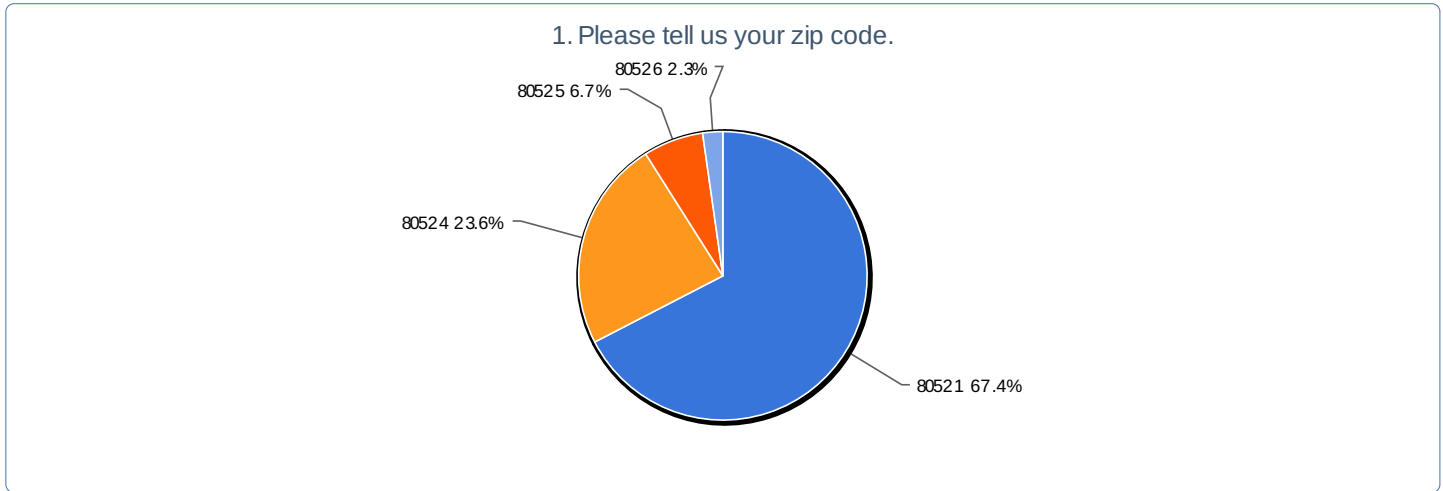




Summary Report

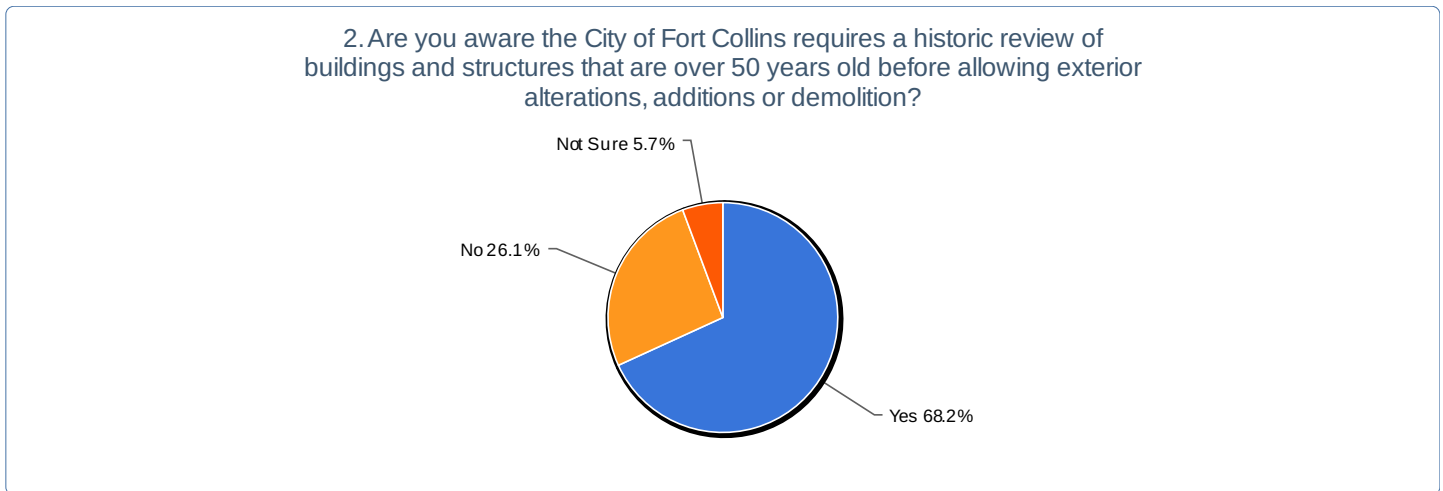
Survey: Historic Review Satisfaction Survey
(Demolition/Alteration Review)



1. Please tell us your zip code.

Value	Count	Percent %
80521	60	67.4%
80524	21	23.6%
80525	6	6.7%
80526	2	2.3%
80528	0	0.0%
Other	0	0.0%

Statistics	
Total Responses	89
Sum	7,166,466.0
Avg.	80,522.1
StdDev	1.6
Max	80,526.0



2. Are you aware the City of Fort Collins requires a historic review of buildings and structures that are over 50 years old before allowing exterior alterations, additions or demolition?

Value	Count	Percent %
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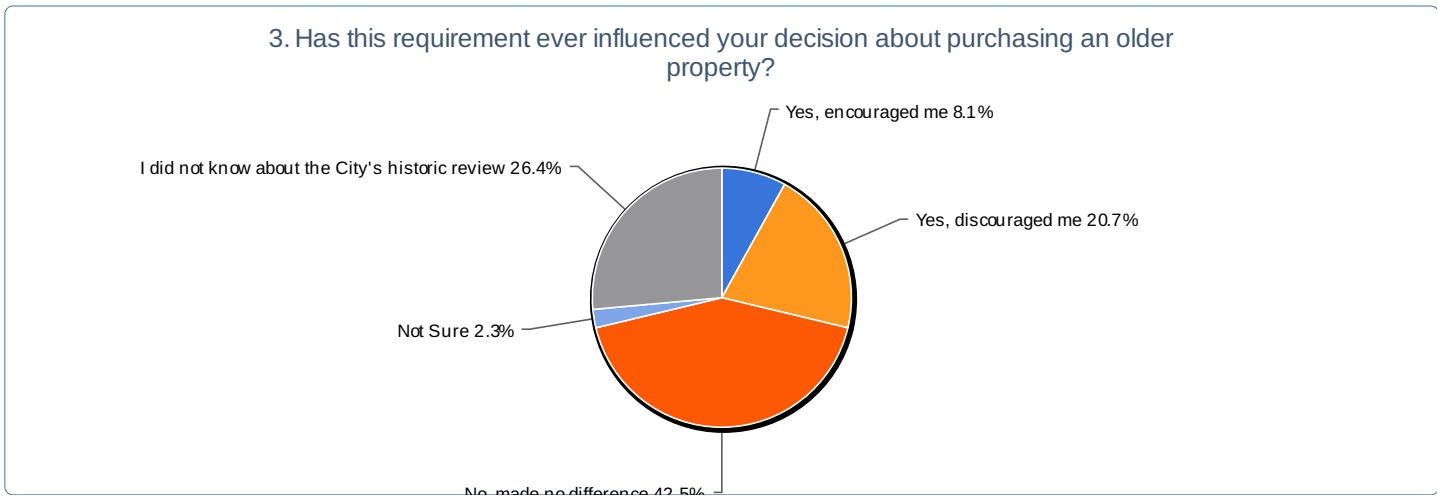
Statistics	
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Yes	60	68.2%
No	23	26.1%
Not Sure	5	5.7%

Total Responses	88
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Comments

Count	Response
1	Am now
1	But I only found that out when we decided to add onto our house.
1	I was not aware of this requirement, but I am now after receiving your postcard.
1	I wonder if the city has considered making it 60 years instead of 50.
1	None of your damn business!!!
1	Now I am
1	The review is a minor obstacle for people with a lot of money to burn
1	but not surprised
1	not always needed at 50, 75 maybe
1	not until I got the postcard
1	ridiculous policy 50 is not historic
1	I knew review was required for Local Historic Landmarks. I didn't realize it was required for all buildings over 50 yrs old.
1	I bought a condo near a historic home, and was told about this from my relator and mortgage people.
1	It's unclear to me how significant the changes have to be to require a review (updates versus structural change).



3. Has this requirement ever influenced your decision about purchasing an older property?

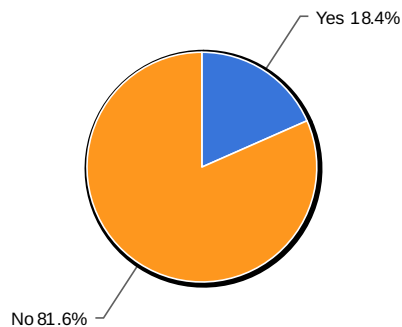
Value	Count	Percent %
Yes, encouraged me	7	8.1%
Yes, discouraged me	18	20.7%
No, made no difference	37	42.5%
Not Sure	2	2.3%
I did not know about the City's historic review	23	26.4%

Statistics	
Total Responses	87

Comments

Count	Response
1	Absolutely in support of regulations that preserve the older part of town.
1	The city's other ridiculous ordinances are what made me sell my Old Town house.
1	When I hired a contractor to raise my upstairs bathroom wall, I learned of the policy.
1	Would definitely influence my decision.
1	city has no right to determine what a property should look like as long as it is clean and neat
1	I have owned my home on Mountain Avenue since 1976. We put an addition on in 1982 and tried to tie it in with the integrity of our beautiful brick home.
1	This process is arbitrary and capricious and may become a serious problem for our growing community
1	I understand the need; but "less is more" when it comes to requiring homogeneity and limiting personal freedom of expression.
1	If you're not going to let people customize old town homes to better suit modern day families, then families aren't going to continue living down here. They will become rentals and more transient populations- which I think will negatively impact the old town feel and economy.
1	It has not affected my decision in previous instances, but that doesn't mean it wouldn't under different circumstances. It depends very much on the property/situation.
1	I selected No, but the most accurate answer would be simply "Yes", which was not an option in your survey. To explain further, the requirement both encouraged me (because of landmarking advantages) and discouraged me (because of alteration restrictions). I wound up buying the old house I wanted, however.
1	Sorry, haven't thought about purchasing an older property (need a straight 'No' among the answers)

4. Have you ever received historic design advice, either through the Design Assistance Program or the Landmark Preservation Commission's Design Review Subcommittee?



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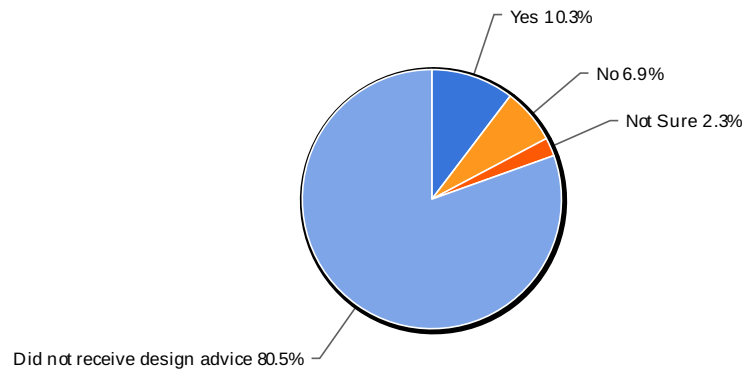
Value	Count	Percent %
Yes	16	18.4%
No	71	81.6%
Not Sure	0	0.0%

Statistics	
Total Responses	87

Comments

Count	Response
1	Don't think this was in effect when we put on our addition. I wish it would have been, though.
1	I don't know about these services.
1	Wasn't helpful
1	Received approval to make some improvements, and intend to take advantage of design assistance program
1	I took advantage of the design assistance program for a porch rebuild. Ther was no real advice given.
1	I'm not positive I've received formal design advice yet, but I've definitely received informal advice from to these groups. I'm in the process of requesting formal historical design advice now.
1	I do not understand how the contractors on the Design Assistance list get on that list. We know some very good people who are not on it, and I've heard of some bad work done by some who ARE listed. We chose to ignore the list.
1	I got handouts from Karen McWilliams, but all the best advice I got was from neighbors who pointed out details on my house or who handed me books on houses from the same time period as our house. That input was invaluable as we made decisions about changes to the house.

5. Do you feel the design advice helped you to better understand the purpose of historic review and/or the criteria for historic approval?



5. Do you feel the design advice helped you to better understand the purpose of historic review and/or the criteria for historic approval?

Value	Count	Percent %
Yes	9	10.3%
No	6	6.9%
Not Sure	2	2.3%
Did not receive design advice	70	80.5%

Statistics	
Total Responses	87

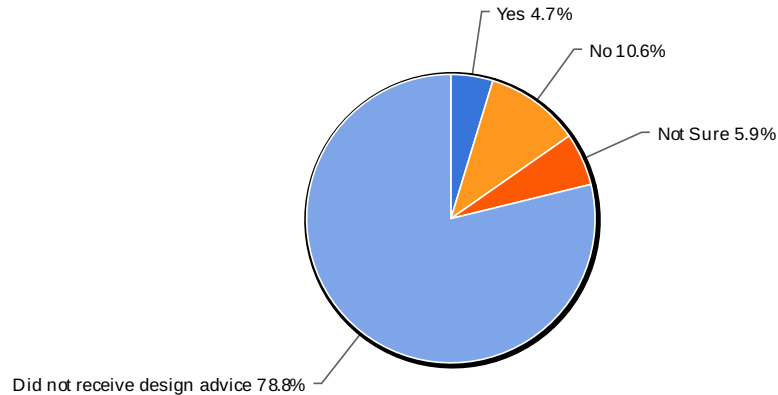
Comments

Count	Response
1	It was completely arbitrary. Some architect the City approves of runs roughshod on your dreams.
1	The advice given to my neighbor was to go big, a huge insult to many
1	recieved no advice
1	would not favor it
1	as stated before:This process is arbitrary and capricious and may become a serious problem for our growing community
1	The info I received from Karen was helpful. But it still felt nebulous somehow. I don't know why we didn't apply for

landmark designation. I know our pocketbook would have made out better in the end if we had. But the paper work seemed like something "out there" and not something "right here" that I should or could deal with. I've thought about it a few times... why didn't I just DO that? Now that we're thinking of painting the house, I'm considering seeking the designation. Just haven't actually taken any steps yet. Inertia...

1 It wasn't explained why the house was considered "eligible" for historic designation just as part of the community, not the house design specifically.

6. Do you feel the design advice resulted in a better design?



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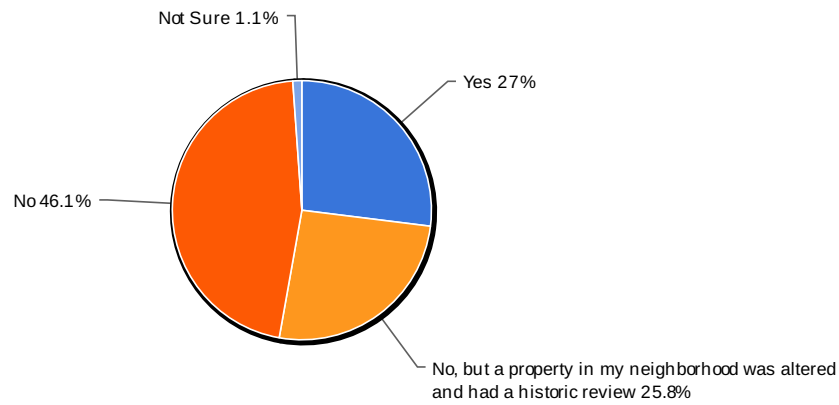
Value	Count	Percent %
Yes	4	4.7%
No	9	10.6%
Not Sure	5	5.9%
Did not receive design advice	67	78.8%

Statistics	
Total Responses	85

Comments

Count	Response
1	Design advice not required for our property as original building not impacted
1	It resulted in unnecessary hassles and more time and cost on the project
1	It was definitely more expensive, may be better, but certainly more expensive
1	My contractor, who was resisted by the commission, had much better ideas
1	No, they just told me all the things I couldn't do.
1	The historic preservation people are hypocrites
1	Certainly better from the point of view of maintaining historic character from the street. Some of these things make design harder, but making lemonade out of those lemons is part of buying an older house.
1	Builders of old houses cut corners just as builders of new houses do. I think that old houses can be improved while still maintaining their historical value. In some cases, the LPC may prevent old shortcomings from being addressed.

7. Have you personally applied for a permit that required a historic review of your property?



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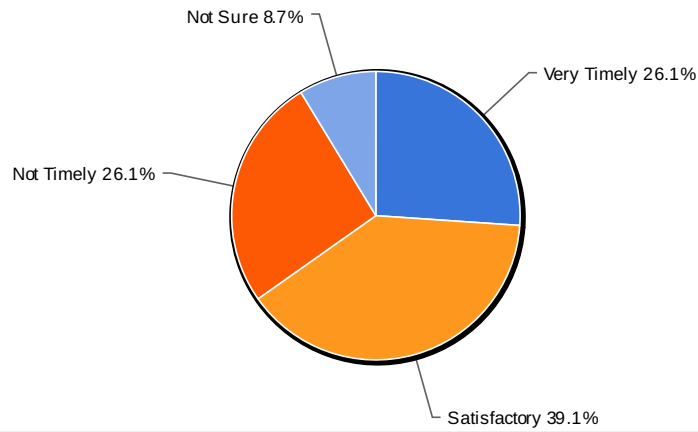
Value	Count	Percent %
Yes	24	27.0%
No, but a property in my neighborhood was altered and had a historic review	23	25.8%
No	41	46.1%
Not Sure	1	1.1%

Statistics	
Total Responses	89

Comments

Count	Response
1	Builder applied for permit
1	I did apply for, and receive a designation
1	It needlessly delayed my project and prevented me from bringing railing height to code
1	My contractor applied for the permit for work on my property.
1	Needed approval to use a historic door on a side porch
1	The architect's opinion disgusted me, he is simply a profiteer wanting to destroy old town
1	the review process was extreme and invasive
1	Neighbors put on a beautiful addition about 10 or so years ago and I know they were rather miffed at the review board. The board said they could not exactly match the brick on their addition to the original home because it had to visually be different. What a bunch of crock that it. Don't we want additions to compliment the original structure and not stand out like a sore thumb?
1	Several different properties in my neighborhood have been altered. They do not fit in with the neighborhood, and loom over the next door neighbors.
1	Neighbor got a city loan to put oldfashioned wood shingles on their house 7 years ago. Now look terrible.
1	as stated before:This process is arbitrary and capricious and may become a serious problem for our growing community
1	My feeling is that the restrictions placed on owners of historic properties are too great. Properties that have not been properly maintained in the past often require renovations that conflict with the regulations and desires of the review board.

8. Was the historic review done efficiently and in a timely manner?



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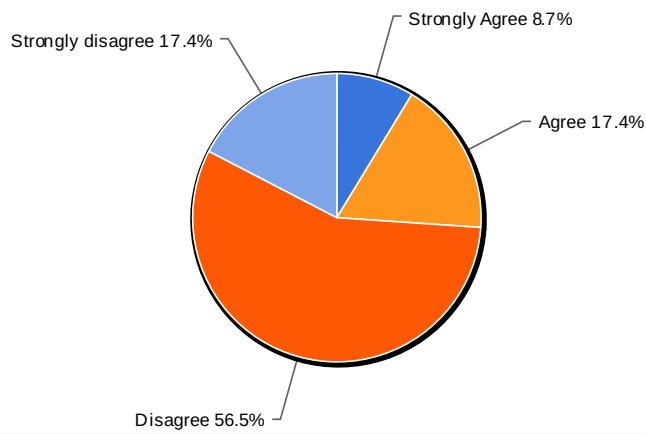
Value	Count	Percent %
Very Timely	6	26.1%
Satisfactory	9	39.1%
Not Timely	6	26.1%
Not Sure	2	8.7%

Statistics	
Total Responses	23

Comments

Count	Response
1	It was a process but not too odious.
1	took far too long, almost a month
1	this process is arbitrary and needs to be overhauled for the good of our town not to fit the agenda of a small group as it does now.
1	We experienced a three-week delay for approval because of a minor point about the ratio of the addition to where the house sits on the lot. Ultimately, the zoning board approved, but it would have been nice to be able to expedite the process.
1	I didn't even realize it was started before it was over. In fact, I don't actually know when it happened. I think it would have been kind of cool if the review had resulted in a document to me saying, "Your house was built in 1922 and is a classic _____ architectural style. Blah Blah Blah." It would have endeared me even more to the idea that my house is old and cool. And it would have helped guide me as I continued to look through books and magazines making decisions about fixtures, molding, etc.

9. Please respond to the following statement, "I found historic review helpful."



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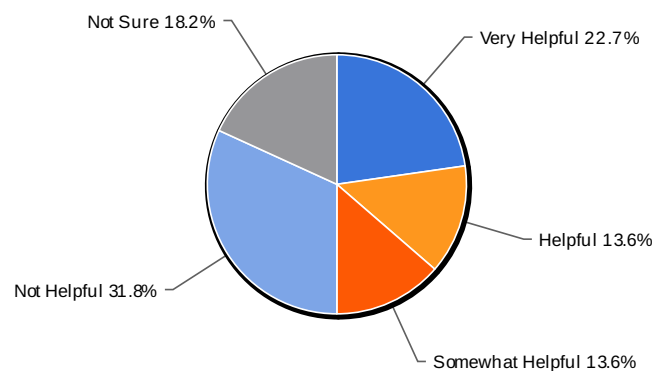
Value	Count	Percent %
Strongly Agree	2	8.7%
Agree	4	17.4%
Disagree	13	56.5%
Strongly disagree	4	17.4%

Statistics	
Total Responses	23

Comments

Count	Response
1	I did a lot of research before hand and so was not too surprised by restrictions.
1	Like I said - I would have loved to get more feedback/information on my house. I know Karen and Josh don't have that much time. But if the city would like to know what I want, that's what I want. Hire more staff and get more info out to people so we can get excited about the cool architectural and historical facts about our houses.

10. How would you rank the service you received from Historic Preservation staff?



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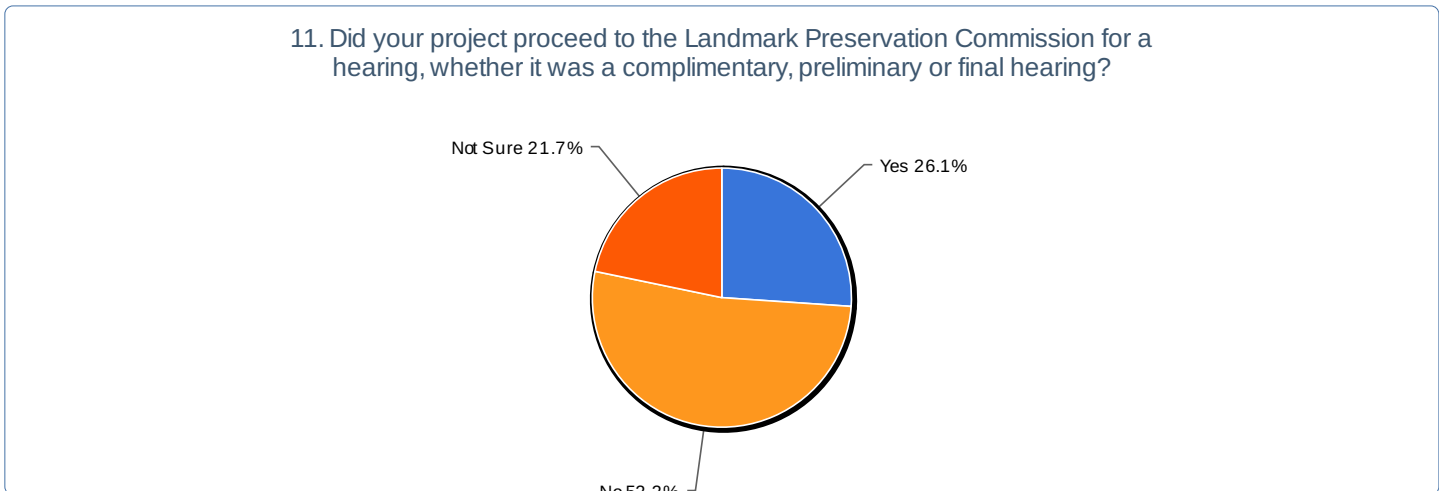
Value	Count	Percent %
Very Helpful	5	22.7%
Helpful	3	13.6%

Statistics	
Total Responses	22

Somewhat Helpful	3	13.6%
Not Helpful	7	31.8%
Not Sure	4	18.2%

Comments

Count	Response
1	Did not work with staff directly
1	My contractor dealt directly with them; I had no direct contact.
1	Neither helpful nor otherwise.
1	Our contractor went through the face to face process, we had to wait
1	They did provide binders of color samples that might be appropriate. No design suggestions.
1	karen has been moderately responsive to general questions. I had a negative experience for a simple porch repair in the plan review process.



11. Did your project proceed to the Landmark Preservation Commission for a hearing, whether it was a complimentary, preliminary or final hearing?

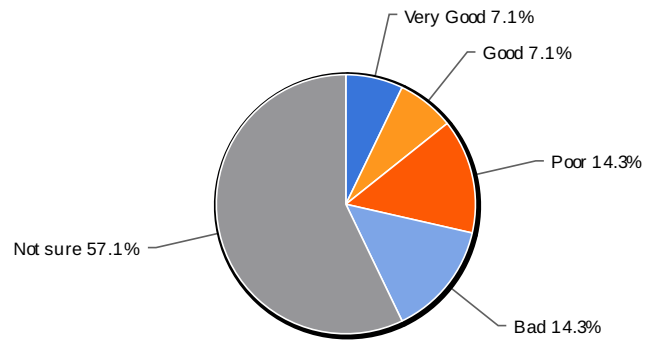
Value	Count	Percent %
Yes	6	26.1%
No	12	52.2%
Not Sure	5	21.7%

Statistics	
Total Responses	23

Comments

Count	Response
1	My proposed alteration to bring the porch railing to code required me to appear and defend. As a result, I made no changes. proposed change was well within the character of the home

12. If so, how do you rank your experience at the Landmark Preservation Commission hearing?



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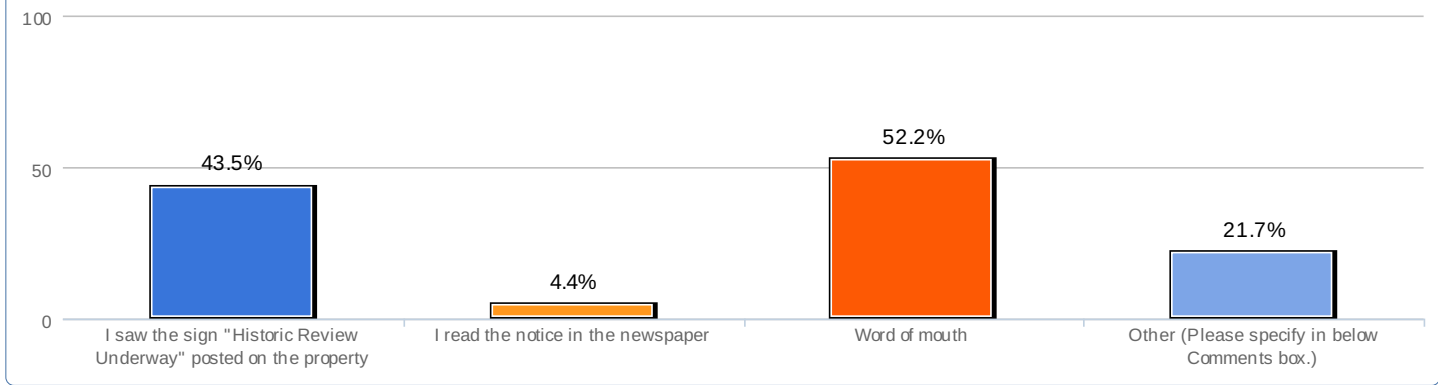
Value	Count	Percent %
Very Good	1	7.1%
Good	1	7.1%
Average	0	0.0%
Poor	2	14.3%
Bad	2	14.3%
Not sure	8	57.1%

Statistics	
Total Responses	14

Comments

Count	Response
1	Contractor dealt with it
1	While it's not a perfect system, I appreciate what the LPC does and I'm glad it's there.
1	n/a
1	no review
1	they should be following nationally standardized procedures and policies BUT THEY DO NOT!!!
1	It was a subset of the folks on the Commission, but they hadn't even looked at the plans in advance. They rejected a front porch that would have been in keeping with the style of the house.

13. How did you learn about the historic reviews? Please indicate all that apply:



13. How did you learn about the historic reviews? Please indicate all that apply:

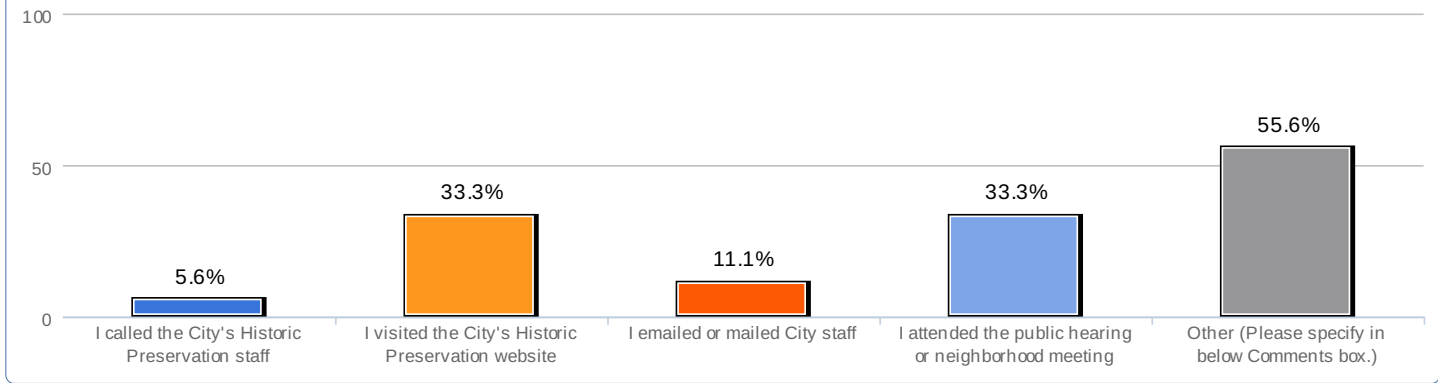
Value	Count	Percent %
I subscribe to the City's weekly e-newsletter called "This Week in Development Review"	0	0.0%
I saw the sign "Historic Review Underway" posted on the property	10	43.5%
I read the notice in the newspaper	1	4.4%
Word of mouth	12	52.2%
Not sure	0	0.0%
Other (Please specify in below Comments box.)	5	21.7%

Statistics	
Total Responses	23

Comments

Count	Response
1	From the postcard I received regarding this survey.
1	I complained about the McMansion next door, that had the full blessing of the city
1	Postcard
1	notified by owner of the property.
1	When I purchased my condo I was told from the relator and mortgage person since my property faced this historic home nearby.
1	1) Neighbor getting loan for low quality roof. 2) From contractor who thought it would be a hassle to get a permit to change out our 107yr old windows that still have the original glass.

14. After learning of the historic review, what ways did you use to find out more about the project? Please check all that apply.



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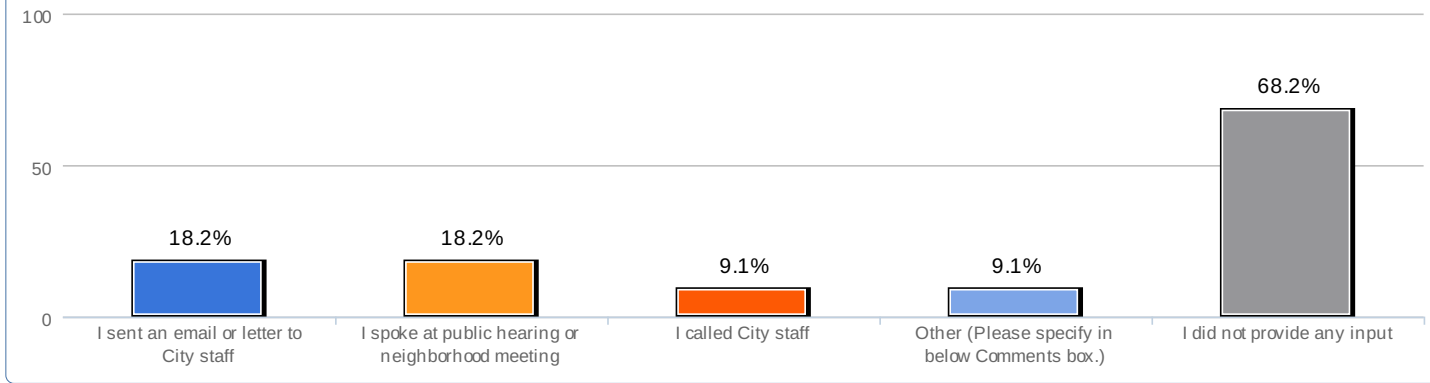
Value	Count	Percent %
I called the City's Historic Preservation staff	1	5.6%
I visited the City's Historic Preservation website	6	33.3%
I emailed or mailed City staff	2	11.1%
I attended the public hearing or neighborhood meeting	6	33.3%
Other (Please specify in below Comments box.)	10	55.6%

Statistics	
Total Responses	18

Comments

Count	Response
1	Does no good, they want the big houses next to little bungalows
1	I chatted with the people in the historic home once I met them.
1	I did nothing. It is none of my business what someone else does with their property
1	I looked up the review number.
1	I spoke directly with the owners of the house under review.
1	I spoke w a friend on staff at the city
1	Threw up. Gave up thoughts of replacing windows.
1	if it applied to my interests i spent more time
1	none
1	We organized our neighborhood to try to prevent having a historic house razed and replaced with a McMansion, to no avail....
1	Researched city newspaper archives and talked with realtors to find out more information about it.

15. Did you use any of the opportunities below to share your thoughts about the proposed changes? Please check all that apply.



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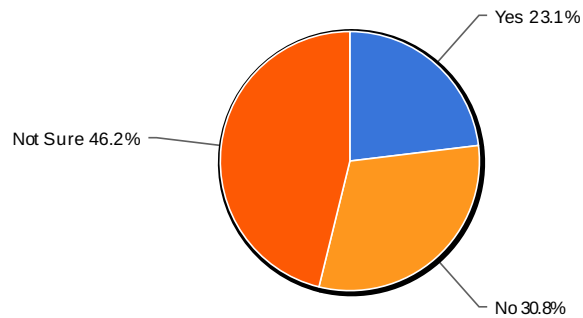
Value	Count	Percent %
I sent an email or letter to City staff	4	18.2%
I spoke at public hearing or neighborhood meeting	4	18.2%
I called City staff	2	9.1%
Other (Please specify in below Comments box.)	2	9.1%
I did not provide any input	15	68.2%

Statistics	
Total Responses	22

Comments

Count	Response
1	I moved in during the construction of the property next door.
1	Why try talking to brick walls.
1	contacted all city council members
1	waste of time
1	I did not know about the alterations until the construction began. These occurred before the requirement for signs.

16. Do you feel your input was heard? Please share any thoughts in the Comments box.



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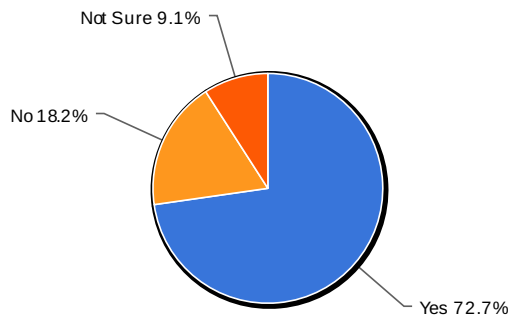
Value	Count	Percent %
Yes	3	23.1%
No	4	30.8%
Not Sure	6	46.2%

Statistics	
Total Responses	13

Comments

Count	Response
1	I did not provide input
1	I feel we had no impact
1	The guy with the money is a liar and a cheater, what he did is criminal
1	Was not aware, so had no opportunity for input.
2	n/a
1	the process was unnecessary and should not have been required

17. Do you feel the "Historic Review Underway" signs are an effective way to notify neighbors of a proposed demolition or alteration occurring in your neighborhood?



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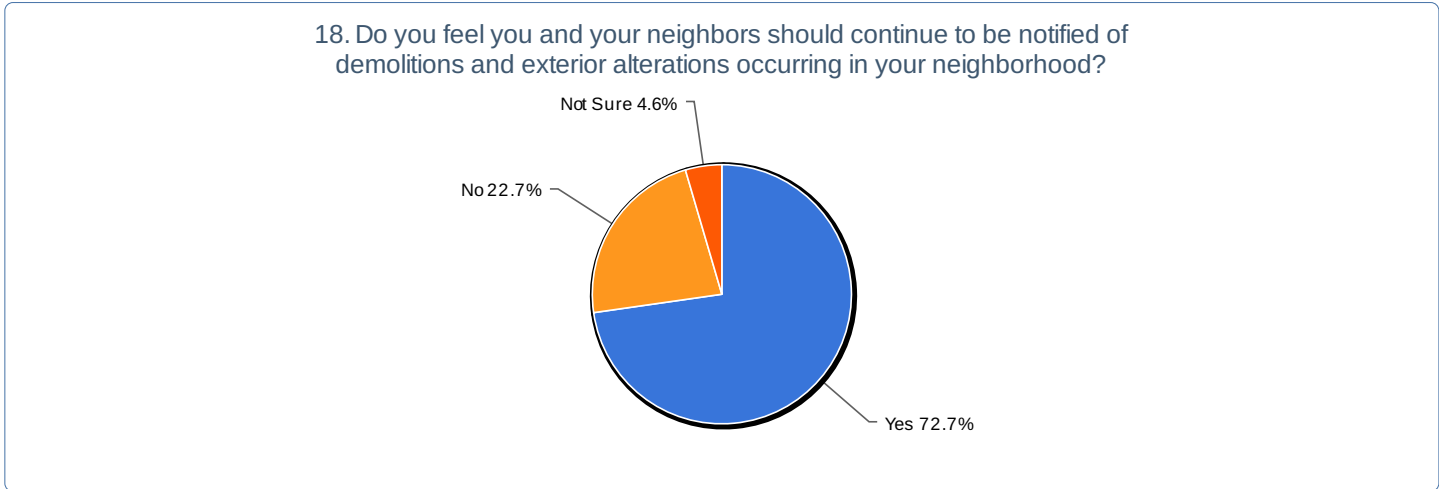
Value	Count	Percent %
Yes	16	72.7%
No	4	18.2%
Not Sure	2	9.1%

Statistics	
Total Responses	22

Comments

Count	Response
1	Perhaps just the ones walking by, this method would not be reaching many people.
1	Signs just say a historical review is going on. Not that changes might be made.
1	Sure, but not my business

1	no help to me, never saw a sign
1	I mail out like the card sent post-review/project (why I am at this website right now) would be beneficial during the review.
1	for the property on the 600 block of Peterson, neighborhood opinions were widely ignored, so what's the point?
1	They would be extremely helpful. However, mailing a letter to the neighbors would be very good as well. We need to be made aware!



18. Do you feel you and your neighbors should continue to be notified of demolitions and exterior alterations occurring in your neighborhood?

Value	Count	Percent %
Yes	16	72.7%
No	5	22.7%
Not Sure	1	4.6%

Statistics	
Total Responses	22

Comments

Count	Response
1	Depends on if it would or could effect my property
1	During the review process via email and post card with a web address.
1	If they adhere to required building codes and such I do not see why we need to be notified.
1	Not my business
1	only if neighbors are requesting a variance
1	stop the destruction of old town
1	story addtions and 75yr plus
1	I know that some homeowners have significantly altered their older home so that the result does not retain the old town character. I do not like that.
1	Yes, very definitely! We should at least be aware. I was notified about a garage a few years ago, but had no notification about several house additions (pop-ups) in our neighbrhood - - why is a garage more important than the houses? The design should match the character of the neighborhood - the neighboring properties. We need to know how these changes will affect our neighborhood, and us personally - including our property taxes, which also went up because of these pop-ups.

19 Please add any last thoughts or comments on historic review.

Count	Response
1	Consider using the NextDoor website to inform neighbors about historical review.
1	Focus on notifying for story additions or land use change otherwise continue on!
1	Good luck!
1	Good thing
1	I think it's a worthwhile program
1	I think they should let home owners do as they wish with their own homes.
1	I will be recommending to my city council representative to repeal Historic Review laws.
1	I would like to know what houses were reviewed in my neighborhood.
1	I would like to learn about this program. Thanks!
1	Keep up the great work, and don't let the turkeys get you down.
1	The process by which owners must submit an application and then a review takes place is unnecessarily burdensome. It makes the applicant swim upstream in a process biased towards preservation. All old properties are not significant. The City should determine what is significant through a thorough public process before an owner or buyer applies for a change.
1	Fifty years does not seem very old for a house to designated as historic. My house is fifty-two years old and the only historic thing about it, in my opinion, is me! I'm fifty-seven years old.
1	There are always going to be those people who bellyache about anybody "telling them what to do with their property." I think some of these people just have issues with authority that they ought to have worked out years ago with their parents so that they can proceed to act like adults when it comes to interfacing with the common good. It is in the best interest of all Old Town property owners as well as the City and the population that doesn't live in Old Town to preserve the historic character of privately owned residences in this part of town. Period. Anybody who says otherwise is selling something.
1	While I appreciate the desire of some folks to preserve historically significant properties, it is clear that the people in power in Ft Collins are desensitized to the needs and desires of the greater community where there is overwhelming sentiment for FREEDOM to do as you please on your property without the city meddling with your work. In the case of a very few properties, control is appropriate, but the vast majority of this commissions' actions are capricious and completely unnecessary. Please could someone bring some common sense to this group!
1	I'm supportive of for preserving the historic architecture in Old Town, but I'm more supportive of home owners having the freedom to continue to add creativity and unique culture to the neighborhood. With the exception of a properties that have giant, sun blocking, monstrosities Fort Collins has done a good job preserving the unique feel in Old Town. I worry that as this conversation gets louder (and have bigger financial impacts for developers) that the City will be more restrictive on what can be done.
1	I think all demolitions and major changes should have some signage to notify neighbors. Both new and old buildings.
1	I think very definitely that before a building permit is approved, the neighbor's privacy should be considered - building a pop-up next to a single story home is an invasion of my privacy. They popped the top on the house next door and now look right over into my back yard. This also happened to my neighbor across the street, and to two others in the next blocks over. Each time, the house was popped up, with no consideration for the neighbor's privacy and no concern for how the new house fit in with the rest of the block. Also I wish I could have some idea of the length of time that the rennovation is going to take, and an assurance that the owner will still take care of the property during the rennovation. When they demolish a couple of lots, and just put up an under construction sign, it would also be nice to know if this is going to be commercial, multi-family or single family - it makes a difference.
1	Like historic preservation but also want to see homeowners/families encouraged to develop properties and remain as owner occupiers. Too many homes in old town have been allowed to become historic dumps because of slumlord ownership after families moved out in favor of bigger fancier homes
1	While I support the general concept of preserving the buildings with historic value, there are some homes that are not worth saving due to prior unfortunate changes/additions/alterations and lack of maintenance/upkeep. I would like to see more emphasis placed on adding value to the properties while enhancing the features and character of the older homes with good design in keeping with the character of the home. Not just being forced to leave the front exactly the

	<p>way it is. The City's historic review folks were very nice. It was the Landmark Commission that seemed to want to put up lots of barriers to any enhancements. The process to get a final hearing sounded long and arduous, so I gave up.</p>
1	<p>It seems many houses in the Old Town area are being demo'd and replaced with McMansions. The neighborhood I live in, including myself, is very upset with the allowance of the McMansions. While the original house may not have been deemed historically significant - it is important to carefully review the design and FAR of the new house. The house I live next too completely maximized the FAR on the lot - and may have even had a variance (I have not checked in to this) to increase the allowable space the home takes up. It is completely out of scale and character within the neighborhood and while design is subjective - it looks like a really bad attempt on modern. I am disappointed the City allowed the house to be built in the manner it has and am skeptical of the historic review process if it does not consider the design style of the house (and size, scale, FAR) as well as how it might fit in the character of the neighborhood. This house is completely out of scale and context and has zero character. As I mentioned there have been several houses in this neighborhood (in the last year) - done with cheap materials that look like houses which belong in suburbia - not a quaint, historic district. If the City continues to allow this type of development we will lose the historic charm of this Old Town neighborhood. Next door to this house - another neighbor did a historic remodel and their house looks fantastic. It is of the same size and similar character as the house was where the McMansion was built.</p>
1	<p>Important to preserve the character and scale of our neighborhood - but also important to allow for reasonable improvements. LPC has an undeserved reputation as being difficult - I never found them to be so.</p>
1	<p>We applied for a variance to add a second story to our house and it was granted so quickly by the review board that I felt like I'd just gotten whiplash. After a lot more research and soul searching, we decided against popping the top because it would have done irreparable damage to our neighborhood and we didn't want to do that to our neighbors and it just wasn't worth it to us. I wish it wouldn't have been so easy to get that variance. Even though we didn't use it, it still seems like it would have been harmful and yet the folks making the decision whipped out their answer without even really questioning me about how the change would affect my neighbors. It was really rather shocking and I wonder if that lack of questioning is partly what has led to some of the unsightly or neighborhood damaging building that's taken place in Old Town in the past decade. Context is incredibly important and it really should be something that not only the historic folks look at, but that the folks who grant variances look at as well. We all should be seeking to preserve our city's heritage. It shouldn't just fall to the overworked historic preservation folks to safe guard it. These old houses are in some sense a common historical good that even folks on the south end of town can lay claim to as part of their Fort Collins historical roots. Therefore everyone should be involved in helping to value them and encouraging home owners to maintain their integrity and value.</p>
1	<p>Wish I knew which properties are being referring to, because some of the new homes around here are pretty huge and horrible and take up every bit of the property. I wonder how they get away with it when other people have to fight tooth and nail to do any little thing. Cases in point: NW corner of Mack and Oak, and SE corner of Mountain and Whitcomb. How do these houses meet the SF percentage requirements when there is virtually no yard? Don't get it.</p>
1	<p>Although it is important to protect significant historic structures, I think the commission has lost sight of what is historic vs. what is just old.</p>
1	<p>I think the 50 year period for historical review is becoming a bit dated. I think the process is a good idea and is handled well in my experience, but it's time to re-think the time period. We are into the 60's now and this will quickly become the 70's and 80's. No houses build in the 70's and 80's are 'historical' - and further more as these houses come into the time frame for review the process will be overwhelmed, due to the increased number of houses built in these time periods. My recommendation would be to set the date at house built before 1940, and that's it.</p>
1	<p>I think that 50 years is just old not historic. Historic in my opinion should be 100 years or older</p>
1	<p>I think it is excellent that we have this review process in town, and am happy to live in a community that values preservation and maintaining neighborhood character. We had a minor "glitch" because my house is positioned toward the back of the lot; the 3-week delay until the zoning board met was unfortunate and irritating. Nonetheless, overall, the process went smoothly as I experienced it.</p>
1	<p>Please just be aware that people live in America because they value FREEDOM -- and while I agree that one person shouldn't be allowed to make an alteration to their home that would be so ugly as to damage the values of the surrounding properties, these regulations need to lean toward accommodating flexibility, rather than restricting too heavily the inevitable expansion of progress and evolution of our homes and neighborhoods. Too many limitations on homeowners will, "throw-out the baby with the bathwater," as you will harm the character of the neighborhoods at the same time as you try, with legislation, to protect it. Please be mindful: Ultimately it is the job of the City to "guide" growth, rather than control it! Thank you!!</p>
1	<p>This is starting to get to be ridiculous. I had a home before this one that was built in 1904 and it was crappy craftsmanship, not worth restoring. You need to be careful how this is implemented.</p>

1	I don't think this regulation is sustainable. My neighborhood was built in 1967. In 2017 my house will be 50 years old and it's a basic tri-level. If I want to upgrade the exterior, the city will actually need to review the historical significance of my tri-level home? Doesn't make any sense. A home owner should not be so restricted without their consent. Most larger cities have changed these laws so that the homeowner has the right to refuse what an outside party desires the home to look like in the historical sense. Here's a suggestion. Do a comprehensive review of all properties within the city that may actually have significance, then track those for sale. If they go up for sale, the city or historical society should buy them and restore them. As this city grows, the historical reviews of all these homes will be overwhelming and inappropriate. In four years, does anyone really think my home deserves a historical review?
1	Not clear if exterior changes include changing paint colors from current. Concern around the time and money being added to the renovation process in Old Town.
1	The City has gone nuts trying to turn Old Town into Boulder Jr. The basic Old Town homeowner (outside of Mountain Avenue and a few other ritzy blocks) is HOA-adverse, independent, and not appreciative of being told what to do (as the city council found out when they tried to institute a single garbage company for Old Town.) I believe that telling people what to do with their private property is criminal unless it truly harms another party. It is one thing to set zoning standards -i.e. setbacks from property lines, roads, easements etc - but something else when the thing being controlled is entirely subjective - i.e. if a house looks "historic" or not. In whose opinion???? I think the city should butt out. Left alone, people make decent decisions on their own. All these restrictions encourage disregard for or attempts to get around the ordinances, and dissuade people from upkeep on their property due to the extra hassle (why call attention to yourself by notifying the city you have plans to remodel or fix something...you'll be "on their radar" forever after.) Or in my case, I've chosen to move out of city limits.
1	I would like to know what this is about. My house and neighborhood has no historic significance except for a couple of the original farm buildings on Mulberry (which isn't part of our neighborhood). This sounds like extra bureaucracy from the city that we don't need and shouldn't have to pay for. I'd also like to know what constitutes 'exterior alterations' and 'additions', since the postcard gave no information. Frankly, this should have been done by letter with more information than by postcard assuming we know what you're talking about.
1	I would like to see a little more liberal interpretation of what is not considered historic so our neighborhood, near Holy Family Church, can experience some upgraded renovations, additions and new houses. Our neighborhood has many homes that are very old and have been rentals for decades and are beyond repair. These homes are very small, all under 1,000 square feet and are functionally obsolete. I think it's o.k. for new houses to be built to make the neighborhood look nicer.
1	I'm a new resident of Fort Collins but I purchased a home (recently remodeled) that was built in 1914 or 1918 (sources differ). I received a postcard about this online survey and visited it out of curiosity only. I have no plans to alter the house.
1	I do think it is important to preserve the integrity of the historic houses and/ or replace them with similar design, style, and SIZE!
1	Many houses have recently been built in our neighborhood. Some have architecture that blend with neighboring homes. Others stand out and do not look like they should be in this older neighborhood. I think there should be more restrictions on the types of buildings built. New homes are great if they blend with existing homes.
1	I think this is a very good idea as long as the review board keeps in mind that many young people want an older home in the old town area and need to update it as well as possibly construct an addition to accommodate today's lifestyles of living and entertaining. It is completely possible to have a new house in the old town area or construct an addition that retains the character of the majority of the homes in the area. Granted, there are some homes that are 50 years old but are atrocious and need to be repaired and remodeled. Fifty years really isn't all that old. My home is 108 years old, has modern amenities, and is beautiful. There are a few 1950s homes in the area that are downright ugly and are an eyesore. I wish someone would raze or remodel these and perhaps they will if the review board is willing to work with homeowners on ensuring the design they select is consistent with the neighborhood, while maintaining individuality.
1	I have known several people that have had to deal with a historic review and the historic committee and have heard nothing positive. One of many of the great things about living in Old Town is no HOA. However, now the historic committee has become far more intrusive and arbitrary than most HOAs. While I love the charm and details of my old house I understand that there are people that love the Old Town are but prefer modern design. I have several neighbors that seem to think they should have a say in what others do with their homes but I am not among them. I support property rights and the individuals right to do as they see fit with their property.
1	My colleague just went through a very frustrating process with this review committee. The process seemed very arbitrary, subjective and counter-productive from what it intended to do. Their design for remodel retained many of the

	<p>original attributes, did not stick out as a sore thumb on the block and would greatly improve their quality of life-- yet the committee denied it. After months of negotiations they finally did get approval and it looks amazing now. They are the exact type of family you want to keep in old town-- they have a young family, pour money into the downtown economy, and are actively engaged citizens. With 2 kids, they would have had to move out of downtown if the remodel never got approved. I agree that we want to maintain the charm and character of old town, but to what end? I would rather have family neighborhoods with more modern homes than historic college rentals. The new construction and remodels that have occurred around me are gorgeous. No, they are not 1,000 sq ft bungalows anymore- but they are the next generation of charming, custom, non-cookie cutter homes-- which is what I love about old town-- regardless of what year they were built. I'd love to see this committee come up with a set of standards that helped ensure the future charm of old town but at the same time allowed for progress and modern-day upgrades.</p>
1	<p>I found that some members of the commission were unnecessarily inflexible and obstructionist. I value the broad goals of the review process, but found that some seemed to have the attitude that all change is bad unless proven otherwise.</p>
1	<p>I do not think that a historic review should be necessary in our neighborhood. A lot of the homes are 50's and 60's ranch homes that could use a good Modern style facelift and we feel that often the historic reviews/confines get in the way of people's creativity. A home should be just that, a persons home. It should be an extension of the owners personality. Homes should all look different as the people that own them do. I appreciate the city considering certain areas of town historic, like old town. I'd like to see our town full of fresh designs and creative architecture on homes less than 100 years old. Thanks for asking our opinion.</p>
1	<p>While good in concept I hope it does not overreach turning old into historic. Most buildings do not fit historic standards In my opinion. I do know of specific abuses under the guidelines that have resulted in unnecessary time delays and added expense.</p>
1	<p>I am a proponent of preserving our old town neighborhoods. I think it is especially critical that city code include sunshine provisions, so that developers cannot raze small houses and replace them with structures that do not fit the character of the block and which basically obliterate a neighbors ability to get sunlight.</p>
1	<p>I am a federal governemnt employee and deal with cultural resource protection in my professional responsibilities. I believe the plan review process took far too long and the commission goes far beyond the intended purpose as it relates to the National Historic Properties Act. The Historic Preservation office has provided no information indicating that my home or neighborhood is worthy of listing or protection beyond age; delays in the permitting process are clearly beyond the intent of the NHPA.</p>
1	<p>Buildings 150 years old may be historic but it is not the city's authority or purpose to determine what they should look like. Reviewing properties over 50 years old is ridiculous. I trust no one in a city office to determine how my property should appear. They have no right or skill to make aesthetic decisions for others. Your policy is invasive, unnecessary and probably illegal and should be discontinued. I have no problem with city review for safety considerations.</p>
1	<p>I think the old farm house near me is unique and a part of this city's heritage as are all of the historical buildings, and I hope that the folks trying to save them and keep them usable aren't suffering a mess of red tape and road blocks preventing them from making their old buildings and homes safe and livable.</p>
1	<p>Please let people control their own property. Diversity is a good thing. Satisfying the neighbors' subjective aesthetic sense does not justify your trampling of my property rights. Forcing outdated design on these neighborhoods is stupid and wrong.</p>
1	<p>I appreciate that the city is attempting to preserve the character of older homes, and I do think that most of the renovations / additions / new homes in Old Town have been very well-done. We love old houses and we love Old Town. However, I worry that over-regulating proposed alterations will eventually end up making Old Town a LESS desirable place to own a home, as residents and potential buyers will not be able to create the spaces and amenities that suit modern families.</p>
1	<p>I'm glad there is a historic review. The house next door to mine was foreclosed and the person that bought it made substantial updates. However, for him to proceed it required going to zoning review and he had to meet with historic review representatives. The addition, although it exceeds the distance to my property, looks pretty attractive. In short, I support the historic review process.</p>
1	<p>My original design was by an architect familiar with Old Town requirements. The FC city review resulted in changes that were very beneficial not only to preserving the exterior but also to a very modern, functional interior addition.</p>
1	<p>Get rid of Karen McWilliams and bring in someone who cares. Stop paying architects who profit from the destruction. Keep realtors out of this, they only want to make money from old town. DON'T BUILD BIG HOUSES!!!</p>
1	<p>I know that this has been a very controversial issue in the past. I think you do a good job of informing residences of planned remodels but I do have a problem on what is allowed or how some people have gotten around certain</p>

requirements or codes to get what they want. It bothers me deeply when a project on an existing property is allowed to be over sized compared to properties surrounding the new project. I have a Property several doors down that did this. This home towers over the smaller homes, taking away the privacy of numerous homes with Second story balconies, raised first floor decks that gives a open view into ones backyards. This Neighbor stole my privacy and others as well and the city historic review board allowed it. I do not know who is on this board and what their back grounds are but, I can't help to wonder if they have a conflict of interest with their professional lives and that of allowing some of the projects they approve!

1 not sure what this is about..... I was unaware of any historic reviews in my neighborhood. Should I have received notice of a review? How do I know if a property is under review?

1 Not aware of any historic reviews in my neighborhood. Within the last few years, an older house was demolished and a new one constructed that did not fit the historic neighborhood very well.

1 The City of Fort Collins has a habit of overstepping its bounds. Private property rights are fundamental to being an American. The City will pass some feel good resolution prior to considering the full repercussions. The previous attempt was found unlawful so they paused and passed the same legislation two years later...the citizens said no. Quonset huts are not historically significant!! Get over yourselves.

1 I've found Karen McWilliams to be extremely helpful as we've considered applying for historic review.

1 I understand what the historic review board is trying to accomplish but I worry they could be overbearing. We have an old house that looks terrible and we are afraid of the potential hoops we may end up having to go though and limitations that may be placed upon us when we want to renovate. We are working hard to improve our property and had a pretty difficult time getting our permit through the city to modify a garage and turn it from a dump to a very attractive part of the property. One thing that you might consider if it is not already in place is requiring realtors to disclose to the buyer if house for sale will require a review of the historical society to renovate or add on to.

1 Try incentives to encourage compliance, even homeowners who value historic properties find interference from authorities burdensome. Tax breaks, large discounts on homeowner's and landscape products (through cooperative agreements with retailers), and a streamlined process will leave those of us with historic properties likely to want to partner with the City. We are responsible for purchase, maintenance, and taxes on our property--- our houses are NOT jointly owned by ourselves and the City. Take that into consideration when dealing with property owners. We must balance the practical everyday needs of our families with the joy of owning a piece of history. It would be nice if the Review understood how difficult and expensive historic standards can be. There are those who let properties run down rather than comply-- hopefully not too many, but try not to burden and interfere with property owners.