



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Carl Leith, Senior Historic Preservation Planner

Date: November 3, 2010

Re: **Yalecrest Historic Designation – Review of Boundaries**

This Memorandum provides additional background and information on some of the options that might be considered to help define the boundaries of any future Local Historic District (LHD) in Yalecrest. It should be read in conjunction with the Staff Report for the Historic Landmark Commission meeting on October 20, 2010 and attachments, in particular the Survey and Nomination material.

This Memorandum includes several initial considerations relating to three principal options for boundaries, informed by additional mapped information from survey data which form Attachment A of this memorandum. Defining the boundaries for a historic district can be complex, and is the subject of detailed national advice formulated for the National Register of Historic Places, and used to select and define local historic districts. This Memorandum identifies the core areas of this advice and briefly considers the three principal options for boundaries identified by the current Yalecrest National Register Historic District, the Yalecrest Yes Heritage Preservation Committee (YYHPC) request to consider historic district designation, and the 2005 Survey of the neighborhood. Detailed consideration will require additional analysis and field survey to enable conclusions informed by the many interrelated elements of neighborhood character.

Staff Recommendation

The staff recommends that the Historic Landmark Commission:

1. Review the information and initial considerations in this Memorandum and Attachments.
2. Identify additional information and analysis which might be required to determine appropriate boundaries for a LHD.
3. Review this information and analysis in the field and in a work session.
4. Confirm boundaries for a LHD and confirm an application for a map amendment for historic designation at the December 1, 2010 Historic Landmark Commission Meeting.

Background - Consideration of Yalecrest Yes Heritage Preservation Committee Request

Historic Landmark Commission - October 20, 2010

The Historic Landmark Commission on October 20, 2010 considered a request from the Yalecrest Yes Heritage Preservation Committee. The request was that the Commission prepare an Application for an H Historic Preservation Overlay for part of the Yalecrest National Register Historic District and to forward this application with favorable recommendation to the Planning Commission and City Council.

The staff report was accompanied by nine attachments covering the Request, previous HLC minutes, survey and nomination reports and detail, maps identifying aspects of the area's development, public commentary received through several media, and additional submissions. The report summarized the evaluation process, pertinent background, the request itself, the character of the National Register District, and public commentary. The analysis and findings addressed relevant City policy background, the ordinance requirements for selection of a local historic district, its boundaries, and the creation of an application for a zoning map amendment.

With the receipt of extensive public commentary during the public hearing, and in their review of the information in the staff report, the Historic Landmark Commission considered several staff recommendations. These were:

1. Consider whether to make an application.
2. Determine whether sufficient documentation is present for the application.
3. Make findings and recommendations regarding the creation of a Local Historic District, and recommendations on the boundaries of this district, and
4. Continue the public hearing to the November 3, 2010, Historic Landmark Commission Meeting.

HLC Meeting 10/20/10 - Record of Decision

"The Commission moved to continue the item to November 3, 2010 for further consideration of making an application for the designation of a Yalecrest Historic District and forwarding recommendations regarding possible district boundaries."

HLC Meeting 10/20/10 – Motion (Draft)

"Vice Chairperson Oliver, in the case of the Yalecrest Historic District Designation on October 20, 2010 moved that the Commission intended to make an application for a Zoning Map Amendment to establish an H Historic Preservation Overlay District for part or all of the Yalecrest National Historic District; determining that there is sufficient documentation in the staff report to support that Zoning Map Amendment, but the Commission feels that further research is necessary to create appropriate boundaries for this district; continuing the hearing until November 3, 2010 and instructing staff in the intervening weeks to carefully evaluate potential boundaries for such a local historic district, ranging from encompassing the National Historic District to the smaller subsections mentioned in the Reconnaissance Level Survey and other potential ways of creating a unified district out of a larger whole."

Methodology - Selecting a Local Historic District and Defining the Boundaries

The criteria established by the City ordinance for the selection of a local historic district are those used for the definition of a national historic district, in line with national preservation procedure and best practice, as set out below. They also identify the key character-defining features upon which any consideration and definition of the boundaries of a local historic district will depend; while the boundaries themselves must meet certain thresholds and requirements, again as set out below.

City Ordinance - Criteria for the Selection of an H Historic Preservation Overlay District

The City Ordinance defines an H Historic Preservation Overlay District as: “A geographically or thematically definable area which contains buildings, structures, sites, objects, landscape features, archeological sites and works of art, or a combination thereof, that contribute to the historic preservation goals of Salt Lake City.”

In reviewing potential and appropriate boundaries of a local historic district in Yalecrest the Historic Landmark Commission will make its decision based upon how these boundaries identify and include the cultural resources of the neighborhood. The City Ordinance sets out these LHD selection criteria in Chapter 21A.34.020.C.2, as defined below.

Chapter 21A.34.020.C.2 identifies the procedure and evaluation criteria for the selection of a local historic district or landmark site. It states:

“The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

1. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - a. Events that have made significant contribution to the broad patterns of history, or
 - b. Lives of persons significant in the history of the city, region, state, or nation, or
 - c. The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - d. Information important in the understanding of the prehistory or history of Salt Lake City; and
2. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the National Register of Historic Places; and
3. The age of the site. Sites must be at least fifty (50) years old, or have achieved significance within the past fifty (50) years if the properties are of exceptional importance.”

City Ordinance - Assessing the Boundaries of a Proposed Historic Preservation Overlay District

Chapter 21A.34.020.C.3 of the ordinance establishes the criteria for the assessment of appropriate boundaries of a proposed H historic preservation overlay district. It states:

“When applying the evaluation criteria in subsection C2 of this section, the historic landmark commission shall recommend boundaries of a proposed H historic preservation overlay district to ensure that the boundaries:

- a. Contain documented historic or architectural resources;
- b. Coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
- c. Coincide with logical physical or manmade features and reflect recognized neighborhood boundaries; and
- d. Contain nonhistoric resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C2 of this section.”

Boundary Definition Methodology

The process of identifying the boundaries for a local historic district has two related requirements.

1. The identification of the key character-defining features which define the special historic and architectural character of all or parts of the historic district – whether national or local.
2. The demarcation of boundaries to ensure that they include these character-defining resources.

The methodology for defining the boundaries of historic districts is set out in the information and advice in the national standards established for preservation best practice by the National Park Service. The City ordinance uses the national standards and criteria in the requirements defined for the identification of local historic districts within Salt Lake City.

The US Department of the Interior and the National Park Service publish a series of National Register (NR) Bulletins, which cover technical information and provide guidance on the survey, evaluation, registration and preservation of cultural resources included on the National Register of Historic Places. While much of this advice works for individual buildings and sites, it is also tailored for the evaluation of a historic district and the issues relating to the definition of its boundaries. The evaluation of a historic district is in some respects the most complex of these tests, in that it is both the identity of individual buildings/resources and the complexity of their interrelationships that creates the richest experience of urban character, with its many nuances.

Of particular relevance in the context of the selection of a historic district and the definition of boundaries are the **NR Bulletins 15, 16 and 21/12**.

Refer to: <http://www.nps.gov/history/nr/publications/>

NR Bulletin 15, “How to Apply the National Register Criteria for Evaluation”, defines a historic district as follows.

“A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” It goes on to amplify this definition.

- *Concentration, Linkage, & Continuity of Features.* “A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.”
- *Significance.* “A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values.”
- *Types of Features.* “A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.”
“A district can contain buildings, structures, sites, objects or open spaces that do not contribute to the significance of the district. The number of non-contributing properties a district can contain yet still convey its sense of time and place and historical development depends on how the properties affect the district’s integrity.”
- *Geographical Boundaries.* “A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures and objects, or by documented differences in patterns of historical development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.”
- *Discontiguous Districts.* “A district is usually a geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontiguous district is most appropriate where:
 - Elements are spatially discrete;
 - Space between the elements is not related to the significance of the district; and
 - Visual continuity is not a factor in the significance.”

NR Bulletin 16, “How to Complete the National Register Registration Form”, provides Guidelines for Selecting Boundaries for Historic and Architectural Districts. The guidance is amplified in NR Bulletin 21/12 which addresses “Defining Boundaries for National Register Properties”, designed to assist the proper selection, definition and documentation of boundaries.

The Guidelines for selecting boundaries for Historic and Architectural Districts in NR Bulletin 16 are defined as follows.

- Select boundaries to encompass the single area of land containing the significant concentration of buildings, sites, structures, or objects making up the district. The district's significance and historic integrity should help determine the boundaries. Consider the following factors:
 1. *Visual barriers* that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character.

2. *Visual changes* in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources.
 3. *Boundaries at a specific time* in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.
 4. *Clearly differentiated patterns* of historical development, such as commercial versus residential or industrial.
- A historic district may contain *discontiguous* elements only under the following circumstances:
 1. *When visual continuity is not a factor* of historic significance, *when resources are geographically separate*, and *when the intervening space lacks significance*: for example, a cemetery located outside a rural village.
 2. *When manmade resources are interconnected by natural features* that are excluded from the National Register listing: for example, a canal system that incorporates natural waterways.
 3. *When a portion of a district has been separated by intervening development or highway construction* and when the separated portion has sufficient significance and integrity to meet the National Register criteria.

NR Bulletin 21/12 confirms that the “Selection of boundaries is a judgment based on the nature of the property’s significance, integrity, and physical setting.” Factors to consider are identified as:

- Integrity - “The majority of the property must retain integrity of location, design, setting, feeling and association to be eligible.”
- Setting and Landscape Features - “Consider the setting and historically important landscape features.” Resources may be compromised by new construction or alterations to resource or its setting, or by natural processes.
- Research Potential - “Define boundaries that include all of the resources with integrity that have the potential to yield important information about the past” for properties eligible under Criterion D (resources that have yielded, or may be likely to yield, information important in prehistory or history).

In selecting boundaries NR Bulletin 21/12 further confirms the following. “identify appropriate natural or cultural features that bound the eligible resource. Consider historical and cartographic documentation ... in addition to existing conditions.” Key factors to consider are identified as:

- Distribution of Resources - use the extent of above-ground resources and surrounding setting to define the boundaries of the property.
- Current Legal Boundaries - use these if they encompass the eligible resource and are consistent with its historical significance and remaining integrity.
- Historic Boundaries - use this information when current legal parcels do not correspond.
- Natural Features - where these correspond with the limits of the eligible resource.
- Cultural Features - e.g. stone wall, roadway or curb line associated with the significance of the property, or use an area of modern development or disturbance that represents the limit of the eligible resource.

Yalecrest National Register Historic District - Summary

The Yalecrest neighborhood was designated a National Register Historic District in 2007, and the boundaries confirmed this district meets all of the established national standards for this process. As tried and tested methodology, the City ordinance confirms the same standards. The 2005 Survey Report and the 2007 National Register Nomination Reports identify, review and summarize the historic and architectural character-defining features of the district. Several of these and some report conclusions are reviewed in the mapped information provided with the staff report for the HLC meeting on October 20, 2010, supplemented by the additional maps which comprise Attachment A of this Memorandum. Map information derives from the 2005 survey.

These character-defining features and report conclusions or recommendations include:

- Residential subdivision & historical sequence
- Street & development patterns
- Building age
- Architectural style
- Architectural significance
 - Contributing buildings
 - Buildings listed in the National Register of Historic Places
 - Houses designed by specific architects
- Report conclusions & recommendations
 - Properties recommended for National Register Level Research
 - Properties recommended for Intensive Level Research
 - Smaller neighborhood districts identified as examples in the 2005 survey report

Boundary Options – Initial Review

There are three initial boundary options which emerge from the current NR historic district status:

- The National Register Historic District boundaries
- The National Register Historic District excepting the sections to the South and East, including six original subdivisions and Uintah School site (YYHPC request)
- The part of the NRHD identified in the five neighborhood sub-areas defined in the 2005 Survey

The Boundary of the National Register Historic District

The Yalecrest National Register Historic District (NRHD) was designated in 2007 in recognition of its character and contribution to Salt Lake City, the region and the state, following a survey of the neighborhood in 2005. This NRHD status is largely honorary, recognizing the importance of the neighborhood. It also provides tax incentives (state or federal) for eligible rehabilitation projects or alterations which meet the necessary national standards. The State Historic Preservation Office, who administers the program, confirms that there has been a high rate of tax incentive projects in the Yalecrest District; a measure of the success of the recognition and status of the district.

The boundaries of the National Register Historic District are those of the Yalecrest Neighborhood Community Council area; generally 800 South/Sunnyside, 1300 East, 1300 South and 1900 East. The NRHD boundary includes historic and architectural resources which are documented in detail in

the 2005 survey and the 2007 nomination report. The reports record a very high degree of historic integrity, with 91% of buildings making a positive contribution to the historic character of the district, noting this as the highest in the state. The Map Series which forms Attachment of this report record information for the entire area within the NRHD boundary.

These boundaries encompass residential buildings constructed throughout the development of the neighborhood up to 1955 (the 50 year threshold generally used to define 'historic'), with some reference to the later development period. They also encompass other features, including institutional buildings, parks, and other objects of historic interest. Buildings identified as contributing to the historic and architectural character of the district are defined for all periods within the time spectrum up to 1955, and are found in significant concentrations in all parts of the neighborhood within the National Register Historic District boundary.

The reports note as well that the architecture of the area is remarkable for the concentration of fine period revival style houses, with 74% of the contributing resources being built from 1920-1939. Although period revival styles predominate, the earlier development of the neighborhood includes many examples and several variations of the bungalow architectural style (c.19%). It may be noted, from the map series, that the post-1939 phases of residential development tend to be concentrated to the eastern and south-eastern fringes of the neighborhood and along the very northern edge of the district. It is noted that the 2005 survey report recommendations suggest additional reconnaissance level survey work on the neighborhoods adjacent to the south and the east of the survey area to determine final district boundaries.

Development Pattern, Building Age, Architectural Significance and Style (Attachment A)

The development sequence of the neighborhood, defined by subdivision plats, primarily ranges from 1911 through to 1938. Some of these early subdivisions were built out over an extended period of time with, in some areas, a discernible west to east progression. All of the early subdivisions platted in 1911 adopt a grid street or topographically modified grid pattern, and were laid out with rear alleys. These street patterns remain a characteristic of those areas which were platted early but developed later, most conspicuously in Colonial Heights Subdivision to the south-east. A street pattern including rear alley access does not occur in any of the subdivisions platted after 1911. It is an important aspect of the development history of the neighborhood. Some additional historic subdivision information forms Attachment B to this Memorandum.

The two maps recording the residential development sequence across the district in terms of **Building Age**, provide both a more detailed breakdown in increments of 5 years (Map 1), and a distillation of this to record those houses built up to 1940, and after 1940 (Map 2). Historic subdivision boundaries and dates are also included on the second of these maps, enabling a related assessment of the two. Immediately notable in these patterns is the concentration of later residential development towards the south-east corner of the neighborhood.

Parameters of the **Architectural Significance** of the district are recorded on two maps. The first of these defines the distribution of the two categories of buildings identified as contributing to the character of the neighborhood. The second map combines these two categories to record the contributing buildings, and also records those individual buildings identified in the survey for further intensive level research, and those which are architect-designed, as well as the one NR individually listed building in the district. Subdivision boundaries and dates are also mapped. Both of the Architectural Significance maps identify a relatively even distribution of contributing buildings across

the entire district. Certain streets have a few more examples of non-contributing buildings, and some have very few, but in general the pattern is fairly dispersed.

The **Architectural Style** map contributes a further dimension to the evaluation, identifying period revival styles and bungalows, which jointly comprise approximately 72% (53% + 19% respectively) of the residences in the district. Both these categories are identified as key character-defining features of the neighborhood. In many respects this pattern of styles begins to echo the distribution of building age within the neighborhood, with the decline of period revival styles from 1940 onward. In general after this point residential architecture turned towards simpler 'cottage' and other forms with less attention to detail and materials.

Considerations for the National Register Historic District

- This is the complete National Register Historic District, which was well documented in the 2005 Survey and the 2007 NR Nomination, in accordance with national practice, methodology and criteria. The proportion of contributing buildings is recorded as being 91% of the district.
- Boundaries for the NR District have also been defined as meeting the national standards, and consequently would meet the City standards for selection of a LHD and its boundaries.
- The distribution of contributing buildings within these boundaries is relatively evenly distributed within the boundaries. There are no apparent concentrations of non-contributing buildings.
- Some of the houses were constructed in the later years of the historical sequence up to 1955 and are less readily perceived, in comments received, as historic or of architectural interest.
- Later architectural styles are characteristically simpler in architectural form, detail and materials, and are obviously more recent. At the same time they are part of the historical sequence of the development of the neighborhood.
- Post 1940 buildings appear to concentrate at the south-east corner of the district, particularly within the Colonial Heights Subdivision, and Hillside Park Subdivision as it approaches 1300 South. Colonial Heights is at the same time one of the earliest plats in the neighborhood.
- The 2005 Survey report does recommend additional survey work to determine final district boundaries to the south and east. Findings from additional survey may suggest less than the NR district in these areas, or they may suggest more; Westmoreland Place along the southern boundary, for example, has recently been designated (August 10, 2010) as the City's seventh Local Historic District.

Boundaries Excluding Area to South & East

This option formed the basis of the Yalecrest Yes (YYHPC) request on September 1, 2010. It is noted however that YYHPC revised the boundaries of their request to encompass the full Yalecrest National Register Historic District in their presentation to the Commission in the meeting on October 20, 2010. As identified in the initial request the area excluded from a proposed local historic district cover the site of Uintah School and the subdivisions of Upper Laird Park, Mayfair Park, Hillside Park, Colonial Heights, Upper Yale 3rd Addition, and most of Yalecrest Heights.

Development Pattern, Building Age, Architectural Significance and Style (Attachment A)

The southern and eastern sections of the NR district exhibit some characteristics which differ from the neighborhood as a whole. The extreme south-east corner encompassed by Colonial Heights Subdivision has one of the earliest street patterns and some of the last of the historic sequence of buildings (refer to Building Age maps). Hillside Park Subdivision adjacent integrates grid and circle

street patterns and appears to reflect this composition in its periods of construction. Adjacent again to the west the Mayfair Park and Upper Laird Park Subdivisions were platted within a year of each other and also combine grid pattern this time with early cul-de-sac street design. Construction sequence appears to reflect the 1930s and early 40s evolution of the neighborhood. On the east side the grid street pattern continues and reflects a development build out following closely on the subdivision plats. Architectural styles seem to echo the construction period relatively closely, with period revival styles gradually dropping away first.

Considerations for Excluding Areas to the South and East

- The area considered for 'exclusion' is part of the historical development sequence of the neighborhood, and is reviewed in this light in the Survey and Nomination reports. It has some of the earliest street pattern as well as some of the most recent.
- Excluding this section from a Yalecrest local historic district boundary would affect the balance of the residential development sequence within a designated neighborhood.
- Building age ranges from the 1930s through to the post-war period, with later residences concentrating towards the south-east corner.
- Architectural style includes defined groups of period revival styles and subsequent architectural expressions.
- The area includes a high concentration of buildings identified as contributing to the character of the district.
- Conclusions on the importance of this development area to the historic and architectural character of Yalecrest and the residential development of the East Bench may be influenced by review of adjacent development to the south and to the east.

Smaller District Suggestions

The 2005 Survey identified several smaller neighborhood areas which might be considered as a basis for future historic district/s, as alternatives to a large scale district, and defined five areas which were described, but not mapped. These referenced areas, which were introduced as examples, would seem to build upon earlier survey material from research in the mid-80s. A map interpolating these descriptions has been drawn up by staff, and forms the last map in the series forming Attachment A of this report, and included with the staff report for the HLC meeting on October 20, 2010. As identified in the notes for this map, at this point in time the lines defined from these descriptions have not been reviewed in relation to more detailed information available in documentary form or in the field.

The example areas (see Smaller Districts map – Attachment A) are described as:

- Laird and Princeton Avenues cottage district - between 1500 and 1600 East
- Michigan Avenue cottage district – between 1700 East and Le Grand Street
- Normandie Heights – Harvard, Princeton & Laird between 1300 & 1500 East including Normandie, Laird and Uintah Circles
- Lower Yale Avenue – 1300 to 1500 East
- Upper Yale Park – both sides of Miller Park running from 900 South to 1500 East including Yale, Yalecrest and Military, Bonneview and Diestel

Development Pattern, Building Age, Architectural Significance and Style (Attachment A)

Combined, this area includes a significant proportion of the primary topographically related settlement pattern to the west and center of the NR district. In the larger sections the street pattern follows the more organic line of riparian courses and contour lines where the steeper slopes are found towards the western boundary along 1300 East. There are many deep and individual, irregularly shaped lots where the sinuous street lines rise proceeding eastward. These areas were laid out in the earlier phases of the development of the neighborhood, but exclude some the earliest plats to the north. The suggestions also include two grid form street subdivisions of period revival cottages, on Michigan Avenue to the north-east and on Laird and Princeton Avenues to the south.

Overall, the combined areas include pre-1939 houses and a mix of period revival and bungalow architectural styles. There is a high concentration of contributing buildings and buildings identified individually in the survey as architect designed and/or for further research. They also exclude some of the earliest development patterns and layouts to the north and the east, as well as most of the grid pattern of smaller lots, period revival cottages and bungalows to the east. The later phases of residential development to the east and south-east are not included.

Additional detailed research and evaluation, from documentary evidence and field survey, will be required to draw conclusions on whether these combined areas might form the basis of an alternative, coherent boundary for a smaller district.

Considerations for Smaller District Suggestions

- These areas are described verbally in the report, with a mapped approximation of their location and extent. Map definition has not been reviewed in the field either to confirm or refine boundaries. Documentary resources may also identify additional considerations.
- The combined smaller neighborhood areas identify a section of the district running from the south-west towards the north-east, excluding major sections of the NR historic district to the north, the east and the south-east. The latter include some of the earliest subdivisions, settlement patterns and/or development in the area.
- The boundaries, as they are currently mapped, include and exclude parts of subdivisions which might contribute to a more coherent district in terms of residential character.
- The area as currently identified includes a proportion of the settlement patterns and physical features which define the district, although perhaps not a balanced proportion with the exclusion of so much to the north and the south-east.
- The examples of smaller neighborhood areas suggested in the 2005 survey appear to build on much earlier survey and research, from a period which could only have defined certain parts of the district as 'historic' in terms of the general 50 year threshold.
- As well as the suggestions for smaller neighborhood areas included in the 2005 Survey Report there may be other areas which additional review and analysis would identify within the larger neighborhood.
- The northern edge of the NRHD, facing Sunnyside Drive, has been mentioned as a frontage which might be compromised by its highway and utility setting.

Attachments

This Memorandum has the following Attachments.

A. Map Series

- Historic Subdivision Boundaries & Dates
- Building Age (2 maps)
- Architectural Significance (2 maps)
- Architectural Style
- Smaller District Suggestions

B. Historical Yalecrest Residential Development Note

C. Public Comment – Received since Oct. 20, 2010

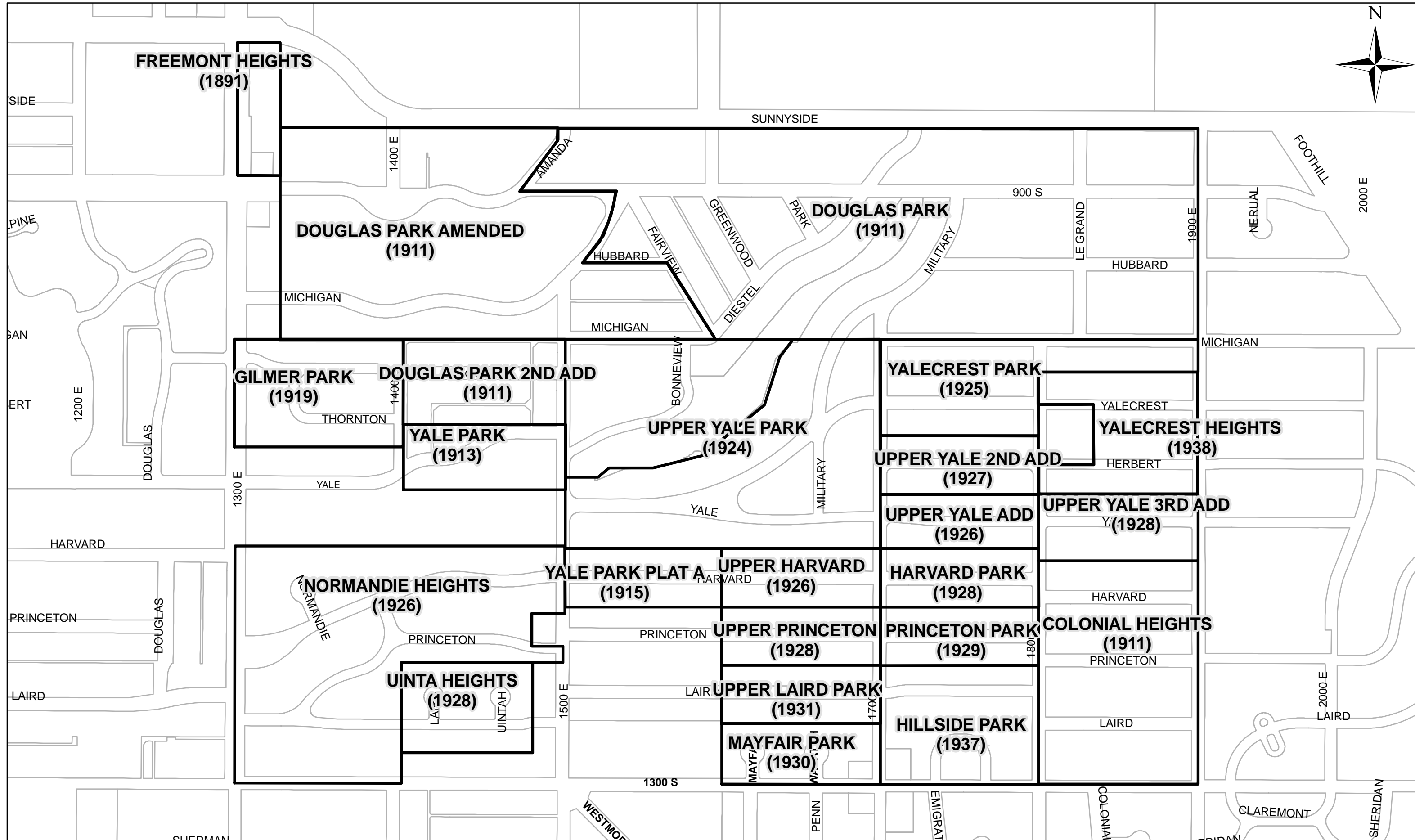
D. Open City Hall Report – Update on last report of Oct. 20, 2010

Attachment A

Map Series

- RESIDENTIAL SUBDIVISION NAMES & DATES
- BUILDING AGE (2 MAPS)
 - BUILDING AGE 1 - PRE-1915 TO POST-1985 IN 5 YEAR INCREMENTS
 - BUILDING AGE 2 - PRE-1940, 1941-55, POST-1955, HISTORIC SUBDIVISIONS & DATES
- ARCHITECTURAL SIGNIFICANCE (2 MAPS)
 - ARCH. SIGNIFICANCE 1 - IDENTIFYING A. ELIGIBLE/SIGNIFICANT & B. ELIGIBLE CONTRIBUTING BUILDINGS, HISTORIC SUBDIVISION BOUNDARIES
 - ARCH. SIGNIFICANCE 2 - ALL CONTRIBUTING BUILDINGS, NR LISTING, ARCHITECT DESIGNED & RECOMMENDATIONS FOR ADDITIONAL SURVEY, HISTORIC SUBDIVISIONS & DATES
- ARCHITECTURAL STYLE - PRINCIPAL STYLE CATEGORIES OF BUNGALOW & PERIOD REVIVAL STYLES IDENTIFIED
- SMALLER NEIGHBORHOOD DISTRICT SUGGESTIONS – 2005 SURVEY

SUBDIVISION DATES



BUILDING AGE 1



BUILDING AGE 1

This map identifies the incremental development of the area, based upon building age as identified in the 2005 Reconnaissance Level Survey.

a. The 1915 and Earlier period is identified in one tone (dark)

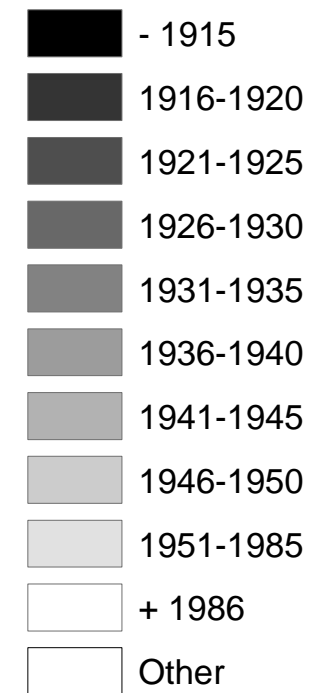
b. The 1951 to 1985 period is identified in one tone (light)

c. The 1986 and after period is identified in one tone (white)

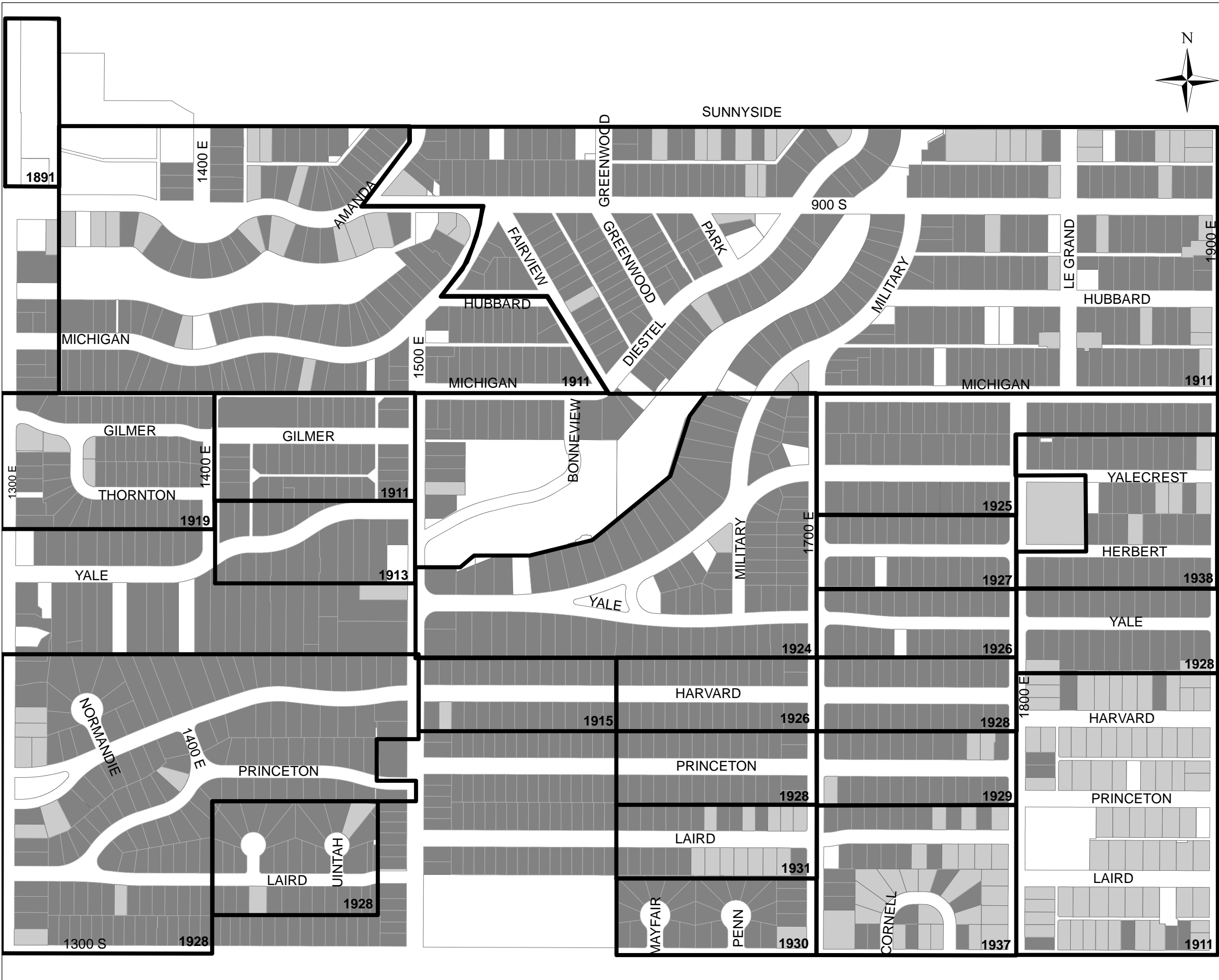
d. The 1916 period through to 1950 includes the majority of significant development in the area, with the period of primary significance falling between 1920 and the end of the 1930s. This 35 year period is defined in the mid-range of tones, in increments of 5 years.

e. Other: Information for several sites has to be verified or is incomplete – these are also defined in white.

Building Age



BUILDING AGE 2



BUILDING AGE 2

This map describes the incremental development of the area, based upon building age as identified in the 2005 Reconnaissance Level Survey.

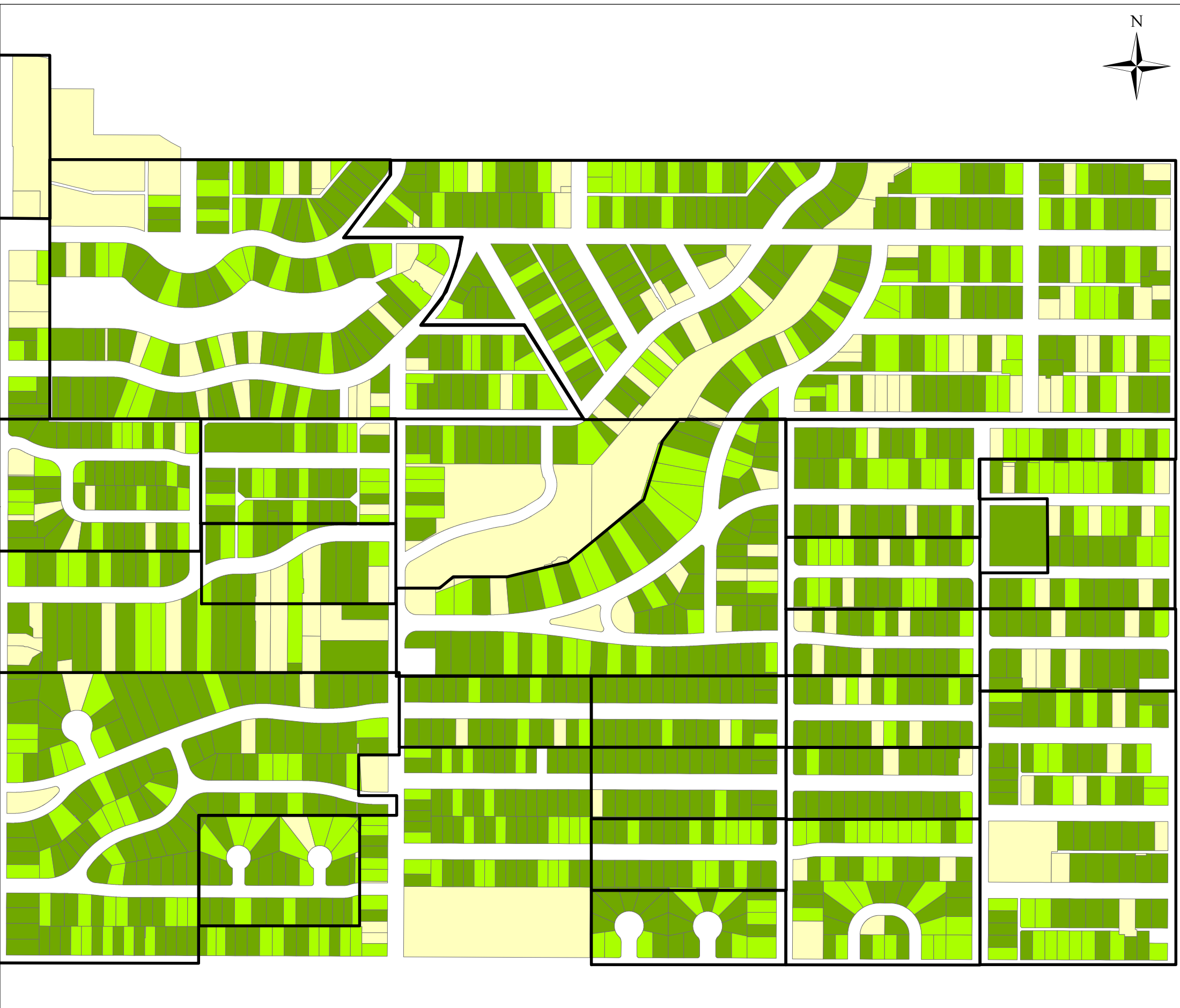
Notes:

- a. Development up to 1940 including the primary period of significance from/to 1920 - 1939 (darker tone)
- b. Development between 1941 and 1955 completing the period of historical development as defined in 2005 Survey (lighter tone)
- c. Development from 1956
- d. Other: Information for several sites has to be verified or is incomplete (white)

BUILDING AGE LEGEND

- Up to 1940
- 1941-1955
- 1956 onward + others
- Subdivisions by Year

ARCHITECTURAL SIGNIFICANCE 1



ARCHITECTURAL SIGNIFICANCE 1





This map identifies contributing buildings in Categories A & B (see survey definitions below), and also identifies recommendations for Intensive Level Survey, both for potential National Register status and other buildings of possible historical/architectural importance, as noted in Appendix C in the Survey Report.

Category A: Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion "C", architectural significance; also, buildings of known historic significance.

Category B: Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well preserved or well executed as "A" buildings, though overall integrity has been retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

Other: includes buildings identified as non-contributing and all other sites, including some with incomplete information.

As Defined in Reconnaissance Level Suvey 2005

-  A. Eligible/Significant
-  B. Eligible
-  OTHER
-  Subdivision Boundaries

ARCHITECTURAL SIGNIFICANCE 2

ARCHITECTURAL SIGNIFICANCE 2

This map identifies all contributing buildings in Categories A & B in one color (green), and also identifies recommendations for individual Intensive Level Survey, both for potential National Register status and other buildings of possible historical/architectural importance, as noted in Appendix C in the Survey Report.

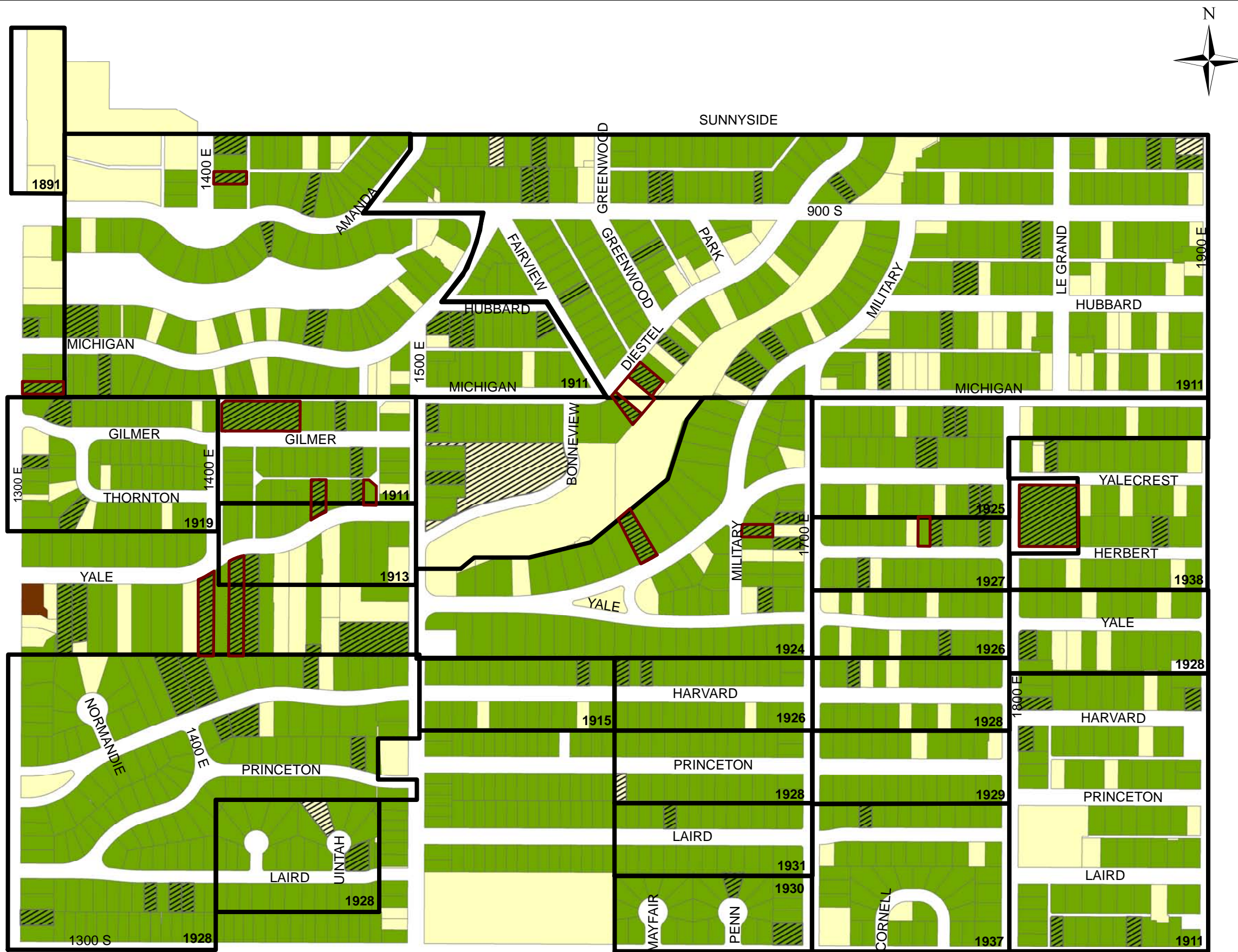
Contributing buildings include:
 Category A: Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion "C", architectural significance; also, buildings of known historic significance.
 Category B: Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well preserved or well executed as "A" buildings, though overall integrity has been retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

Other: includes buildings identified as non-contributing and all other sites, including some with incomplete information.

The buildings designed by specific architects are also identified (see below).

ARCHITECTURAL SIGNIFICANCE LEGEND

- Eligible/Significant + Eligible
- Other
- National Register Building
- Architect Designed
- Recommendations for Intensive Level Survey
- Subdivisions by Year



ARCHITECTURAL STYLE

ARCHITECTURAL STYLE

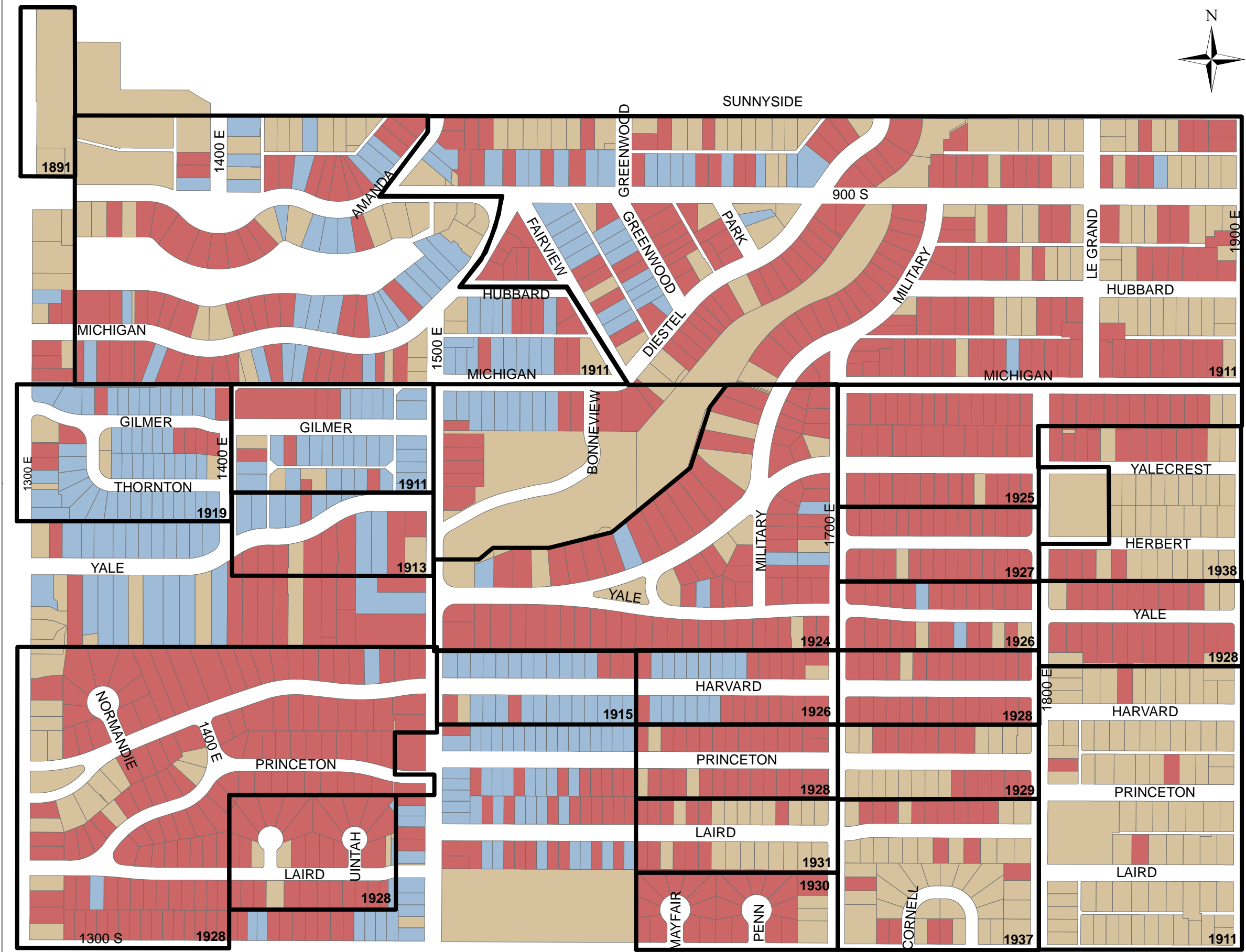
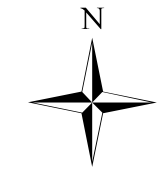
The Yalecrest neighborhood is noted for the concentration and rich variety of residential architecture in the first half of the Twentieth Century. The residential styles which characterize the majority of houses built between 1910 and 1939 include bungalows and the various period revival styles, especially those defined as English Cottage and English Tudor. This map uses the 2005 Reconnaissance Level Survey information to define the distribution of these two categories of architectural design.

Entries identified as "Other" record those buildings defined in the survey using alternative architectural classification, including late styles (generally 1940 onward) and more recent buildings.

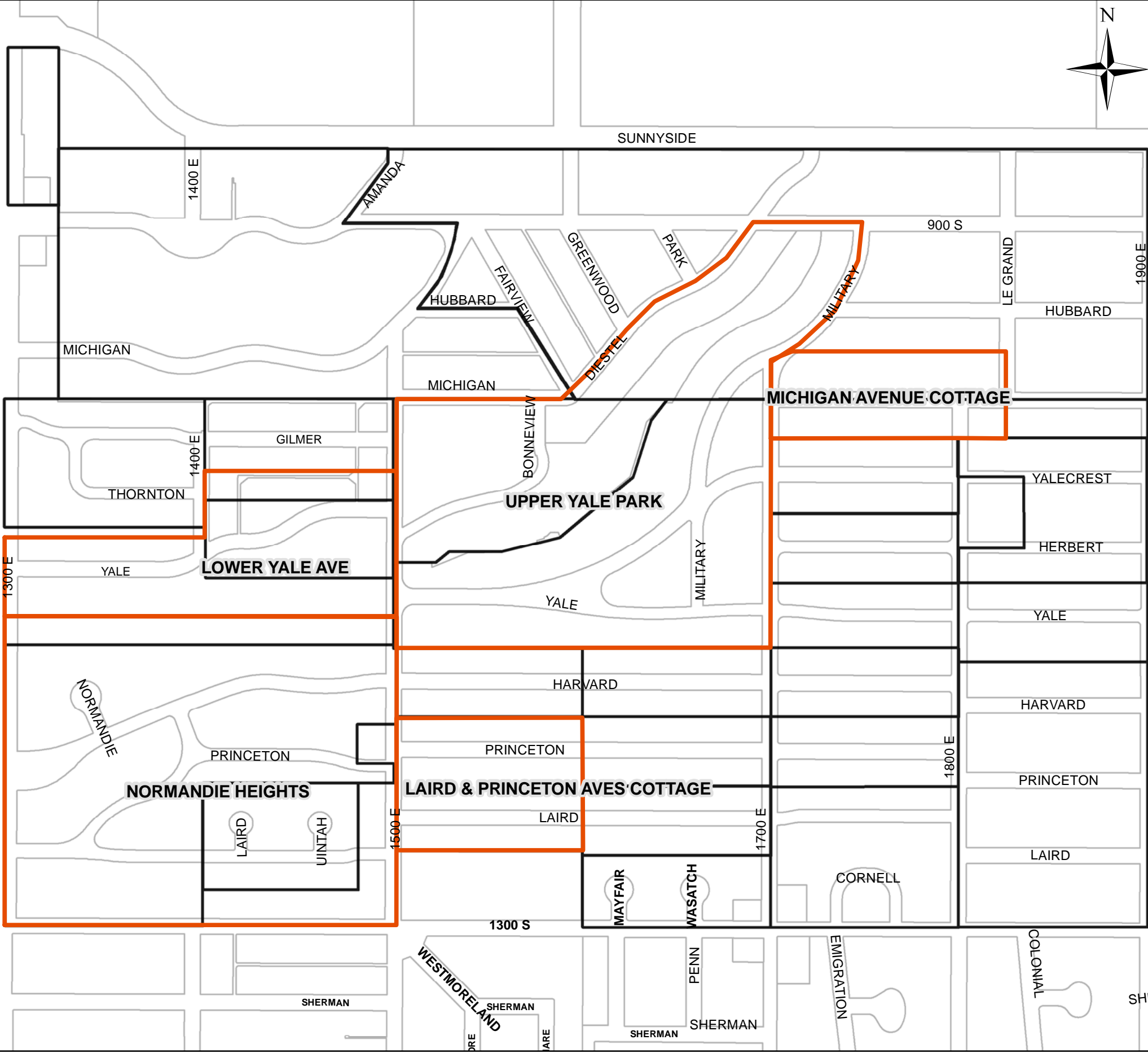
The map also defines the historic subdivisions and their dates for the Yalecrest National Register Historic District, which further helps in the interpretation of the neighborhood development patterns.

ARCHITECTURAL STYLE

- Period Revival
- Bungalow
- Other
- Subdivisions by Year



2005 SURVEY SMALLER DISTRICT SUGGESTIONS



2005 SURVEY SMALLER DISTRICT SUGGESTIONS

This map identifies areas identified in the survey report which might be considered as smaller historic districts. It should be noted that this is an initial identification of what these boundaries might be, based on the descriptive text in the report. As currently defined they have not been evaluated in any detail or on site.

Suggestions are:

- Laird and Princeton Avenue between 1500-1600: Cottage district
- Michigan Avenue between 1700 East and LeGrand Street: Cottage district
- Normandie Heights, i.e., Harvard, Princeton & Laird between 1300 and 1500 East including Normandie, Laird and Uintah Circles
- Lower Yale Avenue between 1300 to 1500 East
- Upper Yale Park – both sides of Miller Park running from 900 South to 1500 East including Yale, Yalecrest and Military, Bonnevieu and Diestel

Attachment B

YALECREST – HISTORIC SUBDIVISION DEVELOPMENT

Additional Background

Douglas Park, Douglas Park Amended and Douglas Park 2nd – W. E. Hubbard Investment Company

Douglas Park was laid out across the northern section of the study area¹ later in 1911 by the W.E. Hubbard Investment Company. Hubbard was a medical doctor from Chicago who came to Utah via Los Angeles and became involved in real estate sales, investments and mining. He was a prolific businessman and by 1919 had laid out, developed and sold 41 subdivisions. Douglas Park Amended and Douglas Park 2nd Addition comprise a total of 1158 building lots in an area that includes the ravine surrounding Red Butte Creek and another gully that runs between Michigan and 900 South between 1300 and 1500 East. Initial development consisted of rather large, geographically dispersed bungalows on the western section, overlooking the city.² Some of the earliest houses in the area are the scattered bungalows on 900 South, 1400 East and 1500 East. Construction of houses in the Douglas Parks took place over a forty year period from the teens through in early 1950s. Speculative houses were constructed by Samuel Campbell, Anderson Building (Anderson Lumber Company), Doxey-Layton, Capitol Building Company, Rogers Building Company, and H. (Henning) Henderson, among others.

Yale Park, Yale Park Plat A and Upper Yale Park – Ashton-Jenkins Company

The Ashton-Jenkins Company, one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in the survey area: Yale Park in 1913, Yale Park Plat A in 1915 and Upper Yale Park in 1924. The Yale Parks were heavily promoted in the newspapers and attracted prominent homeowners. The Frank Lloyd Wright-trained Utah architect, Taylor A. Woolley, designed the Prairie style house at 1408 Yale Avenue for William W. and Leda Rawlins Ray, the U.S. District Attorney for Utah. Woolley's firm, Woolley and Evans, designed the Colonial Revival Yale LDS Ward Chapel built in 1925 by Gaskell Romney on 1431 Gilmer Avenue.

Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate, development, construction, architecture and allied occupations. Edward T. Ashton and his brother of George S. were sons of Edward Ashton, a cut stone contractor who supplied stone for many church and public buildings in Utah, and were partners in the firm of Ashton Brothers, contractors and builders, and later the Ashton Improvement Company. They were responsible for the construction of thousands of houses in Salt Lake City. Edward T.'s sons continued the family involvement with construction: Raymond J. was an architect, Marvin O. was manager of the Rio Grande Lumber Company, and Edward M. was a contractor.

Edward M. went into real estate by himself in 1900 but soon founded the realty firm of Ashton & Jenkins in 1905 with Edward Elmer Jenkins, a businessman involved in real estate and banking. The Ashton-Jenkins Company was also involved in real estate sales for other subdivisions such as Normandie Heights. Edward M. Ashton lived in one of the earliest houses in Yalecrest, designed by his brother, architect, Raymond Ashton, and built by the Ashton Improvement Company, at 1352 Yale Avenue in

¹ Roughly the area to the north of Michigan Avenue.

² Dated photographs from the Shipler Collection at the Utah History Reference Center show scattered bungalows as Douglas Park was initially under construction in the early teens (1912) although the earliest known building permit has a date of 1915.

1913. Raymond Ashton designed his own house at 1441 Yale in addition to a number of other Yale Park houses as well as commercial and institutional buildings. The Jacobethan Irving School and Sprague Library show his facility with period revival styles. He also designed the Prairie Style bungalow at 1302 Yale Avenue that was home to George Albert Smith, a President of the LDS Church. He was allied with the above Ashton businesses as well as the Ashton-Parry Company and Ashton and Evans, Architects. Other prominent home owners in the Ashton-Jenkins subdivisions include Utah Governor Charles R. Mabey at 1390 Yale, a number of attorneys (Athol Rawlins at 1475 Yale, William C. Ray at 1408 Yale), as well as various businessmen, dentists and physicians.

Yalecrest section of Gilmer Park – Gilmer Drive and Thornton Avenue between 1300 and 1400 South (outside Gilmer Park NRHD)

Normandie Heights – last large subdivision in Yalecrest

Normandie Heights was the last large subdivision to be platted in Yalecrest, 140 lots, and its houses were built primarily from 1926-35. It is distinctive because of its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots. The builder Gaskell Romney was involved in developing Normandie Heights as well as building houses on speculation. He was active in Utah, Idaho and California and worked in Mexico before coming to Utah in 1921. G. Maurice Romney, his son, also did speculative building. Gaskell Romney and his wife, Amy, lived in Yalecrest at 1442 and later at 1469 Princeton Avenue. Much of the sales of lots and houses were done by the firms of Kimball & Richards, Ashton-Jenkins, Gaddis Investment Company, and Le Grande Richards Realty Company. J.A. Shaffer built several houses on speculation on Laird in 1927. He was briefly involved in Salt Lake real estate before moving to Indiana.

Upper Yale Addition and Upper Yale 2nd Addition

Alice Felkner owned the land that was platted as Upper Yale Addition and Upper Yale 2nd Addition in 1926 & 1927. Alice Felkner was prominent in Utah mining and industrial pursuits. She was born in 1854 in Indiana and moved to Idaho with her brother, William H. Felkner, in 1886 to engage in stock, mercantile and mining businesses. The siblings moved to Salt Lake City in 1909 and lived on 270 East South Temple Street. At the time of her death in 1937 she was a director of the Consolidated Music Company, a large stockholder of the Silver King Coalition Mines Company, and director of several large mining companies. The Upper Yale Additions extend along the north and south sides of Yale and Herbert Avenues from 1700 East to 1800 East. Houses were constructed in the late 1920s and 1930s, primarily by Philip Biesinger, another Yalecrest builder and developer.

Attachment C

YALECREST LOCAL HISTORIC DISTRICT DESIGNATION

Public Comments Received Since October 9, 2010

Leith, Carl

From: Susan Wurtzburg [susan.wurtzburg@gmail.com]
Sent: Monday, October 25, 2010 4:29 PM
To: Leith, Carl
Subject: owner of 1567 Laird Ave, SLC & historic district

Carl Leith
Senior Historic Planner
Salt Lake City

Dear Mr. Leith,

My husband (Dr. Lyle Campbell) & I (Dr. Susan J. Wurtzburg) own 1567 Laird Ave., SLC, Ut 84105, which we are currently renting since we now live in Hawaii. We have moved to Honolulu, and taken up positions at the University of Hawaii-Manoa. However, we still own property in SLC, and have been following the historic district debate closely.

I want to be sure that our viewpoint is noted. WE ARE TOTALLY IN FAVOR OF A HISTORIC DISTRICT & WANT OUR HOME INCLUDED.

Thanks,

Susan J. Wurtzburg

Dr. Susan J. Wurtzburg
3936 Lanipili Place, Hononlulu, HI 96816
Owner: 1567 Laird Ave., SLC, UT 84105
Email: susan.wurtzburg@gmail.com

Leith, Carl

From: Stephanie Klein [Stephanie.Klein@hsc.utah.edu]
Sent: Sunday, October 24, 2010 8:14 AM
To: Leith, Carl
Subject: Yalecrest Historic District Designation

I live at 976 Military Drive. My husband and I want to voice our strong support for the Yalecrest Historic District designation. Thank you for helping our neighborhood.

Stephanie and David Klein

Leith, Carl

From: kelly [kmarinan1@earthlink.net]
Sent: Thursday, October 21, 2010 9:15 AM
To: Leith, Carl
Cc: Zuck, Cecily; Council Comments; Mayor; yalecrestyes@gmail.com
Subject: Yalecrest HLC meeting 10/20/10

Carl,
I wanted to forward the words I spoke to the Historic Landmark Commission last night (10/20/10). Thanks again for your great work in preparing the staff report for the meeting. Seeing all that information brought together so well was impressive.
Thanks,
-Kelly Marinan

I want to thank you for the time and expertise that you've committed to our city by participating on the HLC. Your work is important to many. And I know it's not always easy.

The way I understand it, there are 2 components which you will be addressing. One is, "Will you even consider the request from Yalecrest Yes to put together a recommendation?" And the second being: "Using all the information and guidelines available to you, what is your recommendation for Yalecrest?" Does it qualify?

My hope is that this commission doesn't alter its purpose or direction... That it will continue its focus on protecting the city's historic resources and continue its role as an objective 3rd party. This not only helps our city, but it greatly helps resolve issues in our individual neighborhoods. We value your expertise and your objective opinion as a neighborhood outsider.

In March, both Yalecrest and neighboring Westmoreland were allowed to proceed in the process of becoming an LHD. Westmoreland, being much smaller, less diverse in architecture, without major collector streets within it, has moved ahead in the process. They didn't have a formal Reconnaissance Level Survey. Nor had they previously applied to become a National Historic District. Re-reading Westmoreland's application, it's obvious they leveraged off their proximity to Yalecrest and the work done within it. Like Yalecrest, Westmoreland deserved the recognition and protection given by an LHD designation and it was GREAT to see them reach it.

I'm hoping the same Yalecrest information can now be used and applied successfully to Yalecrest itself to create a positive LHD recommendation. Yalecrest qualifies, deserves, and needs this. I hope you will agree and give serious thought in regards to the Yalecrest Yes request.

Thank you.

Kelly Marinan
1766 Harvard Ave

Leith, Carl

From: Zuck, Cecily
Sent: Thursday, October 21, 2010 3:44 PM
To: Leith, Carl
Subject: FW: For the HLC

Comment from last night.

Cecily Zuck
Senior Secretary
Historic Landmark Commission
T: 801-535-7708
F: 801-535-6174
Please consider the environment before printing this email.

-----Original Message-----

From: Janine Sheldon [mailto:janinebaileyseldon@gmail.com]
Sent: Thursday, October 21, 2010 3:29 PM
To: Zuck, Cecily
Cc: dmgib@xmission.com
Subject: For the HLC

My name is Janine Sheldon and I live at 1784 Yalecrest Avenue. A developer well known for tearing down and replacing homes in Yalecrest has purchased the charming, mid-size Tudor directly across the street. He is currently renting out the house to a tenant, but his plans to "exercise his property rights" are common knowledge. The long-time neighbors on either side and across the street live in constant fear and anxiety about the fate of this house and how its threatened demolition and replacement will affect our quality of life and property values. An incompatible gray shingle just down the block -- also built by this same developer after a hasty tear-down just a few years ago -- is already vacant and has been on the market for several months. The Halloween decorations that someone put up cannot hide the soullessness of this property. Nobody wants this house -- and it's not just the fault of the slow economy.

The architects of Yalecrest built the neighborhood with durability and integrity in mind. Excuse the hyperbole, but Michelangelo painted the ceiling of the Sistine Chapel with durability and integrity in mind. We don't lower the ceiling because it's inconvenient to clean. We don't remove any of the parts and replace them with elements we deem "tasteful" -- that would destroy the magnificent whole. We don't replace Adam's head with Homer Simpson's just because Homer Simpson is so appealing today. We preserve our cultural heritage so we can share it with our posterity, who might well be wiser than we are.

Yalecrest is one of very few architecturally distinguished neighborhoods in Salt Lake. Just as we would not tear down the homes along the former Brigham Street, we should not tear down the homes in Yalecrest. 50 or 100 years from today -- if we allow it to stand -- this collection of sturdy, dignified homes will be regarded with similar veneration, reflecting a time in our city's history when civic pride and community spirit were at a high level.

Please prevent the demolition of the house across the street. Please stop the tear-down of any more historic homes in a neighborhood that is increasingly vulnerable.

Leith, Carl

From: JON DEWEY [jondewey@msn.com]
Sent: Wednesday, October 20, 2010 11:35 PM
To: kellym.white@comcast.net; janinebaileysheldon@gmail.com; dmgib@xmission.com; lpeterson@cdimedia.com; kgarcia@comcast.net; virginiahylton@gmail.com; jondewey@msn.com; sally.patrick@gmail.com; kjchlds@aol.com; peggy-moore@earthlink.net; r2carbaugh@aol.com; kmarinan1@earthlink.net; Yalecrest CC Chair; jkhassociates@burgoyne.com; lkpershing@gmail.com; janellenb@msn.com; tharty@xmission.com
Cc: Love, Jill; Martin, JT; Leith, Carl; Zuck, Cecily; Council Comments; Mayor
Subject: RE: Historic District at any cost

Interesting, I was on a committee probably 10 years ago at Bonneville Elementary to help ensure our neighborhood school would not close, it was on the chopping block, the district was considering closing schools in all areas based on overall student decline. Fortunately we saved Bonneville and it is full now.

Rosslyn Heights (to our south) was also closed and there is no historic district there. All neighborhoods go through demographic cycles. Ensign is in the upper Aves above the historic district with all those bigger homes, I used to work up there. I'm not sure the Local Historic District was the cause, this anecdotal story is not research.

Jon Dewey

From: yalecrestyes@gmail.com
To: jondewey@msn.com; jkhassociates@burgoyne.com; dmgib@xmission.com; kelnergeo@msn.com; kellym.white@comcast.net; kmarinan1@earthlink.net; lpeterson@cdimedia.com; janinebaileysheldon@gmail.com
Subject: Fwd: Historic District at any cost
Date: Wed, 20 Oct 2010 23:01:32 -0600

Begin forwarded message:

From: "allisondayton.com" <allison@allisondayton.com>
Date: October 20, 2010 10:50:36 PM MDT
To: carl.leith@slcgov.com, cecily.zuck@slcgov.com, council.comments@slcgov.com, yalecrestyes@gmail.com, Jill Love <Jill.Love@slcgov.com>, mayor@slcgov.com
Subject: Historic District at any cost

Lowell Elementary School, An LHD Case Study
October 20th, 2010

Consider today the demographic of the two parties who continue to present their positions- the pro LHD side is represented and supported largely by older, retired, empty nesters and single people. The representatives taking the opposing side are largely people with families at home- of course each side has a mix of all types, which make up the fabric of our neighborhood. At this month's neighborhood council meeting, Mayor Becker, was asked what the impact the LHD had on The Avenues families, he said he had no research for this and then added that some times families had to move because they were unable to remodel to fit their family. -

In the heart of the much-praised Avenues Historic District is Lowell Elementary School,. The oldest school in the Salt Lake City district, and the oldest continuously operated school in the state. Lowell began in 1857 as one- room pioneer school called the Twentieth Ward academy. In 1860 a two-story addition was constructed. Children came from all over the Salt Lake Valley and other Utah Counties for an education. In 1882 an eighteen-room school was erected, and re-named Lowell Elementary. The site bares a Daughter of the Utah Pioneer Historical Marker.

Many will say that this sort of atrophy could never happen in the Yalecrest Neighborhood. But the same thing would have been said in the 70s about the thriving Avenues areas. Then, the schools were teeming with children and the homes were full of families. Now the neighborhood is full of rentals and households without children. The loss of vitality shows on the face of the avenues homes. The impact of the Avenues Local Historic District has not been properly researched and the Lowell Elementary school case study shows the impact to be devastating.

Allison & Kenn Dayton

Leith, Carl

From: allisondayton.com [allison@allisondayton.com]
Sent: Wednesday, October 20, 2010 10:51 PM
To: Leith, Carl; Zuck, Cecily; Council Comments; yalecrestyes@gmail.com; Love, Jill; Mayor
Subject: Historic District at any cost

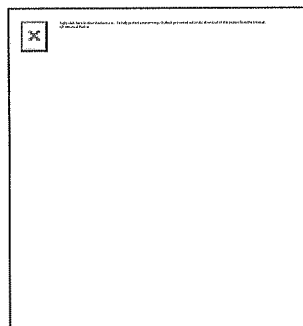
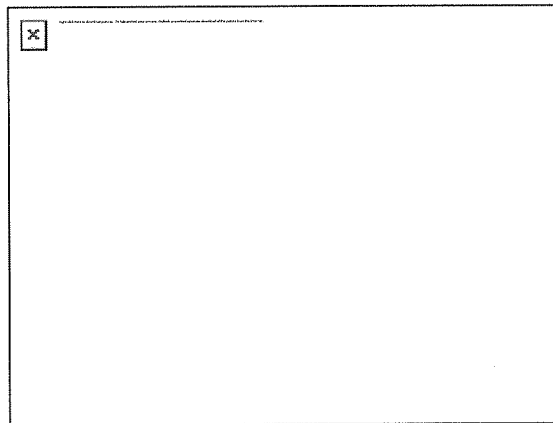
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Leith, Carl

From: jim_clarken@oxy.com
Sent: Wednesday, October 20, 2010 10:54 AM
To: Leith, Carl
Cc: Love, Jill; Martin, JT; Council Comments; djensen@sltrib.com; yalecrestyes@gmail.com; bwinches@us.ibm.com
Subject: Historic Landmark Commission Amended Agenda 10.20.10, * Work Session Room Change*

Carl,

With all due respect, please rescind my signature on the petition supporting the LHD for "Yalecrest Yes!"

Considering the continued deplorable conditions of properties adjacent to mine (1081 South 1300 East and 1087 South 1300 East) after years for both formal and informal inquiry by myself to the City; I sincerely question the City's veracity when it comes to the perception of the City or its inspectors/agents/work groups being able to enforce any ordinances within the area. How would an LHD be any different for Yalecrest residents? The size of the hammer is of no consequence, if no one under the City's employ or charter cares enough to pick it up and actually use it for enforcement or ordinances or guidelines. All of this showboating about "heritage" becomes superfluous. I for one, will do whatever in the hell I please with the property that I purchased in 2005. If my neighbors or the City don't approve, pick up the hammer - meet me half way & we'll pound out a solution in short order and everyone can get back to the business of LIVING!

Regards,

James L. Clarken, Jr.
1308 Yale Ave
Salt Lake City, UT 84105

801.534.4417 Office

Leith, Carl

From: buxton taylor [buxtontaylor@hotmail.com]
Sent: Wednesday, October 20, 2010 4:51 PM
To: Leith, Carl
Subject: Yalecrest Comment - Property Owner.

Dear Carl Leith,

I hope that my written comments are in time for inclusion in the upcoming Landmark Committee meeting.

I am a property owner in the specified 'yalecrest' neighborhood, and have previously signed the 'Yalecrest Yes' petition, HOWEVER, upon reading the responding petition, I have to say that what I support is the protection of the Character of the Yalecrest neighborhood in regard to setbacks, neighborhood 'appropriateness' and 'scale' - I do Not support a fully restrictive 'Local Historic' designation which would disallow upgrading or improving my historic home, and allowing it to transition into This Century.

I love the character of my neighborhood, and in particular my historic home which is one of the early structures, but important changes, which also address safety and health as well as energy efficiency - egress windows in particular - which would be disallowed because they would change the appearance of my house to the casual observer, make the historic designation prohibitive, and unacceptable to me.

Again, an overlay which would encourage and reward working within the neighborhood 'aesthetic' is something I strongly support - creating a designation which slavishly limits any exterior change, no matter how important to function and safety, because those things were not yet in existence at the early part of our century, is not in our best interests.

Respectfully submitted,

Kerri L. Buxton
Property Owner
Buxton Family Ventures.

Attachment D

YALECREST LOCAL HISTORIC DISTRICT DESIGNATION

Open City Hall Online Forum Report - Oct. 28, 2010

Yalecrest Local Historic District Designation

The Salt Lake City Planning Division is reviewing a proposed local historic district designation of an area within the Yalecrest neighborhood. What is your opinion on the proposed designation?

Public Comments as of October 28, 2010, 11:15 AM



Yalecrest Local Historic District Designation

The Salt Lake City Planning Division is reviewing a proposed local historic district designation of an area within the Yalecrest neighborhood. What is your opinion on the proposed designation?

Introduction

The Salt Lake Planning Division welcomes you to this public forum regarding the proposed local historic district designation of an area within the Yalecrest neighborhood.

Yalecrest Local Historic District Designation

The Salt Lake City Planning Division is reviewing a proposed local historic district designation of an area within the Yalecrest neighborhood. What is your opinion on the proposed designation?

As of October 28, 2010, 11:15 AM, this forum had:

Attendees:	295
Participants:	74
Hours of Public Comment:	3.7

As with any public comment process, participation in Open City Hall is voluntary. The statements in this record are not necessarily a representative sample of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Yalecrest Local Historic District Designation

The Salt Lake City Planning Division is reviewing a proposed local historic district designation of an area within the Yalecrest neighborhood. What is your opinion on the proposed designation?

All Statements

Semi-anonymous in Salt Lake City

October 26, 2010, 8:40 PM

This LHD NIGHTMARE has been going on now since March, 2010. How convenient for the City that Mr. Leith of Planning decided to truncate history in the City's favor by deeming any input prior to the Yalecrest-Yes-stacked Planning meeting be void. What a thinly veiled attempt to skew the true sentiment of the neighborhood! To me this is simply one more example illustrating that Salt Lake City is more than happy to bend, break and ignore laws and citizens when the majority doesn't support their VISION.

So once again, I pull myself away from my family and my life to say: NO to a LOCAL HISTORIC DISTRICT. NO NO NO NO NOOOO! I am tired of the elitist Yalecrest Yes MINORITY, and yes, that's been proved, who deem themselves in charge of deciding what I can and cannot do to my own, hard-earned and expensive to keep house. Yalecrest Yes are fast becoming the neighborhood bullies---a brand they continue to define by refusing to discuss this matter with their neighbors. UGGGGGG!

Angela Winters in Salt Lake City

October 26, 2010, 2:37 PM

Both myself and my husband have lived in this neighborhood nearly our entire lives. We were raised here and now have chosen to raise our children in the neighborhood we love. We are very much AGAINST THE LHD simply because we do not want to answer to anyone when it comes to making decisions about our own property. We love our home and the street we live and hope to continue to live here for many more years.

Sincerely,
Angela Winters

Tracey Harty in Salt Lake City

October 25, 2010, 10:56 AM

Yalecrest Yes! Heritage Preservation Committee
Presentation to Historic Landmark Commission Oct. 20:

Chairman Lloyd, vice chair Oliver and commissioners; thank you for hearing our request tonight. We've worked long and hard for this meeting and we are truly honored to be here.

My name is Tracey Harty and six months ago when I learned of the LHD proposal, I knew it would be a huge task to educate the neighborhood. I felt I had to help. That offer developed into a campaign, the formation of a non-profit organization and my role as one of several coordinators.

In March, you determined three neighborhoods were ready to move forward to decide if they wanted to become a local historic district. As you know, we were one of those privileged neighborhoods. I'm here tonight to bring you up to speed on our efforts since:

April –

Our Council reps advised us to gather signatures and be able to show broad-based support for designation. We recruited walkers to cover all 375+ acres of our neighborhood and obtain non-coerced support, giving residents the option to be public or private with their opinion.

www.PeakDemocracy.com/534

Yalecrest Local Historic District Designation

The Salt Lake City Planning Division is reviewing a proposed local historic district designation of an area within the Yalecrest neighborhood. What is your opinion on the proposed designation?

All Statements

Also in April, at the first public meeting, we staffed the entryway, welcomed neighbors and collected comment cards.

We created an 8-page brochure about the issue. We raised funds to print 1,500 copies and began the task of getting one to every home.

And we expanded the Yalecrest Neighborhood Council website to provide resources for residents.

May –

We requested the City hold a true public open house, with educational stations on a variety of topics but they instead held four small meetings. We attended all of them.

We supplemented the City's materials with process timelines and FAQs, and we encouraged residents to attend meetings by delivering reminder cards to their doorsteps.

We created the Yalecrest Yes! Heritage Preservation Committee to separate ourselves from the Neighborhood Council and focus solely on the preservation issue. Yalecrest Yes! will continue to operate as a non-profit organization after our historic designation for the purpose of education, marketing and fundraising for the district.

We also developed yalecrestyes.com. It is a frequently used resource by those on both sides of the issue.

June –

We continued canvassing and delivered petitions to the Council offices where they were merged with comments there.

We continued to receive guidance from the Utah Heritage Foundation, as we have throughout the process.

We built momentum through increasing ranks, with a number of interested residents wanting to help. This is not a handful of radicals or a special interest group; it is the representative body for 462 homeowners who want a local historic district.

July –

The City Council removed several subdivisions from the temporary zoning and recommended smaller areas organize preservation groups on their own.

We felt going down that road would be starting over again, as we had already gotten a large number of residents to weigh in. We had expended a substantial amount of time and effort on the whole district and wanted to continue that path.

We met with Planning Staff, and each City Councilor to explain our position.

www.PeakDemocracy.com/534

Yalecrest Local Historic District Designation

The Salt Lake City Planning Division is reviewing a proposed local historic district designation of an area within the Yalecrest neighborhood. What is your opinion on the proposed designation?

All Statements

August -

We were pleased to see Westmoreland Place approved as Salt Lake's newest local historic district.

September -

We began the month by submitting to you our request to continue the LHD process. We prepared for the Sept. 28 public forum by appealing to our supporters to come out and speak. We were happy to hear new voices on our behalf.

October -

Now here are. The report prepared for you tonight is detailed and compelling, with ample evidence for Yalecrest's qualifications as Salt Lake's eighth local historic district.

We'll defer to your expertise on the decisions about boundaries, but of course, we'd like to see the entire Yalecrest National Register District designated.

We do feel this is an urgent issue, one we hoped would be settled before the temporary zoning was lifted in September.

Some say 23 teardowns out of 1,400 is not that big of a deal, but what is a big deal is that 16 of those occurred in the last two years. That kind of momentum is scary.

So we'd like to request a decision made this evening and not delayed by holding a second hearing. We feel there is sufficient information and plenty of public comment and would like to see the Historic Landmark Commission prepare an application for a zoning map amendment as soon as possible.

By expediting this process, we hope to have an LHD in place before construction plans are made for the spring building season.

Thank you for volunteering your time to this very important effort for Salt Lake City.

Dawn Ann Bailey in Salt Lake City

October 24, 2010, 3:39 PM

I have a difficult time understanding why a neighborhood listed on the National Register of Historic places should not be designated as a Local Historic District!!

Mrs. Dawn Ann Bailey
1784 Yalecrest Avenue

Semi-anonymous in Salt Lake City

October 24, 2010, 3:12 PM

Currently there are two elementary schools that are supported by the Avenues they are Ensign Elementary and Wasatch Elementary. Ensign Elementary boundaries are 14th Avenue down to 2nd Avenue and State Street over to Federal Heights. Wasatch Elementary boundaries are 2nd Avenue down to 200 South from State Street clear up into the University District. Therefore

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Ensign Elementary covers the Avenues Historic District and Wasatch Elementary covers the Avenues Historic District, South Temple Historic District as well as the University Historic District. There are 387 children enrolled in Ensign Elementary and 449 children enrolled in Wasatch Elementary for a total of 836 children – all living within a historic district.

Currently there are two elementary schools that are supported by the Yalecrest Area. There is Uintah Elementary School and Bonneville Elementary. The boundaries of Uintah Elementary include Yalecrest but also include Gilmer Park 1300 East down to 1100 East from 900 South to 1300 South and also include the Sugarhouse Area of 1300 South Down to 2100 South from 1300 East to 1700 East. Bonneville Elementary boundaries include the Yalecrest Area as well as the area from 1900 East – 2100 East and 1300 South all the way down to 1700 South. There are 558 students enrolled at Uintah and 466 students enrolled at Bonneville for a total of 1,024 students. While this is more than the 2 avenues elementary schools it is only by approx 190 more students they cover a much larger area and the Yalecrest area only makes up a very small piece.

Given that it is ludicrous to say that a historic district drives out families as there are 836 children living purely in a historic district area. Comparing the Yalecrest Schools of which many of the children are not living purely in Yalecrest with the Avenues Schools pretty much of which all are in a historic district area just shows that you can twist any story to work in your favor. If turning the avenues into an LHD drove out all the children then why are there still two elementary schools full of children?

LHD's are not unfamily friendly. Yalecrest does not win the trophy when it comes to family friendly.

Allison & Kenn Dayton in Salt Lake City

October 24, 2010, 1:51 PM

Landmark Historic Districts have far fewer families!

At this month's neighborhood council meeting, Mayor Becker, was asked what the impact the LHD had on The Avenues families, he said he had no research for this and then added that some times families had to move because they were unable to fit their family's.

In the heart of the much-praised Avenues Historic District is Lowell Elementary School. The oldest school in the Salt Lake City district, and the oldest continuously operated school in Utah, Lowell began in 1857 as one- room pioneer school called the Twentieth Ward School. Children came from all over the Salt Lake Valley and other Utah Counties for an education. In 1882 an eighteen-room school was erected, and re-named Lowell Elementary. The site bares a Daughter of the Utah Pioneer Historical Marker.

My grandmother and my mother went to Lowell, and my sister was the principal of Lowell at the end of 1990s and into 2000s. Sadly, Lowell Elementary closed in 2002. My sister now works for the Department of Education in Washington DC, I spoke to her about why Lowell closed, She said it closed because of "Loss of Families". Only one generation after the enactment of this much praised Historic District in the Avenues, a 145-year-old school and the only elementary actually in the historic district closes because of "Loss of Families".

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I called Jason Olsen head of communications Salt Lake City School District. He confirmed this with me, and added that since then the Avenues Elementary schools have continued to shrink in size. The official word for the closing was "that they were seeing the students leave the Avenues". Loss of families has been damaging the Avenues for over three decades.

I spoke with the principals of both Wasatch and Ensign Elementary schools which are the two remaining schools in the Avenues area. Ensign Elementary school has only 200 students from the Avenues and Wasatch has 285, their combined enrollment is 485 Avenues kids. Not enough to fill even one of these elementary schools. All other children attending these elementary schools opt in from other areas because of the great programs these two schools provide.

Some would say that this is part of a natural demographic cycle. Unfortunately the Avenues decline is not reversing itself as the other areas have. After 32 years of decline, this is not a considered a cycle it is a trend.

Further demographic review of Salt Lake City's four other Local Historic Districts, show the numbers of families with school aged children to be far far below the average of Salt Lake City. Demographic research is finding that an LHD is incompatible with the family.

There are avenues of compromise in this debate, those who are against an LHD have been asking those who support it to look at those avenues, but have been met with absolute refusal. In July, Salt Lake City Council members approved a measure whereby Yalecrest neighbors could meet and work to balance the needs of families with the desire we all share to preserve the character and uniqueness of the homes. These would be called Neighborhood Design Guidelines. The Neighborhood Design Guidelines would be overseen by the Historic Landmark Commission the same as an LHD, unfortunately those for the LHD are uncompromising.

I am for compromise and neighbor input to protect the neighborhood's homes and families; I am against the LHD as a means to do this.

Ben Winchester in Salt Lake City

October 24, 2010, 12:59 PM

I just wanted to document the comments made at the HLC meeting on 10/20 regarding the Neighborhood Survey that show significant opposition to the adoption of an LHD in the Yalecrest area.

Yalecrest Preservationists for Property Right is a group of diverse neighbors from all ages, incomes, and walks of life, who formed in response to the threat of the proposed Local Historic District. After talking and more importantly listening neighbors, our mission has evolved from one of educating residents about the Local Historic District, to one of fostering dialogue to create a solution of compromise and reason.

We are adamantly opposed to the adoption of an LHD in the Yalecrest Area. Our organization and the property owners we represent do not believe that the existing Yalecrest Infill Ordinance

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is throw-away. As you are aware we made a formal application to the city to evaluate amending the current Yalecrest infill to address size, scale and character. This application was deemed complete by planning on October 15th, 2010 and is included in the materials you received tonight. We would hope that Landmarks recognize that our application is the first step in gaining broad based support for a solution residents can embrace to ensure the neighborhood continues to grow and prosper.

I personally have been to multiple public meetings and speculated in my posting on online city hall that nothing new will be said in the meeting tonight. I was wrong and have new data to review tonight.

You have heard that Opponents of the LHD are an uninformed silent minority who views are only noise.

Nothing could be further from the truth. Residents recently organized to revalidate and document for the third time opposition to a Yalecrest LHD. The results are in and 420 residents have answered NO when asked the simple question, "Are you in favor of designating the Yalecrest neighborhood as a Local Historic District? This equates to close to 70% of the respondents. These responses were gather in less than 20 days and will continue to grow since some precincts have not been completed.

These results substantiate what has been voiced in all public forums, residents of this area are adamantly opposed to efforts to establish an LHD. Clearly, there are strong opinions in every camp and the Yalecrest neighborhood is certainly under considerable tension. That being said I want to communicate what Mayor Becker stated in a recent community meeting "While I come to the table with my own bias an LHD will only be successful if strongly supported by the residents." This is truly not the case in Yalecrest.

In closing I will coin a phrase that Anne Oliver used at one of the meetings related to the "demolition ordinance". "Passing this ordinance will not allow the neighborhood to do the hard work and create the appropriate tool for preservation for Yalecrest". I would suggest that the LHD is not the appropriate tool and the hard work that needs to be done is finding an avenue for compromise.

Again the Yalecrest Preservationists for Property Rights would hope that Landmarks recognize the pertinence of our opposing argument and application as a way to compromise and ensure the neighborhood continues to grow and prosper and not move the current LHD application forward.

Semi-anonymous in Salt Lake City

October 23, 2010, 1:07 PM

I was extremely frustrated and upset after the last Landmark Commission meeting. I had to spend \$50 on a babysitter to attend and give public comment at the meeting only to have the Commission say thanks for coming and speaking your mind but it was pointless because we will not use your comments in weighing our decision. Seriously??! Then don't waste my time by asking for public comment. I want my 50 bucks back . . . I could use it to feed my family dinner

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for the entire week!

I was also super frustrated by the broad, general statements that the neighborhood is split 50 / 50 on this issues. That is clearly not the case. There were more comments against the LHD than there were for it that evening (do they not track that kind of thing). And, we know that over the past 6 months there has been a clear record of those opposing the LHD being in the majority. What the hell!! I just feel like this adds to the distrust that has been pervasive at every turn in this process.

If this city wants to continue to add LHDs, they better get a better handle on how to administer this process. What a disaster. No city employee, no commission or body, no-one seems to know what to do next or how to handle this mess. I hope that someone on each of these decision making bodies realizes how this disaster of a process is tearing our neighborhood apart.

I also hope that the politicians who started this whole mess recognize that they have walked into a hornets nest. They have just mobilized a very smart, talented, well connected group that will do everything in their power to see that they do not get re-elected to office. (Yes, that includes you Ralph).

Kirk Anderson in Salt Lake City

October 22, 2010, 11:04 AM

Architecture has been described as a conversation across generations. It sure feels like that in the Yalecrest neighborhood.

I've lived at 1821 Yale Avenue for just under 20 years. My house was built in 1929.

Over the years, I have walked this great neighborhood countless times, shopped in its stores, eaten in its restaurants, bonded with its residents, raised a child in its warm embrace, and been truly uplifted by the historical charm of its houses. My home is in this neighborhood, and this neighborhood is my home. It has given me the "Sense of Place" that Wallace Stegner wrote about so beautifully years ago, and I treasure that feeling of being rooted in a place.

Recently, I have grown increasingly concerned about this neighborhood's future each time a house is torn down or dramatically disfigured by building that is cost-effective and easy to maintain, but out of place in the style and scale of the neighborhood. And what is truly alarming to me, this trend seems to be accelerating! It is hard to describe the sense of frustration and loss that I experience each time I walk our wonderful neighborhood and see yet another wound to its historical and aesthetic character.

I think that I understand the importance of private property rights. But I am absolutely convinced that historical preservation is not just an appropriate role for local government, it is an obligation of local government to protect the history and character of neighborhoods for future generations.

I've been part of the "Silent Majority" on this issue – and I do believe it is a majority of the people who want to protect the architectural heritage of our neighborhood. As a citizen and a

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resident, I am urging the SLC Planning Division to do the right thing here, and help to protect the Yalecrest neighborhood – before it's too late. Let's make sure that we continue to be able to have an architectural conversation with future generations that we can all be proud of.

Regards,

Kirk Anderson

Karen Morgan in Salt Lake City

October 21, 2010, 11:43 AM

I am in favor of the LHD. It is the best tool to preserve the neighborhood so many care passionately about. I have read through the proposal submitted by the YCPPR and I believe that a "purely voluntary program" is not the answer to the problem of those who want to demolish or dramatically alter their homes. Most people make perfectly acceptable changes and enhancements to their properties. The problem lies where an individual makes changes that others feel are "out of character" and negatively influence the neighborhood as a whole. The YCPPR have proposed overlay guidelines that cannot be enforced. Someone who does not want to comply can completely ignore them. We would be left in the same predicament we are in now that has kept us in a vicious cycle of neighbors angry with each other. I think a civil society is created by neighbors who are willing to submit to mutually beneficial regulations.

The proposal by the YCPPR asks for "a voluntary review board to offer non-binding recommendations" to be comprised solely from neighbors within the boundaries. An LHD would rely instead upon the Historic Landmarks Commission, comprised of interested community members and professionals from many disciplines who are appointed for their objective perspective and willingness to listen to the neighbors. Professionals are more knowledgeable and experienced in developing and interpreting historical preservation guidelines.

This issue has created uneasiness and tension with neighbors I love and admire and has caused me at times to alienate myself from others I would like to associate with. The same neighbors who say that they want "us" to be left on "our" own to work as a neighborhood have not called and included me. I understand they don't want conflict and neither do I. The process of the last year has proven the difficulty of trying to come to a consensus with next door neighbors.

If we do not save homes in our neighborhoods that are 80 years old, how will we ever have "historical" homes 200 years plus? I think that all of us can do a better job of caring for what is here. Families and architects and builders can be more creative in coming up with solutions that are not too difficult. If our neighborhood is not worthy of preservation whose is? Creating regulations for all frees those who are willing to make investments restoring homes, from neighbors who demolish or destroy homes in a historically irresponsible and un-neighborly manner.

parth gandhi in Salt Lake City

October 20, 2010, 8:18 PM

My name is Parth Gandhi. I own the home at 1809 Michigan, smack in the middle of this

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mess.

LHD Proponents (Yalecrest Yes) are outrageous. Despite being confronted about their exaggerations, malicious behavior, and waste of valuable public resources time- a clear majority has denied them of their elitist designation, yet they persist.

To YY: Your tactics, statements, and research are all suspect and all point to bullying your neighbors into your minority decision. You have alienated yourself and continue to cause discord in our neighborhood.

And for what? So you can have your elitist designation of LHD? What has that done for the Avenues? There are so many beautiful homes in the avenues that will not be updated because of the increased cost of renovation. So they sit as they are and are an increasing eye sore, attracting renters and crime.

Feel free to knock on my door and show me the supposed surveys that you have. Face and accept your opposition squarely rather than hiding in the shadows and continuing your destructive behavior. For that matter, feel free to move to the Avenues. don't bring your agenda to me and tell me that 'this is for the good of everyone.'

It is the dying generation that wants this, not the one that will live and enjoy and caretake this area for the next fifty years.

Nathan Morgan in Salt Lake City

October 20, 2010, 4:50 PM

I am in support of the proposed Yalecrest LHD. I believe that the preservation of those characteristics that are used to define a historic district are inherently a matter of public interest. I believe that historic preservation for the benefit of the public at large is a matter that is greater than the individual interests of the those within the proposed preservation area who feel that their personal interests are being subjugated to the interest of the greater public.

I believe that a purely voluntary program of individual interpretation and participation in historic preservation will fail to achieve the objectives of historic preservation that are in the greater public interest.

I believe the restrictions of an LHD are not overbearing and I ask the public officials, who are making the determination of what is in the long term interest of the public at large, to support the creation of the proposed Yalecrest LHD.

Suzanne Winchester in Salt Lake City

October 20, 2010, 2:07 PM

I am writing to voice my opposition to the petition for Local Historic District Designation for the Yalecrest neighborhood. This push continues to keep our neighborhood in a state of extreme discord and uncertainty.

I am opposed to the LHD designation for a variety of reasons; but none more so than the fact that this 'tool' for preservation desperately lacks the overwhelming support it needs to succeed.

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Those who are opposing this designation are doing so for a variety of reasons. Personally, I'm concerned by the restrictive nature of the LHD, and the fact that there are many families with significant investments in these homes whose ability to grow and make the changes they deem necessary to their own property may be inhibited.

We've lived in our home on Princeton Avenue since 2000; before that we lived a few streets down on Roosevelt, for seven years. It's hard for me to find an accurate description for the way I feel about living here; superlatives kind of go out the window when I walk outside on any given morning, and recognize every day that I am incredibly fortunate to live in such a diverse, lively and established area of our city. As such, it's a little disturbing to be categorized by groups such as Yalecrest Yes that are pushing for the 'LHD or nothing' as someone who 'doesn't believe in preservation', 'doesn't offer any kind of compromise' and 'doesn't care about retaining the character of the neighborhood,' or better yet, 'someone who would be better suited moving to Sandy.' The only other explanation as to why someone might oppose the LHD designation is that they are simply 'uneducated' or 'uninformed.' Really?

Like so many other families in this area, we believe in our neighborhood, and have invested significant amounts of time and resources to ensure that our neighborhood retains its value and continues to be family friendly. We have painstakingly renovated our home from top to bottom, including external structures, but without adding additional square feet. We made the choice to spend thousands of dollars to refurbish the incredible 1926 stain glass window in the front of our home. Conversely, we made the decision to save tens of thousands of dollars and install vinyl windows for the rest of the home. Vinyl windows in a 1926 Tudor may be a bit blasphemous to some – I get it. I'm not in love with vinyl windows. But at the time, vinyl windows were what we could afford, bottom line. The point is, that as homeowners, we had that choice. Under an LHD, we would not. And that becomes problematic.

I understand the emotion that is driving this debate. I think it is painful for anyone to watch a unique and historically significant structure be knocked to the ground. However, as has been pointed out numerous times, what happened to the house at 1547 Yale appears to be an exception rather than a rule. Yes, that was painful. Yes, some people have bad taste. Yes, something needs to be done to reach a compromise in this situation. There are certainly other options that the City could consider besides the far-reaching, and permanent LHD 'tool.' There are amendments that have been proposed to the current Yalecrest Infill Ordinance that would serve as a great starting point for dialogue and compromise.

Let's not take the risk of the LHD. In a time of economic uncertainty, perhaps we need to be a bit more cautious with onerous governmental restrictions that infringe on an individual's right to do what they feel is best for their own home, family and future. In a neighborhood where people are largely still able to invest in their homes, let's not squelch that economic vibrancy because of fear and uncertainty about the looming wrecking ball. Let's try to move beyond the disproportionate concern for bricks and mortar, and start focusing on civility and the real fabric

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of this amazing neighborhood: its residents.

Suzanne Winchester

Kurtis Bleeker in Salt Lake City

October 20, 2010, 10:46 AM

I have lived in the Yalecrest area for 15 years. As I have watched our neighborhood be destroyed by houses completely out of character with the neighborhood, I have been saddened. I chose this area of Salt Lake because of it's character. I have watched this change, especially in the past decade, and I don't like many of the new houses that have replaced existing houses.

I support the local historic district designation because it will help maintain the neighborhood in the condition that attracted me to it in the first place.

Semi-anonymous in Salt Lake City

October 20, 2010, 10:22 AM

I support the LHD.

Several of the opposition arguments are disputed by multiple studies easily found online. I share just a few examples below:

1. Property values will go down
2. Everyone will move out and rentals will increase
3. LHD is bad to do during a volatile economy.
4. The neighborhood will deteriorate (avenues blight)

1. Property values will go down

<u>But according to studies....</u>

"LHDs actually boost property values by introducing certainty into the marketplace and improving the overall economic climate" (Clarion Associates of Colorado 2002)

"The results of these studies are remarkably consistent: property values in local historic districts appreciate significantly faster than the market as a whole.." (Rypkema 2002:6)

There are numerous other studies which are summarized in the following document: Benefits of Residential Historic District Designation, Jonathan Mabry, 2007.

2. Everyone will move out and rentals will increase

<u>But according to studies....</u>

"Designation as a historic district raises the value of investments, promoting increased levels of

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home ownership and longer residence. [they also] found that designated historic districts have higher rates of owner-occupation, and longer durations of residence by both homeowners and renters...(Rypkema 1997:2, 6, 10)

"Cross sectional analysis finds that restoration activity was positively correlated with districting for residential property" Lockark, W. E., Jr. and D. S. Hinds. 1983.

3. LHD is bad to do during a volatile economy.

<u>But according to studies....</u>

"Local historic district designation has proven to insulate property values from wild swings in the housing market, including both downturns tied to larger economic trends, and "bubbles" caused by cycles of real estate speculation"

"In short, it may be that historic districts are more likely to experience a certain indemnification from extremely modulating property values, perhaps because of a higher degree of investor confidence in these officially recognized and protected areas" (Gale 1991:8).

4. Neighborhood will deteriorate (avenues blight)

<u>But according to studies....</u>

"Neighborhoods with a significant proportion of owner-occupied homes tend to have higher rates of participation in neighborhood associations and improvement projects, which protects shared spaces from decline" (Rypkema 2005:51-52)

"Historic designation is thought to have a positive impact on property values by providing a form of insurance of future neighbourhood quality" (Leichenko et al 2000:2)

"...studies concluded that historic district designation, by fostering neighborhood pride and other attributes, serves to strengthen both property values and social fabric" (New York Landmarks Conservancy, 1977, p. 2).

"In addition to direct effects on property values in a district, historic designation is also thought to have positive spillovers for neighboring areas, whereby designation of a district leads to a ripple effect of rehabilitation and upgrading of properties in surrounding neighborhoods" (Listokin et al., 1998; Rypkema, 1994; Coulson and Leichenko, 2001)

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Mark Clawson in Salt Lake City

October 19, 2010, 11:18 PM

I strongly believe that it would be a mistake to designate the Yalecrest neighborhood as a local historic district. The proposal has generated unprecedented levels of mistrust for city officials and conflict between neighbors. The debate, as is evident from the posts on this site, has unfortunately become angry and personal. I doubt this highly negative atmosphere is what the mayor and city council would want to result from a dialogue on historic preservation.

But that speaks to the dysfunction that has resulted from the process and not to the merits of the proposal at hand. As far as the merits go, I do not believe that LHD designation would be a net gain for my neighborhood. It would create an onerous process for those undertaking maintenance and remodels. But it would not prevent homes from aging, even decaying. Unfortunately, owners may be forced to forego unnecessarily costly maintenance, leading to a change in the dynamics of the Yalecrest neighborhood. It has been a remarkably vibrant community for eight decades, partly because residents have invested in their homes. But should the aging widow who lives across the street from me need to appear before a state commission to change her windows (assuming she doesn't have the money to purchase the expensive but "approved" window option)? The need to seek administrative approval to make even minor changes to a home's facade is not what this neighborhood wants or needs.

Months ago, there was talk of work groups or other means to facilitate communication between neighbors. It seemed as if there could be a compromise position which addressed setbacks, heights and materials (perhaps through an amendment of the already-existing overlay regulation). That would be a far more appealing outcome.

Ashley Eddington Hoopes in Salt Lake City

October 19, 2010, 10:53 PM

I had the pleasure of asking my neighbors on my street of Princeton Avenue, between 15th and 17th East, if they would like a Historic District. 98% of them said NO. These surveys will be presented, and hopefully we can put this to rest once and for all. We DO NOT WANT the LHD.

Stan Hansen in Salt Lake City

October 19, 2010, 10:28 PM

For the Record –

I do NOT support the Yalecrest proposed Local Historical District (LHD) designation.

Hello, my name is Stan Hansen and I have been a resident and property owner in the Harvard Yale area for over 40 years. I have seen many changes in the neighborhood during that time of which, most have been extremely positive. The neighborhood has adapted well to the changing needs of families while maintaining its neighborhood charm, architectural integrity and historical characteristics. Although, it is true that out of the hundreds of remodels that have occurred over the years, there are a few that some may consider in “poor taste” and I would

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agree. However, the majority of remodels have been a vast improvement to our neighborhood. In addition, most of these remodels have been extremely tasteful and have encouraged other neighbors to update and upgrade their homes to meet improved neighborhood standards. Also, these property remodels and updates have delivered functionality and space to many growing families while increasing economic vibrancy in the community. Our neighborhoods are comprised of much more than bricks, wood and concrete. The families, neighbors and sense of community are just as critical to a thriving neighborhood as the building standards of a home and should carry equal if not more weight in determining the future direction of neighborhood standards.

I am disappointed in the process to force a neighborhood to conform to a Historical Designation when it is clearly not wanted or supported by a clear majority of the impacted neighbors and property owners. What's more is the fact that this is not a key decision to increase taxes or cut vital services but rather a crusade by the minority that is occupying time, resources and focus away from more critical government decisions and issues that are needed to stabilize our communities. It is frustrating when public funds are being spent to bully impacted neighbors into submission. This is another clear case where a few in power unjustly impose their views, rules and restrictions across the majority and it is offensive. I have personally spent time and resources getting educated on the pros and cons on this designation and at this point I am certain I do not support such a move.

Please listen to your constituents and make the right choice. It's time to move forward instead of revisiting this failed petition for a third time. This does not reflect the democratic process. The voice of the people is clear – they do not want a Local Historical District designation.

Sincerely,

Stan Hansen
1073 Military Drive
Salt Lake City Utah, 84105

Peter Morgan in Salt Lake City
I am not in favor of a Yalecrest historical district

October 19, 2010, 9:42 PM

Semi-anonymous in Salt Lake City
Six Reasons to Say No to Local Historic Districts

October 19, 2010, 4:59 PM

By L.M. Schwartz

1. More Regulation!

Despite the opinions of all the “experts”, Historic Districts are simply another scheme for government control of private property, and despite all the slick reassurances and arguments to the contrary, Historic Districts are another layer of bureaucracy. Property owners are told the

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Architectural Review Board or the Historic District Commission procedures, guidelines and ordinances are “fair, expeditious and predictable.” The facts do not support such statements.

In December, 2000, the Owosso, Michigan, City Council passed the “Oliver Street Historic District” ordinance. Local residents were outraged when they learned how they had been hoodwinked by the council and by supporters of the plan with clever propaganda and underhanded tactics to give the appearance of broad public support. Former Councilman Burton Fox stated, “Why should it be up to a committee to determine what changes we may or may not make to our homes? We own the property, pay the taxes on it, and incur the expense of keeping it up.”

On August 14, 2001, the residents voted to repeal the ordinance by a margin of 70—30 percent, sending a powerful message to the historic preservationists. Mark Owen, who led the repeal effort, was elected to the City Council in November, 2001. Owosso residents were fed up with dictatorial, command and control regulation.

2. It's Historic? Who Says?

There are few people who would argue with the idea that some “things” are historic and worth preserving. The problem with current “preservationist” philosophy is most of the people promoting “historic preservation”, the self—anointed cultural elite, have abandoned the ideals of American civilization and the enduring truths of independence, self—reliance and the sanctity of private property rights. They are unable to distinguish between nauseatingly shallow historical fiction and real history. Truth, art, beauty and traditional values have been undermined by relativism, and the “preservationists” are incapable of separating the wheat from the chaff.

Deciding what should be preserved is subjective. Each individual has his own ideals, which is all the more reason to keep decisions about historic preservation out of the realm of politics and out of the hands of inept government Boards and Commissions.

As the “sociological culture” of “historic preservation” has been combined with the subjective interpretations of brainless bureaucrats, we are often “blessed” by idiocy : the National Trust for Historic Preservation naming the last remaining original McDonald's to its annual list of “America's most endangered historic places.”

“Yes, the historical appetite among Americans is unprecedented and large. Of course it is served, and will continue to be served by plenty of junk food. Of that professional historians may be aware. Of the existence of the appetite for history they are not.” —John Lucas, *The American Scholar*, Winter 1998

3. Property Values Will Increase!

Well, for once the “historic preservationists” are telling the truth, or at least part of the truth.

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In many cases property values will increase due to a Historic District, and so will tax assessments—and not just in the Historic District. Every taxpayer in the city or county is affected by higher property assessments, and every bureaucrat dances with turf—expansion glee as opportunities to meddle in private affairs increase in proportion to the “take” from the taxpayer. All those “historic edifices” will need to be catalogued, documented and studied. “Experts” will be needed to interpret, define and preserve the items in their little museum of “cultural landscapes” and “intangible heritage” —using their little bottles of “preservationist formaldehyde”.

4. The “Little Man” Is Squeezed Out!

Like a cancer, Historic Districts tend to grow, infecting surrounding areas. The “Voluntary Guidelines” turn into costly regulations which, when combined with higher taxes, stupidity, arbitrary regulatory edicts, racial discrimination, corruption, and political favoritism for those who are “in” with the local “establishment clique”, drive the average property owner out. Eventually, only the cultural elite can afford property in a Historic District. The “Historic District Police”, in cahoots with the fruitcake bureaucrats and elitist residents snoop and tattle on the evil deeds of their “neighbors”.

In Galena, Illinois, “historic preservation” rules prevented Jim Holman from building a retaining wall with \$200 worth of railroad ties. Only a \$3600 stone wall would suffice!

In Arlington County, Virginia, black people living in the Historic Maywood area were required to submit formal applications and ten copies of forms to get permission to install air conditioning in their homes.

In Pacific Grove, California, resident Stephen Page “endured 20 public hearings regarding the size, shape, height, siting, texture, materials, and color of our proposed residence.” During one meeting with the Architectural Review Board, a Commissioner objected to the plans for Mr. Page's house because “in my former life as a seagull, I was flying up and down the California coastline and saw your house built shaped as a seashell, built out of driftwood and feathers, with the aperture facing out to the sea.” It took two years of hearings, a lawsuit against the city, and tens of thousands of dollars in costs and expenses before Page was “allowed” to build a home on his land.

5. Free Money, Tax Rebates—Oink Oink!

Now, let's all line up at the trough. Never mind the fact that most federal programs which subsidize “historic preservation” are unconstitutional. Forget self—respect. To Hell with the poor “slob” working on the assembly line, the small farmer, and the millions of working people and small business owners who pay the taxes so the “historic preservation elites” are able to benefit from someone else's sweat and labor.

Amazing, isn't it, how, during the past 200 plus years, “culturally primitive” Americans were able to build and maintain so many thousands of “historic” homes and structures without

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sucking at the teat of the taxpayer.

Preservationists have no problem lining their pockets with someone else's money, especially when it's extorted from the taxpayer for the purpose of protecting just about everything "for future generations".

6. Historic Districts Are Legal — Right?

Legal, yes—but are they lawful? There is a difference. Americans, who want to truly preserve their freedoms, culture, heritage, and their history, need to learn the difference in meaning between “legal” and “lawful”. Private property rights, the right of due process, and the protection against involuntary servitude (all violated by most Historic District Ordinances) are examples of lawful rights protected by our Constitution.

Statutory enactments are legalities. Legislatures enact thousands of statutes each year, such as the enabling legislation permitting localities to pass Historic District Ordinances. Most of us refer to statutes as “laws”, but to the extent statutory enactments undermine or are contrary to Constitutionally protected rights, they are not law, and should be defiantly resisted and defeated.

"The general rule is that an unconstitutional statute, though having the form and name of law, is in reality no law, but is wholly void, and ineffective for any purpose; since unconstitutionality dates from the time of its enactment, and not merely from the date of the decision so branding it... No one is bound to obey an unconstitutional law, and no courts are bound to enforce it.: — 16 Am Jur 2d, § 177, late 2d, § 256

Police in Little Rock, Arkansas, arrested 70 year old Betty Deislinger at a meeting of the city's Historic Commission. Her “crime” was a refusal to remove illegal burglar security bars from her 1870's house, in violation of the Historic District Ordinance. She was threatened with fines of up to \$500/day until she complied with the ordinance. What would you have done about such an unlawful action by your city or town council?

Promoting freedom of choice and private voluntary action —not command and control regulation and extortion of tax dollars— is the best way to encourage people to restore and protect historic resources, to instill pride and to revitalize our communities.

“People differ greatly in their perceptions and concepts of beauty, and this makes it most unfair and perilous to progress to allow any one person or group to impose aesthetic controls...Controls on the appearance of property allow intolerance to masquerade as high—mindedness, stifling innovation and creativity.”—Bernard H. Siegan, Distinguished Professor of Law, University of Chicago

Pamela Clawson in Salt Lake City

October 19, 2010, 4:00 PM

I am in favor of preserving the character of the Yalecrest Neighborhood, however I am STRONGLY OPPOSED to designating Yalecrest as a LHD. I do not think these two positions

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are diametrically opposed. I think the LHD is too overreaching, too cumbersome, too restrictive and too expensive for both the government and the residents to administer is such difficult economic times. I think the neighborhood can come to a more appropriate alternative by tightening guidelines to the current Yalecrest Overlay.

I have been a resident of the Yalecrest neighborhood for over 11 years. I have remodeled and preserved two homes on Yalecrest Avenue. I am invested in seeing this community remain the gem that it is, but I would also like it to remain a vibrant, desirable and thriving community -- one that draws people of all types to live here. I believe the the harsh regulations of an LHD will hinder improvements and will put a chill on home sales, both of which will limit the number and type of people willing to live here and it will lower the value of homes in the area.

The LHD proponents would scare us into believing that an LHD is the only way to stop a torrent of tear downs and McMansions. This is simply not true. There are other tools, also used around the country, that have been proven to be effective in providing character and block face protections without using the sledgehammer LHD option.

I would like to beg and plead with those members of the neighborhood who are pushing the LHD to come to the table and consider compromise. If we work together we can come up with solutions that would answer (and protect) our neighbors real concerns. We are smart, talented individuals representing many professions and many walks of life. If we work together, we can come up with a win win situation and save not just the front facades, but all that we love about living in this community.

Pamela Edwards in Salt Lake City

October 19, 2010, 3:22 PM

It is important to make the point that, property rights aside; many residents within Yalecrest are against the LHD because they believe that rather than preserve the neighborhood, an LHD would destroy it.

Those with backgrounds in Urban Planning, Architecture, Real Estate and Geology have pointed out that vital neighborhoods thrive when an assortment of age groups, family sizes, schools and businesses comprise that neighborhood. Neighborhoods thrive when they are permitted the flexibility to update and upgrade the neighborhood to reflect current safety, energy and financial realities.

The strongest objection to an LHD as a means to preserve the neighborhood is that it will add layers of time and financial commitment to maintenance that is not affordable or, in some cases, inappropriate. This, in turn, creates a disincentive to invest. Windows are one small example: save them if you can and want to, but it's true that old glass splinters when broken. This is a safety issue. New historic facsimile replacement windows are available which improve safety, maintainability and look better than what is suggested under the LHD. LHD advises to keep painting & cover your old windows with aluminum framed storm windows. Doesn't that defeat the purpose?

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Some conservationists argue that efficient infill to existing population centers is preferable to accommodating all of our ever increasing population growth through sprawl onto raw land (NW quadrant?).

In fact, Yalecrest is comprised of 22 subdivisions, built at different times with varying degrees of attention to detail and style. It was never a gated community. It grew over time. It should be permitted to evolve within an infill ordinance, which can be modified to address common concerns like window replacement and demolitions.

The houses of Yalecrest were built to last a certain amount of time, but not all of them for all time. Any neighborhood is the people--whether they live in tents, new tract homes or old homes. I have always believed the interesting and eclectic assortment of people were the heart of Yalecrest. I hope it remains so.

Yalecrest resident: 15 years
Lived in historic homes: 44 years

Uta von Schwedler in Salt Lake City
Yes, please designate it.

October 19, 2010, 2:16 PM

Pete Williams in Salt Lake City

October 19, 2010, 11:34 AM

As a twenty seven year resident of this neighborhood, I feel I have a tenure that deserves consideration. I'm also a real estate professional with over thirty years experience in the field of development, valuation, finance, and brokerage. I have been involved in transactions throughout the United States, and have seen a wide variety of communities and neighborhoods. Lastly, I am an economics major from the University of Utah with an emphasis on urban planning.

With that said, I can safely say that I have an expertise in the area in question. I can also say that I have never seen anything as divisive as what we are experiencing in the Yalecrest area. I have taken an open stand against the adoption of the LHD. I continue to support that position.

Our neighborhood is noteworthy for a wide variety of reasons. Certainly the style and flavor of the homes is one. Proximity to downtown and it's cultural venues is another. However, I also feel that this neighborhood is special because of the people that live here.

For the most part, the renovations that have taken place have been responsible and in good taste. They have allowed families to thrive and become part of the fabric that makes this neighborhood great. The proponents of the LHD would lead us to believe that without this ordinance, development anarchy will take place. Ironically, many live in homes that have been significantly altered in ways that probably would not been approved had there been an LHD in place at the time of their renovations. They point to a few, and I emphasize few, bad examples of what might happen should this not pass.

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This scare tactic has created a division in this wonderful neighborhood the likes of which I have never seen in all my real estate experience.

Consequently, the City Council elected to hold cottage type meetings throughout the summer at the local elementary schools. I attended most of those meetings. The meetings were well attended and the residents asked to take a survey and register their opinions. It was my feeling that the questions were one sided and lead the participants towards the inevitability and necessity of a LHD for our area.

Even with that, the polling showed in every meeting that the majority of the residents do not want this ordinance. I believe that most favor an amendment to the existing Infill Overlay Zone, believing that it will be more fluid, and allow preservation to take place without infringing on individual property rights.

Even with this, we are now faced with yet another round of contention and divisiveness because a few have decided they know what's best for the whole.

We teach our children daily to stand up for what is right, and protect themselves from threats. In that same vein I would say to the proponents of the LHD that are asking that this issue be heard yet again that NO MEANS NO! Please respect that and let this neighborhood heal and get back to the joys of being a community again.

Sincerely,

Pete Williams

Brian Stevens in Salt Lake City

October 18, 2010, 11:23 PM

I support the Yalecrest Local Historic District.

I am not naive to think that this will solve all evils but without it, I feel any "compromise" will be lost in the wash in the end-of-days. A Local Historic District is an official recognized and understood designation of a district (and IMHO, like ours) that needs protection.

I work for a local biotech company that seeks expert employees throughout the United States. One of the selling points to move to Salt Lake City is for me to drive them through "my neighborhood" to show the high quality-of-life we enjoy. I am not saying my neighborhood is better than anyone else's neighborhood, but it really makes you think, why does my boss (who resides in California) want me to give these candidates a tour of my neighborhood?

What indeed makes planned communities like Daybreak (I have friends that live there) copy the Yalecrest area?

Here is my analysis:

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1. Location - Sorry Daybreak, this one is not transferable.
2. House Character - Each house is unique and looks nothing like my previous 5000 sqft McMansion I lived in in Sandy.
3. Historic Significants - Older, well-kept homes are just cooler! Bet you can tell me the exact year your house was built.
3. House Size - Bigger is no longer "in". Quality over quantity.
3. Mature tree-lined streets - I told the roofers that worked on my house a few years back that they had to drive diagonally across my front lawn and break all my sprinklers, but to not even dare touch MY oak tree.
4. Homeowner upkeep of properties.

People I work with that do not even live in Utah and know nothing of our neighborhood even appreciate the special and unique character that we have here. Why not just make it official?

Lee Cotter in Salt Lake City

October 18, 2010, 10:02 PM

I am strongly AGAINST the local historic district designation. It is over-broad, unnecessary and will harm the neighborhood more than help it. While reasonable size, setback and height guidelines make sense, the proposed LHD will lead to the deterioration of our neighborhood over time (not improvement!).

Virtually all of the homes in my immediate area (our street and adjacent streets), including my home, were built in the 50's and provide little or no architectural "charm," as some of the older homes in the larger area do. In fact, if someone remodeled or reconstructed a house in our neighborhood to meet the historic designation guidelines, it would be inconsistent with our particular neighborhood (no doubt an unintended effect, but one that follows from attempting to designate an entire area as historic when only few streets within the area have homes that would truly be considered as having historical significance). In addition, the guidelines will make most remodels costly, meaning needed improvements won't be made and the neighborhood will decline.

We now think our home is charming, but it certainly was not when we purchased it 5 years ago. It is a 2-story colonial style brick home, but at that time, had no character, simply looked like a box, with no shutters, all of the windows were metal, storm windows and more. We wanted "charm" so we actually remodeled by adding shutters and nicer windows, etc. My point is that most people moving into this neighborhood only remodel when necessary, and also only make "IMprovements" to the exterior (and interior).

To keep the vitality of our neighborhood, we think families must be permitted to increase the square footage and that sometimes means altering the roof line. It is just not reasonable or practical to expect people to make huge investments in this neighborhood if the end result in not a comfortable, safe house with adequate space for a family of 4 or more. That means that the backbone of this neighborhood -- tiny houses with tiny square footage, built for a distant era -- must be remodeled for more space, and that invariably requires altering the roof line.

We were fortunate that our home was originally constructed in 1950 as a 2-story home with 4

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bedrooms on the 2nd floor...if you can believe that! That was a minor miracle to find and an absolute requirement for us when looking for homes. Most parents want to be near their children to be able to sleep at night. I am comforted knowing that I have 3 children just down the hall. It has been a literal lifesaver, as my 6 year-old has asthma and I check on him often through the night.

Also, I have a couple of friends (families) wanting to move back into the neighborhood, who moved away a few years ago for more space. They love and miss the neighborhood and want to return. However, knowing that they cannot comfortably live with 5 people in a small home and not have the flexibility to add space and/or possibly tear down an older home (many of which are frankly just hideous) with outdated plumbing, electrical, etc., forces them to look above Foothill or elsewhere for a home, even though they truly LOVE this area. It frightens me that families will be discouraged from moving here because they won't feel like they'll be able to make a house "their" home." I want to raise our children in a family filled neighborhood, not just an area that only has singles or couples living in it. I also want to see the neighborhood remain vital.

Steven Hansen in Salt Lake City

October 18, 2010, 8:59 PM

I have lived in the Yalecrest area for more than forty years. I am opposed to the Local Historic District because of its apparent restrictive nature.

2034 Laird Drive

1521 Princeton Avenue

Scott Brown in Salt Lake City

October 18, 2010, 5:00 PM

I strongly oppose the designation of a local historic district for the Yalecrest neighborhood. My wife and I have lived in the Yalecrest neighborhood for almost 18 years. During that time, there have been numerous repairs, alterations, additions and renovations to many of our neighbors' homes. Most of which are tasteful and enhance the character of the neighborhood. Obviously, there are a few exceptions, such as the garage-mahal. However, the current overlay ordinance would restrict such a renovation.

I have read all 202 pages of the proposed Design Guidelines for a Residential Historic District in Salt Lake City. In my opinion, the design guidelines are too restrictive and overbroad for the neighborhood. There is also a likelihood of unequal and random enforcement of the rules. The design guidelines become too cost restrictive and prohibitive for simple repairs and maintenance. The design guidelines also infringe upon certain property rights. Finally, the design guidelines eliminate the ability of the neighborhood to grow and adapt as society changes.

Blindly following tradition for tradition's sake is counterproductive to the neighborhood. The real goal should be to maintain a level of character, while ensuring quality construction. The goal is not the random enforcement of some erratic list of do's and don'ts.

Contrary to the proponents, there are less restrictive alternatives that would resolve the

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purported issues. Amending the current overlay, with comments and suggestions from all of the neighbors, is a better solution. The City Council thought this was a great idea when it included the establishment of workgroups in its legislative intent on July 6, 2010. We have a unique group of qualified neighbors who live in Yalecrest. However, because of the persistence of a few, the neighborhood has not had the time to establish such workgroups.

Notwithstanding the proponent's continued attempt to force a LHD, a group of concerned neighbors has submitted an application to amend the current overlay ordinance. This application was accepted and deemed complete by the City. The proposed amendment is simply a less restrictive alternative, which solves the purported problems. The proposed amendment would allow the neighborhood to continue to grow and adapt, without the taking away of valuable property rights.

The Yalecrest neighborhood is more than houses, it is the people that live here. Yalecrest needs to remain a strong and vibrant neighborhood. The proposed LHD does not accomplish that goal, it is simply a list of do's and don'ts. The Historic Landmark's Commission, the Planning Commission, the City Council and the Mayor need to focus on amending the existing overlay ordinance.

Scott Brown.

Susan and Flint Porter in Salt Lake City

October 18, 2010, 12:01 AM

Our family has lived in the Yalecrest neighborhood for 15 years and before that, Susan lived here for 24 years. We love our neighborhood not only because of the historical nature of the homes but also for the diversity, character and charm of the neighborhood itself. These later qualities come from neighbors, not structures. We believe that the LHD will ultimately lead to the destruction of what we love best about OUR neighborhood. It is too restrictive and we feel that the existing Yalecrest Overlay can be amended to address issues that continue to pit neighbor against neighbor. We have never observed this type of conflict among neighbors and would expect Mayor Becker, the Landmarks Committee, Council Members, especially JT Martin and Jill Love, and others to recognize the divisiveness of their decision to once again consider an LHD for Yalecrest.

Unlike the proponents of the LHD, we and other Yalecrest residents have expressed a willingness to find a compromise that would ultimately amend the existing Yalecrest Overlay. Indeed, on October 6th, concerned neighbors submitted a proposal to the Planning Commission in the form of a "text amendment to the current Yalecrest ordinance" in an effort to address concerns regarding size, scale and character. In addition, several neighbors have requested that a neutral facilitator work through controversial issues, as well as verify the support claimed by LHD proponents (Yalecrest Yes). Unfortunately, the idea was rejected by our own representatives on the City Council.

We feel strongly that our focus should be to preserve the character of our neighborhood, not solely its history. This can be easily accomplished by amending the existing Yalecrest Overlay. All of us should have the ability to make changes necessary to our homes for our families.

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When we purchased our home, we never imagined that a small group of local officials would dictate what could be done to our home in order to preserve their idea of historical integrity. The majority of homeowners in this neighborhood (approximately 1300 homes) have demonstrated "good taste and character" with their renovations, including many members of the Yalecrest Yes group. In our own case, our architect, Warren Lloyd, made every effort to maintain historical character while at the same time make our home more livable and safe. Even so, proponents of the LHD continue to point to the few bad examples of renovation, including the so-called "garage-majal" that could no longer be built using the rules of the existing Yalecrest Overlay.

We have attended several of the neighborhood meetings during which we hoped to understand the confusing actions taken by the City in the last year. One of the more disturbing issues discussed has been earthquake safety. Some of the presentations have implied that even our rights to make the necessary seismic adjustments to our homes would be limited by the LHD. One presenter treated concerns about earthquake safety as silly. Does this mean that the City would be responsible for damages or injuries sustained during an earthquake in the homes of owners who were prohibited from making safety upgrades?

Like many of those who oppose the LHD, we have busy lives filled with family activities and busy careers. We had mistakenly believed that the issue of an LHD had been resolved through a fair and impartial process but as it turns out, we were wrong. Proponents of the LHD, consisting of a small but vocal group and their supporters in City government, continue to bully neighbors and officials in an effort to push through their agenda. John Dewey, a member of the Yalecrest Yes group (and former president of the Yalecrest Community Council) has even requested our personal application for historic tax credit. For us, the thought of starting this whole process again is frustrating. Even so, we will say NO, AGAIN, to the LHD and make our voices heard in Planning Meetings, Landmark meetings, and Neighborhood community meetings.

We encourage like-minded neighbors to ONCE AGAIN contact members of the City Council, Mayor Becker, and the Planning Commission with your opinions. If we are once again ignored, it may also be necessary to broaden our contacts to include STATE SENATORS AND REPRESENTATIVES so that the discussion of an LHD at the City level is fair and democratic.

Flint and Susan Porter (Yalecrest Avenue Residents)

Chris Hansen in Salt Lake City

October 17, 2010, 9:31 PM

I am in definite opposition to the LHD Designation for the following reasons:

1) The LHD Designation could have a major impact on the overall area with people failing to upgrade the "old tired homes" themselves or finding a Buyer that is willing to face the challenges of trying to make the improvements himself with all of the ridiculous restrictions.

2) The LHD Designation is too restrictive for the small homes on the small lots. The old standards that people accepted in their homes 50+ years ago are not acceptable today. The smaller homes need to be improved to maintain the value in the area and prevent eyesores that

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will have impact on the prices.

3) The LHD does not allow homes to be properly and seismically remodled should there be a major earthquake. This becomes a safety issue to owners and their families.

4) The majority of homes that have been renovated in the Yalecrest Area maintain the character and charm of the neighborhood. Many of these tasteful remodels add value and economic stability. A restrictive LHD would diminish the necessary renovations that would maintain the vibrancy of the neighborhood.

5) In summary we believe that the LHD would be economically crippling to the neighborhood. It strips us of our property rights by limiting and dictating what we can or cannot do to the homes that we have invested much of our life's savings in. We believe that the LHD IS NOT THE APPROPRIATE TOOL. We believe the exisiting Yalecrest Overlay can be amended to reflect the changing needs of the neighborhood and strive for a compromise among the neighbors. NO THANKS TO THE LHD...AGAIN!

Sincerely,

Chris & Cindy Hansen

1548 Princeton Aveune
1977 Hubbard Avenue

Margaret Tennant in Salt Lake City

October 17, 2010, 1:46 PM

I have lived on Yalecrest Avenue for more than 20 years. I am OPPOSED to the LHD designation for Yalecrest. I am also opposed to the out of scale homes that have been built in our neighborhood in the past several years. I am opposed to some of the new homes/remodels that do not fit the character of our wonderful neighborhood. However, I do not believe that the Historic Designation is the solution. It is far too restrictive. We should be encouraging upkeep, remodeling, and green building, ensuring that the outcome is in keeping with the historic charm, which for many of us, is the reason we moved here.

I agree with Mayor Becker's comments at the Yalecrest Neighborhood Council where he indicated that unless there is an overwhelming support from those that live in the area, a Local Historic Designation will not work. Anyone attending any of the meetings must agree that there is not a consensus for moving forward with this designation. I believe that we can come together to establish alternatives and adjustments to the overlay that will protect the feel of the neighborhood. I hope that the City Council will find a way to facilitate those discussions and put closure on the seemingly endless discussions for the LHD.

Margaret Tennant
Yalecrest Avenue

Ray Morrison in Salt Lake City

October 17, 2010, 1:40 PM

Please allow me to introduce myself...

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I'm an "alarmist developer", I'm "short-sighted" and I'm a "carpetbagger". I also fit both parts of the apparently evil category of "salespeople & landlords". Additionally, I'm part of "an extremely strident and organized minority" and I'm clearly out to "decimate" our "blighted" neighborhood with additional "disasters".

...Pleased to meet you. Hope you've guessed my name!

These are descriptions by my neighbors! And in light of the above it's not surprising that one strong proponent of the LHD stated that "they (not speaking of my family specifically) should just move if they don't like the LHD".

Unfortunately one of his neighbors is considering just that.

I don't take these comments personally. But I have noticed that, as noted above, as one being opposed to LHD adoption, I, RATHER THAN MY VIEWS, am personally attacked and labeled. I know these are emotional responses and that's my point: The current push by Yalecrest Yes is a crusade with all the accompanying emotion and histrionics. It's 'LHD or nothing'. It's the moral high-ground of Civic Responsibility vs. everyone else (selfish self-centered people like me). Emotions are too often forcing a debate rather than allowing neighborly discussion.

Former Governor Leavitt was right when he said that the LHD should be tabled. Mayor Becker was right when he recently stated that he would not favor our neighborhood's adoption of LHD as long as there is so much division within the neighborhood.

Emotions are too high. Rational thought and discussion are being blocked. Neighbors should have time to work together rather than be forced into polar camps.

Semi-anonymous in Salt Lake City

October 16, 2010, 5:06 PM

As the owner of two properties within historic districts, I am NOT in favor of adding anymore neighborhoods in SLC as historic districts. I think they should focus on individual houses, instead of entire districts and the owners should have to agree to it. I also think the historic department down at the city is entirely out of touch with reality. I don't think any additional historic districts should be added until they re-vamp that whole department and have written procedures for how they make their decisions. Because right now, I think they make it up as they go. Currently, they impose environmentally unfriendly requirements on owners of houses that are not even historically significant, just because they are in the historic district. They required that I put a beveled glass front door to replace the 1960's door that was already there. They gave me a list of suggested doors that started at about \$3,000. Ridiculous - this is not a 3k door type of house. Every permit you get for work done on the exterior, you have to go through the historic department for review. Also, they are not harmonized with other departments. The fire department required self ejecting skylights on the top floor and the historic department said they were not historically compatible. Major overhaul needed before giving that department any more power over anyone. Lastly, I think there are enough historic zones and I think they are impeding revitalization in areas like trolley square, because those houses are dumps and the

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neighborhood is bad and they won't let anyone tear that junk down because it's "historic."
Preserving eyesores - great.

Chris Orrock in Salt Lake City

October 14, 2010, 4:54 PM

The decision on designating Yalecrest a local historic district is a decision between an individual's rights vs. a community's rights. The fabric and continuity of the Yalecrest neighborhood has been built up over generations. It was founded on the principles of livability, architectural aesthetics and respect among neighbors for one another's shared property, home values, and well-being. Dedication to these principals are what make any city viable, attractive and able to grow reliably to the benefit of the community, not just an individual.

In disregard of those traditions, new home buyers in that venerable area have been taking advantage of zoning loopholes to build homes out of scale and architectural proportion to the surrounding homes. It is, for all intents and purposes, a blight on a neighborhood treasure within the Salt Lake City borders. It is to prevent this further erosion of neighborhood family traditions that I urge city officials to designate the Yalecrest area an historic district. The Yalecrest area is a unique asset to Salt Lake City. If city officials allow certain short-sighted individuals to decimate an entire community through the loopholes in city code, an irreplaceable asset will be lost. Forever.

Sincerely,
Chris Orrock
SLC, UT.

Lisette Gibson in Salt Lake City

October 13, 2010, 10:13 PM

I support a Local Historic District (LHD) for Yalecrest (aka Harvard Yale) neighborhood.

Yalecrest has a large, historically-signification concentration of home styles from the 20's and 30's not yet protected.

Yalecrest meets all of the criteria for a Salt Lake City Local Historic District.

Yalecrest is ranked "Compromised" in the Citywide Historic Preservation Plan.

The East Bench Master Plan addresses preserving the older Harvard Yale area.

Yalecrest is listed on the National Register of Historic Places.

The area retains a remarkable degree of historic integrity as the overwhelming majority (91%) of the resources, 1,349 contribute to the historic character of the district.

The architectural variety and concentration of period cottages found in the Yalecrest district is unrivaled in the State of Utah.

Examples from Yalecrest are used to illustrate period revival styles in the only statewide architectural style manual.

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Yalecrest contains a large concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah.

The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.

It was recommended in the Yalecrest Reconnaissance Level Survey that the area be designated as a historic district dealing with the growth of Salt Lake City on the residential east bench through early twentieth century subdivision development.

Please preserve the Yalecrest Historic District for the good of the neighborhood, for the good of Salt Lake City and for the good of the State of Utah.

Make it a Local Historic District before it is too late.

Katherine Fox in Salt Lake City

October 13, 2010, 9:29 PM

I am wholeheartedly in favor of the LHD for a variety of reasons, most of which already have been articulated in one form or another. And like me, I believe that nearly all Yalecrest residents have adopted a position (pro or con) which is highly unlikely to change at this point. Given the differences in strong opinion, clearly our neighborhood will never attain unanimity on this issue. Even more unfortunately, given the nature of the issue, meaningful compromise (however much some of us would like to think is feasible) is likewise impossible. A decision needs to be made sometime within the foreseeable future so that we all can get on with the important business of living. So where does that leave us?

It first puts the issue squarely within the experienced and expert hands of those in the city (HLC) tasked with culling the rhetoric from facts and assessing whether Yalecrest meets the criteria for a LHD. Once a recommendation is made, it is up to our City Council to provide leadership and resolve the dilemma one way or another. It takes courage to make a hard decision under the circumstances, but that is what we have entrusted our City Council to do. I hope that both the HLC recommendation and the Council decision will be to preserve what is culturally significant, architecturally important and distinctively characteristic to our neighborhood before it is too late.

Lynn Kennard Pershing in Salt Lake City

October 13, 2010, 5:38 PM

I support the formation of the Yalecrest local historic district

My tudor home was built in 1939 and meets contributing status for Yalecrest historic designation, but my street was removed from the most recent proposed boundaries. Nonetheless, I still live in the Yalecrest Neighborhood and am increasingly concerned about the number of demolitions and the building of megahomes, mega-additions by both speculative builders and some residents.

It seems that YaleCrest residents are polarized about the LHD and have no consensus. But

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results from the straw poll conducted at the city-sponsored Yalecrest subdivision meetings in May, showed that LOCATION, POTENTIAL HOME VALUE AND ARCHITECTURE were the most important issues that influenced residents to purchase a home in this area. In addition, 75% residents agreed that most of neighborhood concerns are with DEMOLITIONS AND REMODELS THAT PUSH THE LIMITS OF CURRENT LAW AND DISREGARD THE STYLE AND SCALE of the neighborhood.

The LHD will insure that those concerns are addressed.

The vast majority of homeowners want to update some part of their home interior and to make it more compatible with 21st century lifestyle. The LHD does not affect those interior home issues. The LHD does insure however, that SIZE OF THOSE exterior STRUCTURES are COMPATIBLE WITH THE NEIGHBORHOOD. We agree we don't want mega-homes or mega-additions. Bigger is not always better, I know, I use to live in a mega-home. What makes a home livable is good design, in which space is optimally utilized to serve the needs and tasks of its inhabitants. The LHD will address this issue.

I also support maintaining the front façade of the home in any exterior remodel. It maintains the curbside appeal, the AMBIANCE, SOUL of the neighborhood and affects POTENTIAL HOME VALUE in the YaleCrest neighborhood.

We ALL have property rights. Changes we make to our homes today affect NOT ONLY US, but our neighbors in all directions and future residents who live in our homes. As I walk around the neighborhood, it is apparent that some self-indulgent residents have forgotten that sensitivity when making remodels and/or additions to their homes that alter neighbor privacy and sunlight.

The ambiance, architecture and relatively stable home values of YaleCrest neighborhood is unique in Salt Lake City. I know, I looked all over the valley. Yalecrest offers that delicate balance of home density, scale, size and architectural style for families, empty nesters and singles, while still providing "walkability" to desirable commercial and public entities in a friendly, small town atmosphere. This complex combination makes YaleCrest unique. I implore you to cherish it and preserve its soul. Support the LHD designation for YaleCrest.

Semi-anonymous in Salt Lake City

October 13, 2010, 4:53 PM

I am a Yalecrest resident who OPPOSES the Local Historic District Designation.

I am repulsed at the sight of buildings like the Garage Mahal, however, a prohibition on a small increase in the height of the roof line is not the solution to that problem. The LHD unfairly restricts owners of small properties who have confidence in the abilities of a licensed architect to tastefully design and build a second story addition with dormers on their small parcel of land.

There has to be a less restrictive compromise to handle the problem of McMansions and the risk of the cheap Draperization of Yalecrest.

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If McMansions are encroaching on property lines and blotting out the sun, then enforce property line setbacks and set a maximum roof height limit, and stop construction of those who violate those limits. If cheap stucco homes are being built, require building materials to conform to a certain standard.

How many times must the LHD be defeated before it finally can be put to rest?

As far as developers go, perhaps all remodels or additions must be requested by an actual resident (who indeed lives in the home), not a developer or other speculator. Not sure there is a foolproof way to identify a speculator, just a suggestion.

Derek Boggs in Salt Lake City

October 13, 2010, 4:08 PM

I'm all for protecting truly historic properties however, to adversely impact a property owner's ability to modify their sovereign property is a bit offensive. I'd be in favor of it if it kept the government from imposing eminent domain to sell the property to a developer for a big box store or strip mall. I'm not in favor of it if it impedes a homeowner's ability to paint his or her house. If all of these homes and buildings in this area were built in the 1600's or 1700's and a vital event in American history had occurred there, maybe this proposal would make sense. There are buildings in this area that are no more than several years old. I do not believe we, through our representative government, should negatively impact the ability of these owners to act as free citizens and plant a bush in their yard or paint their house or pursue other improvements consistent with established zoning and building codes.

Chris Latour in Salt Lake City

October 13, 2010, 2:09 PM

I strongly support adoption of a Local Historic District for our Yalecrest neighborhood. While I understand there may be additional review for some remodels and more time may be needed, I think this is a small price to pay to ensure preservation of such a remarkable portion of Salt Lake City's history.

Sally Patrick in Salt Lake City

October 13, 2010, 2:07 PM

I strongly support designation of Yalecrest as a Local Historic District for two primary reasons. First, my property rights and mass and scale considerations were not sufficiently represented in the current Yalecrest Overlay Ordinance which allowed my neighbor to attach a two story garage to his house four feet from my property line. Many neighbors are worried they cannot change their home, with little regard for the impact their plans have on neighbors. A LHD will ensure all parties are fairly represented. Secondly, some day my husband and I will not be able to climb our stairs. I fear the day I sell my small house and a bulldozer appears to clear our quarter acre lot for a house thrice our size. I have studied the current overlay, the proposed LHD and many efforts nationally and sincerely believe a LHD is the protection our neighborhood needs as was the case in over 2,000 communities nationwide. I urge the City Council to preserve Yalecrest as the signature of their caring for Salt Lake City's history.

Semi-anonymous in Salt Lake City

October 13, 2010, 1:04 PM

Although I have already voiced my support for the Yalecrest Local Historic Designation in many other forums (including neighborhood meetings, Historic Landmark Commission

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meetings, letters to my council representative, and to city planners), I understand that it is important to say so once again. I also feel no small amount of urgency as I continue to see changes in my immediate block which are eroding the very character that makes our neighborhood so unique.

Jan Ellen Burton in Salt Lake City

October 12, 2010, 7:10 PM

I have been totally frustrated by comments relating to price decrease caused by historic district designation. There was an excellent description of 2 remodels in the Avenues by Jim Jenkins in the Avenues Community Council Newsletter. One house was done with an eye to historic compatibility and one was not. It is not difficult for me to see why the less historic compatible house tends to be on the market longer. When I came to SL in the 80s many houses in the Avenues needed work--More work than the typical Yalecrest house needs now.

Many people I have talked to who do not support historic designation have become afraid. Their fear relates to being told they cannot improve their house, to include putting on screens. This misinformation comes from individuals who have little notion of what a historic district can do to not only add character to a neighborhood, but add value and restored life as well.

Kim Childs in Salt Lake City

October 12, 2010, 6:05 PM

I STRONGLY SUPPORT the Local Historic Designation for the Yalecrest area.

The Yalecrest neighborhood is well known by people throughout Salt Lake and beyond for its character and charm. There are many different homes in the area with notable architectural styles, largely from the 1910's, 1920's and 1930's. I grew up in a 1925 Harvard Avenue home and now live in one on 900 South built in 1926. I like to walk around the entire Yalecrest area taking in the uniqueness of all of its charming homes.

It is disheartening to see the integrity of the original architectural styles being compromised and destroyed little by little. We have a unique treasure in the area and have an obligation to preserve it not only for ourselves, but also for future generations.

It is sad to see a stucco or siding covered addition plopped on top of what was once a uniquely delightful one-story home.

It has been demonstrated numerous times in various community meetings over the past couple months that while an LHD does indeed create some restrictions in what can be done to existing homes, those restrictions are not as severe as what many people seem to fear. It has also been demonstrated that LHD designation in other LHD designated areas, such as the Avenues, has been well received and an effective way to preserve the character of our city's treasured older neighborhoods as well as insure that property values do not decline.

Many opposed claim to dislike the idea of a layer of bureaucracy to approve improvements, yet they generally are opposed to demolitions and want to see the character of the neighborhood "preserved." Unless the LHD is set in place though, the character of the neighborhood will continue to be sadly whittled away because there are simply no adequate restrictions currently in

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place. It is not really practical or feasible to set up restrictions for just the Yalecrest area, other than the LHD, to address the problems.

Another problem not always addressed is the problem of developers or "flippers" coming in, buying up properties, demolishing and/or making additions, and selling them for a profit. This has been occurring a disturbing amount of times over the past number of years. These "flippers" do not care about keeping up the character of the area despite what they may say. They are just looking to make a buck.

Those opposed to the LHD fear that improvements will not be allowed. This is NOT true. Improvements will be considered on a case-by-case basis. Improvements absolutely CAN be made that do not destroy the integrity of an "historic" Yalecrest house.

Craig DeMordaunt in Salt Lake City

October 12, 2010, 11:39 AM

I am writing in opposition of the proposed LHD designation.

An LHD is too restrictive for one story homes. They would not be able to expand up due to an LHD designation. Sure they might be able to expand in the back or side, but there is very little real estate available to expand in the rear for the smaller homes in the neighborhood. Therefore, smaller homes are frozen in time. This causes all sorts of problems in the neighborhood. Home prices will be affected because no opportunity for expansion. Higher propensity for rental properties. Adds hidden financial burdens to homeowners in updating and improving their homes. Expanding families would look to move out of the neighborhood vs. stay.

No one wants out-of-scale homes. The infill overlay addresses size and scale of homes in the neighborhood. If it doesn't protect the neighborhood enough we should address the overlay not an LHD.

I believe we should not regulate character like an LHD does, rather we should provide guidelines for people to use. Peoples property rights are impacted when you regulate the character of their home.

Last, we need to work together as neighbors to come up with a better solutions than the LHD. The current proposal has caused unnessesary heated debates. If we could talk, educate each other, potentially in smaller groups we can reach common groud. It is worth the work.

Butch Adams in Salt Lake City

October 12, 2010, 10:43 AM

We oppose LHD designation for the current Yalecrest boundaries for reasons including:

- 1) The LHD designation adds financial barriers to updating and improving homes. This means that homes already in disrepair will continue to decline, hurting the neighborhood.
- 2) The LHD designation is too restrictive for small homes on small lots. People in large homes with spacious lots may still be able to add a second level, but homeowners of small homes on

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small lots will not be able to complete any remodels that change the exterior or roofline of the home, because the entire home is visible from the street.

3) The LHD designation is in direct opposition to sustainable building and living.

4) Many of the houses in Yalecrest do not "deserve" to be protected; they weren't appealing when they were built 50+ years ago, and they are only worse now.

5) The current boundaries of the Yalecrest neighborhood are absurd. Take a walk on 900 South from 1300 East to 1700 East, then take a walk on Yalecrest between 1300 East and 1700 East, and explain to us how 900 South can be placed into the same bucket with the same proposed restrictions as Yalecrest? 900 South and Sunnyside need to be removed from LHD consideration, regardless of how the rest of the neighborhood proceeds.

6) Most people agree that there are examples of poor, recent design in the neighborhood. No one wants more out-of-scale homes covered in stucco and faux stone. Even if LHD designation were the only way to prevent this kind of building, we would still be opposed to LHD because it cripples us and many of our neighbors. LHD strips us of our property rights, either by completely preventing tasteful second level additions or by placing the cost of remodeling out of reach. Besides, we don't believe the all-or-nothing rhetoric. Reject the LHD petition.

Sincerely,
Butch Adams and Amy Davis
1658 East 900 South

Virginia Hylton in Salt Lake City

October 12, 2010, 8:06 AM

I am in favor of a LHD. Nearly every resident speaks of the character of our neighborhood as being what brought them here in the first place. Some go on however to disregard that charm in favor of their right to do whatever they want, regardless of the impact it has not only to the very character they cherish, but to their immediate neighbors and their quiet enjoyment including sunlight, privacy and personal space. A LHD is the only tool available to guide remodels and new development in the character of the neighborhood we now have. Historic Districts do not force out families or lower property values or create a neighborhood of rentals. Numerous national studies have shown that LHDs become desirable places to live with identity and pride and increased property values. Yalecrest is a premier example of a historic neighborhood and deserves the recognition and protection provided by a LHD designation.

Virginia Hylton

Roger Little in Salt Lake City

October 12, 2010, 7:12 AM

I would like to indicate my opposition to the LHD designation for the Yalecrest area. We need to look at alternatives and adjustments should be made, however this LHD proposal is far too broad. I would like to pursue adjustments to the existing Yalecrest overlay. A different approach can build unity rather than this LHD proposal which is promoting the current

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divisiveness within our great neighborhood.

Roger Little
1764 Laird Ave

Ken Strong in Salt Lake City

October 11, 2010, 9:40 PM

I would like to go on record AGAIN as being OPPOSED TO THE LOCAL HISTORIC DISTRICT IN THE YALECREST NEIGHBORHOOD. My name is Ken Strong. My wife and 3 kids have lived in the yalecrest community for over 4 years now. I am told my area has been carved out of the LHD as currently proposed, but based on the resiliency of this proverbial dead hores, I am not going to sit back and take my chances. I am fundamentally and principally opposed to the extra layer of beurocracy created by a Local Historic District. I am opposed to the additional taxpayer costs, and the loss of personal discretion in the maintenance and improvement of my home. I do not relish the prospect of begging on my knees for permission to replace my freezing cold, and hideous looking wood windows, and ugly rain gutters (that are modern, and not historic). This would definitely not encourage happy feelings toward the city, nor my neighbors who would have put me in that position.

My home, and most of the other homes in the immediate vicinity, have little to no historical significance. They are tract homes of the post war era. They are not particularly attractive, nor architecturally significant. They do not deserve extraordinary efforts of preservation. I know that I speak for several of the young families in the area when I say that my wife and I purchased our home with the intention of modifying it to meet our needs over time. We certainly did not buy our home for its small closets, its single pane windows, its lack of earthquake safety, or its historical significance. Instead, it is fair to say that we purchased our home for the surrounding trees, the great sense of community, and the layout of the neighborhood. We plan on raising our children in this home for many years to come, but this means that changes will need to be made to the home to accommodate our growing family. If the LHD passes, and my home is affected, my family will likely move rather than deal with the red tape of a remodel. I have a feeling we are not alone, and that not many young families would choose to live in a house that is "frozen in time". If the general concensus of the neighborhood will discourage progress and evolution of the neighborhood, then you will get just that, and the neighborhood will eventually grow old and die out. But if you want to preserve the feel of the neighborhood, and vibrant community, then my suggestion would be to abandon the death knell of the LHD.

Just to be clear, I do not support builders and homeowners who tear down existing properties only to build oversized houses with wanton disregard for the look and feel of the neighborhood. However, I feel that a Local Historic District drastically oversteps the bounds and scope of the problem, and unduly impedes the rights of homeowners in the neighborhood. In short, I would rather deal with a few distasteful remodels than give up my property rights.

To those avid supporters of LHD, I ask you: why would you so willingly give up property rights in a day and age when so many other rights are being taken from us by means beyond our control? This is an issue that is firmly within our control, and we ought to consider carefully the long term implications. So, I beg of you , as a resident of the potentially affected area, please

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ABANDON FURTHER DISCUSSION OF A LOCAL HISTIRIC DISTRIC. There are other solutions.

Thank you,
Ken Strong

Wilf Lieber in Salt Lake City
Dear SLC, Dear Neighbors,

October 11, 2010, 4:07 PM

We have lived in the proposed district for some 12 years now. We love living here, but are ABSOLUTELY OPPOSED to the proposed historic district.

We moved from a private lane to escape the unreasonable restrictions on our property required by the lane rules.

We have lived for many years in Europe where there are very old historic areas mixed with commercial and various design elements. We find such a mix, part of a progressive community.

The effort to keep everything in a frozen state and also try to keep "other elements" out of the neighborhood is both arrogant and shameful.

Based on our difficult experience with the zoning and permit officials one month ago, we are convinced that the new historic area will cause nothing but aggravation. We tried to replace an ugly, modern sliding glass door in the back of our house with very attractive period type french door. We were denied a permit for "historic" reasons.

Please reconsider your efforts to turn our family friendly neighborhood into an arrogant place where every improvement or change will be denied by other neighbors and well-meaning city officials (who most likely have already built their out-of-character 2nd floors and additions.)

Thanks for listening to an opposing voice.

Perrine Anderson in Salt Lake City

October 11, 2010, 8:34 AM

I have lived just south of the proposed district and have watched multiple neighborhood "re-muddles" with dismay. I totally support this designation and only hope that my immediate area will be next!

Semi-anonymous in Salt Lake City

October 9, 2010, 5:28 PM

We have lived in the Yalecrest neighborhood for over 30 years and it has been disturbing to see how the teardowns and the oversized and out-of-scale additions have threatened our neighborhood's charm and character. Once the character of our neighborhood is altered significantly, there is no turning back, it is gone forever. Even with this current unfortunate

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trend, we believe that Yalecrest is still one of Salt Lake City's premier neighborhoods and represents a critical piece of the city's historical architecture. Several years ago, the Yalecrest neighborhood was recognized and honored by being placed on the National Historic Register. An overwhelming number of homes in our neighborhood, over 90%, were identified as "contributing structures". Without the immediate attention, Salt Lake City could lose forever the beauty and charm on this wonderful neighborhood. We cherish this community and believe that each one of us who lives here has the responsibility to see it preserved for generations to come. The YCI infill ordinance was a good preservation start, but it did not and cannot go far enough to stop demolitions and preserve Yalecrest's character and we know our feelings are shared by hundreds of others in this neighborhood and throughout the city. We strongly believe we have a neighborhood that is a unique Salt Lake City treasure, very much worthy of preservation. Oversized remodels and teardowns have already become dinosaurs in the progressive parts of the country and most of the world. Please let's hold on and save our neighborhood before it is too late. We strongly support a local historic district and urge you to do the same.

George and Cathy Kelner

Jon Dewey in Salt Lake City

October 9, 2010, 4:57 PM

Thank you to the Mayor for attending the Yalecrest Neighborhood Council meeting and making it clear that the Yalecrest Compatible Infill Ordinance cannot be amended to address demolitions and architectural character which contributes to the charm of the area. These are issues that the majority of residents on either side are concerned about.

Cost continues to be brought up. Because of Yalecrests placement on the National Register of Historic Places (which the Neighborhood Council pursued on behalf of the entire neighborhood) individuals in the Yalecrest neighborhood are able to apply for and receive a 20% tax credit on appropriate and approved remodels. That is a tremendous benefit that makes a remodel less costly and meets standards that maintain character. This is a state program and if plans are approved for the credits the remodel is likely in compliance with local guidelines, though they are two different programs and reviewed as such. I have been through and approved by both processes and happy to talk to anyone about it.

On March 17, 2010 the HLC voted unanimously to let Yalecrest move forward in the process, it recognized the value this neighborhood holds and the criteria met. This process is being respected and is continuing.

The proposed workgroups could get together and talk, but in the end, again, the only tool available to address character and demolitions and being offered to the neighborhood is the Local Historic District. After the district is adopted there are specific guidelines that can be crafted specifically for Yalecrest.

The Local Historic District designation not only provides assurances to neighbors who worry each time a house sells right next to them but provides flexibility to individual home owners in their addition plans while maintaining the original character and charm that is valued.

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I support the LHD designation because it is the appropriate tool to protect the Yalecrest neighborhood and its residents.

Jon Dewey
1724 E. Princeton Ave

Boyd Anderson in Salt Lake City
October 8, 2010

October 9, 2010, 9:50 AM

I've lived in the Yalecrest area for 17 years. I am writing to strengthen the voice against, and ask that you do not support, the proposed Yalecrest Historic District.

I've collected a few statements from notable economists and council members across the country with experiences related to what we are going through today.

“What makes a community suitable is its systematic embrace of principles that make self-directed individual life possible in a social context. That means a community which pervasively respects and safeguards individual rights; that is, the ability of each sovereign individual to pursue his own life and goals without arbitrary coercive hindrance from others... if your rights can be repealed whenever a bunch of neighbors decides they should be repealed, you obviously have no rights at all. And that is not a good social setting in which to attempt to live one's life. If we are really worried about the interests of the community as a whole, then we should be concerned about the rights of all its constituents. That means we should be concerned to uphold the property rights of every individual in that community.”

- Tibor Machan, Ph.D. The George L. Argyros School of Business and Economics, Chapman University

In December 2000 the Owosso, Michigan, City Council passed a Historic District ordinance by a 6-1 vote. The more they learned about the new ordinance, the more local residents became angry. “We own the property, pay the taxes on it, and incur the expense of keeping it up” said former councilman Burton Fox, “why should it suddenly be up to a committee to determine what changes we may or may not make to our homes?”

The result: Owosso residents voted to repeal the historic district ordinance just eight months later.

As a homeowner and resident of the 1700 block of Hubbard Avenue, home to the infamous “Garage-Mahal”, I have witnessed attempts by well-meaning but over-reaching members of our neighborhood to reduce the inherent property rights each and every homeowner in the area acquired when purchasing their properties. These attempts seem to escalate each year. After attendance of one of the earliest meeting of this group over 12 years ago, I left disgusted that the neighbors believed they had rights and, even more astounding, the qualifications to impose their view of “good taste” and “appropriateness”, particularly on a well-established, successful neighborhood. I understand their intentions, but consider them illegal and naïve. They simply

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DO NOT have the authority to change my property rights.

- Why should a group of overzealous neighbors be allowed to impose a restriction wherein “any alteration to the exterior of a residential structure or accessory structure is prohibited”?
- What exactly constitutes authority on “good taste” and qualifications to issues “Certificates of Appropriateness” for replacing my roof, gate, windows, fence, etc.?

Last summer several neighbors were helping move a children’s playhouse in a backyard when someone jokingly asked whether or not the homeowner had obtained a Certificate of Appropriateness for the playhouse. To my astonishment, we learned that the vigilante enforcement team had indeed visited this house to make sure that no changes were being made to the property without their approval! Other homeowners in the same group had also been visited when constructing a playhouse. This nosy and intrusive behavior by the unofficial code enforcement team certainly does not enhance the feel of the neighborhood!

I would like to see an end to the vigilante code enforcement being done by people who are not employed to do so. These people trespass on every construction project with their tape measures and cameras costing owners thousands of dollars in unnecessary delays and additional expenses incurred with their architects and engineers.

James D. Saltzman, English Teacher at St. John’s School in Houston and Volunteer Policy Analyst for the Houston Property Rights Association stated:

“The arguments for historic preservation rules falsely presume that politicians are better qualified to manage property than are the individuals who actually own the properties. Replacing the choices of the property owner with the edicts of the historical commission is bad for property values and it is also censorship. The government has no more business imposing their ideas of good taste on our homes than it does on our clothes or our cars.”

If you believe in the inherent freedoms of this country, particularly property rights - the soul of our liberties, how can you argue with this statement? Anything otherwise is a recipe for corruption and opens the door for more collusion within the system.

It is further important to note, that the Historic District rules are so strict that they actually discourage the maintenance and restoration of older properties. Certain safety and previously affordable minor improvements would be subject to an expensive and time-consuming approval process. Replacing a wooden fence, should not require 3 sets of architectural drawings, 2 committee reviews and 6 months of planning. Also, some homes in the area truly need to be replaced rather than remodeled. Remember, the commission will be under no obligation to advise or assist property owners. The burden is on the owner to prove that any proposed improvement is historically accurate, even when no historic evidence exists. Decisions in this environment can be arbitrary, arrogant, and possibly even vindictive.

A guaranteed result of the proposed rules would be a shift of value from the newly restricted

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neighborhoods to adjacent neighborhoods not subject to the red tape.

The Summer 1991 issue of the Journal of the American Planning Association reviewed the impact of local historic designation on property values around the country in the 1970s and 1980s. One example in the study shows that several blocks in Galveston's Strand historic district experienced an annual growth rate of only about 11 percent from 1974 to 1977, although city values overall rose by 28 percent per year. Another looked at five Washington, D.C., neighborhoods where the rate of increase in property values actually slowed after the imposition of local historic controls. It is very clear that property does not become more valuable when government control over it increases.

Successful preservation can and does occur voluntarily. Many good homes are restored, not torn down, and most all of the new construction is architecturally compatible with the old, all without input from a government commission.

“One very powerful tool for preservation that those who push for more regulation seem to forget about is this: If they want to see a home preserved, they can band together and buy it. Honest people do it all the time; dishonest people hire politicians to do their dirty work for them. Let's remember that like certain homes, the time-honored principles of limited government, individual liberty, and private property rights are also of historic significance and are worth preserving. Those noble values are compromised when pushy preservationists choose action forced by government over voluntary action.”

- Lawrence W. Reed, President of the Foundation for Economic Education (FEE), Irvington-on-Hudson, New York

Please understand that this is not a zero sum game. If someone improves their property by remodeling or tearing it down and replacing it, someone else did not lose property. They did not own it in the first place so they can't lose it. More importantly, the neighborhood will have experienced the added value of the improved property. More value was created. We are all better off when our neighbors improve their property and we are worse off when maintenance and improvements are deferred because owners cannot deal with the red tape.

John Stossel recently said, “Something's happened to America, and it isn't good. It's become easier to get into trouble. We've become a nation of a million rules... imposed, top-down rules formed in the brains of meddling bureaucrats who think they know better than we how to manage our lives.”

James Madison remarked (not quite so recently), “Government is instituted to protect property of every sort.” And, “This being the end of government, that alone is a just government, which impartially secures to every man, whatever is his own.”

Finally, as City Councilman Mark Owen of Owosso, Michigan exclaimed, “Keep your cotton-pickin' fingers off our history and our property. Restoration and preservation are possible only when individuals put their own money, blood, sweat, and tears behind their passion for history and/or their desire to boost the value of what they own. The best defense

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against erosion of historic value is the very personal, bottom-line interests of the property owners themselves.”

Please do not impose the historic district on our neighborhood. Over 70% of owners in this area DO NOT want it. It will lead to decrease in value of our homes, and will remove the inherent freedoms each homeowner rightfully acquired when purchasing in this beautiful area. Please stop this from being approved.

Boyd W. Anderson
1759 Hubbard Avenue
Salt Lake City, Utah 84108

Kelly Marinan in Salt Lake City

October 8, 2010, 9:50 PM

The problems we've seen in Yalecrest regarding "character and style" are one of the main reasons we are here today. It has caused animosity in our neighborhood LONG BEFORE the HLC offered us the chance to create a YLHD (March 17,2010).

It's great that both sides of the YLHD debate want to see "character and style" preserved within Yalecrest. We agree!!
But how?

1. YPPR supporters: "Voluntary and non binding education and review of plans prior to building. The measures allow participation from the neighborhood..."
2. YLHD supporters: Create a YLHD and take advantage of the HLC's expertise.

I'm in the YLHD camp. It makes the most sense. I don't want to be the one to tell my neighbor, "No, you can't do that! It doesn't fit in!" I don't want to create hard feelings for either of us. I have no desire to play the bad guy/cop and I don't want any of us to feel forced to do that. The HLC is perfect for this role. They have the information to help guide and advise applicants. They have more expertise than the neighbors on my block (no offense). The LHD tool is already in place and it works. Plus, the city is continually trying to improve their Design Guidelines and Processes. I listened in on a discussion between Planning and HLC about improving the guidelines. The information exchange was positive. Also, this year SLC received an award for their electronic plan submittal program (Projectdox). Our city employees are doing great work.

I can't see a good compromise between these two approaches. I don't want to spend more time and money to create a new hybrid tool. I seriously doubt if the rest of the city wants to pay for a special Yalecrest tool! Think about it. One thing I can imagine is Yalecrest residents helping to

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improve the LHD tool. The city welcomes our input.

Over the years, we have seen plenty of recommendations for creating a YLHD: the Reconnaissance Level Survey, the Preservation Plan analysis, the Eastbench Master Plan... not to mention countless individuals within and outside of Yalecrest. Yet, we never move forward. It's been 20 long years since the last LHD was created in SLC and now, finally, we have OUR opportunity. We so deserve this honor. Let's work together and go for it!

Kelly Marinan
1766 Harvard

Jan Hemming in Salt Lake City

October 8, 2010, 4:41 PM

Seventy-three percent of those in the neighborhood responding to online polls, petitions or comment cards – have said they want the Local Historic District. Yalecrest Yes has the names and signatures to back up this claim.

We have taken our information from every available public source – Councilman JT Martin's "dot map," comment cards signed by Yalecrest resident, online dialogue, and signatures gathered on petitions circulated throughout the neighborhood by Yalecrest Yes. To our knowledge, everyone who has stated their opinion has been counted in our poll.

There is a vast silent majority of residents who want the Local Historic District. When I walked the neighborhood seeking signatures for petitions in favor of the LHD, many of those who signed were elderly. Others don't use computers. Some were on vacation when the public neighborhood meetings were held this summer or had young children at home and couldn't attend those forums. These opinions count just as much as the loud voices who attended public neighborhood meetings.

The regulations which would create a Local Historic District do not require that a certain percentage of the residents support the designation. The only determining factor is whether or not the area in question meets historical preservation guidelines – and Yalecrest does by a significant margin –91% of the homes.

Yalecrest is a community of great historical importance to this city and to this state. And deserves Local Historic District Designation.

Jan Hemming
Salt Lake City

Mikel Covey in Salt Lake City

October 8, 2010, 2:15 PM

I am writing to express my enthusiastic support for a local historic district designation for the irreplaceable Yalecrest area of Salt Lake City.

My wife and I were the initiators of what became the successful bid for historic district

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designation for our neighborhood, Westmoreland Place. Last December, I wrote the first letter to the Historic Landmark Commission expressing our neighborhood's interest in such designation after we did some preliminary polling of families in the area. A few months later, a small committee had formed around the idea with the addition of Jean Zancanella and Matt Durham.

When we first proposed an historic district, we didn't experience anywhere near the acrimony (by an extremely strident and organized minority) that has been the case in Yalecrest. Why? I think our neighbors agreed that, far from taking away property rights, an historic district actually bestows several new ones; notably, that when someone moves into such a protected area they can count on the fact that the valuable historic charm that they paid for will remain undiminished. Many of us consider that a property right worth having.

Please help give those same rights to the residents of Yalecrest and save this important city asset for this and all the generations to come.

In an historic sense, residents of a neighborhood are always temporary but the changes they bring to a place are permanent.

Sincerely,

Mikel Covey

Traci O'Very Covey

Semi-anonymous in Salt Lake City

October 8, 2010, 12:45 PM

I grew up in the Salt Lake Valley. The Yalecrest and Harvard/Yale neighborhoods have always been the models of permanence, beauty and stability. Eleven years ago we were fortunate enough to purchase a home here and share in a neighborhood ambiance I had never before experienced. While we are the third owners of our home, which was built in the early 30's, I view my presence here less in terms of "ownership" but more as a "stewardship."

I have a responsibility to those who came before and those who will come after to preserve, not just my home, but the entire fabric of our neighborhood. It is for that reason that I favor the LHD designation for Yalecrest.

Teardowns are a problem. When preserving a valuable tapestry, no one would replace a blue yarn with a yellow one, or a fine thread with a thick one. But that is, in effect, exactly what happens with teardowns. The 2,200 sq ft home is demolished and replaced with a 6,000 sq ft house and another thread of our tapestry is lost.

I have a responsibility to my neighbors and my community to not steal the value of the bargain they expected when they purchased their homes by keeping my facades intact when I make needed changes.

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I don't adhere to a belief that my right of owning personal property creates unlimited freedom on its use or its care. I may own a car, but that doesn't entitle me to drive down the sidewalk. While I'm always free to sell it, I can't allow it to become a public nuisance. I can't trade it for a 60 ft tractor trailer and store it in front of my house. Ownership has always had its limits.

The neighborhood where I live is experiencing a "death by 1,000 cuts". A façade is lost here, an entire building there. And there. And there.

As individuals remove thread after thread from our tapestry, the rich tones will inevitably fade and the picture will eventually be unrecognizable.

It is the council's responsibility to exercise its leadership and prevent that tragic loss.

Norbert Bensch

1754 Princeton

Renee Fitzpatrick in Salt Lake City
October 8, 2010

October 8, 2010, 11:00 AM

To Whom it May Concern:

I have lived in or near the Yalecrest area for most of my life. There is a primary reason that people want to live there, aside from the relative safety and proximity to the University: Most of the houses retain their original architecture and quality materials.

The growing number of remodeled and replacement houses that use fake materials, have "Hollywood" facades, huge additions and footprints make the area less appealing and desirable because they violate principles of good design.

As a member of the art and architecture community, a neighbor, and a concerned citizen, I am very much in favor of the LHD. This designation does not infringe on the rights of homeowners. On the contrary, it keeps their investment intact. The area was developed with architectural integrity in mind, and this integrity should remain.

Thank you,

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Renee Fitzpatrick

Semi-anonymous in Bountiful

October 8, 2010, 12:23 AM

I am a disinterested 3rd party. I live in Davis County. I do however have friends in Sugarhouse south of the Yalecrest neighborhood. We drive and ride bikes through that neighborhood often to access the university and other areas. I am taken with the beauty and charm of the neighborhood, but have seen some obvious distractions from it with recent (last 10 yrs.) renovations of certain homes. It is noticeable and it isn't in the character of the neighborhood. Keep what you have, it IS noticed by others.

Semi-anonymous in Salt Lake City

October 7, 2010, 1:53 PM

As an urban planner by profession I believe that it is vital that we protect our historical neighborhoods from the bland suburban style development and architecture that has become synonymous with the "tear down re-build" invasion. A historic district designation is an important piece of the solution. The trick is to properly balance the rights of homeowners to maintain and update their existing homes without unduly burdening the homeowner. I agree that much of the pure historical significance of the structures has been obliterated as many of the homes in the area have over many years been converted to duplexes and tri-plexes, many without building permits and in violation of zoning.

We need in addition to a historic overlay, a requirement that these multi-family homes be owner occupied in at least one of the units, otherwise with no interest in the neighborhood they truly will turn into run down rental units. We also need to encourage more owner/occupants to purchase homes in this area so that they will have a personal connection and desire to keep their home in good repair. Clamping down too tightly on simple things like replacement windows and the installation of modern mechanical systems, exterior colors, or energy efficiency upgrades will discourage these potential purchasers.

As a former resident of the area, and current resident of Salt Lake City, I believe that it is time to protect the area from the further intrusion of incompatible development and architecture. If do not, we will continue to gradually loose the "soul" of our city and become increasingly assimilated into the current suburban architecture of "anywhere USA" and "places not worth caring about".

John Guynn in Salt Lake City

October 6, 2010, 6:33 PM

John Guynn

I am very much in favor of preserving all that is good and great about the wonderful architecture in our neighborhood. After thinking extensively on this issue and riding around the neighborhood on my motor scooter taking a very close look at the variability existant in the homes, I have concluded that LHD is not an appropriate solution for the entirety of the neighborhood, though fragments of the neighborhood might benefit from LHD designation.

The parts that in my opinion will not benefit from LHD designation are the very homes that need the most attention and are currently the most blighted. Such homes typically sit on the

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smallest lots and do not have sufficient value to remodel unless the owner can increase the square footage of the house (which in many cases would require building into the attic and therefore adding a second story).

Let's face it. People do not live the same way they did in 1930 when many of the smallest homes in the area were built. If we were required to live like we did back then, we would only drive 1 car and it would be a model A. But the world moves on and people's needs change.

What contributes most to a vibrant neighborhood are homeowners with a desire to buy and stay for a long time, typically to raise a family (or not). The tumbledown houses in our neighborhood that are in most need of repair are that way because the owners can't afford costly repairs. Often, people only remodel after saving money for some years. It is proven by extensive evidence, and admitted by those who support LHD designation, that remodeling will become substantially more expensive and difficult under a LHD. That will only exacerbate the problems inherent in the most rundown parts of the neighborhood. It is my fear that, instead of saving their pennies to someday remodel, many owners will simply sell out to a slumlord or become one themselves, thereby condemning large swaths of the neighborhood to perpetual rental unit hell.

And just like the racial "block busting" of decades past, which decimated entire middle class neighborhoods all over the nation, particularly in the older neighborhoods of the east and midwest, rental unit "block busting" might cause a similar result here. Think about it. If my neighbors on both sides or across the street let their houses go to pot because LHD makes it too expensive to remodel, then what incentive will I have to expend considerable resources remodeling (especially since remodeling will become even more expensive than it is now and my options for improving the house will be severely curtailed)? I would simply be overbuilt for the neighborhood and therefore I would not remodel either. To do so would be irrational, and people on tight budgets act according to their pocketbooks, especially in tough economic times such as this. I fear that a trend toward blight will spread throughout the most rundown parts of the neighborhood if the city adopts LHD designation for the entirety of Yalecrest.

In conclusion. There are many segments of the Yalecrest community that are in pristine condition and might benefit from LHD designation. However, there are large parts that will only suffer from LHD designation, to the grave detriment of the entire neighborhood. In short, I believe it is unwise to bring out a bazooka to stop a petty thief when a night stick will do. The reaction must fit the situation. LHD designation is an extreme reaction, a very inflexible approach to preservation, and only fits fragments of Yalecrest.

Todd Tanner in Salt Lake City

October 6, 2010, 3:58 PM

The LHD issue has created passionate debate and fostered ill will within our diverse neighborhood. I have neighbors who are now building homes in Millcreek and Holladay as a direct result of this unwelcome and contentious issue. Every meeting I attended had the majority of participants, and they were in the hundreds, soundly rejecting the LHD designation. The question over which side is silent majority or vocal minority only clouds the question at hand, which is, what do we have to do to put a stake in this zombie ordinance? I care deeply for

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my neighbors who look to the LHD as some panacea but I am not convinced that their desire to regulate me, my home and my neighborhood is for the greater good.

James Ashworth in Salt Lake City

October 6, 2010, 3:44 PM

I am a homeowner at 1376 Michigan Ave and I am opposed to my neighborhood being designated as a Local Historic District. I do support efforts that some of my neighbors have made in attempting to work towards a compromise that will allow for renovation and remodeling while maintaining the characteristics and spirit of the neighborhood. I am writing to ensure that my voice is heard.

My concerns include

1) I want to be able to always have the option to thoughtfully, tastefully and with sensitivity to the neighborhood as a whole, modify my home to better accommodate my and my family's needs. I believe this should include the option to tear down my current home and put in a new home that would be safer and more efficient, while continuing to look as though it belonged in the neighborhood. For me, this includes tearing down and rebuilding for maximum seismic protection. We live very close to the Wasatch Fault and the next earthquake is when, not if.

2) I believe that a high percentage of the homes in the neighborhood have been modified to some degree already, and I question the idea that the neighborhood is truly "historic". I am more interested in preserving the historic feel of the neighborhood without what I believe to be the excessive rigidity of a true LHD. I believe the homes in the neighborhood should have the flexibility to adapt to their current owner's needs and also adapt to technological advances. I recently read about the development of a plastic solar panel which catches 96% of incident light and looks "hairy". What if in a few years one could cover one's roof with something like that and power one's home? It may not look Historic, but I believe it would be such a positive thing to do for the environment it should be done. I doubt the philosophy and regulations of the LHD would encourage or allow such a thing.

Sincerely

James C. Ashworth

Michael Jones in Salt Lake City

October 6, 2010, 11:46 AM

I'm strongly in favor of LHD overlay designation for the Yalecrest neighborhood, and my position is set out in my detailed letter to the City of September 28, 2010. There, I review the provisions of the Salt Lake City Zoning Ordinance which, given the 91% "contributing" structures in the neighborhood, make it the DUTY of the City to overlay the LHD designation on the neighborhood.

The designation would apply a review process concerning scale and form. The process has worked well for the Avenues for two decades, and has worked across the country. It is simply not the bogey man that alarmist developers and a few citizens make it out to be. Rather, as in the Avenues, it will preserve and protect the historic fabric of the neighborhood from those who

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are insensitive to that fabric and otherwise unwilling to be bothered to preserve and protect it.

Alan Hayes in Salt Lake City

October 6, 2010, 10:35 AM

I am opposed to a local historic district in the Yalecrest area. We went through all this during the summer and it was found that the proposal was unfair to the residents that have not completed their renovations and needlessly restrictive. Nothing has changed since then.

Not everything that is old is historic, while there may be some noteworthy homes in the area that deserve to be labeled historic, many are tract homes of no particular distinction. They are not particularly well built, many are structurally unsound, and almost all are extremely energy inefficient. If residents are not allowed to replace these with modern homes that are earthquake resistant, energy efficient and large enough for a family, the area will become rental housing for students which will certainly ruin the "charm and character" of the area that proponents of the LHD claim to care about.

At the conclusion of this summer's meetings we were promised that going forward, there would be small block by block meetings to discuss what we would like done on a street by street basis. Instead you have come back with the same proposal for the same area. I hope that this summer's decision will be reaffirmed and that we can end this once and for all.

Alan Hayes
1432 Gilmer Dr

Adam Shaw in Salt Lake City

October 5, 2010, 9:00 PM

I am not in favor of the LHD. Please look back at the process that has brought us to this point to see that there is not widespread support for this idea from our neighborhood. The open process that was used last spring did not result in widespread support for the LHD; why should a less-open and rushed attempt result in a different outcome? Please, let the City Council and HLC get on to other business.

This attempt by Yalecrest Yes is desperate at best and underhanded at worst, an attempt to wear down the voices of reason who seek compromise in preserving our wonderful neighborhood. Yalecrest, "yes" let's look at amending the Yalecrest infill ordinance, let's get all the voices on-board who seek to battle the out of scale homes and demolitions. Don't let the Yalecrest home and the Garage Mahal define the debate. These outliers do not represent the integrity and concern the overwhelming majority of us have for the neighborhood. No to the LHD, Yes to working for a solution that works for all voices in the debate.

Thank you.

Janine Sheldon in Salt Lake City

October 5, 2010, 8:41 PM

Again, I'm in favor of the LHD designation for Yalecrest. We need to be concerned about EVERYBODY'S property values. That means we must consider the effects of our tear-downs and inappropriate remodels on EVERYBODY and on our Salt Lake community as a whole. If we can't be considerate neighbors of our own accord (this has been proven by disasters like the

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Garage Mahal and too many others), we need processes moderated by professionals to help us. Many of the neighbors don't seem to understand that this ISN'T a referendum. It's a time-honored process that works to preserve and protect thousands of lovely neighborhoods across the country. Why do Utahns imagine they have to reinvent the wheel? Why do developers, salespeople, and landlords get to speculate at the expense of individual owners who actually put down roots in the neighborhood? Let's look towards the future and past our own property lines.

Martin Cuma in Salt Lake City

October 5, 2010, 8:33 PM

I live in the area and I OPPOSE the LHD but would be for a good local zoning change (though unlike the one from last summer which defined 50% of roof removal as demolition). I would also appreciate if Yalecrest Yes stopped wasting taxpayers money in form of time spent by the city officials reviewing their requests. I would much rather see this money spent on new bike lanes in the city or on the extension of the Parley's Trail (which looks like is still good 5 years away from being finished).

Semi-anonymous in Salt Lake City

October 5, 2010, 5:33 PM

NO to the LHD and NO to any further restrictions.

Homeowner on Michigan Ave

Robert Lindsley in Salt Lake City

October 5, 2010, 4:48 PM

Greetings:

As residents of the Yalecrest neighborhood, my wife and I would like to challenge several of the assertions that Yalecrest Yes presents:

1. They claim more than 70% support from the area, yet their "survey" avoided any residence that was marked by the City Council as being against the local historic designation last summer. What this shows is that they found an additional 3 in 10 residents opposed, not including the hundreds who had voiced a negative opinion earlier.
2. One YY presenter last Tuesday at the Planning Commission's public meeting declared they represented a "silent majority," Richard Nixon's deceptive tactic of co-opting proxies from everyone who had not expressed an opinion. There are many who have not stated an opinion, but to presume to know their mind is absurd.
3. Another speaker last Tuesday stated that in existing LHD neighborhoods, a very low number (16%) of building permits applied for were referred to HLC for review. That is certainly understandable, since today it costs nearly \$1,500 to apply for a residential building permit. No one wants to waste money submitting something not in keeping with the historic guidelines, irrespective of how limiting they are. What may be more surprising is that one in six applicants was reviewed by HLC in spite of their desire to comply with the guidelines, which so many find both confusing and oppressive. This statistic is meaningless.

I hope all entities involved in this process will work with the majority of Yalecrest residents

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who attended the many meetings this summer, who want preservation and a limit to oversized homes and tear-downs of viable historic structures, BUT OPPOSE LHD. Yalecrest Yes claims the current infill ordinance won't work and can't be amended. There may be heavy lifting needed, but surely there is a middle position between LHD and nothing. Please deflect the all or nothing positions and initiate a study to find common ground.

Thank-you for your time.

Bob and Nancy Lindsley
1086 Military Drive
SLC 84105

Shelly Roalstad in Salt Lake City

October 5, 2010, 4:43 PM

I do not support the proposed Yalecrest LHD and, in particular, would like to see Sunnyside Ave. excluded from the LHD map as our street does not share the quiet, tree lined setting with the neighborhood directly south of us:

- 1) Massive power lines installed over the last year running up to Research Park
- 2) A four lane road with no median and a 35mph speed limit (usually exceeded) with the accompanying noise and safety issues
- 3) A high number of rental properties with owners that are not vested in the area (and probably not represented at public forums)
- 4) Lights from the baseball fields at Sunnyside Park shining into our front windows throughout the night
- 5) Litter and parking issues from nearby sporting events

I feel that the LHD designation is off-target for the Yalecrest community for all of the reasons expounded on at all of the public forums. I would prefer character guidelines and size limitations or else no changes at all to the current zoning.

LIBBY PETERSON in Salt Lake City

October 5, 2010, 4:11 PM

I am very much in favor of preserving the Yalecrest neighborhood and think that an LHD is the best and appropriate way way to do that.

Libby Peterson
1221 South 1300 East
Salt Lake City, UT 84105

James Guilkey in Salt Lake City

October 5, 2010, 3:44 PM

When this issue was previously open on Open City Hall, there were 39 comments, and all but a very few were opposed to the LHD. The City Council has already rejected this unanimously, there is very limited support for it in the neighborhood, why is this issue being revisited by both the Planning Commission and HLC? It seems ridiculous that HLC gets input on whether to increase the area of the city over which they already have jurisdiction.

I remain opposed to the use of the LHD to limit demolitions. There may be some common sense zoning changes that can be made and would be welcomed, but the LHD is much too restrictive.
