

STREETSIDE HISTORIC OVERLAY DISTRICT

Historic Overlay District (HOD)

WHAT IS IT?

A HOD is a **zoning layer** approved by City Council and administered by the RHDC.

Historic Overlay District (HOD)

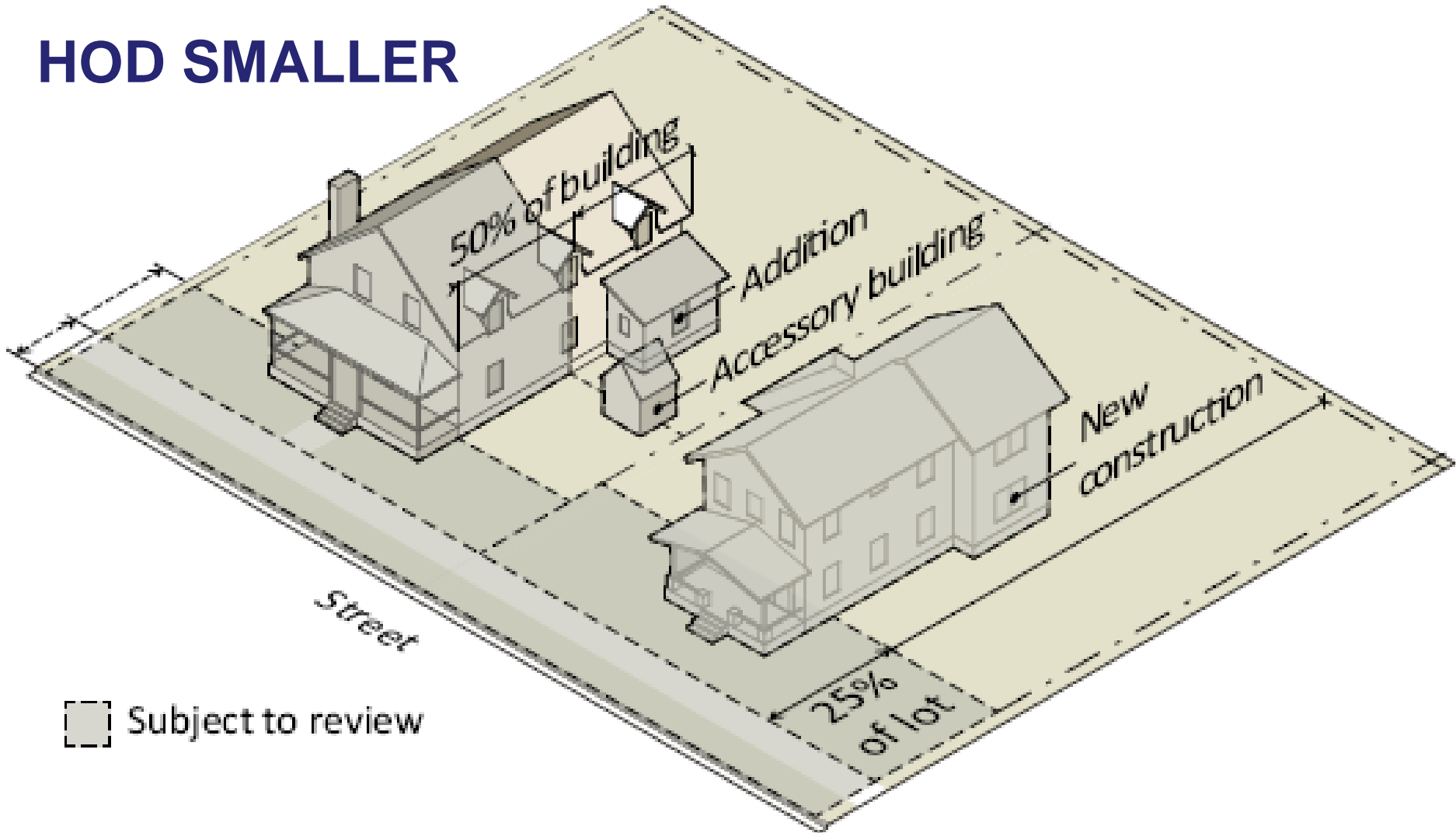
WHAT'S NEW?

2 versions:

- General HOD (HOD-G)
- Streetside HOD (HOD-S)

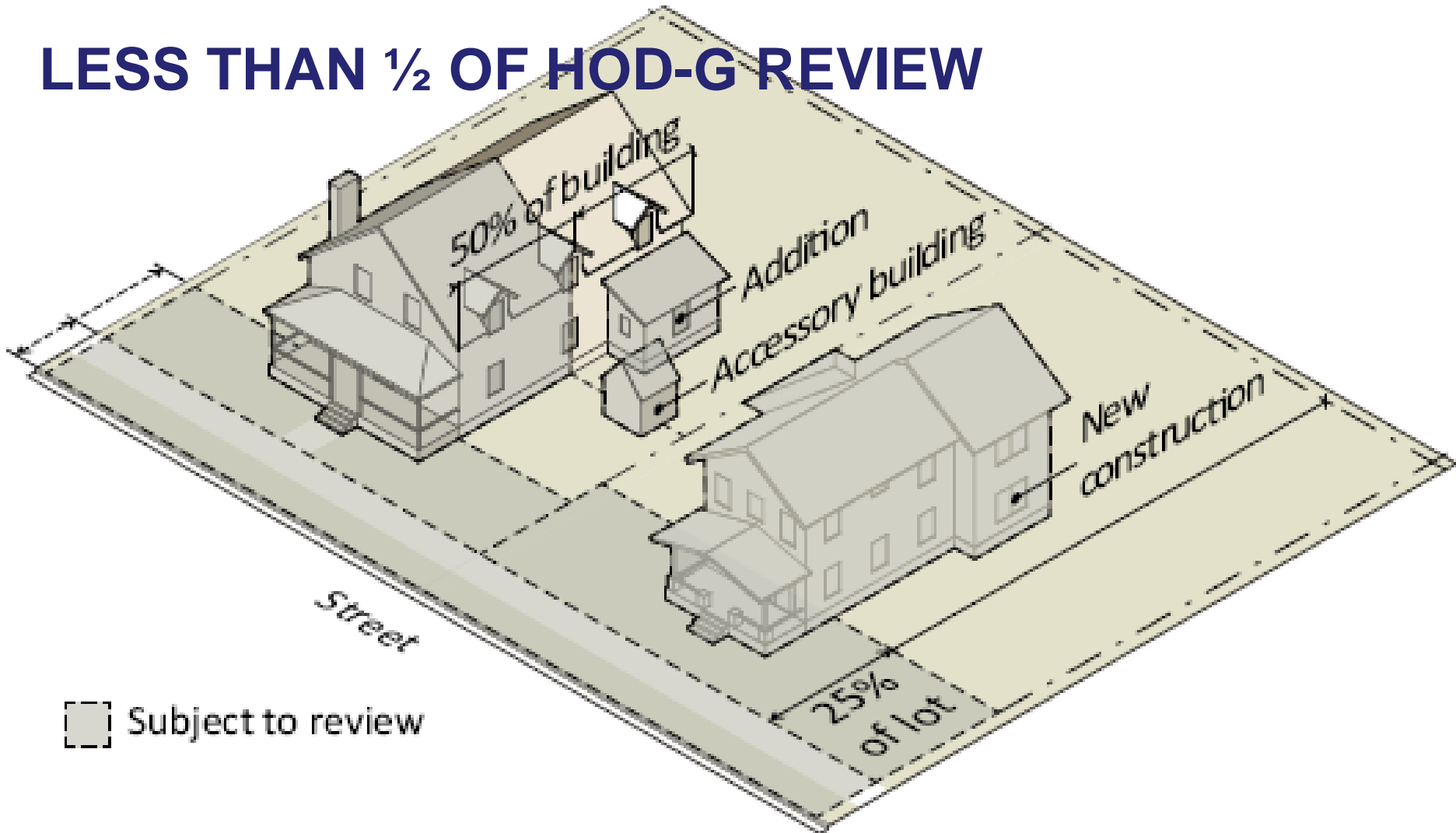
HOW IS STREETSIDE HOD DIFFERENT?

HOD SMALLER



HOW IS STREETSIDE HOD DIFFERENT?

LESS THAN ½ OF HOD-G REVIEW



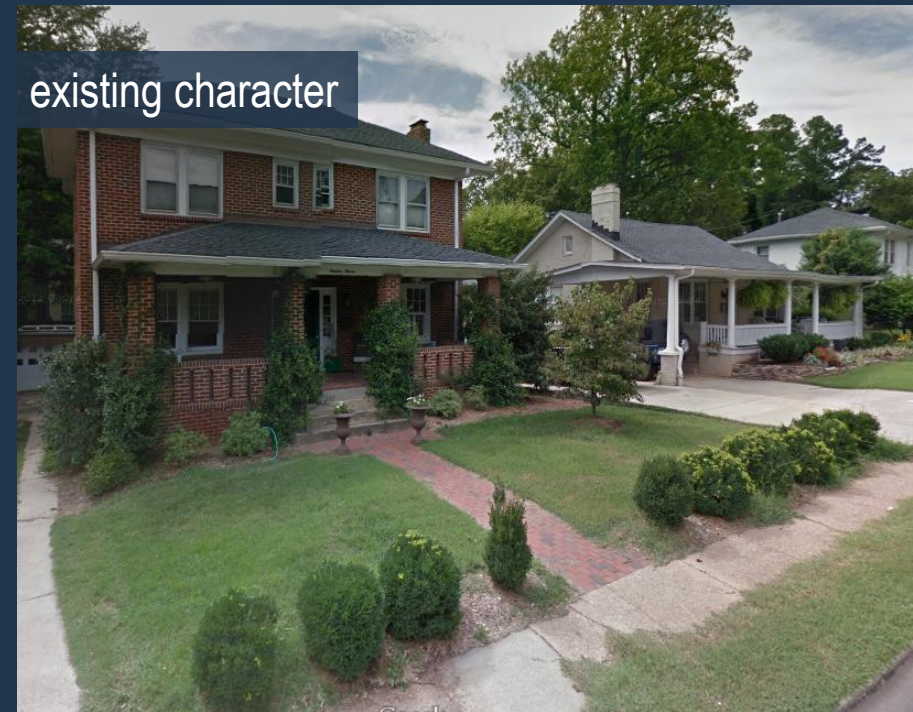
Historic Overlay Districts

WHAT'S THE POINT?

Character Preservation

Character Preservation

- **Maintain character and preserve character-defining features of individual historic resources through the Certificate of Appropriateness process.**
- Provide predictability and security about potential change in the neighborhood
- Protect from unmanaged change



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Character Preservation

HOW IS IT DONE?

Demolition Delay

Design Review

Character Preservation

- Allows the commission to issue up to a **365-day demolition delay**
- Demolition-by-neglect process (a neighborhood-led initiative)
- Possible avoidance of variances for setbacks and height



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Design Review

What does OWNERSHIP mean?

- Must obtain a Certificate of Appropriateness (COA) for exterior changes.
- Partnership with the RHDC, city staff and you

CERTIFICATE OF APPROPRIATENESS PLACARD
for Raleigh Historic Resources

RHDC
RALEIGH HISTORIC DEVELOPMENT COMMISSION

Project Description: _____

Address: _____

Expiration Date: _____

Signature: _____
Raleigh Historic Development Commission

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7738 and commission staff will coordinate the inspection with the Inspectors Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Design Review

Certificate of Appropriateness (COA)

- City permit required for exterior changes within a HOD-G or to a Raleigh Historic Landmark or exterior changes as viewed from the street (as defined in UDO) within a HOD-S

WHO approves the application?

- The COA Committee of the RHDC administers Major Work COAs
- City Planning staff approve Minor Work COAs



The image shows a sample of the 'Raleigh Historic Development Commission - Certificate of Appropriateness (COA) Application' form. The form is titled 'Raleigh Historic Development Commission - Certificate of Appropriateness (COA) Application' and features the RHDC logo. It includes a 'For Office Use Only' section with fields for Transaction #, File #, Fee, Amt Paid, Check #, Rec'd Date, and Rec'd By. The form also has checkboxes for 'Minor Work (staff review) - 1 copy', 'Major Work (COA Committee review) - 14 copies', and 'Most Major Work Applications'. A note states 'Applications greater than 25% of Building Square Footage' and lists 'New Buildings', 'Historic Resource', and 'Division of Approval'. A section for 'Historic Property/Landmark name (if applicable)' and 'Owner's Name' is present. A table for 'Property Address' is provided, with columns for 'Property Address' and 'Property Address'. A footer note states: 'I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.' The footer also includes 'Page 1 of 3', 'www.raleighnc.gov', and 'revision 12.20.11'.

Design Review

What NEEDS a COA for Streetside HOD?

- Exterior changes proposed that are visible from the street (as defined in UDO)
- Exterior changes ranging from roof material change to new construction and additions

What DOES NOT need a COA?

- Routine maintenance
- Repairs with no change in appearance
- Changes not visible from the street (as defined in UDO)

ARTICLE XV — CERTIFICATE OF APPROPRIATENESS LIST

The following list is provided as a general outline of the level of review that may be expected for various types of projects that are often undertaken. It is not intended to be comprehensive, and cannot be used to determine the level of review for a specific project. The assignment of work to a review level is at the discretion of the staff.

COA List of Work

A Certificate of Appropriateness is not necessary for Routine Maintenance, which includes repair or replacement where there is no change in the design, materials, or general appearance of elements of the structure or grounds. Certificates of Appropriateness are issued for all other projects. Any repair or replacement where there is a change in the design, materials, or general appearance is defined as an alteration and needs a Certificate of Appropriateness.

Minor Work projects are reviewed by the staff. Staff will refer Minor Work projects to the COA Committee for review if in staff's judgment the change involves alterations, additions, or removals that are substantial, do not meet the guidelines, or are of a precedent-setting nature.

Major Work projects are reviewed by the Commission's COA Committee. In general, major work projects involve a change in the appearance of a structure or site, and are more substantial in nature than routine maintenance or minor work projects, such as new construction, expansion of a building footprint, or significant changes in landscape features.

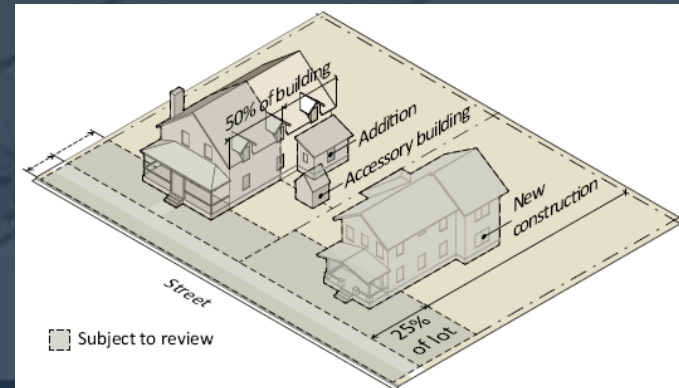
	TYPE OF WORK	STAFF REVIEW (minor work)	CERTIFICATE OF APPROPRIATENESS COMMITTEE (major work)
0	ROUTINE MAINTENANCE (includes repair or replacement where there is no change in the design, materials, or general appearance of elements of the structure or grounds)	NO REVIEW	NO REVIEW
1	Construction of a new primary structure		X
2	Additions less than 25% to a primary structure		X
3	Additions 25% or greater to a primary structure		X
4	Demolition of any primary contributing structure		X
5	Demolition of any primary non-contributing structure		X
6	Relocation of structures		X
7	Removal of any contributing part of a structure		X
8	Alteration/Removal of Archeologically Significant Features		X
9	Alteration of Accessory Structures with no expansion of building footprint	X	
10	New Accessory Structures with total area less than 144 sq. ft.	X	
11	New Accessory Structures with total area 144 sq. ft. or greater		X

Design Review

What NEEDS a COA for Streetside HOD?

Proposed changes that are:

- The public right-of-way for primary and side streets;
- The lot area between the public rights-of-way and the facade of any existing primary building or structure;
- 25% of the depth of the lot area adjacent to the public right-of-way for vacant lots;

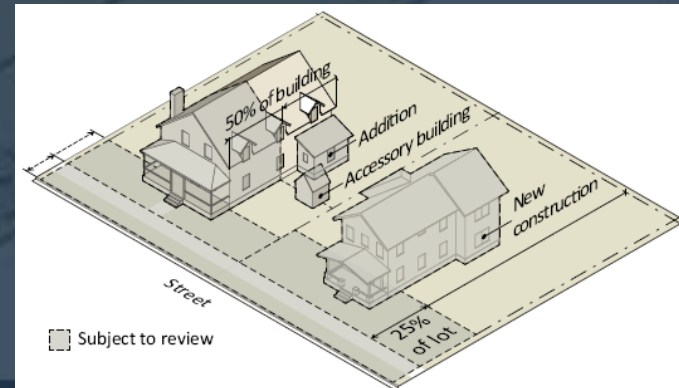


Design Review

What NEEDS a COA for Streetside HOD?

Proposed changes that are:

- d. The first 50% of the depth of any existing principal building from the facade adjacent to a public right-of-way;
- e. Any addition to a building or structure that projects beyond an existing building's maximum front and side wall and roof plane envelope regardless of distance from the public right-of-way;
- f. The entirety of any new principal building construction on a vacant lot;

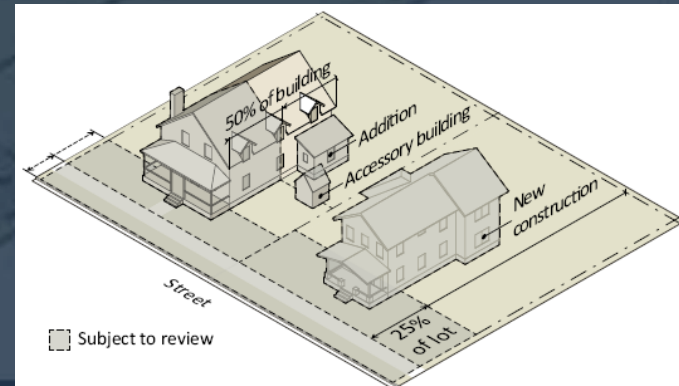


Design Review

What NEEDS a COA for Streetside HOD?

Proposed changes that are:

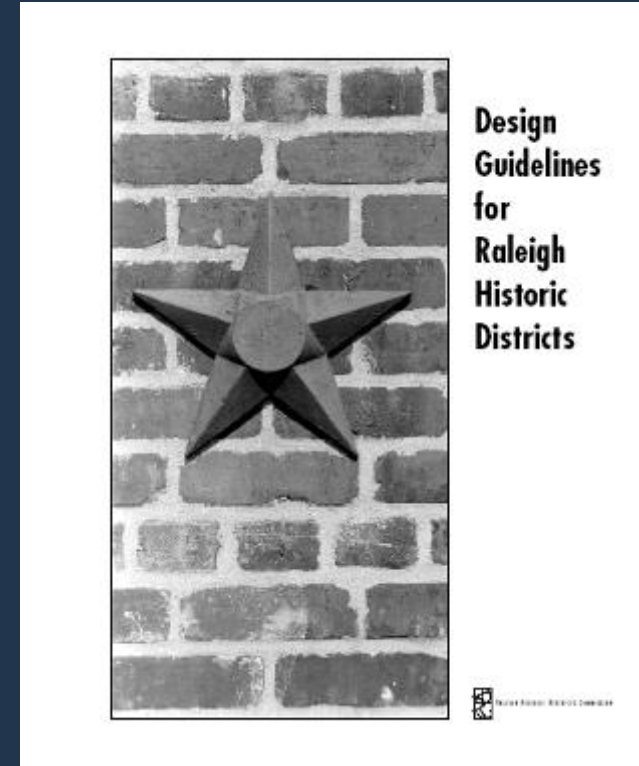
- g. The entirety of any new accessory building construction located in whole or in part in areas Sec. 5.4.2.B.2.b. through Sec. 5.4.2.B.2.d. above; and
- h. The entirety of any Historic Landmark and its designated boundary area that may be located within a -HOD-S.



Design Review

How are COAs Approved?

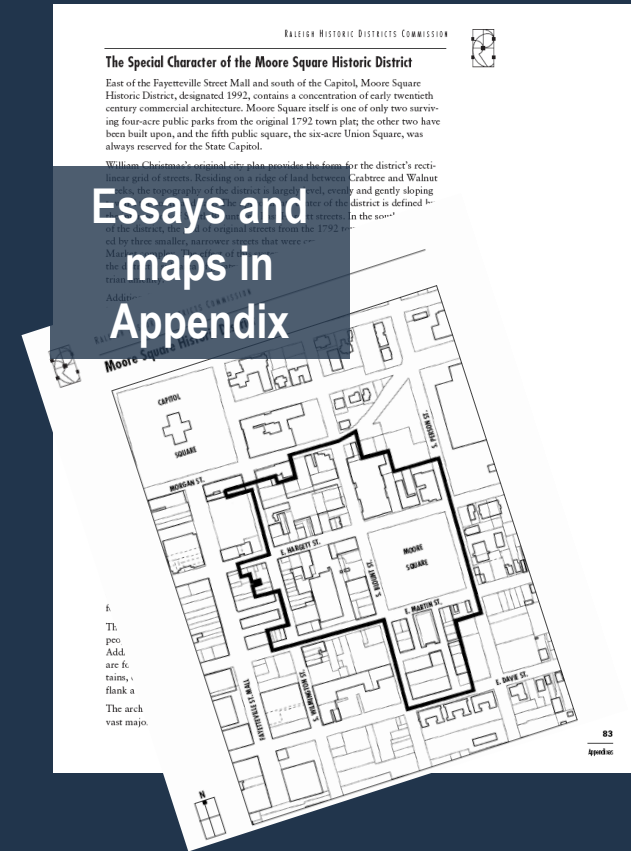
- Reviewed based on the **Design Guidelines**
- Use Special Character essays and designation reports for character guidance
- Work must be “not incongruous”



Design Review

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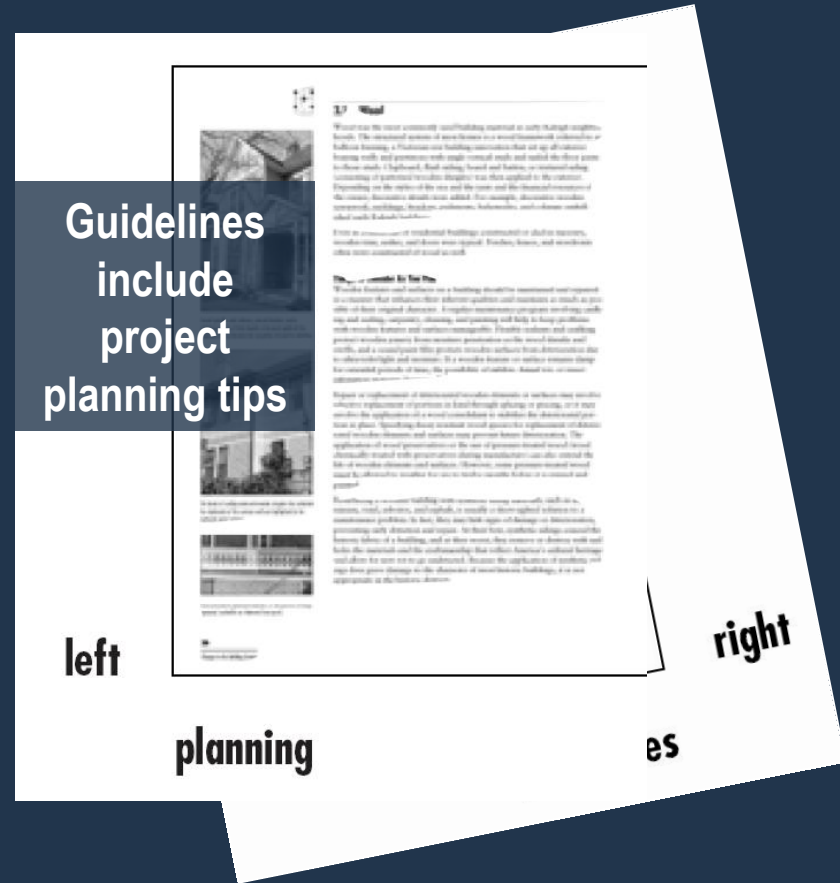
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Design Review

What HELP is there?

- Staff assistance with applications
- Design Review Advisory Committee (DRAC)
- **Design Guidelines**
- City of Raleigh Website
- RHDC Website
- YouTube video



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Creating a HOD

What steps to take:

- Follow process outlined in Sec. 10.2.4. Rezoning of UDO
- Sec. 10.2.4.4. Additional Requirements for -HOD -G, -HOD -S and Historic Landmarks Applications
- Create a designation report – National Register Nomination used as starting point. An updated inventory will be required
- Report reviewed by RHDC prior to going to City Council

THANK YOU!