents wanting to purchase a historic home.
* Updating or building databases
* Commissioners attending CAC meeting. Make Commissioners available to citizens.
* Closing attorney education
#1 Recs to RHDC

- "Striking a balance" - p. 58, 4.2
  - Balance very important between compatibility & differentiation
  - This is a community value

- Not sure if "architectural style" is needed in 4.2.8; 4.8.7
  - Seems problematic to include in these sections
  - Other terms are more useful (form, mass, materials, color, etc.)

- Would be good to have standards instead of just guidelines; using a definition of "architectural style" might be helpful

GROUP 7
Q #1

* State legislation says want people w/ some interest & training to serve
* Other places have whole commission consider COAs
* This could help achieve a more representative section of the population - we need this

* Have a committee that reports to fill commission for COAs? An idea...
* How to balance expert opinion w/ 'Joe Bloggs' opinion/expertise
* More representative - more reps from other districts needed - a bit 'Oakwood heavy'
**Question #1**

- Pure definition of architectural style is impossible though...
  - State Enabling Legislation limits/prohibits use of "standards" for these reviews
  - "Style" is an emotionally charged word
  - Agree that we need to update Special Character Essays
  - "Proportional" seems an appropriate guideline to use, like the use of this word

**Question #2**

- [Ordinary citizens' opinion vs. experts]
  - Need to have more diversity of views on RHDC & COA Committee
# 2

- Need more staff help before expanding
- Others agree with Commission & COA Comm.
  size & structure as they are today.
  Not expanding
- Education to realtors is great
  outreach
- Welcome package from Neighborhood Association
- Info on deeds about HOD should be there
  City should discuss this with County
- Staff comments - make available to public
  ahead of meetings
- Minor Work COAs should be published/made available before approval
Q #2

- More staff needed, more resources

- Greater transparency with Minor Work COAs
  So that appeals can be made posted on website before approval

- Community Conversations series = would like to see this reinvented
  Evening presentations are good
Q #2 - Commission Composition & Structure

- Prefer 305 over Council Chambers just need to address audio issues in 305.
- Like current composition & structure.
- Do need more representation from all Districts; make sure all Districts know they need to have a rep.
- Like postcard notification idea for RHDC openings.
- Need broader representation from wider community, not just District property owners or residents.
- Diversity is important (background, experience, etc).
- Expand Commission to 14 + COA to 7.
Question #2

- Don't want too long of a process, but want thorough review for costs...
- How to balance cumbersome/long review w/making sure you have thorough review/yet efficient
- RHDC needs to discuss "architectural style" & help define
- How do you define architectural style while there is a diversity of styles?
- 4.3.7 include "but differentiated from" after compatible
- "Compatible but differentiated"

11 KEY
#1 Recommendations Imp and why

- Addition of "architectural style" should instead be directed to character essay.
- Photo A corner house on p. 61 not unanimous support that it's a good example.
- Everything else in agreement with.

HDC Consider
- Outreach & education to promote consensus + knowledge.

#2 Commission Composition and Structure
- Increase votes from 3 to 4 (increase quorum #)
- Increase number of alternates

#3 Informing New Residents
- Advocate to require realtors provide disclosure
- Simultaneously remind of requirements when putting out notices call for new commission members.
Additions:
- Leave out %s
- Period of significance: when was addition added
- Trend: bigger; 50s no porches allows for smaller homes/affordable
- Scale: no porches makes home look overwhelming

Architectural style:
- Updating on a cyclical basis good idea
- 8-10 years
- Public comment
telephone characters

Time period:
- Expand at a shell of historic district

Character Essays:
- How has neighborhood changed, etc

Arch style:
- Note catchell
- No: don’t include in guidelines
- Totally subjective - guidelines are interpreted
- Yes: defines districts, RMDC includes it

10 year cycle allows time to weigh
- Eclipse district
- Character essay under review possibly 2 yrs
different district cycle always working on one
Transition old/new for infill - not imitation connected with post - look forward to future

RHDC includes style in children's coloring book. 'Elements' of style - ties together neighbor = Character essay

COA - People bring in 10 elements from 10 different style. Limit how many elements of style.

Do not want anything to negate certain styles.

Consistency -

Need to exist - (Guidelines) across all districts.

1. Do not agree architectural style should be init.

   Do agree or add elements of each style.

2. Cyclical evolution of character essay, each district 2 yrs.
Commission -

 Longer COA who votes
 Dougperson subcommittee not including 2
    alternates

 RHDC - one person from each district
 Guidelines on what we need: more
    descriptive - Did you research the history
    of your house

 COA - 305

 Like it, people offer ideas

 Could get a microphone

 Council chambers would create an
    impediment to connection between
    people

 Small room is nice

 Staff comments? Its long enough already

 Inform new residents - new folks got
    wildly different guidelines from different
    residents. Need a place to get answers.
    RE agent did not know anything - need
    coordination
Guidelines for teardowns in HOD’s

1. 7/10/11 - Compatible architecture/material
2. Specify more details for better predictability
3. Would like more explanation on how the rec. were derived from the meeting criteria. Does it represent majority view?
4. Multivalence evaluation - not just one criteria - a confluence of many factors
5. Style - what role that would play?
6. Style = period of significance
8. Additions to house - should be complementary to original building (style/archi)
9. Vote for character essays - everyone agrees to the description.
* Historic property owners should have a heavier role.
* Avoid Facts (architect/style)
* Listen to majority voice (whoever it may be)
* Educate put current property owners &
  * Publish info on materials that apply to historic homes - communicate to property owners information
* Consistency of judgement over time (higher predictability)
* Continuity = consistency goal of guidelines
QUESTION 2

1. Vote for 305 CC
2. Find a Medium Size room.
3. Move controversial topics to C Chambers
5. Minor works - No change

#2 Comm. Composition + Structure
- Not ground roots guided.
- Need greater diversity of input
- Strive for larger reps. from all 6 districts
- Rep. historic Bald owners in Commission
- Too much concentration on COA
- Enlarge Commission + COA Comm.
Important recommendations:

- Question whether “architectural style” should be included:
  - “Style” consists of many components; not always clear what in historic property fully represents, except on elemental level
  - perhaps use phrase “Stylistic elements” instead
  - more important to find a balance

- Address teardowns, but do not include percentages in regulating change

- Update essays (e.g., note important minor elements

- Change word “contribute” to another word (so as not to cause confusion with NRHP terminology)
COA quorum—needs to be more than 3
(significant investments can be involved)

Composition limited—add urban planner, attorney
(but "related field" could cover)
Make sure there is a diverse group—

Make public images available—especially through electronic media
→ staff comments can sometimes reference

Room 305 good; video recording not needed

If HOA required to be noted on realtors' forms, why can't the same be done for Historic Districts?
Allocate more resources to public outreach