

**ALL COMMENTS RECEIVED FROM AUGUST 24, 2009 PLANNING DEPARTMENT COMMUNITY WORKSHOP**

WHAT WORKS	CATEGORY (1)	CATEGORY (2)	WHAT DOES NOT WORK	CATEGORY (1)	CATEGORY (2)
Aesthetics and charm (should go further with archaeology preservation)	Character/Design	Heritage	Too many rules people don't know lead to infractions	Education/outreach	Enforcement
Provides a process for maintaining and preserving Frederick's charm	Character/Design	Heritage	Inability to distinguish between guidelines and mandate (guidelines used as a club instead of consideration of proposal)	Education/outreach	Guidelines
HPC keeps downtown beautiful	Character/Design		Where do you go when you get turned down?	Education/outreach	Legislative/policy
HPC is the charm of Frederick	Character/Design		Lack of interest in serving on HPC	Education/outreach	Legislative/policy
Consistency in architecture	Character/Design		Confusion over permits	Education/outreach	Process
Helps maintain and preserve Frederick's charm	Character/Design		Things thought were staff level now are on the docket	Education/outreach	Process
Preserves historic character	Character/Design		Perception by the public of difficult process to undergo a project	Education/outreach	Process
Provide training in preservation	Education/outreach		Education	Education/outreach	
Had to be change- HPC helped that happen (after 1970s and mall)	Financial	Heritage	Communication	Education/outreach	
Economic development (positive)	Financial		Tax credits unclear	Education/outreach	
Economic viability of preservation is critical to the economic health of the City	Financial		"Welcome to HD" from HPC and info regarding rights and responsibilities (educate) like a "Welcome Wagon" for new homeowners	Education/outreach	
Makes businesses want to be in the Historic District	Financial		Need much more aggressively user friendly (staff and HPC) because its their property, property owners don't like being told what to do and immediately it becomes and adversarial relationship	Education/outreach	
Tax credits	Financial		Everyone who buys in the historic district should get a copy of the guidelines-ideally before buying but at least at settlement, knew moving into that district but did not know what it meant	Education/outreach	
NPS Standards	Guidelines		Misunderstanding/mistrust of the HPC- real or perceived	Education/outreach	
Saving buildings from bastardization	Heritage	Character/Design	People avoid the HPC process because they perceive difficulties- go ahead w/work that isn't approved which defeats the purpose	Education/outreach	
Historic district is needed (fine tuning)	Heritage	Process	Perception that historic preservation is not business-friendly	Education/outreach	
Provides conduit for preservation	Heritage	Process	Lack of understanding of guidelines and process by owners	Education/outreach	
HPC is a value to the City	Heritage		Lack of/insufficient outreach and education	Education/outreach	
Preserves historically significant structures (stress significant)	Heritage		Public relations issues- too much animosity	Education/outreach	
Frederick would not be the same without it (compared to before HPC--buildings torn down, etc.)	Heritage		Issue of neglected properties in HPC (demolition by neglect)	Enforcement	
Concept of historic district	Heritage		Fines for infractions--\$500 is exorbitant if didn't know the process	Enforcement	
Ordinance has prevented demolition	Heritage		Discrepancy between HPC and Code Enforcement	Enforcement	
Generally very effective preserving historic fabric	Heritage		Unpredictable project costs	Financial	
Saved downtown Frederick from being removed like downtown Rockville	Heritage		Cost of preservation can be prohibitive so let building continue to deteriorate	Financial	
Dedicated Commission the volunteers their time to implement the guidelines	Process	Guidelines	Commission refuses to consider what people can afford (elderly, fixed income, low/mod)	Financial	
A way to discuss different ways (workshops, etc) to still get what you want and accomplish the project	Process	Guidelines	Boundaries of the district- there is no difference in the treatment of properties from 1800s to 1900s- older sections treated differently than new (Alexandria?)	Guidelines	Education/outreach
2 level hearing process for new construction (1 massing/concept, 2 detail/material)	Process	Guidelines	Need options for less expensive options- treated wood specifically, general maintenance items, less expensive items	Guidelines	Financial
New administrative review improvement (staff much more positive, friendly and informative)	Process	Technical support	Focus needs to be on historic significance	Guidelines	HPC Training
Administrative experience positive	Process		Not all downtown buildings are of historic significance--catalogue those which are and establish separate criteria	Guidelines	
Process is being simplified	Process		Guidelines subjective (perceived)	Guidelines	
Tested regularly and survives	Process		Less focus on original--stick with period appropriate	Guidelines	
Administrative approval	Process		Published guidelines may be difficult for the layman to read, they are intimidating	Guidelines	
Hearings 2x a month is good for applicants	Process		Nit-picky about small, insignificant items	Guidelines	
Staff approval system works well for minor/routine projects	Process		Appears focus is on preservation only not the evolution of the building to make it useful today (ex. Allowing dormers to accommodate new uses, more usable space, ex. Thermopane windows, ex. Energy efficient measures to make it easier to live in our homes)	Guidelines	
Transparency/public process	Process		Guidelines not clear on certain issues	Guidelines	
Two regular meetings a month will work (regular posted schedule)	Process		Guidelines use "may" frequently	Guidelines	
Somewhat predictable process (consistency)	Process		Guidelines don't directly address energy/environmental issues	Guidelines	
Some staff level approvals- good mix of staff and HPC review	Process		We only talk about what doesn't work- not what works	Guidelines	
Staff helpful in meeting with applicants	Technical support		Guidelines are difficult for public to understand	Guidelines	
Historic district planners assist in critical and noncritical aspects of project planning, no fee for service	Technical support		Too much red brick	Guidelines	
Staff is knowledgeable and helpful	Technical support		Inconsistent training/education of HPC members	HPC Training	Education/outreach

Staff is accessible	Technical support		Don't always consider the age and condition of existing building	HPC Training	
Knowledgeable staff- easily accessible and responsive	Technical support		Inconsistency between business and homeowners decisions	HPC Training	
Information is very accessible- web access to forms	Technical support		Litigious nature of application/hearing process	HPC Training	
Brings tourism downtown (\$)	Tourism	Financial	HPC reputation	HPC Training	
Very marketable as a historic city	Tourism	Financial	Punitive nature of HPC	HPC Training	
Works well in tourist area- Market, Patrick, Church, 2nd, 3rd, sidestreets	Tourism		Decisions are not consistent from project to project and property to property	HPC Training	
Tourism is positive for the City, attracts residents too	Tourism		Perception that HPC is disrespectful to applicants	HPC Training	
Makes City appealing to others	Tourism		Experience of Commissioners in real life	HPC Training	
Good reputation as a historic town	Tourism		Commission is too opinion-based too often, use of "I like" and "I don't like"	HPC Training	
			Too many lectures by Commission to applicant	HPC Training	
			Guidelines not applied (HPC makes decisions not covered)	HPC Training	
			Blue recycle bins out (eyesore)	Legislative/policy	Enforcement
			Need an alternative plan if not enough Commissioners to votes--don't hold up applicants	Legislative/policy	Process
			Link to transportation planning in HPC, including TransIT	Legislative/policy	
			Commission representation by an "everyperson"	Legislative/policy	
			Current process needs internal City appeal process- court shouldn't be the only option	Legislative/policy	
			Fees penalize the people who are trying to improve their properties- people who don't improve their properties pay \$0	Legislative/policy	
			Lack of accountability of HPC	Legislative/policy	
			Mayoral override of HPC decisions	Legislative/policy	
			Members of HPC are not residents of historic district	Legislative/policy	
			HPC appointments don't follow criteria	Legislative/policy	
			Court of no appeal	Legislative/policy	
			Need better qualified Commissioners (need a broad base of experience, multi-discipline, another level of vetting by advisory group, approval/disapproval reg)	Legislative/policy	
			Application fees are too low relative to staff effort, should relate to project budget	Legislative/policy	
			Lack of clarity of downtown revitalization goals	Legislative/policy	
			Consolidation of multiple codes and educate	Process	Education/outreach
			Keep simple common sense in the process, i.e. 5-6 types of windows	Process	Guidelines
			Misunderstanding regarding the process and the rule	Process	
			Perceptions of inconsistencies in the process	Process	
			Perception of arbitrary and difficult process	Process	
			Process arbitrary (perception), reason not always clear in decisions	Process	
			Process in intimidating	Process	
			Length of process	Process	
			A lot more should be staff level approval	Process	
			Takes 2-4 months to get through HPC if you are lucky enough to get their blessing to move ahead, w/o blessing, takes longer	Process	
			Process doesn't deal effectively with derelict properties	Process	
			Appeal process is not accessible	Process	
			Staff reports not timely in relation to hearings	Process	
			Level of submittal for homeowners is difficult (specs, etc.), not necessarily for Character/Design professionals	Process	
			Poor and arbitrary differentiation between staff and HPC level review	Process	
			Strict interpretation restricts buisness and rehab- process also restrictive		