VALUES NEEDS

- Values a community respects but not a slave to
- Compromise preserves harmony
- Good design
- Stewardship
- Period of significance
Question 2 -

Comfortable w/ current structure.

Credibility of decision making
Question 3

Continuing Ed for Realtors

- part of deed
- MLS listing
- Tax records
- Links to PHDC

Sellers also legally required to disclose
1. compatibility
2. specific analysis of each historic district
3. pushing the limits / comfort level
- Property Protection/value protection
- Cultural protection
  - "one size fits all"
- Delay/demo/notification
- Common issues
- Consistency + desirability
- Definition of urban fabric
- Commercial vs. residential
  - "specifics" of the definitions to match growth of city?
- Implementation
- Sense of place
- Does architecture determine the neighborhood?
- Compatibility
- Pushing limits (predictability)

- Somewhat need fine-tuning (include style? compatibility)
- Not working at the moment
Somewhat need fine-tuning (include style? compatibility?)
not working at the moment
- don't use non-contributing resources
- grandfatherning / somewhat
- decks/garages
- materiality
- maybe... analysis of relationships of forms
1. adequate staff

2. objective selection process

3. broaden state enabling legislation regarding qualifications
* Consistency / need for more uniform outcomes
  
  Too many designers?
  
  - Re-evaluation of committee composition
  - Good representation from various neighborhoods, maybe not professions
  
  * Selection process w/ better representation of the districts
  
  - Less politics in selection
  
  - 15
① Educate all players (realtors, designers, developers)

② Real estate signage to notify of district

③ RHDC outreach to community
# A VALUES & NEEDS

A. Protect Character of the District(s)
   - Why—treasures worth protecting for future generations
     - Protect property value
     - Encourages re-investment
   - Why—

5) Preserve Diversity
4) Capability with other structures
5) Predictability
6) Consistency
7) Authenticity—
   - Materials used

8) Separate guidelines for (Commercial vs Residential)
9) Avoid intentional opposition of style
Table 3

Guidelines are generally good. However, they need to be enforced with consistency and predictability.

- Current guidelines do not cover:
  - Commercial property
  - Cemeteries
1. Respect and Protect the special character of each of Raleigh's Historic Districts

2. Consistent interpretation of the guidelines to give predictable results.

3. Avoid Gentrification
   (i.e., maintain socio-economic diversity of neighborhood by eliminating smaller houses)
#2

A) Balance amount of different background represented (ie lay people, residents of the historic district(s)), professionals who are interested involved in historic preservation

- Representative from City Attorney's office to attend meetings as a resource to answer questions/give direction
- Increase # of Commissioners
- Attendance requirements to assure business is conducted timely

B) To assure members receive adequate training
2C
1. Larger
2. More diverse
3. Attorney Resource

Table 3
A) Additional staff to provide adequate resources to implement the historic districts mission (i.e., timely newsletters, mailing etc.

- Assure every new residents the Raleigh Historic Design guidelines via mail

B) 1) More staff
2) Mandatory guidelines mailed to new residents
3) Training for new residents to historic district to educate them regarding guidelines
Values & Needs

- High quality
- Coherent neighborhood
- Continuity of common attributes: setbacks, dimensions, scale, massing...
- Common spaces
- Stability (economic, maintain value)
- Sense of community
- Identity
- Honor history of homes & neighborhood
- Protection
- Respect
- Safety
- Being in the same "key" of the neighborhood (harmony)
- Age

Flexibility
- Reduce ambiguity w/out becoming restrictive
#1 3 points

1. middle ground: protect but not prevent (value)

2. less restrictions / more incentives: balance

3. affirm period of significance as value in guidelines
Table 4

#2

restrict professions / more diversity

increase # of COA committee members.
#3

* Marker when house sells with invite to meeting for new homeowners.

  Use community awareness committee

* Link from real estate listings to website

  Clarify COA process

  Resources for realtors

  Record on deeds

  Promote living in historic districts

  Interactive district maps on RHDC website

  Define 'considered' future districts

  Wake County database
#1 VALUE

1. RESPECT
   - Historic Value
   - Past
   - Historic Character

2. MASTER THE “C’s”
   - Clarity
   - Communication (Commission/Residents/Owners)
   - Compatibility
   - Consistency

3. MAINTAIN VITALITY OF THE DISTRICTS
CITIZEN INPUT (INTERNAL/EXTERNAL)

- Property Values
- Respectful of Hist. Value
- What draws people to the Hist. Dist.
- Urban Form
- Living Community (Balance/Vitality)
- Sense of Community
- Clarity
1. Design Review Advisory Committee (BRAC) is not mentioned in the materials.
2. Need for a larger body and more diversity on RHDC & COA.
3. Is it too much for COA volunteers?
   - Paid?
   - Attorney assistance?
Experience and ambience of neighborhood attracts visitors

Topic 1

Presidence = loss of each home threatens neighborhood.

Community Values & Needs

Few hypothetical situations: pick a few for neighborhood.

- New Mordecai Visitor Center-like it would be permitted under new guidelines

Current guidelines not clear and inconsistent. New guidelines need to be more consistent and less arbitrary

- Styles evolve over time some reinterpretation is needed. Do not perpetuate or preserve bad design

- Economic pressure from tax policies and increasing land value endanger Historic properties 365 law no protection

- Certain materials no longer available allow latitude for substitutes
#2 What should Commission look like

* Diversity, not all architects.
* Increase the numbers & commission members.
* Biased committee, poor communication w/ home owners.
* Martha & Tania need additional people/resources.

# Notice letter for COA applications needs to be sent to entire district. When related to additions & infill.
Question #3

* website - what it means to live in historic district - all the guidelines easy to find

* Good Neighbors program - Welcome Committee can inform new neighbors.

* Training for Real Estate Agents. Disclose sale would be historic property.
Question 1

1. Exist structure not be demolished
2. Range of styles/forms that evolves over time within period of historical significance
3. Has the neighborhood continued to evolve + guidelines are fine currently?
4. Backyards? Are the captured in Guidelines?
5. How is public/community define Guidelines?
6. Compliance Problem w/ Guidelines
7. Overly Large?
8. Too Different w/ Guidelines
Question 1  Con't  Focus Values & Needs

- Community Values
  Compatibility over needs/construction
- Too compatible = fake historic?
- Value — shape for common matters
- Guidelines are failing vs not working
- Period of significance should be included in the guidelines ⇒ it should be expanded
- Table not all agreed ⇒
- Evolving neighborhoods should look at in districts/common era of time
- Period important? Or not?
Fake versus Real Historical Homes

Compatibility is more important than diversity of homes and styles of architecture as defined by the period of significance.

Style should not be part of guidelines.

Our 3 for Question
Question 2

Commission Comp + Structure

Outstanding job
System working - some yes
State does it diff in other communities
cities do too
Confusing to have too many people
Should city council appoint members?
Mix of commissioners from Raleigh that areas where they live
Diversity of Comm w/ different backgrounds
Increased
Education of COMA members
City Attorney Assigned
0. Increased Education of COA members with proper interpretation of Guidelines.

1. City Attorney assigned

2. Diversity of Committees with different backgrounds

3. Every 6 districts + 1 person for landmarks to represent 7 of the 12 Commissioners. City Council selects 5 members.
Question 3

☑ Historic Description noted on property Deed

☑ Realtor’s job need to identify to customer essential facts

☑ Signed documentation included that buyer has to sign to acknowledge that house in historic district

☑ SP40 Board Form Committee & help notify realtor/owners

☑ ALL 6 districts form Committee to notify realtor/buyers
Community Values

- Respect of context
- Quality of construction
- Rhythm of streetscape
- District expansion
- Balance of private prop. rights & context
- Inclusiveness
- Appreciation of narrative
- Personal property rights
- Protection against teardowns
- Predictability
- Diversity

→ B/c it's important
→ Special character
→ B/c of its rarity
→ Story of neighborhood

- Evolution of neighborhood
- Don't want it to become unmanageable
  - Depress investment
  - Self expression
Extent that current & proposed guidelines reflect our named values

New materials **should** be allowed

Module should be consistent w/in the neighborhood

Guidelines are dysfunctional

Emphasize qualitative

Emphasize qualitative points - scale, mass, etc... over style

Need to define nearby as a sense of

Street

Guidelines should be flexible enough to prevent tear downs by expanding period of significance protected homes to allow reasonable modification
Commission Composition

Structure

- Working pretty well
- Diversity of representation - people who live in historic districts, landmarks, design, special expertise
- Should not be more than a certain % of a certain profession
- More proactive in seeking diverse professions
- Dedicated legal counsel
- Increased to 1/3 from 1/4 to serve on the commission who live in districts regulated by commission
- Diversity on COA Committee
- Greater engagement in nominations from HD
- Increase size of commission
Historic District Notification

- encourage real estate agents to get emails if they want RHDC info
- post encourage email signup in newsletter
- legally require sellers to inform buyers of restrictions - official notification
- RHDC work w/ realtors to develop an info packet
- mark deeds w/ associated restrictions
- more electronic communication

- Each HD has a captain living in HD responsible for their area notifications & increasing communication
- neighborhood residents help RHDC develop content

- neighbors get help get out info packets
- or RHDC volunteer
- or RHDC volunteer not on board but in neighborhood who will be responsible for notifications
1. Should depend on the character of each historic district

- Celebrate Diversity

- Identify range of diversity and build in that tradition or style (of district/area)

- Is history frozen or a moving target?

- What do you define as historic? - overlay determined by architectural historian professional changes to be updated over time

Community Values - determine if age or form is more important

or - the buildings should reflect the compatible to existing

- footprint

Is not as important as style, form etc.

What makes it compatible with a district?

Style is subjective, should it be used to determine if new construction is compatible?

Should be form, scale, height & footprint, instead.
Linden Street - use as an example
(addition/new construction) how is scale & compatible relevant to this new construction in district

- How do you define new construction that respects existing?

IF YOU ADJUST EXISTING GUIDELINES/HOW WHAT WOULD YOU CHANGE?

- Forms elements explain! choices, materials, etc

ADDITIONS SHOULD BE MORE
COMPATIBLE TO EXISTING STRUCTURE
(more restrictive)
and be more subjective for new blais construction

-FORBID STYLE FROM BEING A FACTOR
#2

- Part of process for new add/Rezoning to inform community (COA)
  Notify before meeting. Plans, renderings etc and
  Facilitate meeting with community. Minority report in submission of proposal.
  + Fan H HDC

- More publicity outside districts to better inform about historic design procedures, etc.

- Expand COA? Research, make presentations - Expand responsibilities of community awareness committee
  TO DO TOGETHER WITH DISCUSSION GROUP
  Community - removed 2 lines

- Dissolve research committee
#3

- Additional Staff to help
- Involve Realtors - but can’t force it. How do you educate?
- Info before you buy the property
- Signage to educate about historic District and Design
- Local folks to help inform in neighborhood
- Should Chamber of Commerce have a bigger role in property sales in historic districts?
- Sign/Manifest/Deed

**Should For Sale signs Include the Information if it is a Historic Overlay District or contributing building?**

- RHDC Open Up Discussions with Realtors.
- Include Historic info with HOA - Self-monitor

The information should be given to potential buyers including before they purchase - to be totally informed.
Preserving houses is important for new homes. Make them stronger in design to help remove ambiguity.

- Take elements of the community that help define neighborhood.
  - Common elements:
    - Physical elements particular to each neighborhood.
    - Diverse styles w/ period of significance.

Discontinue on style guidelines don't mention but enabling legislation does.

- Traditional look that replicates the historic character.
- Middle ground — no matter the scale.
- Should be some sort of differentiation btw original + addition to glorify the original.

Looks similar — blend be contextual.

(Repaired should be done to protect house as well — can be expensive + people can't afford the repairs.

This creates another problem where people don't do repairs.

Issues were trying to make some materials available that are affordable.

Feels as if the guidelines are not being applied consistently.
- make character essays clearer
- can we revise the character essays and use them as a reference?
  - overview of neighborhood
  - helpful to designers coming into neighborhoods
  - direct tie b/w guidelines & essays
- make sense of design w/ neighborhoods by using character into from essays.
- add these w/ the guidelines.

- there is a disconnect b/w guidelines + standards
  - not tied into each district (very different characters)

- are the guidelines the same for new construction and additions? (worded similarly)

- could be a tightening of design guidelines for additions

- how did some of the work get approved that looks so different from original?

- how do some of these things get approved?

- consistency
- desire to have a historic look or look like
  a historic structure

  - style guidelines should be attentive to
    style.

- what happened to public notification? (1999)

  - do you agree with the development that is occurring?
    notification is happening but not the opportunity
to weigh in on the outcome.
#2. Current structure
- requires experience related to some sort of background knowledge of buildings
- may need to add members who have a connection/interest in historic homes
  - fresh ideas/not frozen in time
- number of different perspectives on his commission and committee.
  - balance of people bring different perspectives
  - neighborhood input on candidates
    - either by voting system or other

1. diversity in profession for board members
2. transparency in selection process

- get input on selections from people who know what they're talking about
  - go to RTDC and find out what the process is

TERM office. Should it be limited?
#3 - Letters, notification of work, brown street signs, images, realtors,

- When people buy property - welcome packet of standards of historic expectations for property guidelines
  - Give packet to real estate agents

- Target new home buyers before they purchase
  - Either through MLS listing, real estate agent, etc.
- Flag/tag the listing of neighborhood

- No approvals for permits w/o blue placard

- Educational material
  - Use for new buyers
  - Target agents to aid w/ informing buyer

- Work w/ agents, partnership, look for the people who are helping w/ the sale

- Education

- Class for NC Assc. of Realtors
  - Continuing education credits
1. Preserve Character
2. Enhance Character
3. Compatibility
4. Neighborhood Identity
5. Guidelines + Standards
6. Importance of Our Process
7. Importance of Community Input
8. Current Standards Reflect Community Values
DISCUSSION 2

- Give 'em mikes
  (+ tell 'em use 'em)
- Publish staff comments beforehand
- More $$ for PHDC

DISCUSSION 3

- Improve/expand communications about historic sites/districts
- Realtors
- Welcome committee
- Community liaisons
Notes from Table 12

Community values or needs:
- Preserving character of community
- Respect desires of those in community
  what they like - made choice
  of this time & place
  Compatibility - Community values/needs
  EXAMPLE not just like
  May not be on first glance

Will - Queen Anne, Victorian Craftsman
  - Victorian
  - Guidelines
  - Neighborhood identity
  - Period "can be theme parking"
  - Quality of construction

Standards as written are agreeable

Disagreement if the standards were followed.

Need to understand old from new
  Progress in way meant to progress
  I prefer not to replicate
  Preservation agreed

Infill the issue

Differ whether RHDC reached good
decision but like guidelines

Boundaries of district poorly set
Commission:

Can't hear the Commission - They don't speak loud enough.

Need to relate what they do to the guidelines - Justify based on metrics

Staff comments

Staff recommends people do own survey.

Publicize comments so people will know if they want to attend?

City attorney determined not to publicize

Add staff comments to website?

Could move here again

Q3: Guidelines to developers

Use Neighborhood cis!
FORM BASE
- SCALE & MASSING
  IMPORTANT - STYLE LESS IMPORTANT
AFFLUENCY PLAYS PART
PARTICULARLY W/ REGARD TO RESTORATION
- STATE CHARTER - COA DECISIONS DO TALK ABOUT STYLE (REF: GREENHOUSE PROPERTY)
- NEEDS TO BE DISCUSSED BY COMMISSION
- "STYLE" IS VAGUALLY DEFINED
- ENFORCEMENT OF COA DECISION AN ISSUE.
REF: FORMAL DEFINITION
OF STYLE

- CURRENT STANDARDS
DO NOT ADDRESS
STYLE

- NEED TO ZEALOUSLY
GUARD OUR HISTORIC
RESOURCES

- LAW BEING IN
REF TO OLD SALEM

- LEGAL MEANING VS.
COMMON INTERPRETATION
AT ODDS

- Guidelines don't seem to
address form
- Term "precedence" unclear to reviewers
- Importance of "NB historic fabric"
- Driveway length example

Guidelines reflect community standards more than not guidelines not oppressive

Overlay districts are good tool but shouldn't be overly onerous
- THINGS SHOULDN'T BE
  A COPY

- DON'T BE EXACT
  BETTER INTERPRET

- DOES PRESERVING HISTORY
  INTEGRITY LIMIT INFILL

- OR LACK THEREOF
  DEF'NS MAKE

- THINGS MUDDLED

- DOES # "SHALL BE" MEAN "REQUIRED"?

- ISSUE OF RELATIVITY

- PREVALENCE OF STYLE

- IN NEIGHBORHOODS
Q#12

- Issue regarding how COA decisions are followed through/enforced

- Setup avoids neighborhood favoritism
- Composition works well
- Intentionally balanced
- Discussion on procedural issue
- Experiences have been fair + helpful
- Good education/training given to commissioners
EXTREMELY

- DRAC AN HELPFUL TOOL FOR ADVICE/FEEDBACK
- COA PROCESS MAY NEED TO TAKE MORE TIME TO FRAME DISCUSSION + FOUNDATION OF DISCUSSION
- SOMETIMES MANY TIMES RUN TOO LONG FOR PUBLIC (+COMMISSIONERS)
14 Q#3

- Better disclosure thru real estate agency

- "What does that mean?"
  via website
  local vs. national

- Need to inform
  use food
  buyer
  seller
  associated re. professionals

- Old garden club model

- Best way is thru neighbors

- Next door app/website
- House vs Accessory
- Knowing vs Being Responsible
- Runs Similar w/ Zoning & Permitting
- Issue of Neighbors Having to "Tattle" to Get Enforced Noticed
- What Can City Do After the Fact
- Issue of Empowering Neighbors to Get Enforcement