

1. Historic Overlay District

A. Do you support the creation of a local Historic District in Pleasanton?				
responder #	Yes	No	Other comment	Notes
1		1		
2			1	Maybe
3	1			
4	1			But on a much smaller scale than what is being proposed.
5			1	I thought that there is a Historic District. There are signs that say Historic Downtown.
6	1			
7	1			
8	1			We need to protect the character of our community.
9	1			Pleasanton's unique character is what draws people to our community. Our charming downtown and the surrounding historic neighborhoods must be preserved, and enhanced where possible, through these proposed ordinances/guidelines.
10	1			We've lost too many historic homes. CA Historic register status is too high a bar to save most of our pre 1940 residences. Many CA cities with unique historic neighborhoods have preserved them by creating Historic Districts. Pleasanton needs to identify its history before its too late! i.e.. Hayward
11		1		The Downtown Specific Plan, Historic Preservation Objective #3, already provides protection for historic buildings. With the exception of a few blocks between E. Angela and Abbie streets the Downtown Specific Plan includes the area(s) proposed for on Historic area and more. An Historic overlay District is not necessary.
12			1	I support protection of buildings listed on the National or State Register and buildings in Pleasanton where there is documentation that a significant historic event and/or person(s) lived, worked or performed an actually important to local history. These buildings would constitute the district and not adjacent or surrounding buildings because they are simply nearby.
13	1			They represent our historic beginnings.
14	1			
15		1		Do not understand the need for this. A better solution for preserving "historic" properties is to provide incentives. For property owners to preserve these properties coercion or force is not an effective method for cooperation.
16		1		Absolutely not. A Historical District would be very restrictive for architects, contractors, realtors and home owners. Also, not all homes in any of the districts are historic. How do you judge these homes?
17	1			
18		1		No need for it
19		1		
20		1		
21			1	No business involvement / Do not have a problem if it's residential only.
22		1		
23		1		
24			1	Only will support if involves residential only. It will stagnate small business and we don't need further regulation
25		1		
26		1		Would rather have some design guidelines and development criteria known. Some buildings or residences could be claimed to be "historic", but Pleasanton is primarily developed in a modern era.
27			1	As homeowners in the proposed area, we have received de minimis information about this process - one postcard I believe.
28	1			A historic district will help preserve our historic buildings. It will also help increase property values of all downtown buildings and homes
29	1			It is the best way to maintain the existing heritage district and insure the restoration of old buildings. Heritage buildings create the value of downtown property
30	1			
31	1			With limitations - It is not necessarily how old it is, but is it functional, can it be economically renovated, and is it truly an asset to the neighborhood. If not, tear it down, and build something that is a credit to the district
32	1			But boundaries should also include some structures in Southeast Pleasanton. Case in point - my grandfather's house - Gaston Pierre Spotorno - built around 1905-06. It's situated on the original parcel of the Spotorno Ranch est. in 1867. It later was sold to the Lund family in late 1930s. Greenbrier Homes developer now owns the property.
33		1		
34		1		I think the existing guidelines are sufficient.
35		1		Enough already
36		1		
37	1			
38	1			With protections for homes per our Local Context Statement although they may not qualify for the California State Register; they need protection as historically significant, locally
39			1	No, but I could support the method of selected individual structures being designated as historic - which is currently the case. I'm unclear as to why the City would create the current Task Force since the City just went through a similar process 10 years ago. "History" has not changed that much in 10 years. I am concerned that even designating selected buildings as historic could be an unfair burden on those owners. As building age, maintenance and repairs become more expensive. If a building is being turned into a museum where the public can walk through it or has a particularly significant event of person associated with it, then I would be more inclined to designate it as historic. But, new, safer (earthquake resistant), energy efficient buildings could be constructed to look like old structures.
40	1			By simply designating the former DSP as the Pleasanton Historic District, the City will recognize the importance of this area to the charm and unique character of Pleasanton. The name will announce to property owners in the District and potential property owners that this part of Pleasanton is special and has special architectural guidelines in place.
41	1			We need to preserve the history, character and charm of Pleasanton. It is what has brought many to the downtown area. Cities such as Benicia, Los Gatos, and Sacramento, have designated Historic Districts with signage. I recommend the same.
Tally	19	15	7	

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?	
responder #	Comment
1	A historic district is not beneficial to the entire community.
2	Use the Downtown Specific Site boundary
3	Include St. John Court
4	
5	Historic designation should be up to the Individual, Private Owner. Take mine out of it.
6	blank
7	Not at this time
8	Might change after this survey.
9	Perhaps the one District which approximates the DSP area is best. The 5 neighborhoods approach is too confusing to people. It would be difficult to know if a structure was in or out.
10	One large Historic District would be easier to identify and would include more properties. New construction and remodels would fit in with existing architectural types defined in the Context Statement. Property values would increase!
11	Add the few blocks between E. Angela and Abbie Streets to the Downtown Specific Plan.
12	The district should be that delineating the historic sites and parcels, dated 2/07/2012 [attached the the survey]. All other sites, parcels and structures within the surrounding five neighborhoods [also attached to their survey] should be listed simply as "Downtown" and subject to design standards that encourage, but do not require, replication of historically documented sites, parcels and/or buildings.
13	Seems appropriate.
14	Yes, I believe it should be streamlined to a smaller area.
15	All of Pleasanton is historic...Again the best way to preserve "historic" properties is to provide incentives for property owners to preserve the "historic" properties - lower property taxes, reduced fees, architectural advices resources. A cooperative environment will go far in developing a more effective way to promote preserving these properties.
16	The boundaries seem ok. I think that there should be different criteria for "special" streets such as 1st, 2nd, 3rd, and St. Marys/St. John.
17	Blank
18	I do not favor the district but if it passes it should be city wide.
19	Blank
20	Blank
21	No businesses.
22	If you absolutely have to change the place for Historic homes already in place then only include homes in this new plan - NOT businesses.
23	Keep business area out of proposal.
24	Keep business area out of proposal.
25	None. I do not support the creation of a Historic District in Pleasanton.
26	No commercial should be claimed under these restrictive guidelines. The commercial areas should be able to modernize according to building codes and trends. The areas are too large - no to Spring St, Ray, Third St, Division, Pleasanton Ave, Augustine, Abbie, Angela, St. Mary, Stanley
27	The boundaries are not a real issue for us, but we have concerns about traffic flow on both St. Mary St and Pleasanton Ave. Speed bumps in the Historic District should be considered
28	Blank
29	I can't tell exactly from the map, but Rose Ave should be extended to the border of the new development if it is not already.
30	I would like to see it even a little larger.
31	No.
32	Answered in 1A.
33	I do not believe we should have a District or boundaries.
34	I am not in agreement with the expansion of the district into the area of East Angela.
35	Blank
36	No.
37	No.
38	The homes included in the ARG study which somewhat expand the existing 2001 boundaries should be included in those larger boundaries. Determination buy survey, at a later time, might clearly determine designator
39	I'm "told" that this process will not apply to commercial buildings, but all the documentation indicates otherwise. Make what you've said match what you've written. Remove the area containing commercial buildings from the map - I believe this would be most of Main Street.
40	The boundary should be expanded to the current DSP boundary. All of Main Street should be included as should the City Hall and downtown office buildings.
41	I support preserving whatever is necessary to include to have enough resources to designate the area "historic".

A. Do you have any comments on the Historic Context Statement document?	
responder #	Comments
1	Delete it
2	Too many pages - Needs to be smaller
3	We need to be firm on the type of home being placed into historic status and the type of home replacing it.
4	If a building used to be a garage, but was converted to a living quarters - it's still a garage & it shouldn't be preserved if they owner wants to modify it. Likewise, there is no such thing as "heritage hedge"
5	What designates historic property types the age or outward appearance. Does it mean you will change zoning without objection by owner?
6	It sounds good.
7	Blank
8	Should be reviewed periodically.
9	The Context Statement is extremely well done and will be useful in preserving and enhancing the historic district in our City. Additions and new construction should be guided by the architectural types identified in the context statement if they are located in the Historic District.
10	It is a very important document which should be used to guide development of preservation ordinances in Pleasanton.
11	An interesting document. It casts a very broad net. It could be used in applying the Specific Plan objective.
12	That all features of an identified theme must exist in order for a building to be classified within a particular architectural style (timeframe). Otherwise, the document is too vague and narrative, lacking in specific criteria.
13	Not read as yet.
14	Blank
15	Again, all properties can and should be considered a historic resource...Put more effort in creating an environment that the city, property owners and history advocates can co-operate with appropriate incentives for all. Right now and with these new proposals will only increase the adversarial and non-productive process.
16	I have many questions.
17	Should restore old buildings - there are too many haphazard units here and there behind these old houses.
18	It is not needed
19	Blank
20	Blank
21	I do not support.
22	None.
23	No
24	This was done previously in 2003. Why are we wasting more time and money?
25	None. I do not support the creation of a Historic District in Pleasanton.
26	When cars replaced trains altered this area and new development with WWII at Camp Parks accelerated local development. Anything before cars came to town might be historic - if there was a function for their use - not just a bungalow built for a train worker.
27	We do have concerns about invoking CEQA requirements on home improvements. We also have some concerns about strict adherence to maintaining rooflines which could prevent much needed modifications in two of our bedrooms.
28	Blank
29	It should encourage the restoration of old buildings that have been compromised by deferred maintenance and shoddy repair.
30	Blank
31	No, except for quality considerations. If the property can be considered a historic resource but is a piece of junk, tear it down and build a new home with a similar period design, with quality architecture and style?
32	Haven't read document.
33	I do not believe this applies to the Business District. City policies have held back development of the Downtown. We need to draw anchor stores which may require removal of old businesses such as Rose/Main.

34	No.
35	Lots of interesting information.
36	It seems to be a great source of data.
37	This will protect historic neighborhoods from demolition and remuddling.
38	This was an excellent addition to the City's historic knowledge by decade. This, alone, should make it easier for historic neighborhoods to be protected from demolition or "remuddling".
39	I did scan through the entire Historic Context Document. I would like to read it carefully because I believe it would be an interesting read. However, I question the wisdom of the City spending money to have the report done. The City identified historic buildings 10 years ago. So, why did you pay more money to have this document done? Are you going to do this again in another 5 or 10 years?
40	The house at 4672 Second Street was built by Charles Bruce in about 1910 and it was his personal residence for the next three decades. I believe the architectural styles popular in the pre-1940 decades as discussed in the Historic Context Statement are the styles which define the historic feel and character of Pleasanton. Post 1930s architectural styles (regardless of construction dates!) do not contribute significantly to the historic character which makes Pleasanton unique. I think Pleasanton's Historic District would be enhanced when post-1930s homes in the District were remodeled with architecturally authentic styles from Pleasanton's pre-1940 period.
41	Well done! It is for us to pass along. That is why preserving is so critical. Thank you for your efforts.

2. Context Statement

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?				
responder #	50 year	pre-1945	Other	Notes
1			1	October 1929 - the economic life of NSA changed
2		1		
3		1		The homes across from Safeway Santa Rita and down Black Ave are 50 years old. No historic value.
4			1	Pre-1950
5			1	Pre-1920
6		1		
7		1		
8	1			
9			1	60 years would cover the very fine early 50s ranch homes that exist (2nd St & Division St) I believe they deserve protection.
10	1			
11		1		
12			1	100 years old. It should not be a specific date frozen in time as a threshold. Neighborhoods are dynamics and built at different times and styles. A mix of older and new structures adds interest and visual vitality.
13			1	earliest buildings in city thru 1940s
14			1	Pre-1940s.
15			1	A building should be considered historic if the City and the property owner agree together and enter into a "contractual" relationship with appropriate incentives for both sides to "restore" the historic property and maintain it.
16			1	Prior to 1940 would be appropriate.
17			1	100 years.
18			1	Before 1900
19				blank
20				blank
21			1	100 years old.
22				blank
23			1	100 years old.
24			1	100 years or older.
25			1	at a minimum of 100 years old, or pre-1900.
26			1	Pre-1930 - before cars came to town and this area was a train station.
27			1	Not sure a simple time frame constitutes something "historic".
28		1		Pre-WW II
29		1		Pre-WW II
30			1	Since it keeps changing shouldn't it be pre-1945 this year and pre-1946, next year, etc..
31		1		
32			1	75 years to 100 + years (1938 and older)
33		1		

34		1		With allowance for a newer building that might have a special significance other than architectural.
35		1		
36			1	1940 seems good.
37	1			
38	1			
39			1	Pre 1900
40			1	Buildings should be pre 1940.
41		1		
Tally	4	12	22	

3. Define Demolition

A. Do you agree with this approach or do you have a different suggestion?				
responder #	Agree	Disagree	Other Suggestion	Notes
1		1		
2		1		Demolition is the "Total" removal of the entire structure.
3	1			At the very leas we need to keep the flavor of the building. Enhance the historical features while maintaining the existing structure. e.g. Second St remodel of historic home
4		1		Way too restrictive & open to interpretation. Minimally, must be exterior & visible from the street.
5		1		Demolition should be the whole house / nothing left. Anything else is a renovation. When they try to re-build with new products, it's just a new house with old architecture not very convincing as a historical house
6	1			I agree with the definition of demolition.
7	1			
8	1			
9	1			I agree with the task force approach. A historic property can have it's character destroyed by removal of architectural features - destruction of "character" is as much a demolition as completely knocking down the structure - "Old House Journal" calls this "REMUDDLING"!
10	1			The one wall travesty saves nothing and allows for loss of history. I support the Task Force definition. Along with this there should be a strictly enforced anti-blight ordinance
11			1	"Historic Significance" is still open to interpretation. I do not understand objection to demolition if the structure is rebuilt with period correct materials or the appearance thereof, and preserves the historic design queries.
12		1		EIR must only be required when demolition involves a structure on the National or State historic register. The task force definition is too vague on what constitutes "substantially diminishes" the historic significance when some demolition may allow a renovation or upgrade - a EIR would in this case discourage owners from improving their property.
13	1			Often interiors are changed/re-designed for use. The exterior should not be altered.
14	1			
15			1	Do not understand the need for this. A better solution for preserving "historic" properties is to provide incentives. For property owners to preserve these properties coercion or force is not an effective method for cooperation.
16		1		I think that this statement is very subjective. I would support a certain % like 25% remaining. Any wall at the sides (per case) and the rear portion of a bldg (out of sight) could be removed as long as the windows, doors and siding matches the original.
17				Blank
18		1		Demolition means complete removal.
19				Blank
20				Blank
21		1		Too many restrictions from the City and Task Force.
22	1			
23				Blank
24		1		Let people do what they want as long as it meets current regulations.
25		1		The Task Force's new interpretation is too restrictive.
26		1		Historic significance is too restrictive. If a structure can be built/remodeled with more energy efficient means and be changed - i.e. larger windows, solar, remote activated key locks - it should be able to change and be remodeled to suit the owners preferences.
27			1	As homeowners in the proposed area, we have received de minimis information about this process - one postcard I believe.
28		1		No, I do not agree with this approach. We should be preserving our historic buildings not demolishing them.
29			1	There should be no one-wall remaining caveat. The owner just remove the one-wall lost, when no one is looking for a defacto demolition
30			1	If demolition (even down to one wall) were merely the reasonable (as in environmentally and cost effective) start to renovation/rebuild/replication than it would be a good idea. NOTE: But not to increase footprint and square footage outside reasonable limits!
31	1			Yes, the one or two wall preservation is a joke. Again, if the cost of preservation is prohibitive, allow demolition but enforce design guidelines and require the replacement building to be compatible in terms of architecture and style.
32	1			Basically agree.
33			1	Demolition should be different for the Business District with a completely (?) Task Force with numbers which understand the Business Community
34			1	The phrase "substantially diminish" seems to be open to interpretation. This is the same slippery slope the assessors office deals with regarding remodel and new construction. A stated percentage might reduce the arbitrary decision making aspect.
35	1			It sounds ok.
36	1			If it is truly a historic home, sounds ok.
37	1			
38	1			I agree with the Task Forces' definition. The task will be potential discussions about what makes up the definition of the term "historic significance".
39				Blank
40		1		I believe the proposed definition will cause more confusion. If a property owner removes an original rear-facing door on a 1930s craftsman home will that qualify under this definition? The language should be much more suggestive than prohibitive. I would suggest the following language instead: "Demolition of or significant alteration to structures within the Historic are subject to review and approval to insure that such action: 1. Is appropriate due to the minor architectural value of the existing structure or minor change proposed, or 2. Is justified due to major deterioration of the structure which cannot be corrected in any other economic way, or 3. Will result in immediate replacement by a structure or feature reflecting authentic architectural detail appropriate for the existing structure or a replacement structure appropriate for the neighborhood in a style common in Pleasanton pre-1940"
41	1			One wall is too limiting. Changing windows, doors, the façade can all change the historic significance. I agree with the Task Force's more flexible definition of demolition.
Tally	16	13	7	

4. Expand City Design Review

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?				
responder #	Yes	No	Other comment	Notes
1		1		too much government delays the process, not expedites it.
2		1		
3	1			We are demolishing our wonderful historic buildings!
4	1			As long as it's truly the city, and not some vigilante neighborhood group - and I think doors are readily changeable & therefore shouldn't be part of the process - they do not affect the long term historic integrity - nor does door hardware.
5		1		
6	1			Parts of the downtown area that are consistent with the "look of Pleasanton" such as commercial buildings on Main St are good to help maintain some consistency in design and the curb appeal of our town.
7	1			
8	1			
9	1			On historic homes, the main floor as well as the 2nd floor, if present, is critically important. Design review should reflect the styles extant in the neighborhood
10	1			
11			1	The lower ten feet of all buildings should be considered for review.
12			1	The first floor can be included in a design review scope, but identical replacement of features should not be required unless a National or State registry building is involved. General compatibility of scale, massing, and proportion should be the criteria for review for buildings not on the registry or absent designation of a documented historic event, person or site of importance to the (local) Pleasanton community. This ensures a mix of housing types and styles (apartments, infill housing and retail/housing).
13	1			
14			1	To a point, I think we should be more lenient towards property owners, the people who built the downtown did so of love and respect for Pleasanton people such as Clyde Vaughn-Chris Beratlis-Glaser family.
15		1		Do not understand the need for this. A better solution for preserving "historic" properties is to provide incentives. For property owners to preserve these properties coercion or force is not an effective method for cooperation.
16	1			Yes with certain reservations and to the degree that the home is important to local history.
17	1			
18		1		Design review needs some licensed design professionals, but not more authority.
19		1		
20		1		
21		1		
22		1		
23		1		
24		1		
25		1		This expanded authority would allow the Task Force to be too restrictive over personal property.
26		1		No. A lot of the downtown area is structures that are poorly built structures. Built without many codes in place - retrofitting can be more expensive than rebuilding.
27		1		As homeowners in the proposed area, we have received de minimis information about this process - one postcard I believe.
28	1			It is important to maintain defining features of historic homes.
29	1			Doors, windows, siding, fences matter once a house has been re-muddled, there is little opportunity to turn back.
30	1			
31	1			Yes, but the 10 foot rule makes no sense to me. The lower 10' represents the first floor. This rule would eliminate any control on single story homes. At least, front elevation fenestration and porch guidelines should be imposed on all homes.
32			1	City must be careful not to infringe on property owners' rights. If a current owner wants to sell the property, all these rules and regulations might deter a new possible owner from purchasing the home and impede the current owner from a fair and timely sale.
33		1		
34	1			
35		1		
36		1		Leave it as it is.
37	1			
38	1			This expanded authority should be considered clean-up to the existing language for new and existing structures, as applicable.
39	1			I think government should always try to restrain itself and make efforts to reduce intrusion into society. But, I might support the expansion of the design review, but only if it is limited to very specific buildings and not for all structures in a neighborhood. And, if the city proceeded with this expansion, I think the city should consider offering the current owner the purchasing of the structure, at fair market value. If the owner declines the offer, it never needs to be made to subsequent owners. But that current owner should be given an opportunity to get out of the additional burdens that will be placed on them.

4. Expand City Design Review

40			1	Yes, so long as the City: 1.) hires an architect to help applicants find ways to include architectural details of proposed projects which will enhance the historic character and strength of the District and 2.) implements a process to streamline planning and building proposal reviews and approvals in order to encourage early discussion of proposals with applicants, guidance by the City's architect or planner to help enhance properties through appropriate architectural contributions, and keeping the review and approval costs as low as possible.
41	1			
Tally	19	17	5	

4. Expand City Design Review

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?				
responder #	Historic Homes	All in District	Other	Notes
1	0	0	1	No homes
2	1	0	0	
3	0	0	1	You have to take each home individually. There are homes in the historic district that have no historic purpose or value.
4	1	0	0	
5	0	0	1	Should be up to the homeowner.
6	1	0	0	
7	1	0	0	
8	1	0	0	50+ years that are historic
9	0	1	0	Remodels, new homes, and additions should be "period appropriate" and fit in with the architectural styles occurring in the neighborhood
10	0	1	0	All homes! Historic neighborhoods would look more period appropriate and property values would rise.
11	0	1	0	Designation of historic is only a matter of age.
12	1	0	0	Only applies to documented historic sites, places, events on belonging to a noteworthy person in Pleasanton's history.
13	0	1	0	
14	0	0	1	Just to a smaller area.
15	0	0	1	Only to homes that have been identified by the City or recommended by home owner for historic preservation. Then an agreement should be drawn between City and property owner to define each others obligations & incentives to produce the desired result.
16	1	0	0	Only Historic Homes. This is the big problem with Historic Districts.
17	0	1	0	
18	0	0	1	Design Review should be for new homes only.
19	0	0	0	
20	0	0	0	
21	1	0	0	Residential only
22	1	0	0	
23	0	0	0	
24	0	0	0	
25	0	0	1	It should not apply to any home, unless the home is deemed to be historical. Which to me, historical means the home is over 100 years old or was built before the year 1900
26	1	0	0	Only homes 100 years or older. Homes built in the 1930's, 40's, & 50's were not built for their "character" but built for function - functions that do not exist in current times - i.e. 1 bathroom, 1 garage.
27	0	0	1	Again, I would not support expansion of the City's Design Review authority.
28				Blank
29	1	0	0	This expands and restores the existing heritage neighborhood.
30	0	0	0	
31	0	1	0	We need better architectural control on the final product, remodeled or new. We have too many big boxes added on to the back of little old homes in the interests of preservation. Proper rooflines are extremely important to good design.
32	1	0	0	
33	1	0	0	
34	0	1	0	
35	1	0	0	
36	1	0	0	
37	0	1	0	
38	0	1	0	This should be applied to all homes as the property value of a home(s) in a neighborhood/district would be negatively impacted by poorly-designed alterations. All property values will be raised, by experience, as a result of protecting the design.
39	0	0	1	I don't think the age of a building should be the only criteria for a historical designation. But perhaps anything built before 1900 should be given a careful look. Other criteria might be if some historically significant event took place there or if a historical person lived in the house. If the public is not going to be allowed to tour the home like a museum, then designating it to be historical is less important.

4. Expand City Design Review

40	0	1	0	All structures within the District have the opportunity to enhance the overall architectural strength and vibrancy of the District and thereby the City of Pleasanton. Therefore, construction of new structures and remodels of all structures within the District should be covered by policies specific to the District. Wherever possible, applicants should be encouraged to find ways to either maintain the architectural authenticity of the existing structure or enhance it with appropriate architecture from any of the many architectural styles prevalent in pre-1940 Pleasanton. New construction should be covered by similar policies. It does little good to worry only about certain properties within a neighborhood if design detail of adjacent structures is not considered for ways to support the historic character of the neighborhood. The historic charm of the Pleasanton can be enhanced and strengthened in the years ahead if more structures reflect its pre-1940 architectural styles.
41	1	0	0	To all homes in a designated historic district; so that, all homes have a harmonious look to the neighborhood. I know of a historic area where all homes are only allowed to be white with black trim or shutters. You either want to live in that type of an area or not.
Tally	16	10	9	

4. Expand City Design Review

C. Do you think that such a review should be free of charge to the applicant?				
responder #	Yes	No	Other	Notes
1			1	No review
2	1			And review to be a max of 30 days
3	1			Make it free and they will come.
4	1			
5	1			
6		1		The costs should not be free of charge, but not prohibitive.
7		1		A minimal fee would be reasonable.
8	1			
9	1			The Planning Department needs to help insure that projects work to enhance and preserve the historic feel of Pleasanton's Historic District.
10	1			Anything to encourage compliance!
11	1			
12	1			Incentives should include no fee review; expedited processing; reduced permit fees; availability of low interest construction loans funded by the City via preservation / enhancement fund.
13		1		Perhaps lower charges than modern houses.
14	1			The idea is to want the property owners to fix-up their properties not discourage them.
15	1			Any encouragement or incentives that can be offered to allow cooperation between City and property owners is highly recommended.
16	1			
17	1			
18	1			The applicant should be encouraged but not required, and certainly not have to pay
19				
20				
21				
22		1		
23				
24	1			
25			1	Not applicable based on my above answers.
26			1	Nothing is free of charge. Any "review" costs an applicant in time, architect fees, engineering, etc.
27	1			If it were to be instituted or expanded, absolutely it should be free.
28				Blank
29	1			
30	1			
31	1			
32	1			If the City is imposing regulations, the review should be free.
33	1			
34			1	Only if the home is not historic. People who buy historic homes know what they're getting into and should be prepared for the extra costs associated with these homes. Owners of non-historic homes should not be penalized.
35	1			
36	1			
37	1			
38	1			Yes, as there may be concern about cost and scope of work.
39			1	If individuals "apply" to have their buildings designated as "historic", they should pay. But, everything I've read in your documentation indicated the City is requiring the designation and then burdening the owner with the repercussions. There is a big difference.

4. Expand City Design Review

40	1			Initial reviews and discussions should certainly be free of charge. Further processing should be efficient for the applicant if not free.
41	1			People would be more inclined to accept a review free of charge.
Tally	27	4	5	

A. Do you think the City has done an adequate job in implementing these requirements?				
responder #	Yes	No	Other	Notes
1	1			City and individual enterprise have done well working together for 50 years. Do not add more bureaucracy.
2	1			
3		1		In some cases they have done a decent job e.g. Kolln Hardware. Others - no. Spring St tear downs.
4			1	Except for the house on the corner of Pleasanton Ave & Division (my neighbor) who ever signed off on that monstrosity should be fired.)
5	1			
6			1	Since when? The historic nature of downtown should impact new development. Good design is the key not similarity in all cases.
7		1		
8		1		We need more protection for our historic homes.
9		1		The City has not been consistent in implementing these. A project next to us on Neal was NOT approved by Planning Staff, but no one said an emphatic NO, so they kept going with their plan and it took a City Council appeal to stop it. It should have been stopped years before.
10		1		Changes in Planning Dept personnel and inconsistent adherence to the guidelines that exist now have allowed remodel disasters and new construction which is out of scale and doesn't represent any of the pre 1940 architectural types in Pleasanton.
11	1			Generally yes. There are, of course, exceptions.
12	1			Examples include Fire House Arts Center; Red Coats; Rose Hotel; Ray St office building; affordable & senior apartments (on St Mary or Division) Tully's Plaza; single-family houses on First @ Spring / Kottinger; home at W. Neal and Third which mixes contemporary elements with tradition (craftsman / prairie).
13			1	Cannot answer as have not seen requirements.
14			1	Just a little overbearing is all
15	1			Do not understand the need for this. A better solution for preserving "historic" properties is to provide incentives. For property owners to preserve these properties coercion or force is not an effective method for cooperation.
16	1			
17	1			
18		1		I do not think the City has helped at all. I think property owners have done a great job at maintaining Pleasanton.
19				
20				
21	1			Keep as is
22	1			
23	1			
24	1			
25	1			That is why we do not need any additional requirements.
26			1	New construction requiring "historic" character can severely limit new construction or functionally retail, restaurants, and emerging housing trends.
27		1		As homeowners in the proposed area, we have received de minimis information about this process - one postcard I believe.
28		1		I think the city has allowed many historic homes to be destroyed. Without these homes, we will lose our downtown charm and our own important history.
29		1		It seems random and possibly affected by crony-ism.
30			1	I don't have enough knowledge to respond, but in looking at some houses downtown, they seem, uh, out of place (3rd St)
31		1		205 Neal St was a prime example. At least 2 important design guidelines were ignored by the Planning Commission and 2 of the 5 Council members. All of which recommended approval. That deal should never have gotten past the City staff due to multiple violations, including the FAR.
32			1	I don't know.
33		1		The City is not pro-growth to brand name business. Walnut Creek is perfect example of pro-growth.
34	1		1	I've sat on the PDA Design Review Committee for 14 years so I'm a bit biased, but I think we've done a good job of maintaining the "small town" ambiance we're known for.
35	1			
36	1			
37		1		Historic homes have been lost.
38		1		There has been inconsistent application of these guidelines. Homes were allowed to be demolished and/or new construction has, in some cases, been approved by the Planning Dept. despite protest by residents of existing heritage neighborhoods. Good examples of new construction are often the result of the owner's knowledge of what fits into a heritage neighborhood, not the guidance from the City. Thus, the formation of P.H.A. as a result in 2008.
39				Blank
40		1		The guidelines have been inconsistently applied and have not really contributed to the enhancement and vibrancy of the Historic District. Even the City's own buildings have failed to be good examples of contributory architecture reflecting the intent of the guidelines. Specific guidelines for the commercial district and Main Street should be prepared.
41		1		Definitely not in the past.
Tally	16	15	8	

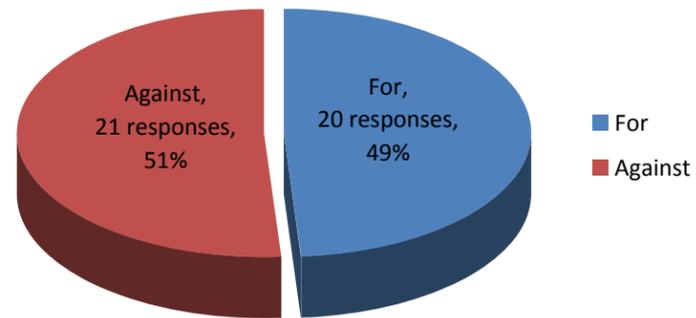
B. Do you think the requirements need to be strengthened?				
responder #	Yes	No	Other	Notes
1		1		
2		1		
3	1			
4		1		No, just followed
5		1		
6			1	The design document seems adequate and supported by members of the staff & governing body. Community compliance with and investment in the policy and the guidelines occasionally need more convincing that these policies are provided in their best interest of all in our community.
7	1			
8	1			
9	1			The "guidelines" should have enforceability - the power of a ORDINANCE is needed. This would avoid drawn-out battles like we encountered AND it would avoid pitting neighbor against neighbor.
10	1			We need strictly enforced ordinances! This would prevent the above stated disasters as well as neighbor vs neighbor disputes!
11		1		
12		1		No - we are doing good and need more incentives. Guidelines should have architectural compatibility of bulk; massing, scale and proportion and not dictate detailing of materials & trim and/or style unless the building is a National or State registry, or a documented local historic event occurred making the building noteworthy to Pleasanton history. Then detailing should be consistent with the time period / architectural theme of the historic period.
13			1	Cannot answer.
14		1		
15		1		An environment of incentives and cooperation need to be developed. All I see now are competing constituencies fighting for power and the property owner pays.
16	1			A design review panel would be good.
17				Blank
18		1		
19				Blank
20				Blank
21		1		
22		1		
23		1		
24		1		
25		1		It should not apply to any home, unless the home is deemed to be historical. Which to me, historical means the home is over 100 years old or was built before the year 1900.
26		1		City of Pleasanton is too lengthy in reviews, appeals, and trying to please a few residents at the expense of many that may want to make changes that are now afraid of a City process - including appeals, Council, etc.
27		1		
28	1			
29	1			
30	1			
31			1	Not necessarily - they need to be honored.
32			1	I don't know.
33				Blank
34		1		No, but they need to be enforced more. Example - We reviewed a remodel including new windows; recommending wood-like frames in line with design guidelines and City recommendations. The owner installed metal frame windows after being told wood ones were required. Nothing was ever done - no fines, nothing.
35		1		
36		1		
37	1			
38	1			Yes, and published and distributed to realtors, architects, and home owners wishing to amend their property.
39				Blank
40			1	The guidelines need to be much more user friendly with better examples and suggestions. They can be successful if a property owner can review the guidelines and become excited about how to utilize ideas presented in ways which will cost-effectively enhance their home or proposed project. If the guidelines are improved and made an integral part of any review process, they should become more effective and helpful resulting in an enhanced and vibrant district in which property owners want to invest in their properties.
41	1			Yes, or we could lose historical resources that can never be replicated. You cut down a 100 year old tree, you will no longer have that 100 year old tree
Tally	12	19	5	

C. Do you think the requirements are adequate but follow through by the City has been inadequate?				
responder #	Yes	No	Other	Notes
1			1	There is too much inefficient expensive government now.
2	1			
3		1		We need to have a solid plan so when someone purchases a home in the historical area they have a secure idea of what is required. Then....enforce it.
4				blank
5	1			The City has given too much power to neighbors with their own agenda.
6			1	In previous years, approval has not been based on the historic perspective of today's objectives. I commend the task force on the direction they are taking to help preserve an important aspect of Pleasanton's character.
7				blank
8	1			We are going to lose the character of the downtown area if we don't strengthen our requirements for new construction.
9		1		The requirements need to have the power of an ordinance, and the follow through has been "hit and miss" - sometimes OK, sometimes not. Both areas have been lacking.
10		1		The requirements need to be in ordinance form to ensure consistency. So NO - they are not adequate and NO - there hasn't been consistent follow-through. The Harvey home was allowed to put in a metal seam roof after the PC said no, City recommendations in staff reports are not defended.
11	1			In some cases.
12	1		1	Requirements are adequate and City decisions are subjective due to the neighbors & absence of criteria to guide decision-making. That decision -making must be based on scale proportion bulk & massing and consistency of aforementioned with surrounding properties. Neighbors have subjective opinions regarding architecture & their perceived property value protection which complicates and makes decision-making a protracted & often decisive process.
13			1	Not been involved until recent return to Pleasanton. People I have talked with seem to think City not protective of historic properties. Exterior is important - all levels - interior can have lesser requirements. Paint color must reflect era of color.
14				Blank
15			1	Again, requirements should be "guidelines" that can be followed easily if the appropriate incentives are put in place to ease the pain. Building codes are not necessary, design requirements are not.
16			1	At times.
17	1			
18			1	The City is the problem. Property owners have done a great job.
19				Blank
20				Blank
21		1		
22		1		
23		1		
24		1		
25	1			That is why we do not need any additional requirements.
26			1	City follow through is not consistent, project by project.
27			1	I question the requirements and think they may over reach and I do not believe the City's follow through has been adequate
28			1	The requirements and follow through have both been inadequate.
29			1	They are not adequate and there is not adequate follow through.
30		1		Again, not informed enough to say, but my sense is, no.
31	1			
32			1	I don't know.
33				Blank
34	1			
35	1			
36	1			
37				Blank
38	1			Follow through has been inconsistent and reached problematic levels in 2005-2008 to the point of great frustration by heritage home owners who observed new construction and additions that followed NO existing Downtown Design Guidelines.
39				Blank
40	1			
41		1		If the requirements were adequate, the city would have had grounds to enforce them. We need more clearly defining requirements and enforcements by follow through of the city
Tally	13	9	12	

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?				
responder #	Yes	No	Other	Notes
1		1		
2		1		
3	1			Something for everyone.
4	1			If I am going to be told what I can and can't do to my home, beyond what is covered by standard city guidelines, I'd better get tax breaks and cheap loans.
5	1			Only if you impose Historic Preservation on a person's residence against their wishes.
6	1			
7	1			
8	1			
9	1			This should help homeowners plan and complete projects which preserve and enhance our historic character
10	1			Anything to encourage restoration and protection.
11			1	Need definition of "preservation projects". Would the city provide tax breaks to re-paint my house? Re-roof? Replace damaged wood?
12	1			Yes, along with other incentives when possible previously noted. Owners should be rewarded for enhancements and not discouraged. Making renovations and / or new construction possible may make downtown less attractive and could exclude homeowners from relocating downtown because they cannot afford exhaustive processing and renovations.
13	1			
14		1		This avenue is not worth exploring savings would only be a few hundred bucks at most.
15	1			Do not understand the need for this. A better solution for preserving "historic" properties is to provide incentives. For property owners to preserve these properties coercion or force is not an effective method for cooperation
16	1			
17	1			Should be our incentive to restore house to time period.
18	1			Only if the owner wants to pursue. Owners should not be told to preserve.
19				
20				
21		1		
22		1		Spend more money on this? NO.
23	1			
24	1			
25		1		
26			1	Historic homes need to be identified. I can't think of any historic commercial building that is worth preserving.
27	1			As homeowners in the proposed area, we have received de minimis information about this process - one postcard I believe.
28	1			It will help all downtown businesses and local real estate.
29	1			It is good for business, real estate and tax relief.
30	1			That sounds very reasonable.
31	1			This tool should be available but only used for very important historic buildings
32	1			In fairness to the owner of the property.
33	1			
34	1			With a limit placed on the amount of the tax break.
35		1		This is a waste of time and an exercise.
36		1		It's a pipe dream.
37	1			
38	1			It's all part of the expectation and understanding that preservation is a serious agreement between the homeowner and the City that we all value our historic homes with equal vigor
39				Blank
40	1			I suppose the Mills Act Incentives are OK but I'm not convinced they are worth the bother.
41	1			This wonderful incentive will only encourage the preservation of older homes that may need more care than a newer home simply because of age. The support given by the Mills Act communicates the importance placed upon preservation.
Tally	28	8	2	

B. Do you think the City should explore additional funding of historic preservation efforts?				
responder #	Yes	No	Other	Notes
1		1		
2		1		
3	1			
4				Blank
5		1		
6	1			
7				Blank
8			1	possibly
9	1			Anything that we can do to encourage preservation efforts should be explored.
10	1			Many similar cities have made these efforts. Until PHA formed there was no group - independent or city based that spoke up for historic neighborhoods
11			1	Unsure. Add'l comments: Amend the Downtown Specific Plan area and change the codes for design review to include the lower 10' then use the existing codes and plans to protect historical Pleasanton as appropriate. Do not add more regulating codes or layer more plans unless clearly required.
12				Blank
13	1			
14				
15				Blank
16				Blank
17	1			
18				Blank
19				Blank
20				Blank
21		1		No more wasted money.
22				Blank
23				Blank
24		1		Our schools and our Cemetery need work!
25		1		It should not apply to any home, unless the home is deemed to be historical. Which to me, historical means the home is over 100 years old or was built before the year 1900
26		1		Funding should go to other city efforts and capital improvements. Spending money on this is a drain on City funds
27			1	Depends on what requirements are attached.
28	1			
29	1			Make it profitable and even the truly greedy will do it.
30	1			
31	1			If there are grants available, explore on a case by case basis.
32	1			If citizens of the City want an Historic District, then some kind of fund or foundation should be set up to help with restoration and preservation expenses for the owner. The City has an obligation to provide support if they're going to impose rules and regulations on owners.
33				Blank
34		1		Gathering info and making that info available would be a positive step but individual owners should pursue funding on their own
35		1		Please note: our family has been in Pleasanton over 80 years. We have a park and a street named in our honor - we care about Pleasanton.
36		1		
37	1			
38	1			Particularly for recognition of homes in historic neighborhoods that have been preserved, renovated, or restored and represent the very best examples we want others to strive for
39				Blank
40		1		Rather than exploring ways to find money for private property owners, the City should invest in streamlining its review process, providing more useful design guidelines, articulate the importance of the Historic District to the character and charm of Pleasanton, and help property owners understand the history and significance of properties within the district by paying for additional historic reviews within the District.
41	1			Sure, why not.
Tally	14	11	3	

Tally of General Position



Do you support the Creation of a Local Historic District in Pleasanton? Responses that requested Commercial properties removed (41 Total Responders)

