#1

- Happy with current standards
- Recent interpretations of guidelines (may need better definitions - clear & concise)
- Elements of compatibility
- Need to tighten up some requirements
- State Statute addresses style, how does that impact approval process
- Preservation guidelines protect special character of neighborhood
- Standard of Quality maintained through development process
- Vacant lots make folks nervous
- Tear down by neglect is an issue
- Continuum is better than either extreme
- Don't ignore the law
- Proposed guidelines have been improved - need to get attorney to make their comments
- Always protect existing structures if at all possible
#4

How Should Committee Structure change?

- too many architects on the committee

- Let a homeowner see they have interest (Training is so important)

- Need a better check and balance

- better mix profession and citizen
- legal representation on committee
- working prior to appeal timeframe is dangerous
- Welcome packet (electronic)
- Improve web info & ease of determining info
- Material facts should include historic info provided by real estate (prior to sale)
- MLS should include this type of property info
#7

-R+HDC provide trolling to real estate folks
Discussion #1

- Walkability
- Parks + Green Space
- Transportation + Transit
- Teardowns + Overbuilding
- Sense of Community
- Civic Investment + Leadership
- Predictability + Stability
- Better Comprehensive Planning
- Variety of Housing Sizes and Price Points
Point 2 — Have generally worked well but need more consistency and clarity regarding compatibility.

Current guidelines don’t prevent teardowns. (or protect from)

**OUR TOP THREE**

1. Protecting Sense of Community (Sense of Place)
2. Address the issue of Teardowns.
**Question #2**

1. Create levels of review w/ a larger group hearing all demo and new construction w/ a minimum of members present to hear these cases.

   Better training in interpreting guidelines for more consistency over time.

   Training from the commission to the neighborhood groups.

2. Higher participation of residents on the commission (as part of a subcommittee if structure/composition doesn't allow for enough representation).
Question #3

Tie a notice to utilities (hook-ups)

Neighborhood sponsored Welcome Packet w/ HD information

Add a check box for HD to MLS listing or to Wake City Real Estate Site.

Train + provide info to Local Realtors.
Annual Letter w/ updated information.
1. Community Standards
   - guidelines are OK
   - may need more specific guidelines
   - how do you define style? What elements?
   - districts - architectural styles - what is acceptable in one may not be acceptable in others
   - language in Nation Register - should it also be used in local guidelines?
   - some communities have rules vs. guidelines
   - history of neighborhood should help determine guidelines
   - what if there are 2 styles on one structure? Compatibility
   - is Oakwood really going to make changes? Or are we just meeting to talk?
- change is inevitable, we need to manage it
- separate preservation from
- community values, predictability, simplicity, clarity regardless of guidelines
- understandable
- don't want to be shocked at a commission decision
- also need the process w/ Board of
  Adjustment to be consistent
- RHDC terms only 2 years - not enough time
to develop relationships w/ citizens
- no convenient way to look at cases (for inexperienced Commissioners)
"Modernist" architecture seems to be acceptable nationwide

- not necessarily Modern!
- some confusion about this term

- Compatible contemporary architecture should be considered allowed

3 Main Points

1. Commission must consider community values when making decisions guidelines must be simple & clear. Decisions should be predictable.

2. Define compatibility

3. Maintain guidelines as opposed to implementing rules.
Question 2: Commission Composition & Structure

- Every commissioner should meet all requirements; the reality is that not all do.
- It is not right if they don’t.

- Could commissioners receive a salary so that they are more of a dedicated resource? (Or other incentive)
- It would be nice if the commissioners were able to educate me as a citizen on historic districts, or if there was some other dedicated resource to do so.

- Need more City staff

- Why doesn’t whole commission vote? Only committee.
- All should have a say.
Q3: Informing New Residents

- Print out way too much paper.
- Have a profile page/digital.
- More transparency needed.
- Need project manager to create efficient web page.
- Realtors not always telling clients - disclosure must happen.
- Advertise RIHOX around town.
- Use CAC’s to get the word out.
- Utility statements are a good way.
Q.1 - Compatibility of form not in skyscraper in

- Architectural style of the neighborhood
- Building size, height, setback
- Does style = taste?

- Scale & form of additions are important. Addition should be demarked from historic house.
- Protect the original fabric
- Compatibility is rather nebulous
- Protect the authentic
- Material choice is hard to depict
- Distinguish taste (individual)
Keep up with what is current at the time (should allow solar panels?)

- Reject faux stylistic infill to be rather than to see.
- Styles evolve but can still be categorized as similar.
- Preserve & protect the defined time of significance.
- Form is the best way to allow continuity of a district.
- Style is difficult to legislate.
- Form & style need to be considered equally.
- Can't halt history, recognize there are variations/evolution.
Scale & form are important but can style be considered when state legislation?

The variety of board member experience has served it well.

Diversity is important.

How do you guarantee diversity?

Training should be important & funding should be increased.

Citizen input during the hearing is important.

Hard to choose a diversity of opinion or at least a majority.
D#2

- REPRESENTATION OF THE CULTURAL SIDE OF NEIGHBORHOOD SHOULD BE PRESENT
- BETTER TRAINING ON HOW COMMISSIONER ADJUDICATE & FACTS?
- WELL TRAINED & ADEQUATE STAFF
- MORE COMMUNITY OUTREACH FOR HEARINGS

D#3:

- LIASION WITH BOARD OF REALTORS TO ANNOUNCE PROPERTIES
- NEWSLETTER MAY BE TOO LATE FOR PROSPECTIVE BUYERS
- MLS OR WAKE CITY TAX WEBSITE NOTIFICATION
- BETTER INFORMATION ON "WHAT DOES IT MEAN TO PURCHASE IN A HOD?"
- ORGANIZE NEIGHBORHOOD GROUPS THAT CANiform.
- SIGNS ARE HELPFUL (PARTICULARLY THE BROWN ST. SIGNS)
1 - Community Standards.

We want you to know:

- Preservation of the neighborhood experience is important.
- Compatibility and proportionality guidelines should be set for areas.
- Not like Charlotte - please.

- Guidelines should build and support quality of neighborhood experience.
- The design should encourage relationships (example: Halifax neighborhood does not support interaction).

- Elements should all fit in to preserve a relational neighborhood.
- Set backs should meld + the building footprints should fit + meld w/ neighborhood

- Dynamic Aspects important / valued.

- Evolution + Organic Growth.

- Encourage + Embrace Diversity (Interesting w/ diversity) Not like HOA

- Different neighborhoods keep their character.

- Leniency w/ Commercial Properties i.e. Moore Square

- Ability to respond to density + growth intelligently

- Preserve uniqueness + specialness

- Do not loosen Guidelines
#1 - Community Standards

- Quality of Neighborhood experience - the guidelines should build & support
  - the design should encourage relations
  - Example Halifay neighborhood does not support this interaction
  - Preserve the relational neighborhood - the elements should make it fit in.

- Set-backs should meld with the building footprints
  - Use should stay residential

- Dynamic aspects -
  - Allowance of evolution, & organic growth
  - Encourage & embrace diversity (no HOA's)
  - Interesting with diversity - happy where it is.
  - Different neighborhoods keep their character.
  - Commercial Properties - leniency - to keep dynamic living. i.e. Moore Square
  - Ability to respond to density + intelligently grow.
  - Preserve Unique & Special, no loosening guidelines.

Diversity in style is a good thing...
Preservation of the neighborhood experience (which could lead to guidelines for different neighborhoods) - & proportion

Compatibility of similar guidelines set for the area.

Concerns - creating environment & should not
Commission:
- Do a self-analysis
- ? Do the districts need to be separated?
- Different residential & commercial guidelines
- Oakwood over-represented.
- Need cross-sectional representation & diversity
- City need guidelines for commission that would not necessarily preclude people from participating
- City staff need more.
#2 Commission Composition:

- Self-analysis
- Do the districts need separate commissions or guidelines?
- Oakwood may be over-represented. Need more representation on commission.
- Diverse cross-section would be good. Especially a residential + commercial.
- More city staff
- Every neighborhood represented. Current guidelines may preclude participation by some which may be okay but limiting.

- Commercial districts should be done separately.
#4 - Closing - Your Wishes.

- The guidelines should allow for dynamic & living communities. Regulate on form & not taste & preference.

- Size, shape, & proportion are far more important than style. i.e. Large Victorian w/ Small Victorians.

- Highly divergent styles detracts from & distracts attention away from homes.

- Maintaining neighborhood character & allowing for more neighborhood involvement.

- Do not believe in style, good design & arch is a result of place, culture, technology & context. Should Guidelines should not prohibit.

- Districts commit higher density needs to be addressed in our historic urban environment.
#3 Informing New Residents

- Away before (not just realtors)
- Attorney’s should also share.
- House inspection (historical inspection?)

Discloser will have a web link to overview of living in historical link.

* Building permits should disclose.
* Attached to deed.
* Training them - informal monthly meeting, brochure (w/ deed)

#20
compatibility. Like generic parts of guidelines (lines of site)
mistake literal traditional construction preserve form

allow orig. structure tell story & clear delineation of new construction (new story)
ambiguity - has to be open to interpretation
board should be allowed to use guidelines in vague way - based on forms in guidelines
infill - keep in vernacular in scale

additions & reno's - either exact same or totally diff not middle ground
delineation/reveal between 2 forms ok
authenticity in terms of same or opp of original structure
infill is its own thing - not wrong to require that it look old
Residential HD - have period of sieq.
b/c HD new construction should be era built.
Nothing watered down is worst.
State statute style & compatibility should be considered.
People attracted to HD for a reason.

Not a fan of modern/contemp. bldgs in HD.
Loose historic flavor overtime w/ contemp. infill.
Setback is key! form & roofline
HD not place to make a new mark.
Additions - more expensive to keep in style
Form keeps neighborhood uniform (more rap than aesthetics)
Infill fit parameters, look to surroundings
Quality of standards of materials & construction of first home.
Use/purpose can differ - function dictate form.
Commercial need variety.
Neighbors variety too but harder - personal investment.
Use & materials - should last a longtime
(quality in materials) - no cheap aesthetics.

People like quality in HDs.

Interpretation & education on board - need a variety of people. Need a DIFF in commercial & residential guidelines.

So few historic homes, why build new out of style?

(Will this construction trend continue? Lose historic character?)

Geographic proximity is great for HD. (Issue for pre-bldg new in non-compatible style.)

Where should someone go who wants to build that way?

Go where no historic overlay. Not in period of S&G. Not hist. or no covenants.

Form = scale.

Guidelines allow for interpretation. - traditional or less traditional?

Do we have to pick one or other?
Quality is how much you pay for it. Quality is expected sidewalks, porches, and neighbors key to historic neighborhoods.

**Three Points**

1. Commercial and residential totally different.

2. Fabric of community we're trying to keep together.

3. Scale, form, roofline, setbacks, fabric (materials) cohesive, windows, porches - but no "Mr. Potato Head House" of poorly designed compilation.

3 period of significance and authenticity.
# of ppl good. *Worst of the worst is watered down.*

Improve education process - guideline review, expectations.

Concern about architects, lawyers & preservation.

*Development = commercial. Separate board from residential.*

Neighbors - people on board not just professionals who may have ulterior motives/improve bank account.


Raleigh big enough for 2 boards.

Zoning - district w/ predominant use.

THREE POINTS (2)
1. # of people on board is good
2. Improve education process for board members
3. Separate boards for commercial & residential
Real estate agent - mandatory inform of covenants -

If owner sells, they're acting as agent -

Expensive for home owner if don't know - ahead of time
(legal issue)

Newsletter great. 3 monthly meetings.

Waterbill would be great - help alert before massive changes.

Put on the deed that house in zoning of LTD. -

District is a greater good. Needs to be tried to save of property somehow.

Guidelines given to new owner - real estate agent give?

# of staff at city issue - bring in more people to help

Encourage neighborhood groups to assist (but it's not their responsibility)
DISCUSSION 1

- Need Flexibility

- Cover buildings from multiple periods

- Style is too subjective to be included in guidelines

- Dealing with modern realities (ADA, Commercial use)
- Members of our table have gone through addition process and found guidelines and review process "very fair"

- Old guidelines (c. 1980s) were more strict than they are now (good that they have gotten looser)
- Expanded period of Significance

- What community?
  > We (the table) think they're working

- Language: Style
  (Should these words be in the guidelines?)

  > Be careful about making the guidelines too tight!
OUR 3 POINTS:

* Maintain flexibility in guidelines
* ‘New’ should be differentiated from ‘old’
* Allow evolution to continue

If you make it too complicated, people will avoid historic property ownership
DISCUSSION 2

We think it's working well.

- There should be a more formal/transparent structure to the commission.

- Members need professional skills to adequately interpret guidelines.

Training is essential.
Do commission members have a way to identify precedence?
DISCUSSION 3

- GIS zoning overlay isn't very accessible.
- Publish a list of all addresses included in historic district or listed as a landmark.
- Communicate through neighborhood association.
- Create a Stock brochure (1 page) with FAQs of what it means to live in a hist. dist. Mail to all properties once/year.
Streamlined web tools include QR code on any R1+DC products that link to appropriate website.

Create a more succinct version of guidelines (Design Guidelines Condensed) that includes lots of graphics and less words.
OUR 3 POINTS

* Annual flyer/brochure with FAQ's of living in hist district

* Work with community orgs.

* Streamline website (make it easier to find COA agendas/packets)
Table 22

① Flexibility - each house is different.

② Differentiate between new and old. Be able to tell.

③ Be able to tell.

④ Use same materials if going to replicate.

⑤ ADA break all guidelines need to reflect that.

⑥ Be mindful of historic character. Say something in guidelines about handicap accessible.

⑦ Historic compatible - additions do not overwhelm the historic aspect.
8. Expand period of resistance.

9. So far the guidelines have worked. and

10. Compatible or consistent.

If mass is correct people are picking and choosing what is to be brought forward.

Deal with situations as they come up.

Good processes -
Design review committee is helpful trying to help.

Making sure it follows guidelines.
compared to previous years
a lot looser in flexibility.

1. Flexibility -
2. New reflect its time.
3. Allow evolution to continue.
4. Too complicated people will not register.
5. Have guidelines that still preserve the history but allows change.

0
A easier place to find application for new construction.

Notices should have detailed instructions on how to find application.

1961 - 
1967 - local legislation
1969 - statewide leg. local government preservation
1970-79 - subcommittee - design review.
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Commission Composition and Structure

- A broad range of people -
- Good with how it works
- 2yr terms - and then rotate.

1. CA - 5 people - 2 alternates
2. Community Awareness - 4 people - creating - hosting events
3. Research Committee - 3 people -
   - Individual landmarks
   - 154 landmarks
   - Review app
   - Identifying national registry
Discussion 3 -

- Newsletter
- Brown St signs
- Legal requirement
- Zoning overlay.

List addresses that are in historic district.

Communicate with neighborhood associations to distribute information.

Stock brochure with Q&A information from RHDC.
Note: ORG brochures.

Guidelines are too long.
Give a more precise language.
Graph.

1. Flyers sent out annually
   with ORA.

2. Communicate with community organizations.

3. Streamline info
- Should fit in, not stand out
- Not all styles are compatible; 12 Tudor not appropriate in Oakwood
  the time they were built
- Encourage well-maintained inhabited dwellings
- Encourage density
- Maintainance on existing houses (new roof) has to fit in while new houses can stand out
- Shouldn't confuse guidelines for existing houses with guidelines for new houses
- New developments frequently have a sameness from using few plans. The eclectic nature of older neighborhoods make them more interesting

VALUES
- Protect historic homes
- Expand period of historic significance - table split
- Guidelines leave too much open to interpretation by RHDC
- Maintain authenticity of existing houses and authenticity for new houses (no false histories)
- Commissioners must have training
- Make it harder to tear down contributing structures
- "Compatibility" too vague - guidelines need to be more specific
- Would like to see state enabling legislation included with guidelines
- All Residential Historic Overlay Districts should have a representative on RHDC.

- There should be someone on the RHDC with art training besides architecture.

- Should there be an attorney on RHDC who brings understanding of quasi-judicial.

- RHDC should follow guidelines and not be influenced by outside influences.

- COA’s being decided differently than when Dan Becker was on staff.

- Appreciate evolution of RHDC and Committee structure.

- Need more continuity from one COA committee to the next as in the way they interpret the guidelines.
- No reason why city can't track sales in overlays through deed transfers
- MLS listings should identify properties in historic districts
- Guidelines should be given at closings the way HOA guidelines are.
- Annual letter to homeowners reminding them they are in an historic district with links to guidelines
- In DERA news or annual letter outline what you don't need to contact RHDC for.
Define what kind of district
- Six districts to help maintain character of district. Winsburg built more than time period.
- Raleigh's evolved

Guidelines should maintain historic character; contemporary doesn't mean modern - new should be the "back up singers"

Continuity when walking down the street

Moved to H.D. for the protection/stability offered by design guidelines.

How do we make sure buyers/residents know they are in H.D.
in the middle—to the traditional side

— err on the side of tradition

Avoid the word “style”

* Prevent tear downs
  — avoid too-huge McMansions

Change legislation to lengthen 365-day wait to tear down

Preserving historic character

Create a rule to limit the footprint of new construction to prevent McMansions
Question 2

too many architects on COA
COA seat for someone who has renovated a house
Some at the table are ok with the number of architects
Other backgrounds: historian, landscape arch., archaeologist
Would like more publicity about
Commission members - backgrounds + what the committees do.
residency in + out of HDs

Q3:
add a signed disclosure form to the buying process. like lead paint disclosure
important to let buyers know before they buy
Extra sign added to for sale sign to note designation
1. New construction should not try to copy something that it is not—historic neighborhoods are not static.

2. New construction is fundamentally different from preserving historic assets.

3. It's important to understand the evolution of historic neighborhoods.

4. Addition to a historic structure has to be subordinate to the original.

5. Visibility from the streetscape.
6. Flexibility on the use of new materials on addition or entirely new construction.
7. Additions should be compatible but discernable and subordinate to the original.
8. Urban form based compatibility, instead of style.
9.
1. For new construction, guidelines for primary buildings should be differentiated from new construction in general.

2. Review that includes the special character essay is good.
1. Existing Committee structure allows for increased capacity and flexibility.
2. Allocating resources for the job that needs to be done.
3. Additional staff and City resources.
4. Review appeals and building permits process.
1. Direct mail package when properties are sold.

2. Consistent streetscape improvements (paving, lighting, sidewalks, gutters, utilities, additional signage).

3. Outreach to civic groups in the neighborhoods and big employers.

4. Improvements in the RHDC website.