

HRB & Tech Comm. Survey

1. Do you think that the current Historic Landmarks and Historic District chapters of the Community Development Code adequately address the protection of historic resources?

	Number	Percent
Strongly agree	0	0%
Somewhat agree	8	73%
Not sure	1	9%
Somewhat disagree	1	9%
Strongly disagree	1	9%

2. Do you think the review process is reasonable and easy to understand?

	Number	Percent
Strongly agree	2	18%
Somewhat agree	4	36%
Not sure	2	18%
Somewhat disagree	2	18%
Strongly disagree	1	9%

3. Do you think the historic review process should be more restrictive to better protect the historic integrity of the historic district and landmarks?

	Number	Percent
Yes	3	30%
No	7	70%

4. Do you think the historic review process should be less restrictive to ease the burdens it places on property owners?

	Number	Percent
Yes	4	40%
No	6	60%

5. Do you think the historic review process appropriately balances the desire to protect the historic integrity of the historic district and landmarks with the burdens it places on property owners?

	Number	Percent
Yes	10	100%
No	0	0%

6. Do you think the City needs to streamline the historic review process?

	Number	Percent
Yes	6	60%
No	4	40%

7. What changes to the code and its administration would you like to see, if any?

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User entered value	3
Average submission length in words (ex blanks)	112

Responses:
See attached.

8. What are the most important elements to consider on infill residences? Choose up to three.

Height	3
Architectural style	8
Massing/size	7
Roof pitch and form	1
Color	1
Setbacks	3
Footprint/lot coverage	7
Other	0

9. If you selected "Other," please describe

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User entered value	0
Average submission length in words (ex blanks)	0

10. What are the most important elements to consider on accessory structures? Choose up to three.

Height	6
Architectural style	9
Massing/size	8
Roof pitch and form	3
Color	0
Setbacks	1
Footprint/lot coverage	2
Other	0

11. If you selected "Other," please describe

Left Blank	11
User entered value	0
Average submission length in words (ex blanks)	0

12. What are the most important elements to consider on accessory dwelling units? Choose up to three.

Height	5
Architectural style	9
Massing/size	8
Roof pitch and form	2
Color	0
Setbacks	3
Location	3
Other	0

13. If you selected "Other," please describe

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User entered value 0
 Average submission length in words (ex blanks) 0

14. What are the most important elements to consider on additions? Choose up to three.

Height 3
 Architectural style 8
 Massing/size 4
 Roof pitch and form 6
 Color 0
 Setbacks 2
 Location 4
 Other 0

15. If you selected "Other," please describe

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 User entered value 0
 Average submission length in words (ex blanks) 0

16. Should projects that will not be visible from the street require the same level of review as those that will be visible from the street?

	Number	Percent
Yes	5	45%
No	6	55%

17. What type of review do you think is needed for the following project: Construction of a 200 square foot rear addition that is not visible from the street on a house that is contributing to the historic district.

	Number	Percent
Historic Review Board public hearing with notice to the Neighborhood Association and property owners within 100 feet.	6	55%
Planning Director decision with notice to the Neighborhood Association and property owners within 100 feet.	3	27%
Planning Director decision without notice to the Neighborhood Association and property owners (may be "over the counter").	1	9%
No formal review required.	1	9%

18. If you selected "Other," please describe

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 User entered value 0
 Average submission length in words (ex blanks) 0

19. What type of review do you think is needed for the following project: Changing the entry location and framing of an enclosed rear porch not visible from the street (the enclosure appears to be historic) on a historic landmark.

	Number	Percent
Historic Review Board public hearing with notice to the Neighborhood Association and property owners within 100 feet.	5	45%
Planning Director decision with notice to the Neighborhood Association and property owners within 100 feet.	2	18%
Planning Director decision without notice to the Neighborhood Association and property owners (may be "over the counter").	2	18%
No formal review required.	1	9%
Other	1	9%

20. If you selected "Other," please describe

Left Blank	11
User entered value	1
Average submission length in words (ex blanks)	8

21. What type of review do you think is needed for the following project: Construction of a fence in the front and rear yards of a contributing property in the historic district.

	Number	Percent
Historic Review Board public hearing with notice to the Neighborhood Association and property owners within 100 feet.	5	45%
Planning Director decision with notice to the Neighborhood Association and property owners within 100 feet.	2	18%
Planning Director decision without notice to the Neighborhood Association and property owners (may be "over the counter").	2	18%
No formal review required.	2	18%

22. If you selected "Other," please describe

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User entered value	0
Average submission length in words (ex blanks)	0

23. What type of review do you think is needed for the following project: Construction of a retaining wall in the front yard of a historic landmark.

	Number	Percent
Historic Review Board public hearing with notice to the Neighborhood Association and property owners within 100 feet.	6	55%

Planning Director decision with notice to the Neighborhood Association and property owners within 100 feet.	0	0%
Planning Director decision without notice to the Neighborhood Association and property owners (may be “over the counter”).	4	36%
No formal review required.	1	9%

24. If you selected “Other,” please describe

Left Blank	11
User entered value	0
Average submission length in words (ex blanks)	0

25. What type of review do you think is needed for the following project: Replacing a garage door that faces the street on a historic detached garage on a contributing property in the historic district.

	Number	Percent
Historic Review Board public hearing with notice to the Neighborhood Association and property owners within 100 feet.	3	27%
Planning Director decision with notice to the Neighborhood Association and property owners within 100 feet.	2	18%
Planning Director decision without notice to the Neighborhood Association and property owners (may be “over the counter”).	3	27%
No formal review required.	2	18%
Other	1	9%

26. If you selected “Other,” please describe

Left Blank	10
User entered value	1
Average submission length in words (ex blanks)	10

Response:

Historical Review Board meeting w/o public notice or over-the-counter

27. What type of review do you think is needed for the following project: Changing the windows in a residence (for example, from wood to vinyl).

	Number	Percent
Historic Review Board public hearing with notice to the Neighborhood Association and property owners within 100 feet.	4	36%
Planning Director decision with notice to the Neighborhood Association and property owners within 100 feet.	1	9%

Planning Director decision without notice to the Neighborhood Association and property owners (may be “over the counter”).	3	27%
No formal review required.	1	9%
Other	2	18%

28. If you selected “Other,” please describe

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User entered value	2
Average submission length in words (ex blanks)	9.5

Responses:

Historical Review Board meeting w/o public notice or over-the-counter

None for non-contributing, HRB or planning director for contributing

29. What type of review do you think is needed for the following project: Changing the siding in a residence (for examples, from wood to vinyl, or to HardiPlank type material).

	Number	Percent
Historic Review Board public hearing with notice to the Neighborhood Association and property owners within 100 feet.	5	45%
Planning Director decision with notice to the Neighborhood Association and property owners within 100 feet.	3	27%
Planning Director decision without notice to the Neighborhood Association and property owners (may be “over the counter”).	2	18%
Other	1	9%

30. If you selected “Other,” please describe

Left Blank	10
User entered value	1
Average submission length in words (ex blanks)	13.5

Response:

Same as window example. Non for non-contributing, HRB or planning director for contributing

31. Is there anything else you would like to add?

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User entered value	2
Average submission length in words (ex blanks)	42

Responses:

Don't know if historic board review without public notice is 'legal'.

I think the architectural details/design are the most critical component for construction in the historic district. I think the narrow focus on size and massing is misguided and reactionary to a project that could never make it through the current HRB or neighborhood review. The code needs to be updated to allow property owners to maintain and improve their properties while balancing the need to preserve the historic quality of the district.

Question 7

I don't have too many complaints with the current code, but I would like to see things more streamlined. It would also be helpful to have a 2-3 page brochure produced for all properties impacted by the historic district that briefly explains the provisions of the code.

Have a system when inquiries are made there is a way to flag the property as a Landmark Property or in a Historic District. This would aid in mistakes done as an approval from the city.

1. Current language regarding massing are not consistent with historical development within the district: houses have historically had significant size variation, even with adjacent properties. Architectural design/details have much greater impact on the look/feel of the district. The code needs to be revised to allow greater flexibility in total square feet of the home (both new construction and remodels).
 2. Pre-application conference should not have a fee. Home owners and prospective home buyers cannot currently have an informational meeting with staff to discuss feasibility of potential projects or potential roadblocks/issues for change/development. Planning staff needs to be able to provide more help to owner/buyers as an over-the-counter service.
 3. City building department is charged with enforcing the code during construction, but doesn't understand the code and does not appear to care about the code. Buy in from the building officials is needed to ensure that historic properties are not lost and to ensure that new construction and remodels follow the plans agreed upon by the HRB during planning.
 4. Contributing and non-contributing homes need to have a different set of rules. Requiring non-contributing homes to use historical materials/design elements may conflict with the home's architectural style and actually detract from the district.
 5. New construction and remodels should be allowed to benefit from improvements in building materials and building science. Energy efficiency, material durability, and material/installation costs are important factors that need to be allowed/considered as part of the overall design review process.
 6. Maintaining/improving property values in the district requires that owners can improve their home and remodel to meet changing family needs. If the district only allows small homes that aren't compatible with today's lifestyle/home standards, it will not attract/retain growing families and people will be forced to move as their circumstances change.
 7. Specific architectural details that are determined to be critical to the district need to be clear and consistent throughout the code. Other items that are more guidelines/recommendation for the HRB's discretion, should have examples to help clarify intent. Changes not seen from the street should have much greater design flexibility that changes that impact the street facade.
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