

Attachment F

Other Public Comments Received - September 1 to October 8, 2010



September 1, 2010

Historic Landmarks Commission
Salt Lake City Corp.
451 S. State St.
Salt Lake City, UT 84111

Dear Commissioners:

On behalf of Utah Heritage Foundation, I wish to express my strong support for the request before you tonight for consideration of a public hearing for a local historic district in Yalecrest.

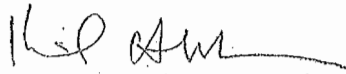
From the evidence presented, I believe that there is desire and support within the neighborhood to move forward with the local historic district process that was started formally in March 2010 and informally over a decade ago. The evidence shows that there is not only desire by the neighborhood, through a canvassing with nearly 70% support, but also that this historic neighborhood meets the criteria for significance to be designated as an H Historic Overlay District.

The work of the Historic Landmark Commission is more important in Yalecrest than ever before and a recent violation confirms this. Attached are photos of an enforcement violation that received a stop work order on August 13, 2010. An addition to the house located at 1732 Michigan Avenue was approved by the commission on June 16, 2010 that would *not* affect the front façade or the original roofline. However, what has been built is completely different from what was approved at the commission's meeting, including: demolition of the original roof, roofline, and dormer; raising of the original roofline 3 feet 7 inches; and, replacement of all original leaded glass windows with replacement windows.

The recent violation of the commission's approval from its June 16, 2010 meeting shows that owners and contractors sometimes don't take your approvals and this process seriously enough to preserve neighborhood character. In order for our historic districts to be managed well, it is pertinent to the commission's duties to emphasize coordination between landmarks, enforcement, and permitting during all parts of the process. We understand that Planning Division and Building Services staff have been working toward a resolution in this matter. However, until the resolution of all issues at 1732 Michigan Avenue, we strongly encourage the commission to provide encouragement to Building Services to begin the city process to levy fines for non-compliance.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Huffaker", with a long horizontal flourish extending to the right.

Kirk Huffaker
Executive Director

cc: Cheri Coffey
Carl Leith
Janice Lew
Wilf Summerkorn

Leith, Carl

From: Benjamin Antczak [bantczak@antczaklaw.com]
Sent: Friday, October 08, 2010 3:06 PM
To: Leith, Carl
Subject: Yalecrest Public Comment Form Submission
Attachments: image001.jpg; Yalecrest Public Comment Form.pdf

Attached as PDF. Thank you.



Benjamin N. Antczak

Assistant to Barbara K. Polich and Val R. Antczak
ANTCZAK POLICH LAW LLC

Mail:

P.O. Box 58225
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bantczak@antczaklaw.com

Yalecrest Public Forum – September 28, 2010

Public Comment Form

Yalecrest Local Historic District Designation –the Yalecrest Yes Heritage Preservation Committee has requested the Historic Landmark Commission initiate a petition to create a local historic district within the Yalecrest neighborhood. The Historic Landmark Commission is seeking your input on the issue. Please send any comments to our staff by October 8, 2010 to ensure they can be included in the October 20, 2010 staff report. Staff contact: Carl Leith, PO Box 145480, Salt Lake City, UT 84114-5480. Mr. Leith can also be reached via email: carl.leith@slcgov.com or phone, 801-535-7758.

Name: Barbara K. Polich & Val R. Antczak

Address: 1365 Michigan Ave SLC 84105

Comments:

We fully support the designation of
Yalecrest as a historic district
and would urge the Landmark
Commission to support
such a designation.

Barbara Polich

Comments must be received by October 8, 2010 to be included in the October 20, 2010 hearing staff report.

Please let those interested know how to contact us.

Staff Contact-
Carl Leith
PO Box 145480
Salt Lake City, UT
84114-5480

T: 801-535-7758

carl.leith@slcgov.com

Leith, Carl

From: Bryan Brown [btbrown57@gmail.com]
Sent: Friday, September 24, 2010 10:08 AM
To: Leith, Carl
Subject: support for Yalecrest Local Historic District designation

Dear Mr. Leith:

I have lived in the Yalecrest neighborhood since 1994 and have lovingly restored my home to the best of my limited financial ability. I kept the exterior of the house exactly as it was built in 1924 because I love the older homes and the sense of stability they portray for the neighborhood.

I strongly support the Yalecrest Local Historic District designation for my neighborhood. This neighborhood is unique for Salt Lake City and allowing it to be degraded by megamansions, inappropriate remodels, and tear-downs should not happen.

I urge you to use all your influence to support the creation of the Yalecrest Historic District designation.

Thank you for your consideration.

Sincerely,

Bryan Brown
1015 South 1400 East
Salt Lake City, UT 84105
801,583.2146

Leith, Carl

From: Judy Krall [judy.krall@hsc.utah.edu]
Sent: Friday, September 24, 2010 9:30 AM
To: Leith, Carl
Subject: Yalecrest Historic District

Carl,

I'm in favor of the historic designation for the Yalecrest area. I live at 1356 Thornton Ave and I did participate in getting signatures on a petition for the Historic designation of the Yalecrest area. Home owners could either support the designation, oppose it, or have no opinion. There have been some comments that the petition drive wasn't fair but email was the fairer way to go because people who collected the signatures could bring pressure on neighbors to vote the way they wanted. I gave people a choice and gave them literature on the subject and if they requested in the future to change their minds they could. Corresponding by email leaves out a large group of older home owners who don't have a computer or the skills to use one, thereby leaving them out of the decision—which I believe is more unfair than the petition drive.

Judy Krall

Leith, Carl

From: sjhatch@xmission.com
Sent: Friday, September 24, 2010 11:02 AM
To: Leith, Carl
Subject: Yalecrest Local Historic District

Desr Mr. Leith,

I will be unable to attend the meeting regarding Yalecrest's Local Historic District designation and wish to express my support for such a designation. I have been a resident of the Yalecrest area for 50 years and feel this is the best way to preserve the character of this wonderful neighborhood.

Thank you,

Stephen J. Hatch
1862 Michigan Ave.
Salt Lake City, UT 84108

Leith, Carl

From: lee2sky@aol.com
Sent: Friday, September 24, 2010 2:16 PM
To: Leith, Carl
Subject: (no subject)

Dear Mr. Leith,

My husband has lived at 1458 Princeton Avenue for forty-three (43) years since 1967, and I have lived here thirty (30) years. We support designation of the revised Yalecrest area as a Local Historic District for the following reasons:

1. At its own expense Yalecrest Yes! Heritage Preservation Committee ("Yalecrest Yes!") has made a more-than-credible effort to educate area residents about the matter, including the creation of a website that provides extensive information and circulation of a petition for neighbors to sign.
2. The August 30, 2010 flyer from Preservationists for Property Rights ("YPPR"), the only information my husband and I have received from YPPR, appears only to request City resources to conduct a voter referendum on passage of the Yalecrest LHD.
3. On its website Yalecrest Yes! has provided the 2005 Yalecrest Reconnaissance Level Survey ("2005 Survey") that identifies "Contributing - A & B sites," Non-contributing / Altered - C sites" and "Non-contributing / Out of period - D sites."
4. YPPR has not fleshed out its "young family" prohibition or any other argument that presents credible opposition to long-standing concerns about construction / renovation of oversized / out-of-period residences. Yalecrest neighbors are left wondering exactly what YPPR's issues are besides a publicly funded referendum.
5. Salt Lake City Ordinance 21.A.24.020 does not require a publicly-funded referendum to designate an LHD.
6. An Internet search of "property rights versus historic preservation laws" suggests that some historic review boards impose unreasonable and expensive "authenticity" requirements on homeowners. Authenticity requirements can and should be addressed by the Yalecrest LHD Board once it is operational.
7. Based upon the 2005 Survey it should be incumbent upon the Yalecrest LHD Board and any homeowner disputing any Board authenticity requirement, to marshal evidence for his / her / its position based upon the 2005 Survey. In a dispute the Board should weigh the evidence and issue a written decision to include provision for appeal.

It is time finally and formally to designate the Yalecrest Local Historic District.

Thank you for your kind attention to this matter. Please contact me if I can answer any question.

Respectfully,

Virginia Curtis Lee
Attorney at Law

Leith, Carl

From: Polly Stewart [PXSTEWART@salisbury.edu]
Sent: Friday, September 24, 2010 3:07 PM
To: yalecrestyes@gmail.com
Cc: Leith, Carl; Zuck, Cecily
Subject: Yalecrest initiative - I'm on your side

Fri. 9/24/10

TO: Yalecrest Yes

Dear Yalecrest Yes,

This is just a note in support of your initiative. I have been following the dispute between your group and the group whose members wish to destroy the architectural integrity of the Yalecrest neighborhood in pursuit of their own ends. This shows an appalling lack of esthetic and historic sensibility and a callous disregard for the good of the whole.

I grew up in the Avenues in the 1950s and I can remember quite clearly the razing of beautiful old homes in that era. One of these was a graceful Victorian mansion on the corner of Second Avenue and I Street that succumbed to the wrecking ball and was replaced by a monstrosity of an apartment house with a sort of Swiss decor (still there) whose footprint goes all the way to the sidewalk. Depredations such as these continued until the 1970s, when a group of citizens got together and did what was necessary to stop them and to preserve the Avenues.

Yalecrest has similar characteristics and I feel strongly that its fabric should be similarly honored and preserved. More power to you.

Polly Stewart
P. O. Box 2609
Salt Lake City, UT 84220

Street address (not to be used as a mailing address):
975 E. First Avenue Apt. 6
Salt Lake City, UT 84103

pxstewart@salisbury.edu / (801) 842-2306

Leith, Carl

From: STEPHANIE PACE [stephanie_pace@msn.com]
Sent: Friday, September 24, 2010 7:56 PM
To: yalecrestyes@gmail.com
Cc: Leith, Carl; Zuck, Cecily
Subject: yalecrest neighborhood

I am writing to say that I strongly support the rights of property owners to live in a neighborhood that is not ober-built--in the style of the high avenues and other contemporary foothill sites. The more modest style of Yalecrest traditional houses fits the needs of the future that progressive, environmentally-conscious thinkers envision; please make your decisions based on the forward side of history, not on the excesses of the '90's and first decade of this century that have proven impossible to maintain.

Thank you for your consideration.

Stephanie

Leith, Carl

From: Pamela Edwards [pdhedwards@gmail.com]
Sent: Saturday, September 25, 2010 5:56 PM
To: Leith, Carl
Subject: Proposed Yalecrest LHD

We are OPPOSED to designating the Yalecrest neighborhood a LHD.

We have lived in our home for 15 years and in an adjacent neighborhood, w/ older homes, for 13 years.

We have attended at least 4 public meetings regarding this proposal where the MAJORITY OF THE ATTENDEES WERE AGAINST THE LHD. (2 @ Rowland Hall/ St Marks, 1 Landmark Commission, 1 City Council) Missed the ones at local elementary schools but heard they were very contentious and most were against.

We believe the best way to preserve our neighborhood is to allow it to thrive as is using new energy/building methods when available. Retain the best of the past but go forward wisely into the future. Now is not the time to hinder already poor home sales by restricting the market and pricing out young families and forcing homes into rental status. Many people cannot afford to maintain very old homes using old methods and material. They were built to last a certain amount of time but not all of them for all time.

It is not wise to freeze an inner city neighborhood in time only to encourage sprawl development out into suburbs--that's not wise environmentalism or conservation. There are far more examples of good remodels than the few poor ones. Not all sections of Yalecrest are the same (22 subdivisions) and should not all be treated the same way.

YCC minutes will show that meetings over the years (when they were working on this designation) were sparsely attended and by the same general group of people. They are not representative of the neighborhood at large.

Pam and McKay Edwards
1400 East 900 South

Leith, Carl

From: Jill B Jones [jjones@unr.edu]
Sent: Sunday, September 26, 2010 10:49 AM
To: Leith, Carl
Subject: Yalecrest Preservation issue

Dear Mr. Leith:

I have long been an admirer of the Yalecrest area and was delighted when I learned that it was candidate for designation as a local historic district. I had two uncles who lived in the area many years ago and, even as a child, I remember being impressed with its integrity and beauty. I've also been around long enough to appreciate that once a neighborhood has been altered, it can never regain its original character. Too often have I seen this happen to neighborhoods that have historical significance and that should rightly be seen as part of our rich community heritage. Therefore, I am urging you to please designate the Yalecrest neighborhood as a local historic district.

Sincerely,

Jill B. Jones
404 East 1700 South

Leith, Carl

From: Barbs [starlightening@comcast.net]
Sent: Sunday, September 26, 2010 6:35 PM
To: yalecrestyes@gmail.com; Zuck, Cecily; Council Comments; Leith, Carl
Cc: kelly marinan
Subject: Support for making Yalecrest a Local Historic District

There is nothing more charming than a neighborhood that cares about the look and feel of the place they have chosen to live, raise their families and retire. Unfortunately these days the only way to protect the charm and historic character of a neighborhood from poorly conceived work and demolition is to put in place a local historic preservation ordinance. I love the neighborhood beauty of Yalecrest and wholeheartedly support the efforts to make Yalecrest a Local Historic District.

Sincerely,
Barbara Komeyli

Leith, Carl

From: Zuck, Cecily
Sent: Monday, September 27, 2010 8:19 AM
To: Leith, Carl
Cc: Anne Oliver; Arla Funk; Bill Davis; Creed Haymond; Dave Richards; Earle Bevins, III; Capitol Hill CC Chair; Sheleigh Harding; Warren Lloyd
Subject: FW: Historic Distract and Yalecrest---against

Comment.

From: Jim Joelle [mailto:jimjoelle@yahoo.com]
Sent: Sunday, September 26, 2010 6:10 AM
To: Zuck, Cecily; Hasenberg, Angela
Cc: Robinson jimjoelle
Subject: Historic Distract and Yalecrest---against

Hi

My name is Jim Robinson and I live at 1749 Michigan.

Up until now, I have been against the LHD and the ordinance on philosophic grounds. Meaning I thought both sides made good arguements and I (and my wife) chose the No-LHD side.

After this very bitter summer on this topic, I have realized that this entire subject is too toxic. We need a cooling down period.

However...here we are again....I am getting worn down.

What I am against....Historic District.

What I am against....rushed ordinances.

What I am for: Design guidelines....These are hard, they take time, but it could keep the general look a feel for the first say 10 feet of house under control.

We need to let people add second stories and size to their house whenever. It is family-friendly.

Thanks for reading.

Jim

Leith, Carl

From: Margaret Tennant [margaret.tennant@utah.edu]
Sent: Monday, September 27, 2010 10:44 AM
To: Leith, Carl; Love, Jill; Martin, JT; Paterson, Joel; angela.hasenberg@slc.gov.com; cecily.zuck@slc.gov.com
Cc: Ben Winchester; Roger Little
Subject: Yalecrest Historic District

Mr. Leith:

I am shocked and dismayed that an email is circulating from the Yalecrest Yes! Group inviting -- anyone -- to attend or contact the city council voicing support for a historic district in our neighborhood. To quote this email, "There are no restrictions on where speakers live, so encourage your friends to support us as well."

Every meeting I have attended (and I have tried to attend all meetings with this agenda topic); both JT Martin and Jill Love have indicated, on the record, that they would not force this issue on the residents. Well, if all support for an historic district comes from individuals that don't live in the Yalecrest area and may not even live in Salt Lake City, but only surrounding areas, then this historic district WILL BE FORCED on the residents who own property in that area.

Those opposing the historic district are not a vocal minority as the YES group suggests. We are a MAJORITY of property owners who continue to attend these public hearings, continue to tell the City Council, Planning district, Landmarks council and anyone else involved in this decision that we

Do Not Want a Historic District designation for our neighborhood.

I would encourage you to require that each individual that attends these meetings and requests to speak, identify themselves as owning property in the neighborhood, or simply being there to support a friend. At the very least you need to know whether you are listening to property owners or just friends of friends.

It is interesting that they claim that the majority of property owners support this historic designation. Any yet, their own publication indicates that many residents are "OK with whatever decision is made". Being OK is not vocal support. I would categorize those individuals as undecided, and yet, the Yalecrest YES group seems to add those numbers to their ranks of supporters.

Our vocal majority are property owners who have a vested interest in this decision and don't want the Yalecrest Yes Group telling you that their supporters are property owners or that the majority of property owners want this designation. This simply is not true.

Margaret Tennant
1877 East Yalecrest Ave

Leith, Carl

From: CLARK D BULLOCK [ac2476@msn.com]
Sent: Monday, September 27, 2010 10:46 AM
To: Leith, Carl; council.comment@slcgov.com; Zuck, Cecily; landmarks@slcgov.com; Planning Web Site Comments; Mayor; Love, Jill; jt.martin@slc.gov
Cc: yalecrestyes@gmail.com
Subject: Support for Yalecrest Local Historic District

Please register my support for the Yalecrest Local Historic District. My name is Clark Bullock, and my home is at 1807 Hubbard Avenue which is within the boundaries of the proposed district.

There are several reasons why I support creating the District, but there is one reason which I believe is not getting the attention that it should. The reason is that some selfish self-indulgent homeowners have demonstrated a lack of respect for their neighbors and community by demolishing or modifying a home without any respect for the values of neighbors and community. The opponents of the District apparently believe the destruction should continue. The opponents talk about how creating a district will take away the rights of property owners and their freedoms, but I believe those rights and freedoms are necessarily reduced when they choose to live in a community. The opponents also seem to agree that there is a problem, but argue that there are better solutions than creating a district. However, I am unaware what their solutions are, and I do not believe that they have taken any concrete steps toward implementing any solution which will solve the the problem of unwarranted demolitions, oversized additions and tasteless modifications.

By the way, I initially expressed my support for the district in an E-mail to councilman Martin. He correctly noted my support on the map which records supporters and opponents of the District. On Friday, however, a neighbor told me that the map seems to have lost its relevance, and I needed to send an E-mail to reiterate my support. I want to point out that the map is relevant and in my opinion unless a homeowner notifies the Council that he or she has changed his position, that the map should remain a record of support or opposition.

Leith, Carl

From: Britni [bbrozo@ppbh.com]
Sent: Monday, September 27, 2010 12:30 PM
To: Leith, Carl; Council Comments; Zuck, Cecily
Cc: yalecrestyes@gmail.com; Tracey Harty
Subject: Historic Neighborhoods

To Whom It May Concern:

Have you ever stopped and thought about the reasons you buy a home:

- Number of rooms, bathrooms, etc.
- Location to work
- Local schools
- Local parks, shopping, etc.

The list goes on.

Well, to many, including myself, a big part of buying a home is evaluating the neighborhood and its charm. (Heck, this is talked about all the time on HGTV.)

I bought my home in Sugar House because I loved the character of the neighborhood. My house was built in 1914 and all the simple characteristics about the house and the surrounding houses were what made me fall in love with it. I very easily could have purchased a house for half the price and got double the rooms, but I didn't because I didn't want to have a modern cookie cutter home.

Please help to keep my neighborhood cute and charming.

Thank You,
Britni

BRITNI BROZO | Account Manager

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2010 SMALL BUSINESS OF THE YEAR- Awarded by the Salt Lake Chamber

NOTE OF TELEPHONE MESSAGE

Received 9/27/10 1.58 pm

From:

Barbara Stringfellow
1377 Princeton Avenue

- Unable to make the public forum meeting on 9/28/10
- Very much in favor of the LHD
- Concerned about the loss of houses and trees

Leith, Carl

From: Mechelle Morrison [mechellemorrison@gmail.com]
Sent: Monday, September 27, 2010 2:03 PM
To: Leith, Carl; Council Comments; Zuck, Cecily
Cc: yalecrestyes@gmail.com
Subject: proposed LHD for the Harvard-Yale neighborhood

Dear Mr. Leith, Community Council members, Landmark, and Yalecrest Yes,

There is a deep amount of shame associated with the LHD issue coming before our neighborhood . . .AGAIN. This issue has destroyed more of the neighborly relationships in our area than any tear down ever could or will, and over what? Architecture. Buildings have a lifeline, just like anything else, and one day the homes in our area will be torn down out of necessity no matter what anyone does. All the grief being brought into our community over this, and all the heartache it is causing among friends and families, is, in my opinion, for nothing.

I have been copied on an email distributed by Yalecrest Yes soliciting support from **outside** our neighborhood's boundaries. They are asking for people who do not reside here to attend our meetings and speak for the LHD. I find it especially offensive that this group of people, people who live in our community and know how the LHD issue has torn apart friendships and the goodwill of our neighborhood, bring this issue upon us again and then seek 'ringers' to shore up their cause. I find their behavior bullying. To me the only reason they seek support from outside the neighborhood is the reason this issue didn't pass in the first place: it is not supported here.

A review of the Yalecrest Yes website is to delve into well-written spin. I have researched each statement, and not one of them is the full truth. This group of people (and with the exception of Jan Hemming, they never list their names on anything, so who knows who they actually are) omits and ignores the facts of being an historic district and of working through the process for ANY kind of exterior home repair/remodel once under historic rules. I feel that anytime something is spun to this degree it is because the truth is feared. Yalecrest Yes seems determined to override the Community Council's decision and force their way onto the neighborhood at large. This group does not speak for me; in fact, after asking my neighbors of their feelings, I find Yalecrest Yes does not speak for anyone with whom I have discussed this matter.

The Community Council reached the decision to allow the neighborhoods in the Yalecrest Overlay to discuss their preservation needs in small work groups. Our portion of the neighborhood has taken this to heart and has met regularly since July. We have drafted what we feel is fair, inclusive, and most importantly, *supported* by the residents of our portion of the neighborhood. We are not attempting to force our decisions on any other portion of the neighborhood, and believe we deserve the same respect in return.

I ask you to dismiss this shameful petition and allow our neighborhood to heal, discuss this matter as was requested by the Community Council, and reach decisions that are fair for everyone.

Sincerely,

Deni Morrison
1838 Yalecrest Avenue

Leith, Carl

From: Helen Peters [helenmpeters@gmail.com]
Sent: Monday, September 27, 2010 4:12 PM
To: Simonsen, Soren; Leith, Carl; Council Comments; Zuck, Cecily; yalecrestyes@gmail.com
Subject: Vote to Support Yalecrest Historic Neighborhood Designation

Hello --

I am writing as a Sugar House resident to support my neighbors and family members in their quest for a Yalecrest Historic Neighborhood designation.

I believe that community revitalization and historic preservation can easily occur together in the Yalecrest neighborhood. The Yalecrest historic area is an important place in our community and should be preserved and remain part of the overall Salt Lake City narrative; it is an area with a sense of place. We need to prevent unnecessary demolition and reuse, rehab or adapt the existing structures and preserve their historic character. I support the effort to make sure that any construction is compatible with the local neighborhood character and historic resources in the area. We need to affirm the contribution that the structures in the Yalecrest neighborhood make to the cultural fabric of Salt Lake City, not destroy them and built new. Historic preservation is an important tool in the sustainability toolbox; we need to conserve buildings and seek to improve the existing housing stock rather than demolish homes, discard the waste and rebuild with new materials.

Please vote for the Yalecrest Historic Neighborhood designation. I hope that Sugar House also considers starting an initiative to become a Historic District.

Please contact me if you have any questions.

Best,

Helen

Helen M. Peters
2803 Beverly Street
Salt Lake City, Utah 84106
801-560-5036

Leith, Carl

From: Zuck, Cecily
Sent: Monday, September 27, 2010 4:39 PM
To: Leith, Carl
Subject: FW: Yalecrest Local Historic District

YC Comment.

From: Vena Childs [mailto:clive2@comcast.net]
Sent: Monday, September 27, 2010 4:36 PM
To: Zuck, Cecily
Cc: yalecrestyes@gmail.com
Subject: Yalecrest Local Historic District

To Whom it may Concern:

We have signed petitions in favor of the Yalecrest Local Historic District. That was early on in the discussion. We want to let you know we continue to support the creation of the Yalecrest Local Historic District. We have attended most of the meetings held concerning this. We have tried to get well informed by listening to both sides of the issue.

We live at 1611 Harvard Avenue in one of the smaller homes in the neighborhood. Our square footage is about 1000. I have heard opponents say several times they already have a "large house" and their concern is for the people in the small homes not being able to build a 2nd story on the small home. We have measured the distance between our house and the house next door east. There is 19 feet between houses. Our small homes are on small lots which do not accommodate a large house.

We already have an originally built two-story home on the west side of us. We do not want a two-story home on the east side also. We would lose our ability to ever see blue sky and sunshine.

As we walk the neighborhood, we see how many homes have already been changed. In our opinion, we have added four new monster homes just on Yale and Yalecrest this year. We would like our neighborhood to retain its historic character and we know that will not happen without guidelines and codes in place to help us. We are happy to support the creation of the Yalecrest Local Historic District.

Cliff and Vena Childs
1611 Harvard Avenue

Leith, Carl

From: Virginia Hjalmarson [ginny_hjalmarson@hotmail.com]
Sent: Monday, September 27, 2010 6:39 PM
To: Leith, Carl
Cc: 'Tracey Harty'
Subject: Yalecrest Yes

Mr. Leith,

My husband and I own the home at 1756 E. Yale Ave. We bought it in May, 2004 with the intention of retiring there. In 2007, we were transferred to Houston, but kept the home with the intention of retiring back there. Our daughter is living in the house and maintaining it for us for this purpose. We bought the house in that neighborhood for two reasons – 1) the older, more established neighborhood with smaller homes and 2) there is no commute to anything we ever needed.

Allowing a bulldoze-and-rebuild mentality and an invasion of mega-mansions would totally ruin the neighborhood and is an offense to common sense.

Thank you,
Virginia Hjalmarson

Leith, Carl

From: Rick Deamer [rdeamer2@comcast.net]
Sent: Monday, September 27, 2010 6:52 PM
To: Leith, Carl
Subject: Harvard Yalet Historic Support

To Whom It May Concern:

I live and grew up in the Harvard/Yale area and both my husband and I are supporting the Historic District vote. The whole argument of how will we raise our families is a silly argument.. People have been raising families in this area since the 1920's and have managed without having to build a Firehouse. We as a community need to look at what we NEED and what we WANT and stop the madness of 4000 to 5000sq foot homes. We renovated our house some 10 years ago and our stance from the beginning was to make it look as if it had never been renovated. It takes time, money, and someone to care about the community as a whole. Once one of these homes is gone we can never go back! I grew up in the area a wish to have our history preserved.

Sincerely,

Monica Deamer

Leith, Carl

From: Camille Lee [cam@educ.umass.edu]
Sent: Monday, September 27, 2010 7:56 PM
To: Leith, Carl
Subject: Yalecrest Historic District

To Whom it May Concern,

I do not have the privilege of living in the Yalecrest district, but am in support of historic preservation. I believe in the concept of the greater good and do not believe that those with the most privilege should be entitled to make all of the decisions. However, I would also want to know that if I were part of a young couple and could afford to live in the Yalecrest district, that my family would be able to "grow" within the district. I would want the opportunity to remodel my home in a "historically approved manner" so that I would have room to raise eight children if that is what I decided for my life. I would not want to be pushed to the suburbs based upon my family size.

Thank you for the work you are doing.

Camille Lee

Leith, Carl

From: Ellen Reddick [ellen@impactfactoryutah.com]
Sent: Monday, September 27, 2010 8:16 PM
To: Bonneville Hills - Ellen Reddick
Subject: Yalecrest Historic

September 27, 2010

To Whom It May Concern,

I am in strong support of creating a local historic district within the Yalecrest neighborhood. It is a treasure in our City and I cannot idly stand by and see this treasure destroyed.

Please preserve this area. Too many concession have already be made bowing to loud but not many voices.

I would hate for this to be another example where technology wins over the human voice desiring preservation.

Ellen Reddick
801.581.0369

Leith, Carl

From: Ed Archer [edarcher@earthlink.net]
Sent: Monday, September 27, 2010 9:04 PM
To: Leith, Carl
Subject: Expression of my support for designating Yalecrest as a LHD

Dear Mr. Leith,

I have been a resident of the Yalecrest neighborhood for over 20 years. I am sending you this email because I will be unable to attend the public forum on September 28, 2010, regarding the potential designation of Yalecrest as a Local Historic District (LHD). However, I wanted to convey to you *that I support designating Yalecrest as a LHD*. I have reviewed this issue extensively and believe that the designation of Yalecrest as an LHD is the best option for preserving the charm and character of this neighborhood while respecting the property rights of *all* residents. There is no doubt that Yalecrest meets the qualifications as an LHD.

The following are some of the reasons I support the LHD designation:

1. All major remodels would be required to go before the Historic Landmarks Commission (HLC) for approval. The process utilized by the HLC is established, is fair, and attempts to balance the rights of the homeowner while protecting the look of the neighborhood. Although many of my neighbors have done tasteful remodels others have not. Without an independent arbiter such as the HLC, it becomes a crap shoot as a homeowner if you are going to one day have a tasteful or tasteless remodel next door.
2. The LHD designation would prohibit demolitions unless a structure is unsafe. It is very rare that a demolition takes place with the intent of replacing the existing structure with a structure of similar size or charm. With only a few exceptions, demolitions have resulted in new structures which are oversized, do not fit in the neighborhood, and have limited charm.
3. The HLC would serve as an independent arbiter in a design review process and would help alleviate the current 'neighbor against neighbor' atmosphere which often exists in Yalecrest.
4. The LHD designation would provide tax credits for homeowners wishing to bring up to upgrade parts of the existing structure while preserving the external character and charm of the existing structure.

Thanks you for the opportunity to express my opinion.

Sincerely,

Ed Archer
1726 Michigan Ave.
SLC, UT 84108

Leith, Carl

From: Marielle Siraa [msiraa@compuserve.com]
Sent: Monday, September 27, 2010 9:15 PM
To: Leith, Carl; Zuck, Cecily; Council Comments
Cc: yalecrestyes@gmail.com
Subject: Support for Yalecrest LHD designation

I support the request to designate the Yalecrest area as a Local Historic District. It meets the requirements for such a designation and the LHD provides both preservation and adjustability with future building permits.

Regards,
Marielle Siraa
986 Lake St.

Leith, Carl

From: JON DEWEY [jondewey@msn.com]
Sent: Monday, September 27, 2010 9:48 PM
To: Leith, Carl; Planning Web Site Comments; Council Comments; Mayor; Zuck, Cecily; yalecrestyes@gmail.com

Hi Jon,

We're here in historic York just catching up on emails. Will you please share the following note at the planning meeting tomorrow night.

To City Planning Staff:

Unfortunately we are out of the county, but want to share our concerns for Yalecrest Neighborhood. As we are traveling through England, it has become even more apparent for the need for protection and preservation of our beautiful Yalecrest neighborhood. As we write this note, we are in York, one of England's most historic cities. We couldn't help but wonder what this town and the rest of Europe and Great Britain would look like if previous generations had been allowed to change their individual homes, shops and buildings without regard to their neighbors and community. Fortunately here in Europe that has not been allowed and we along with future generations can and will enjoy this unmatched history and charm. Obviously, comparing Yalecrest to Europe is an unfair comparison, but we strongly believe we have a neighborhood that is a unique Salt Lake City treasure, very much worthy of preservation! The 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, Cathy and Andrew Kelner
1000 Military Drive

Leith, Carl

From: Ken Strong [ken@kcs-enterprises.com]
Sent: Monday, September 27, 2010 10:29 PM
To: Hasenberg, Angela; Sommerkorn, Wilford; Leith, Carl
Subject: Yalecrest LHD

Dear City Planning Staff,

I feel like a broken record, as I have already voiced my opposition to a Yalecrest LHD until I am hoarse, but it seems we all must rise up again. In regards to the Planning staff public forum tomorrow evening, I would like to go on record as being **OPPOSED TO THE IMPLEMENTATION OF A LOCAL HISTORIC DISTRICT IN THE YALECREST NEIGHBORHOOD**. My name is Ken Strong. My wife and 3 kids have lived at 1754 Cornell Circle for nearly 4 years. I am fundamentally and principally opposed to the extra layer of beaurocracy 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. 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, or 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 in the neighborhood 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 the neighborhood for its trees, and sense of community. 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. To be perfectly honest, the implementation of a Local Historic District will likely force us out of the neighborhood at some point in the near future, rather than subject ourselves to the arduous processes necessary to achieve the required changes to our home. Just to be clear, I do not support 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. I beg of you , as a resident of the affected area, to please **ABANDON FURTHER DISCUSSION OF A LOCAL HISTIRIC DISTRIC**. There are other solutions.

Thank you,
Ken Strong
1754 Cornell Cir.
801-633-3610

Leith, Carl

From: kelly [kmarinan1@earthlink.net]
Sent: Tuesday, September 28, 2010 8:11 AM
To: Leith, Carl
Cc: Zuck, Cecily; Planning Web Site Comments; Council Comments; yalecrestyes@gmail.com
Subject: scanned letter in support of YLHD
Attachments: Tucker.pdf

Carl,

I'm forwarding Martha Tucker's letter in support of creating the Yalecrest Local Historic District, as an attachment.

Mrs Tucker resides at 1765 Harvard Ave.

Thanks,
-Kelly Marinan

Team
Councilman
In 95 years and
7 months old.

Is a very happy
member of the Yalco
Area - And wonder
why everyone isn't.
Don't you know how
lucky you are?

And this Area should
be preserved without
questions.

Monika Tucker
1765 Howard Ave
S.L.C. Neb 68108

Leith, Carl

From: kelly [kmarinan1@earthlink.net]
Sent: Tuesday, September 28, 2010 8:18 AM
To: Leith, Carl
Cc: Zuck, Cecily; Planning Web Site Comments; Council Comments; yalecrestyes@gmail.com
Subject: scanned letter in support of YLHD
Attachments: saarel.pdf

Carl,

Here is another scanned letter from a supporter that signed our petition.
See attached. His name is Doug Saarel, 1703 Harvard.

Thanks,
-Kelly Marinan

A Few Thoughts

Kelly asked me to write about our family's experiences living in historic neighborhoods in other parts of the country. On reflection it was not the building codes nor the architectural plans nor the actual homes that gave these communities a special ambience. It was the people that made these towns remarkable. I suppose neighbors saw their communities as extensions of themselves and worked together on local committees to determine reasonable solutions to potential code violations in order to help one another improve their homes. Speculators were discouraged from building in these neighborhoods because it was impossible to make a "quick buck" constructing homes with tawdry designs and shoddy workmanship. I do believe a Yalecrest Local Historic District Designation could be a positive classification that would allow beneficial expansion of homes, that would increase property values, and that would heighten community pride.



Doug Saarel

1703 Harvard

Leith, Carl

From: Michael F. Jones [mjones@mfjlaw.com]
Sent: Tuesday, September 28, 2010 10:00 AM
To: 'Warren Lloyd'
Cc: Council Comments; Mayor; Martin, JT; Gray, Frank; Sommerkorn, Wilford; Leith, Carl; Yalecrest CC Chair; dmgib@xmission.com; 'JON DEWEY'; 'Tracey Harty'; 'Kirk Huffaker'; letters@sltrib.com
Subject: Public Forum Meeting, September 28, Rowland Hall St. Mark's Chapel -- Comment Letter
Attachments: HLC Letter re Yalecrest LHD 092810.pdf

Warren and other addressees:

Submitted herewith to Warren and the other copy parties named therein (including The Salt Lake Tribune) is my attached comment letter to the Historic Landmark Commission.

As the letter makes clear, given the historic nature of the Yalecrest neighborhood and its predominantly "contributing" structures, it is the duty of the HLC, the Planning Commission and the City Council to amend the zoning map for the City to designate the Yalecrest neighborhood with H Historic Preservation Overlay District (or "LHD") designation.

The City stepped up when it adopted the Temporary Ordinance in March. It, through its elected and appointed officials, has a legal duty now to finish what it started in March, in time to prevent further destruction of the Yalecrest historic neighborhood.

Respectfully,
Mike

Michael F. Jones | Michael F. Jones, P.C. | Wells Fargo Center | 299 South Main Street, Suite 1300, Salt Lake City, Utah 84111
T 801.582.2400 | F 801.582.4353 | mjones@mfjlaw.com | www.mfjlaw.com

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Leith, Carl

From: Zuck, Cecily
Sent: Tuesday, September 28, 2010 10:02 AM
To: Leith, Carl
Subject: FW: Yalecrest LHD- Against

Yalecrest Comment.

From: Scott Petty [mailto:scott@vspring.com]
Sent: Tuesday, September 28, 2010 9:33 AM
To: Zuck, Cecily
Subject: Yalecrest LHD- Against

Cecily-

I am strongly opposed to a LHD in my neighborhood (Yalecrest). I am tired and frustrated by the vocal minority inside and outside my neighborhood who keep pushing for an LHD despite clear majority opposition. I ask you to please do what you can to put an end to it and allow us to formulate other better and more suitable solutions.

Scott Petty
14 year resident

Leith, Carl

From: kelly [kmarinan1@earthlink.net]
Sent: Tuesday, September 28, 2010 11:35 AM
To: Leith, Carl
Cc: Council Comments; Zuck, Cecily; Planning Web Site Comments; yalecrestyes@gmail.com
Subject: another YLHD support letter
Attachments: Nolte.doc.odt

Carl,

Please let me know if you have any trouble reading the attachment.
It's another letter in support of establishing a YLHD (from Lynne Nolte)

Thank you,
-Kelly Marinan

Yalecrest Public Forum -- September 28, 2010

Public Comment Form

Yalecrest Local Historic District Designation --the Yalecrest Yes Heritage Preservation Committee has requested the Historic Landmark Commission initiate a petition to create a local historic district within the Yalecrest neighborhood. The Historic Landmark Commission is seeking your input on the issue. Please send any comments to our staff by October 8, 2010 to ensure they can be included in the October 20, 2010 staff report. Staff contact: Carl Leith, PO Box 145480, Salt Lake City, UT 84114-5480. Mr. Leith can also be reached via email: carl.leith@slcgov.com or phone, 801-535-7758.

Name: James C. Pechmann

Address: 1846 Sunnyside Ave., Salt Lake City, UT 84108-1345

Comments:

I am opposed to the proposed local historic district within the Yalecrest neighborhood. I am especially opposed to including Sunnyside Ave., the street that I live on, within a local historic district. There are few, if any, genuinely historic and unique structures on Sunnyside. Moreover, Sunnyside Ave. is a 4-lane highway with huge, new, ugly power lines running along it. If the city really cared about the visual appearance of this street, it should have found some way to get these power lines buried. Please remove Sunnyside from the proposed historic district!

A 2005 survey concluded that the vast majority of the houses in the Yalecrest neighborhood are "contributing" structures. However, my house was classified as "contributing" even though it was extensively remodeled in the 1970's and looks nothing like the original. Therefore, I have little confidence in this survey.

There are many houses in the neighborhood that have already been remodeled or added on to. The vast majority of the modifications, additions, and even rebuilds are tastefully done, and are in character with the neighborhood. Of the few that

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Please let those interested know how to contact us.

Staff Contact-
Carl Leith
PO Box 145480
Salt Lake City, UT
84114-5480

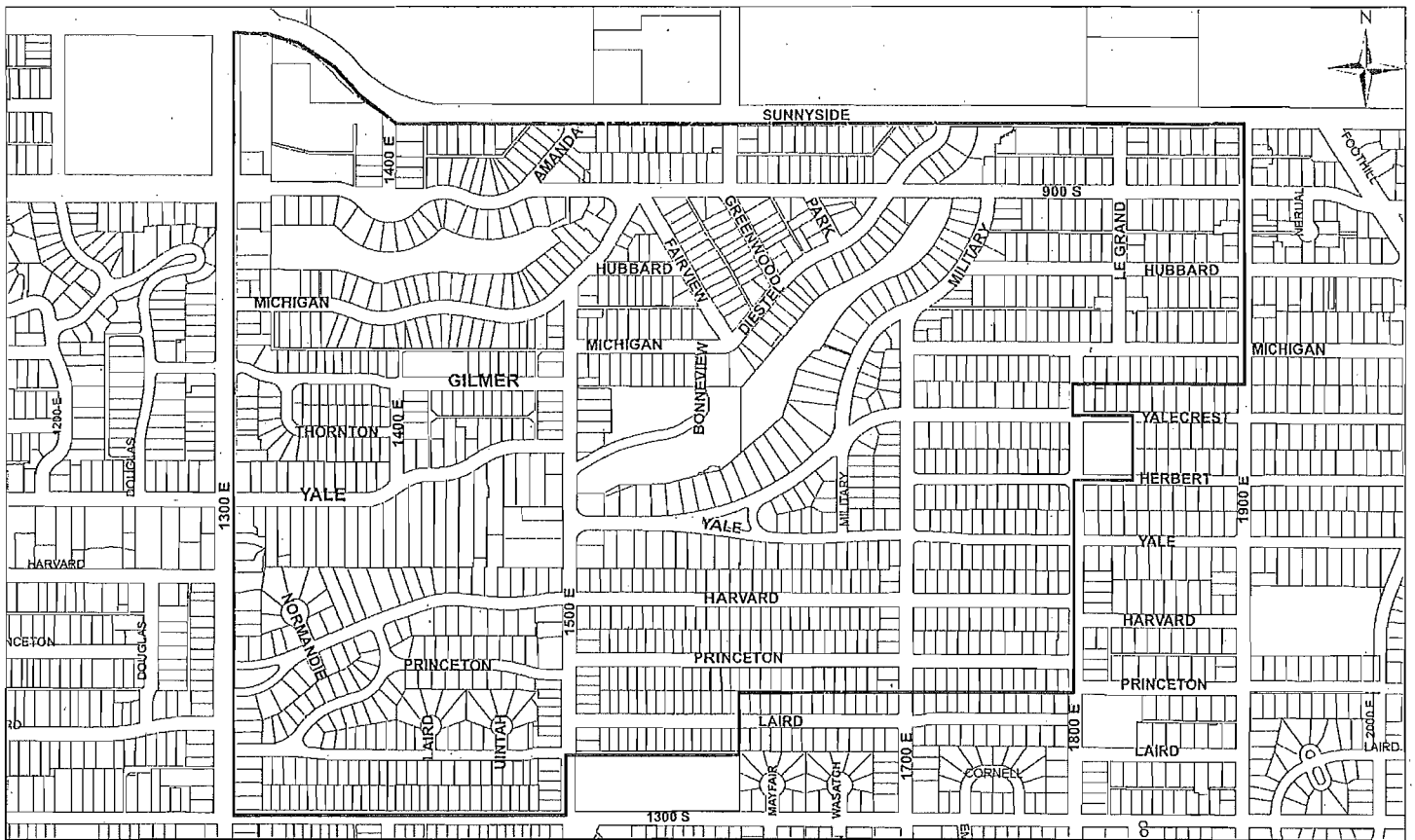
T: 801-535-7758

carl.leith@slcgov.com

aren't, the main problem is size. If the current compatible infill ordinance is inadequate to prevent the construction of houses that are too big for their lots, or grossly out of scale for the neighborhood, then it should be amended.

Finally, as a seismologist, I am concerned about the effects of the historic district regulations on seismic safety. The neighborhood has many unreinforced masonry structures. It has been known since at least the 1930s that such structures have poor resistance to earthquakes. If the owner of an unreinforced masonry structure wants to make it more seismically safe, the local historic district regulations would make it much more difficult.

Below: The Yalecrest neighborhood area "Yalecrest Yes" has requested HLC consider for local historic district designation.



Yalecrest Public Forum – September 28, 2010

Public Comment Form

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Name: Kelly MARINAN

Address: 1766 Harvard

Comments:

I struggle to understand why some folks can't get behind a YLHD. When I talk to one neighbor, I hear grumbling about permits. Others, it's because they fear they can't have the doors or window or addition they may want in the future. When I ask if they've done any work to verify their fears, they have NOT. Hearsay + misinformation. They can't be bothered to check if it's true + they only care about their particular situation.

Frustrating!

And then there are the Personal Property Rights folks. The anti-Govt group that believes "LHD = MORE GOV'T" That's all they see. Misplaced anger? Assn of the times?

The anti-LHD group has no consensus on their interests. Their majority wants preservation, but say "this isn't the tool." There is NO OTHER TOOL to LEGALLY deal with unnecessary demos + style/character issues. This, along with scale, are important to YLHD supporters. The anti-LHD has had PLENTY of time to figure out their interests + make an alternate proposal. It's almost OCTOBER 2010 + they have done NOTHING. Anything they could possibly come up

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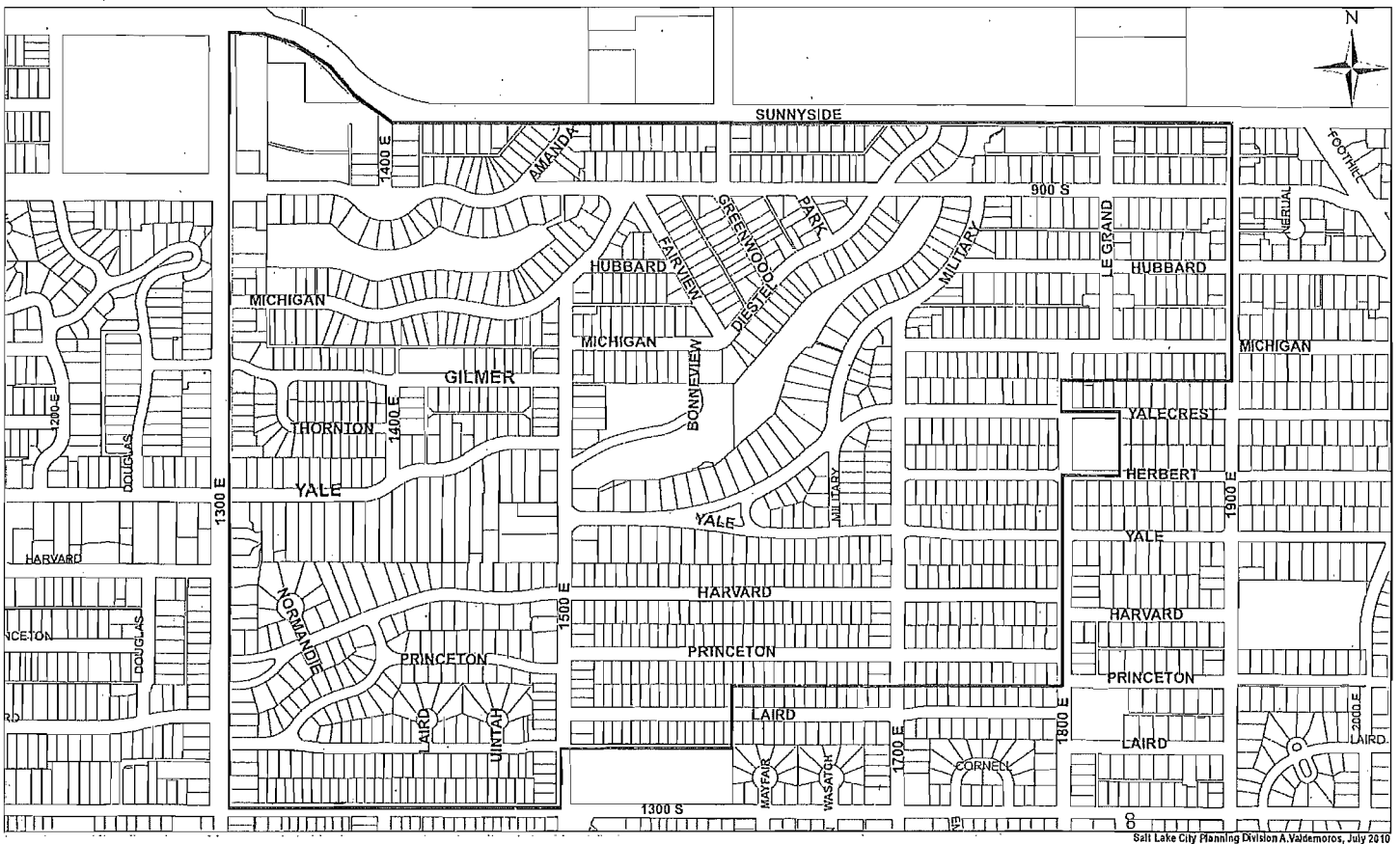
carl.leith@slcgov.com

with would cost the city MONEY that I'm sure They (AND Everyone else!!!) would. NOT want to fund. I don't get it.

Yalecrest is a CITY TREASURE, It would be a joke to try to do this in 10, or even 5 years. NOW IS THE TIME. It's The RIGHT thing to do.

I urge you to check out The 1700 block of Harvard. A few things may not have been done quite right, but It's still a GEM. PLEASE DON'T stop us now — let us go to the cc.
Thank you

Below: The Yalecrest neighborhood area "Yalecrest Yes" has requested HLC consider for local historic district designation.



Yalecrest Public Forum – September 28, 2010

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Name:

JANET HEMMING

Address:

1152 South 1900 East -

Comments:

In our democracy, the majority rules. Based on that principle the local historic District should be approved and passed by the Salt Lake City Planning Commission.

91% of the houses in the Yalecrest neighborhood were deemed to have historical value based on a carefully constructed survey done in 2005.

Contrary to false information circulating on the Internet by the opposition, it was NOT A windshield survey - where someone just drive through the neighborhood. The Utah Historical Society has detailed information about every home in Yalecrest based on the survey.

73% of those in the neighborhood responding to online polls, petitions or comment cards have said they want the local historic District. We have the names and signatures to back up this claim. (see back)

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Please let those interested know how to contact us.

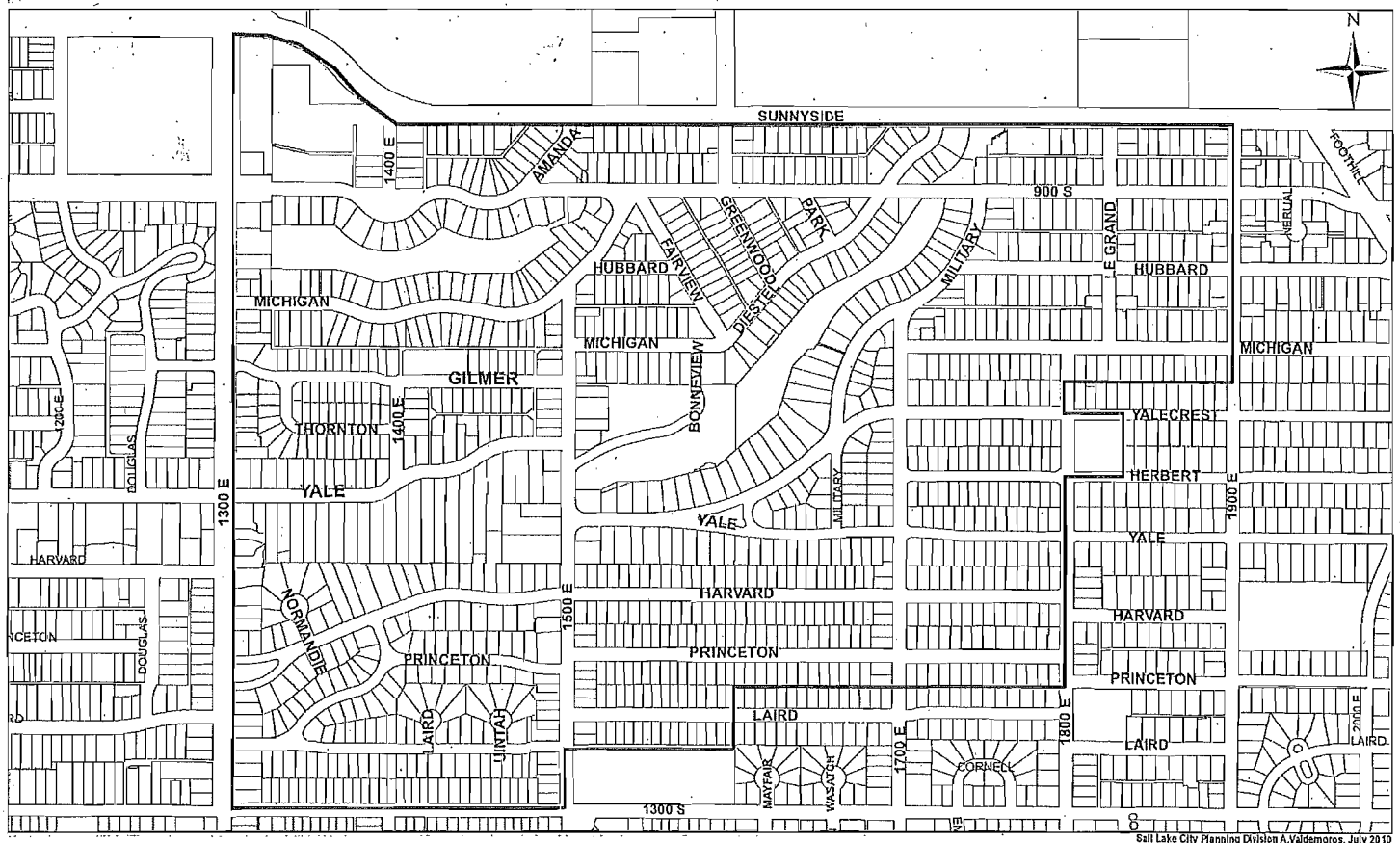
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carl.leith@slcgov.com

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 or had young children at home. These opinions count just as much as those loud voices who attended public meetings this summer. There is a strong silent majority who want the local historic District. There is a vast majority of homes that need the protection of this Commission and this city. In our democracy, the majority rules. That is what is right. That is what is fair.

Below: The Yalecrest neighborhood area "Yalecrest Yes" has requested HLC consider for local historic district designation.



Yalecrest Public Forum – September 28, 2010

Public Comment Form

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Name: DAVID BREWER

Address: 1238 SO. 1500 E.

Comments:

- THERE IS NO CONSENSUS TO SUPPORT THE RE-APPLICATION FOR A LOCAL HISTORIC DISTRICT IN THE YALECREST NEIGHBORHOOD.

- THE PLANNING COMMISSION/STAFF, HISTORIC LANDMARK COMM. THE CITY COUNCIL HAVE DONE NOTHING TO ACCOMMODATE CHANGES TO THE EXISTING LOCAL HISTORIC DISTRICT ORDINANCE - THEY, AS A GROUP, ONLY CONTINUE TO FORCE AN AGENDA THAT ~~ONLY~~ CONTINUES TO DIVIDE

- MANY SUGGESTIONS TO CHANGE EXISTING ORDINANCES TO ACCOMMODATE BOTH SUPPORTERS AND NON-SUPPORTERS HAVE BEEN IGNORED BY THE CITY!!

(OVER)

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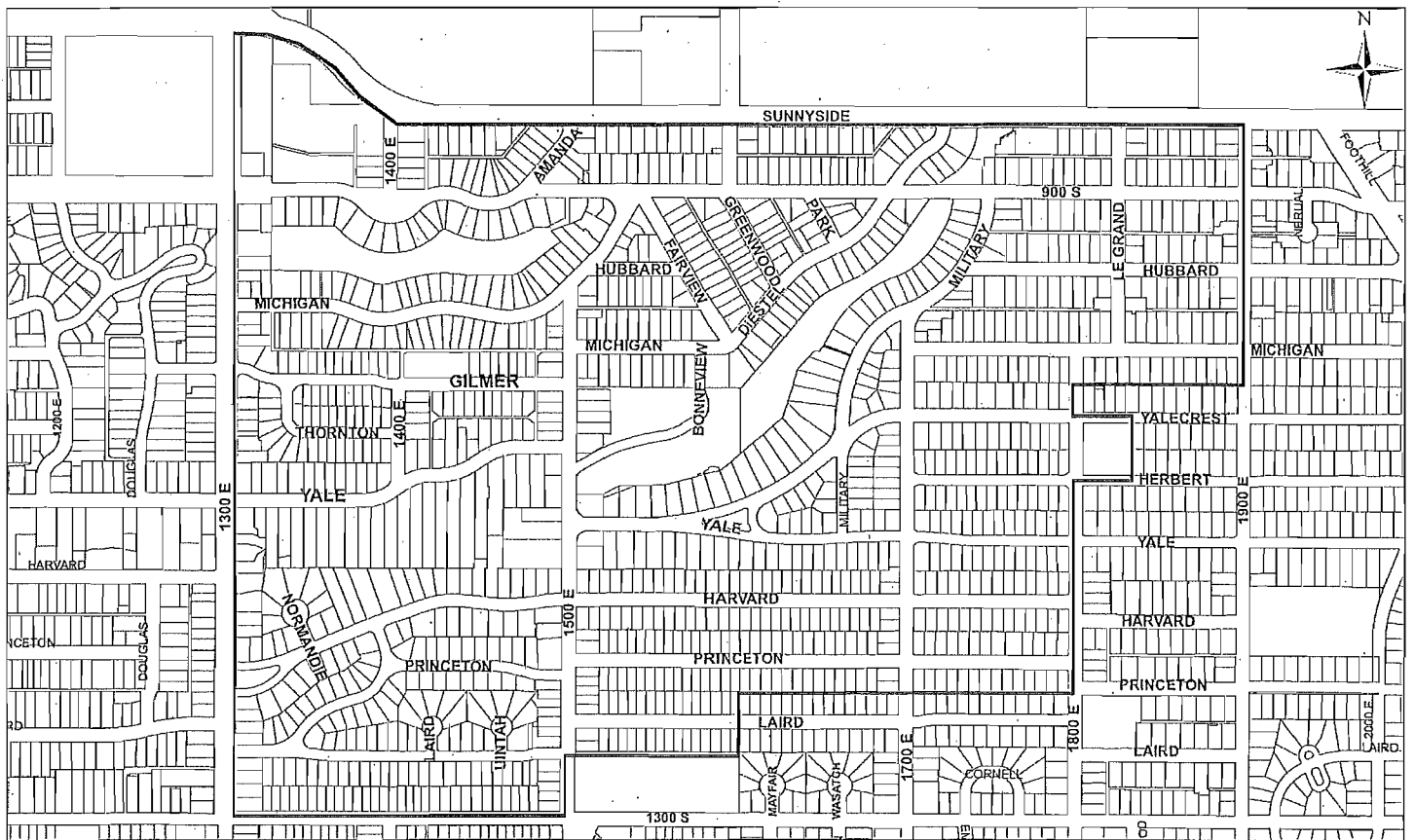
CHANGES TO THE EXISTING ORDINANCES SHOULD INCLUDE THE ALLOWANCE TO TEARDOWN, AT THE OWNER'S OPTION NOT AT THE HISTORIC LANDMARK COM. BY PLEADING "ECONOMIC HARDSHIP" TO A GROUP OF TOTAL STRANGERS.

ON THE OTHER HAND, CHANGES NEED TO BE MADE TO PROTECT THE HISTORIC CHARACTER OF THE NEIGHBORHOOD

- REPLACEMENT HOMES SHOULD BE A CURRENT INTERPRETATION OF THE STYLES, PERIODS IN THE APPLICATION FOR THE YALECREST NATIONAL REGISTER OF HISTORIC PLACES.

* THOSE IN FAVOR OF THE LHD AND THOSE OPPOSED MUST NECESSARILY CO-EXIST !!

Below: The Yalecrest neighborhood area "Yalecrest Yes" has requested HLC consider for local historic district designation.



I have been a resident of Westmoreland Place for over 20 years and was an initiator for our historic district designation. I am thrilled to know that the historic homes and character of my neighborhood is now protected for future generations. People come and go in neighborhoods - they pass through - but the history once destroyed is gone forever. Yalecrest has always been considered one of the premiere historic neighborhoods in Salt Lake City. It is a valuable asset to our city that should be preserved and continue on as a beautiful example of architecture from past times. A designated historic district still allows for contemporary living and change to accommodate for growth - but in a guided way. It is my opinion that the city take leadership and make the decision to protect and preserve the historic Yalecrest neighborhood regardless of the sentiments of the current residents who are merely passing through it at this point in time. Let's allow the historic character of Yalecrest to remain a Salt Lake City treasure for years to come.

Thank You.

Traci O'Very Covey

Sept 28, 2010

Yalecrest Public Forum – September 28, 2010

Public Comment Form

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Name: Mary Smolenski

Address: 1332 Laird Ave. SLC 84105

Comments:

I made the decision to move to the Yalecrest area four years ago because of the aesthetic beauty of this historical neighborhood. I was well aware that I was compromising on lot size and square footage, but the trade off was worth it to become part of this unique neighborhood. I, along with other residents, many other residents, consider myself a steward of this neighborhood who cares for it and treasures it - as it is.

I am in favor of local Historical District designation as a means of providing protection and preservation for the homes in this area, while still allowing for minor changes that do not affect their historical, architectural significance. Design guidelines

Map included on the back of this sheet. Use back side if necessary.

Comments must be received by October 8, 2010 to be included in the October 20, 2010 hearing staff report.

Please let those interested know how to contact us.

Staff Contact:
Carl Leith
PO Box 145480
Salt Lake City, UT
84114-5480

T: 801-535-7758

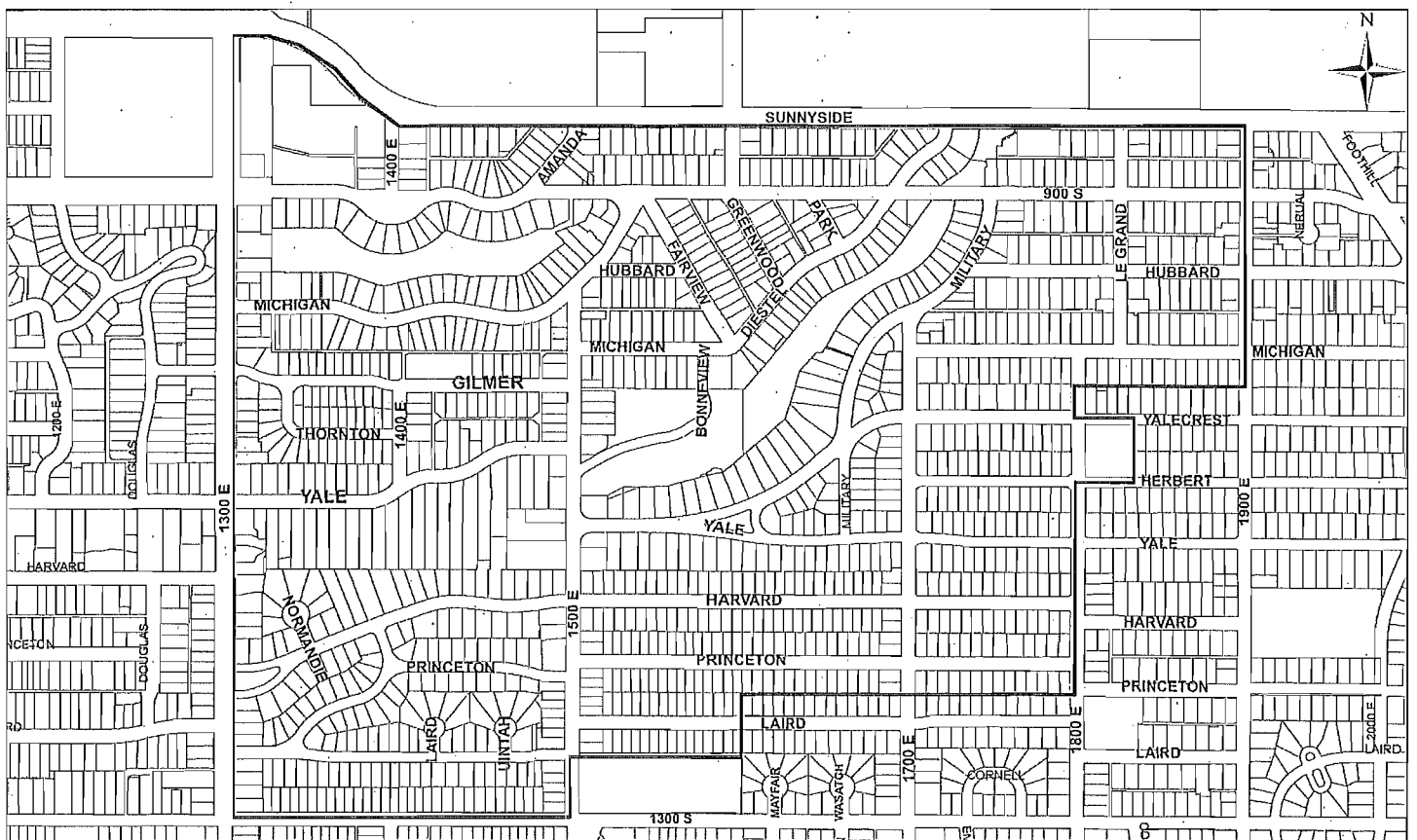
carl.leith@slcgov.com

under LHD designation insures compatibility,
while still giving homeowners flexibility.

I urge the Historical Landmarks Commission
to recommend local Historic District
designation for Yalecrest.

Sincerely,
Mary M. Smolenski
1332 Laird Ave.
SLC, UT 84105

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HLC consider for local historic district designation.



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Name: Beth Underwood

Address: 1725 Michigan Ave.

Comments:

I am opposed to the creation of a local historic district in the Yalecrest neighborhood. I do not believe that a historic district designation is the appropriate tool to preserve the character of the neighborhood.

An historic district designation adds ~~additional~~ logistical & financial hurdles to remodels and maintenance that would add to property values. In these tough economic times an historic district designation could increase the ever growing number of rental properties in the neighborhood; make energy efficient upgrades - such as new windows, out of reach financially for many homeowners, and drive potential buyers to other, more remodel friendly neighborhoods. Moreover, the cost to taxpayers of Salt Lake

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Staff Contact-

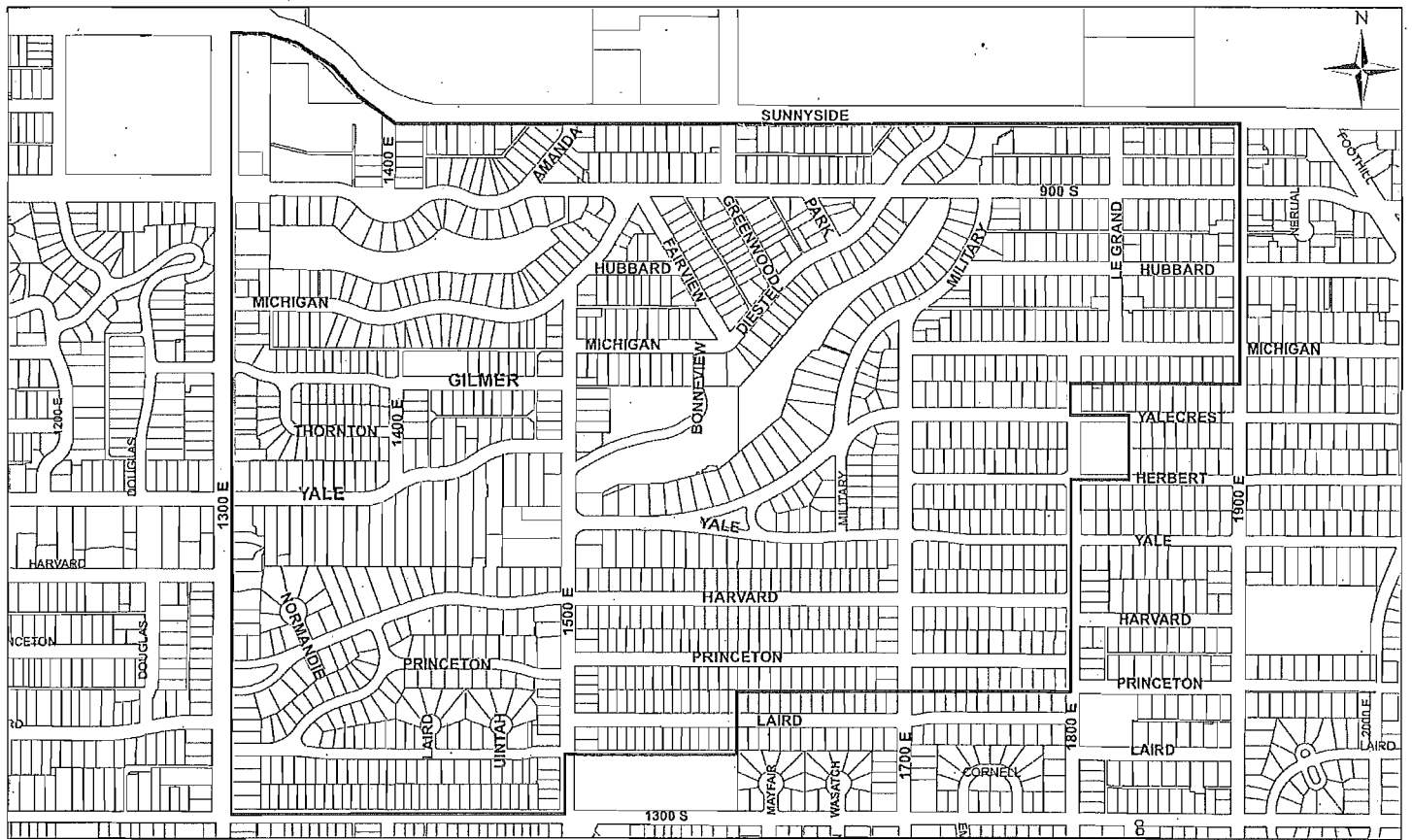
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City will be tremendous & unnecessary. These funds could more appropriately used for other ventures. ~~Finally~~ Finally, the push for the historic district is being pushed by a small very vocal minority. It is not supported by the vast majority of property owners in the neighborhood.

Below: The Yalecrest neighborhood area "Yalecrest Yes" has requested HLC consider for local historic district designation.



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Name: Scott Brown

Address: 1861 E. Michigan Avenue

Comments:

I am in opposition to a ~~local~~ local historic district. It is unfortunate that the neighborhood is going through this process for the 3rd time. Contrary to the request to revisit this issue, the ~~majority~~ majority of the neighborhood opposes the LTD. That is not to state, that the neighborhood is not interested in preserving the "charm and character" of the neighborhood. The existing ~~area~~ overlay ordinance can be amended to solve the perceived problems. The LTD is too overbroad, and too restrictive. ~~The proposed LTD~~ The boundaries for the proposed LTD is too large and is over encompassing. Application of the LTD is also a problem. Further, the LTD is an attempt to legislate taste. The LTD eliminates property rights and will increase the cost of maintenance and repairs. Property values will decrease with a LTD.

Map included on the back of this sheet. Use back side if necessary (10/15/10)

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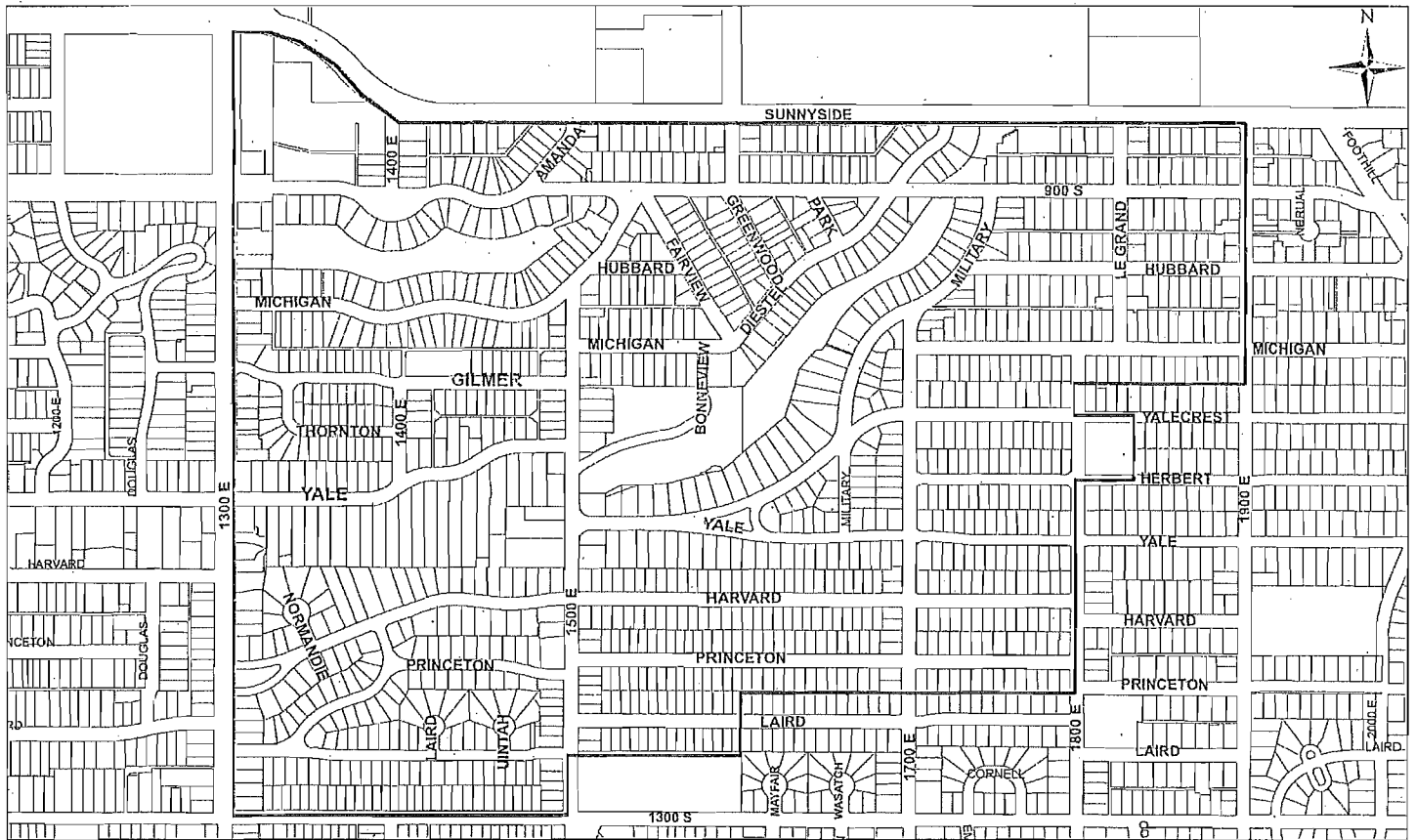
Staff Contact:
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T: 801-535-7758

carl.leith@slcgov.com

Demolitions in the area is not a real problem. Arguably, there are two homes that the neighbors have not appreciated. One of the homes would not comply with the overlay ordinance. Further, most of the tear-downs and remodeled homes are very tasteful and contribute to the "charm and character" of the neighborhood.

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Name: Stephen & Rebecca Waldron

Address: 1821 Yalecrest Ave, SLC, UT

Comments:

We are opposed to the Yalecrest Local Historic District Designation. Creation of a historic district will prevent remodeling and new home construction that has been very beneficial to the area. The E. 1700 and 1800 blocks of Michigan Ave are good examples of streets where most of the homes have been substantially renovated or redone, to great benefit as all of the work looks good and no home is too large. All of that work would have been prohibited under a historic district. Many ~~new~~ houses in the area are functionally obsolete and are in need of substantial renovation, updating or demolition in order to become desirable, attractive homes. This should be allowed, yet would be prohibited/~~under~~ restricted under the historic district regulations. We own a house at 1815 Yalecrest that needs

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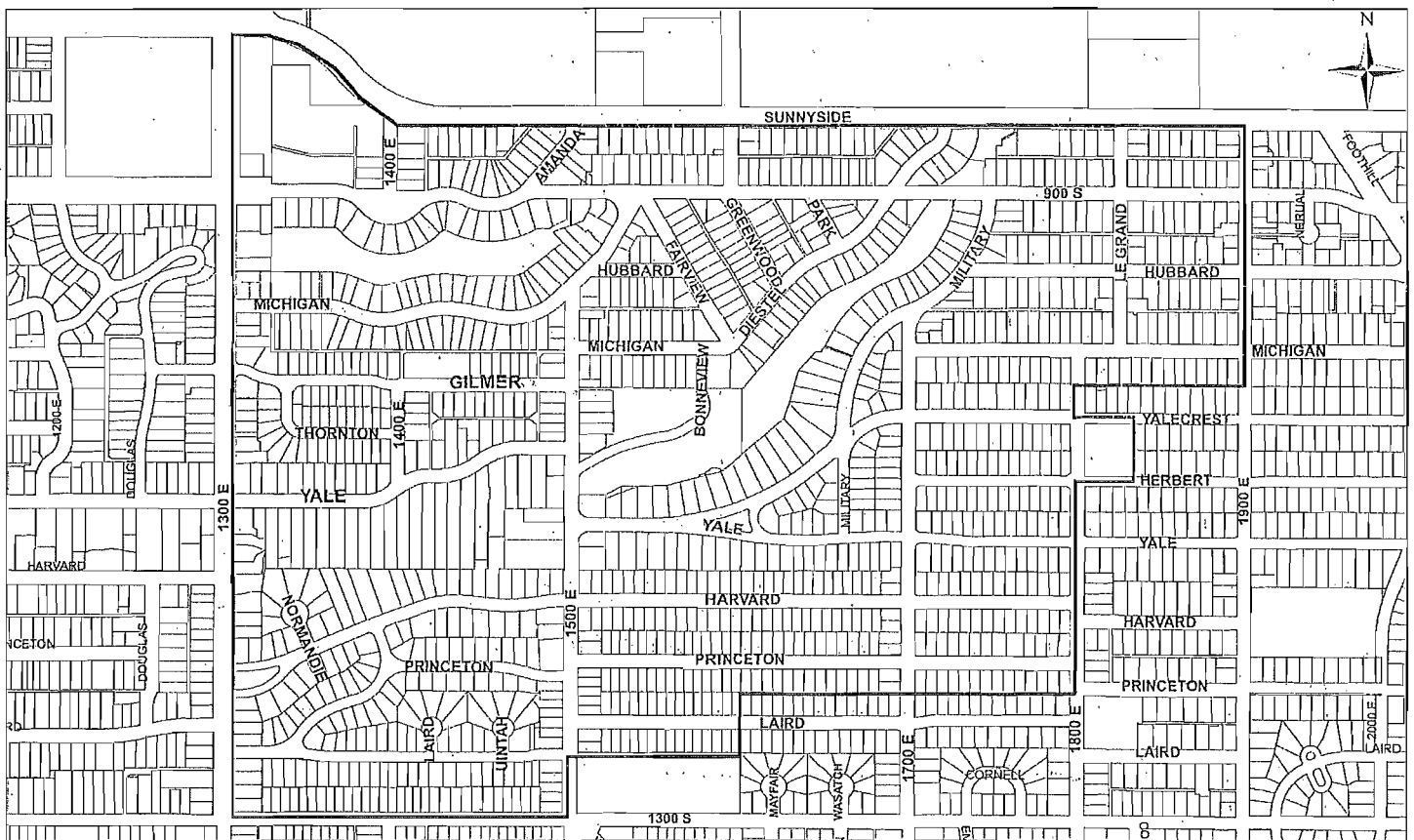
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substantial renovations, and have already-prepared plans for a beautiful new home on that lot. We were careful to design the new home to conform to existing overlay restrictions. It would greatly ~~the~~ enhance not only the value of that lot, but also the values of our neighbors' properties. Yet that project would be prohibited under the local historic district rules. That makes no sense, and is wrong. There is considerable opposition to a historic designation in our block and the 1800 block of Herbert. ~~The~~ strict regulations such as a historic designation should not be imposed where it is not wanted. Enforcement of the existing overlay requirements is all that is needed.

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Name: GORDON F. SCHEFFNER

Address: 1757 CORNELL CIRCLE

Comments:

HAVING LIVED IN THE YALECREST-HARVARD NEIGHBORHOOD FOR 38 YEARS
I HAVE A DIRECT INTEREST IN THE PROPOSED HISTORICAL DESIGNATION. I
BELIEVE IN THE BASIC CONCEPT OF PROPERTY RIGHTS. PEOPLE SHOULD HAVE THE
RIGHT TO IMPROVE THEIR PROPERTY WITHIN REASON. AT TIMES THAT RIGHT CAN BE
ABUSED. HOWEVER I THINK THAT MOST PEOPLE CAN WORK
WITH THEIR NEIGHBORS REGARDING IMPROVEMENTS THEY
WISH TO MAKE. THIS MIGHT BRING NEIGHBORS CLOSER
TOGETHER. RATHER THAN HAVING A COMMITTEE MAKE
THESE DECISIONS. IF THIS DOES NOT OCCUR, THEN TOUCHED
ORDINANCES SHOULD DO THE JOB.

MUCH HAS BEEN SAID ABOUT THE DESIGN AND CHARACTER OF
THE HOMES IN ATTRACTING BUYERS. WHILE THIS MAY BE A
FACTOR, I THINK MOST PEOPLE BUY HOMES BECAUSE OF
LOCATION. OUR NEIGHBORHOOD IS LOCATED NEAR THE WELL
SUGARHOUSE, HOOLE ZOO, SCHOOLS, SHOPPING CENTERS AND
IS JUST A 10-15 MINUTE DRIVE TO DOWNTOWN. PEOPLE ALSO

BUY HOMES WITH THE IDEA OF BEING ABLE TO BUILD ON OR
TO REMODEL THE ORIGINAL STRUCTURE. I BELIEVE PEOPLE
ARE HEISANT IN PURCHASING HOMES IN AN AREA

Map included on the back of this sheet. Use back side if necessary.

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THAT HAS ADDITIONAL AND ONEROUS RESTRICTIONS AND INCREASED GOVERNMENT BUREAUCRACY, THIS ALSO MAY PRESENT A PROBLEM TO OLDER PEOPLE WHOSE DECLINING HEALTH MAY FORCE THEM TO SELL THEIR HOMES QUICKLY, AND AT A POSSIBLE REDUCED COST.

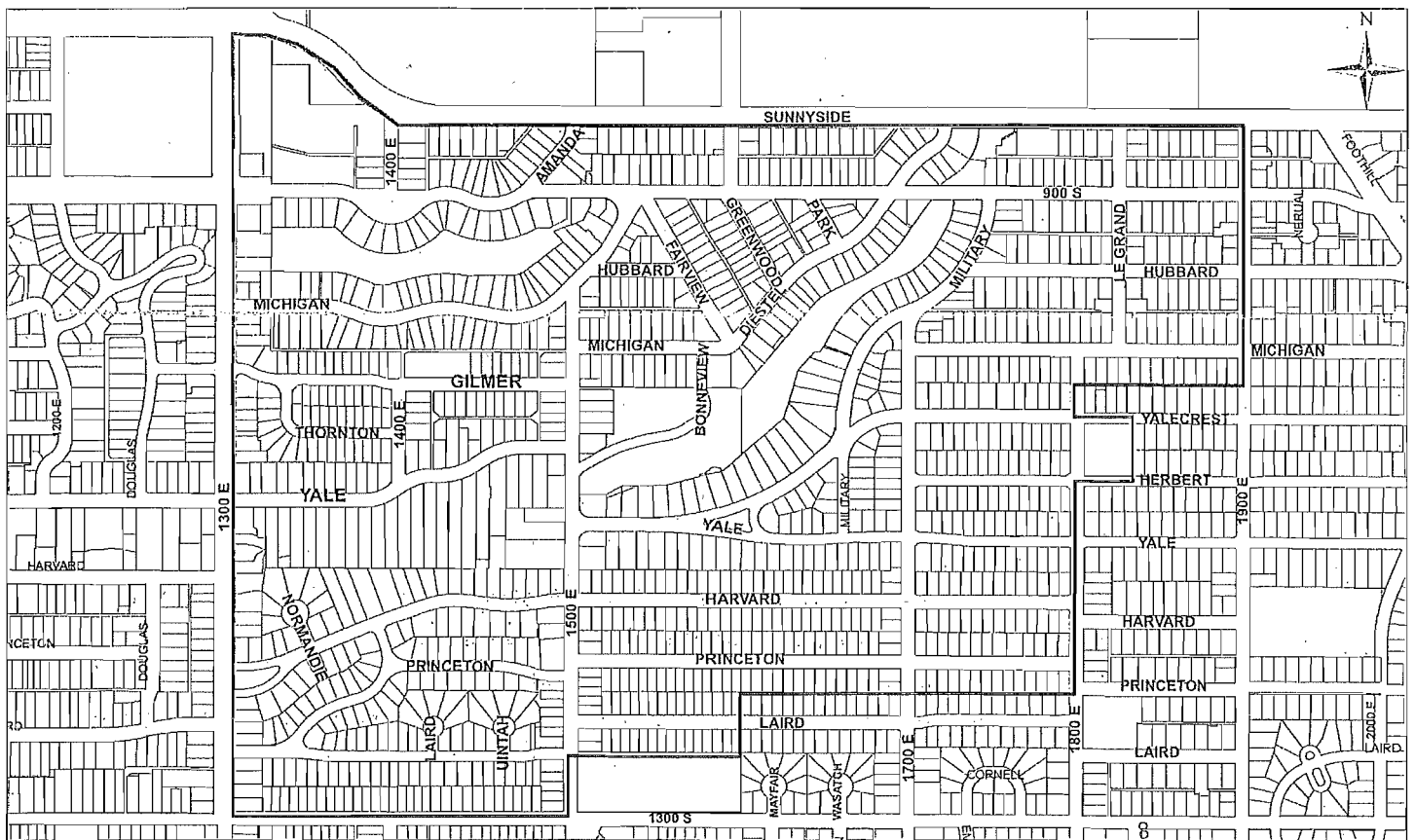
I BELIEVE THE WEAKNESS IN THE YALECREST LOCAL HISTORIC DISTRICT DESIGNATION PROPOSAL IS IT IS TOO ALL INCLUSIVE, THE FOCUS SHOULD HAVE BEEN ON MEGA HOMES AND DEMOLITIONS. I ALSO BELIEVE THAT THE PUBLICITY IN THE NEWS MEDIA HAS HURT OUR NEIGHBORHOOD.

THANK YOU FOR YOUR CONSIDERATION,

SINCERELY,

Gordon F. Scheffner

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Name: Judy Pechmann

Address: 1846 Sunnyside Ave SLC, UT 84108

Comments:

I am opposed to the local historic district. I am also opposed to out of scale, out of character rebuilds and remodels. I believe these can be prevented by modifications to the existing ordinances. A LHD goes too far in preventing upgrades for energy efficiency and seismic safety.

I am strongly opposed to the inclusion of Sunnyside Ave in the proposed LHD. If the city would bury the atrocious new power lines, build a median in the middle of the street, and reduce the speed limit to 30 mph, I might change my mind.

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Name: R MOODY

Address: 1343 Princeton

Comments:

I ~~was~~ received a mailing from Yalecrest + Yes asking for all preservationists or anyone else who FAVORABLE TO LHD to show up and speak EVEN IF THEY DID NOT LIVE IN YALECREST, because "the city officials need to see a bigger turnout" for those in favor.

I OPPOSE THE LHD FOR YALECREST.

I LIVE IN YALECREST.

I OBJECT TO DRIVEBY YES-MEN FOR THE CITY STACKING THE DECK IN FAVOR OF THIS ACTION TO TAKE PROPERTY RIGHTS FROM ACTUAL RESIDENTS.

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Name: DAN JACKSON

Address: 1505 YALE

Comments: I am in total support of the
Historic District Designation

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Name: ROBERT & NANCY LINDSEY

Address: 1086 MILITARY DR.

Comments:

IN SPITE OF THE CONTENTIOUSNESS OF THE DEBATE,
I DON'T BELIEVE THE TWO SIDES ARE FAR APART ON
THEIR VISION FOR YALECREST, ONLY THE MEANS TO
ACHIEVE A COMMON GOAL: TO LIMIT MEGA HOMES
AND LIMIT TEARDOWNS OF VIABLE
HISTORIC HOMES. MY GUESS THAT IS
THE OBJECTIVE OF MOST OF OUR NEIGHBORS
AND FRIENDS. BUT THE SIX MONTH
PROCESS CREATED WINNERS + LOSERS
BECAUSE LHD IS ALL OR NOTHING.
ALL OF YALECREST WOULD BENEFIT FROM
REVISITING THE YALECREST INFILL
ORDINANCE. IT COULD BE REVISED
TO ACCOMPLISH WHAT WE ALL WANT
WITHOUT INJURING SO MANY HOMEOWNERS
WHO NEED OR WANT TO IMPROVE THEIR
HOMES IN SMALL BUT SIGNIFICANT WAYS

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Name: Duane R. White

Address: 1068 S 1700 E

Comments:

I am in favor of the Yalecrest local Historic District. I moved here because it was a historic area, to now see it destroyed for money is a travesty.

I have listened to all of the meetings, and those that yell the loudest are Realtors, Developers and land lords, all of which stand to lose money if this goes through. The rest of us live here for the charm of the neighborhood. Please pass this designation.

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Name: Kelly White

Address: 1068 SO 1700 E

Comments:

I support a LHD designation for Yalecrest. This neighborhood needs to be preserved for future generations. I have lived in Yalecrest for 20 years and the last 10 I've seen numerous insensitive remodels & tear-downs. If the city lets the VCIO (infill) continue, as is the charm & beauty of this neighborhood will be forever changed. Once it is GONE you can never bring it back. Please keep Yalecrest as the most desirable neighborhood in Salt Lake. Do not let the chance to preserve it slip away. It is a gem that belongs to all of Salt Lake and to future generations of Salt Lakers. Please do what you know in your heart & mind to be the right thing. Say Yes to Yalecrest!

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Name: LIBBY PETERSON

Address: 1221 South 1300 East, SLC UT 84105

A duplex built in 1939, I have lived there since 1980.

Comments:

I strongly support creating a local historic District for the Yalecrest Neighborhood. It is the appropriate tool for preserving this treasure in our city.

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Name: T. Scott Wall

Address: 1725 Michigan Ave. SLC, UT 84108

Comments:

I am opposed to the current effort to create a local historic district within Yalecrest or any future effort to do so. I view these efforts as a threat to the neighborhood's ability to attract the vibrant, eclectic, energetic people from ~~all walks~~ different walks of life that I feel make the neighborhood such a wonderful place to call home. I believe these efforts are being done by a minority group of narrow-minded individuals who are not interested in any reasonable compromise or community-wide effort to address concerns about ~~the~~ the overall integrity or character of the neighborhood. If I were in a position of facing restrictions to what I could do to my home as is being proposed I feel as though I would be faced with leaving a neighborhood that I cherish and for the bricks and wood that the people who call it home.

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Name: Amy Davis + Butch Adams

Address: 1658 East 900 South

Comments: OPPOSED TO LHD
Discriminated against small homes which can't
remodel ~~that~~ b/c all remodeling will be visible from
the street.

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Name: Rick OLIVER

Address: 1411 LAIRD CIR

Comments:

THE YALECREST AREA DOES NOT NEED HO
DESIGNATION. I HAVE MY REMODELES COMPLETED FOR
NOW, BUT OTHERS IN THE NEIGHBORHOOD SHOULD HAVE
THE OPPORTUNITY TO MAKE TASTEFUL & EFFICIENT & ECONOMIC
IMPROVEMENTS TO THEIR HOMES.

AS A TAX PAYER & U.S. CITIZEN IT IS
NOT OK TO SUDDENLY CHANGE
THE RULES OF OWNERSHIP OF A HOUSE
THAT I HAVE LIVED IN FOR 25 YEARS
I CERTAIN FORGETS OF THE NEIGHBORHOOD
WANT THIS AND THE AREA THAT I LIVE
IN DON'T WE SHOULD HAVE SMALLER GROUPS
DECIDE IF THIS WORKS FOR THEM.

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Name: Pamela D.H. Edwards

Address: 1400 E. 900 South

Comments:

I am against the
LHD. Love my home
and neighborhood & want
it to grow freely.

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Name: JUDY ROMNEY

Address: 1663 YALE AVENUE SLC, UT 84105

Comments:

I strongly support the creation of the Yalecrest local historic district. I have watched with increasing dismay the integrity of my neighborhood decline. I am often greeted with the comment, "What has happened to your neighborhood?" I must say, I ask myself this question as well. Also, those of opposing views, speak of their property rights to do as they wish - do not existing home owner also have property rights? A social conscious, would that not be a good thing in our neighborhood. Is it the developers, the real estate agents, the architects or is it, simply, square feet = money? As the homes come down & are tossed in dumpsters, new buildings go up & up, trees are lost, birds find more pleasant surrounding, the light changes and I wonder, can you ever bring back your neighborhood back. I believe we need the protection of a local historic district.

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Name: Bryan & Kim Fong

Address: 1836 Sunnyside Ave.

Comments: NO! NO! NO!

and for the last
time, NO.
Why does this keep
coming up?

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A Few Thoughts

Kelly asked me to write about our family's experiences living in historic neighborhoods in other parts of the country. On reflection it was not the building codes nor the architectural plans nor the actual homes that gave these communities a special ambience. It was the people that made these towns remarkable. I suppose neighbors saw their communities as extensions of themselves and worked together on local committees to determine reasonable solutions to potential code violations in order to help one another improve their homes. Speculators were discouraged from building in these neighborhoods because it was impossible to make a "quick buck" constructing homes with tawdry designs and shoddy workmanship. I do believe a Yalecrest Local Historic District Designation could be a positive classification that would allow beneficial expansion of homes, that would increase property values, and that would heighten community pride.



Doug Saarel

1703 Harvard

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Name: BEN WINCHESTER

Address: 450 PRINCETON AVE

Comments:

I HAVE ATTACHED A LIST OF CONCERNS
THESE WERE COLLECTED FROM
MULTIPLE RESIDENTS IN THE YALECREST
AREA

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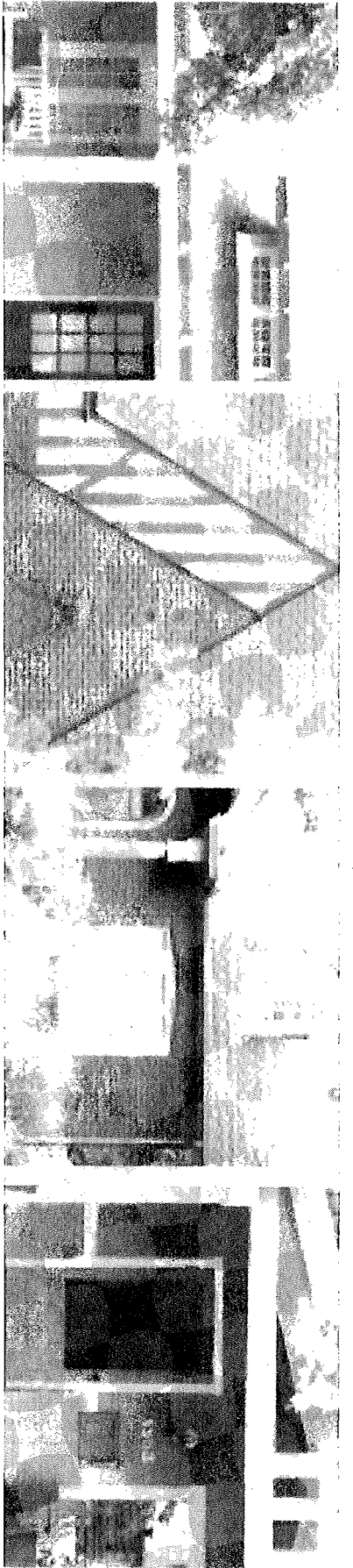
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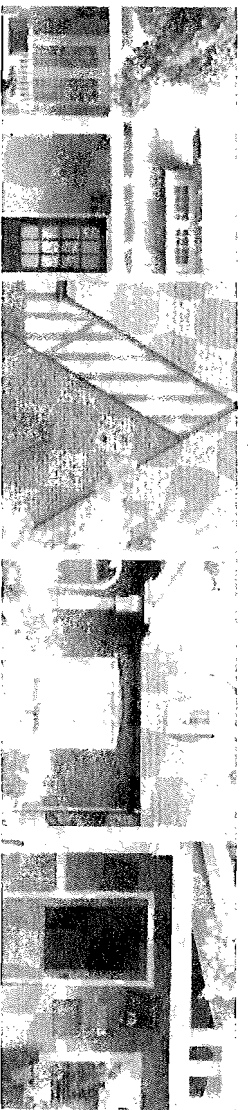
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Yalecrest LHD Opposition

Process Issues



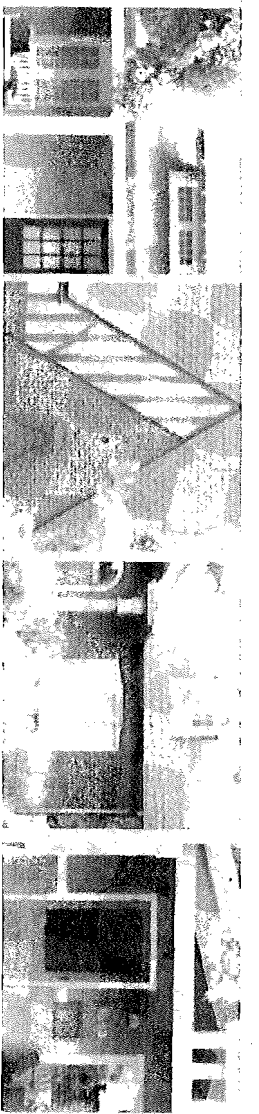
- Ordinance allowing continued submittal to Landmarks makes this a never ending process
- Initial petition was initiated by the YCC who were and are not representative of the community
 - Jill Love and JT Martin now acknowledge this
- Continued involvement in the YCC by members of Yalecrest Yes is not appropriate
- There was no public notice regarding the moratorium
 - Jill Love and JT Martin now acknowledge this was the first mis-steps
- LHD push has created far more neighborhood contention than has ever existed related to any specific property
- Every public meeting demonstrated overwhelming opposition to LHD with impromptu "clicker" votes averaging around 70% opposition
- Demolition Ordinance was a veiled LHD and was rejected by both Landmarks and Planning
 - Online City Hall registered 37 to 2 opposition to the demolition ordinance
- Council and proponents continually stated that the LHD is the only option. This was not true.
 - Planning can, as demonstrated by their 'demolition' proposal, quickly draft changes
- Former Governor Mike Leavitt and Historic Landmark Commission's Chair, Warren Lloyd both have publicly stated that other avenues should be pursued.
- Is there truly a bigger agenda to satisfy the cities overall plan at the expense of the individual residents
- The original identification of the Yalecrest area was done by consultants via a "windshield" survey at tax payers expense. These types of surveys do not consider the extensive changes that have already been made to structures.

Economic Issues



- Heavily restrictive ordinances will limit the future buying pool for the area
 - LHD is not a “family friendly” ordinance. It does not promote ability to grow in the neighborhood.
- Continually entertaining an LHD/restriction has adversely impacted sales and values in the area
- These homes are nest eggs for a large number of residents and this restricts their investment
- Vast majority of remodels have improved the neighborhood’s economic viability
- Property Values of yet to be remodeled homes would be adversely affected
- Investment in individual homes will be decrease based on the increased cost to meet guidelines when remodeling
- No devaluation can be shown as a result of remodels
- This is a homeowner’s Property Rights issue

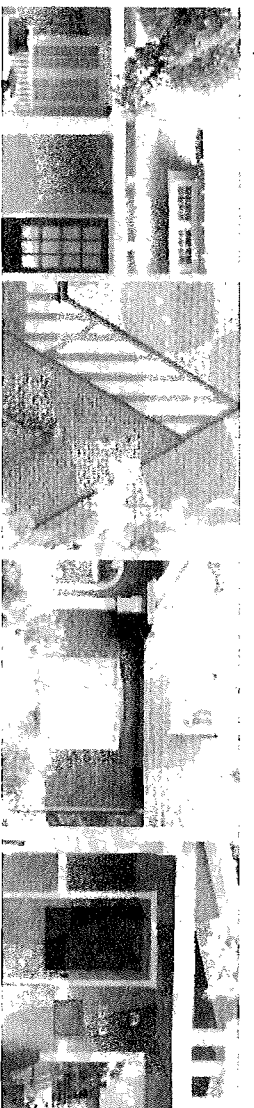
Character Issues



- Neighbors have and will create thoughtful improvements to the Infill Overlay
 - LHD too restrictive
 - Restoration within guidelines proves to be a much larger investment of \$\$\$.
 - This will limit any improvements in the neighborhood
 - Vast majority of remodels have improved the neighborhood visually
- There has been very limited teardown (23 since 1998)
- People, trees and sidewalks contribute more to the quality of this neighborhood than the structures

Safety/Energy Issues

- Remodels/renovation improves safety, energy efficiency and longevity of these home
- Seismic Issues
- New windows save energy
- Lead paint danger in old windows



OUTLINE OF PROPOSED YALECREST INFILL ORDINANCE AMENDMENTS

21A.34.120: YCI Yalecrest Compatible Infill Overlay District:

Section A. Purpose. No proposed changes. The current purpose is to promote a desirable residential neighborhood by “maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character” and allowing “flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.”

Section B. Boundary. No proposed changes. The current boundaries are 1300 East, 800 South, 1900 East, and 1300 South.

Section C. Building Height. Amend. This section currently controls building height, roof type, and the height of exterior walls.

Proposed amendment: Add simple requirements regarding home size and scale.

Examples to consider: Restore the neighborhood’s original sideyard requirements to prevent oversized homes; require one of a home’s original walls to remain the same length during renovations.

Section D. Front Yards. No proposed changes. This section currently imposes setback requirements.

Sections E – G. Garages. No proposed changes. These sections currently regulate garage size and location.

Section H. Neighborhood Character Program. Proposed new section.

Proposed amendment: Add language stating that the City may develop a Neighborhood Character Program that uses voluntary measures to help residents support the aesthetic goals of the Infill Ordinance.

Examples to consider: Give the City the ability to (i) develop programs to educate architects and residents about compatible designs; (ii) create a database of design features as a resource for residents; (iii) develop an award program to honor outstanding renovations; (iv) create a voluntary design review panel that allows residents to obtain recommendations from architects and other experts; and (v) offer incentives for voluntary compliance with the ordinance’s aesthetic goals, such as reductions in City permit fees and expedited City reviews.

Section I. Variances. No proposed changes. Renumber and retain this section. It currently allows the Board of Adjustment to consider variances from the Infill Ordinance requirements that will achieve the ordinance’s purposes.

Section J. Historic District Proposals. Proposed new section.

Proposed amendment: Create standards that must be met to convert any portion of the overlay district to a historic district.

Examples to consider: Due to the divisive nature of historic district proposals and the need to preserve relationships in the neighborhood, create standards such as (i) historic district proposals must be supported by petition signatures from a majority of property owners within a proposed area; (ii) property owners in that area must receive notice of the proposal at least thirty days before a petition is circulated; (iii) signatures must be collected during a thirty day period; and (iv) if a petition fails to obtain these signatures, no subsequent petition can be circulated in that area for a period of at least three years.

The full text of this ordinance can be found at the following web address:
http://www.sterlingcodifiers.com/codebook/index.php?book_id=672

Anne Cannon

9-28-2010

1647 Kensington Ave. S.L.C, UT 84105

I am in support of the LHD Designation for the Yalecrest Neighborhood.

Yalecrest and Westmoreland Place, in the neighboring Wasatch Hollow Community, both applied for this designation together. Westmoreland Place has received theirs.

BOTH areas (neighborhoods) represent significant contributions made to the historic character of our city, as the Eastside developed.

BOTH face similar issues that will destroy this historic character.

Therefore I believe BOTH deserve the highest possible protection, available at this time, the LHD Designation.

Dear
Councilman
In 95 years and
7 months old.

Is a very happy
member of the Yalco
Area - And wonder
why everyone isn't.
Don't you know how
lucky you are?
And this Area should
be preserved without
questions.

Mantha Tucker
1765 Howard Ave
S.L.C. Ark 64108

Yalecrest Public Forum – September 28, 2010

Public Comment Form

Yalecrest Local Historic District Designation –the Yalecrest Yes Heritage Preservation Committee has requested the Historic Landmark Commission initiate a petition to create a local historic district within the Yalecrest neighborhood. The Historic Landmark Commission is seeking your input on the issue. Please send any comments to our staff by October 8, 2010 to ensure they can be included in the October 20, 2010 staff report. Staff contact: Carl Leith, PO Box 145480, Salt Lake City, UT 84114-5480. Mr. Leith can also be reached via email: carl.leith@slcgov.com or phone, 801-535-7758.

Name: JIM & PERNA ELLIOTT

Ad
Co

9/23/10

To whom it may concern,
For fifty years we raised our family and loved our dear home at 1709 Puncheon Ave. We needed to move for age related and financial needs three years ago but we'll always feel Puncheon is "our" neighborhood. We are so pleased to hear and read that many people are trying to help preserve the beauty of our treasured area. Please still include us as voting for this need. Thank you
Jim & Perna Elliott

Comments must be received by October 8, 2010 to be included in the October 20, 2010 hearing staff report.

Please let those interested know how to contact us.

Staff Contact-
Carl Leith
PO Box 145480
Salt Lake City, UT
84114-5480

T: 801-535-7758

carl.leith@slcgov.com

September 28, 2010

To: Yalecrest Community Council

I am a former resident of the Avenues area, and I currently reside in Federal Heights. I would like to lend my support to members of the Yalecrest CC who are trying to maintain the integrity and beauty of one of Salt Lake City's historic neighborhoods.

I have seen in both the Avenues and in Federal Heights, as well as in the Sugarhouse area, instances where the entire nature of a street or district has been altered by the demolition of an old house and building of a new one that does not fit the character of the neighborhood. Building out to the property line and adding additional stories that do not fit the scale of the house also detract from the character of the house and neighborhood.

Sincerely,

Lynne Nolte

1366 Butler Avenue

Salt Lake City, UT 84102

Leith, Carl

From: kathgarcia@comcast.net
Sent: Tuesday, September 28, 2010 1:02 PM
To: Planning Web Site Comments; Martin, JT; Love, Jill; Leith, Carl; Zuck, Cecily
Subject: Support IN FAVOR of Yalecrest Local Historic District designation

Dear Salt Lake City Council members and staff,

I have lived in my home in the Yalecrest area for six years. I grew up of and went to college in Salt Lake. I moved out of state and lived away from Salt lake for 25 years. Although I grew up in a different area of the city, when I returned I looked for a home to purchase in Yalecrest. I always remembered the charming neighborhood. I happily found a home that had been well cared for over the years with so much of the original detail maintained yet with a modern kitchen and baths.

When I heard that is there was a proposal to establish a local historic district, I thought it was a obvious step for the city to take. I was so surprised to learn of negative responses to the idea. This is such a unique treasure for the city. For any city!

I feel strongly that the neighborhood should be preserved. I think the Local Historic District Designation is the best tool available to you.

Thank you for all your efforts in reviewing and deliberating this proposal.

Kathleen Garcia
1437 E. 1300 South
Salt Lake City, Utah 84105

Leith, Carl

From: Ann Williams [ann.williams@fm.utah.edu]
Sent: Tuesday, September 28, 2010 1:17 PM
To: yalecrestyes@gmail.com; Leith, Carl; Council Comments
Subject: LHD

To whom it may concern,

I would like to voice my support of the effort to make the Yalecrest neighborhood a Local Historic District. I both have friends that live in the area and I am a longtime employee of the U of U. Because of this I have spent time in that neighborhood for 15 years and would like to see its character preserved. It is a neighborhood full of reasonable sized houses, on reasonable sized lots with mature landscapes. All of which help create the unique feel of that area. Please preserve it.

Thanks,
Ann Williams
1072 So Jeremy
SLC; UT

Leith, Carl

From: kelly [kmarinan1@earthlink.net]
Sent: Tuesday, September 28, 2010 2:49 PM
To: Leith, Carl
Cc: Council Comments; Zuck, Cecily; Planning Web Site Comments
Subject: Fw: I support the YLHD initiative

-----Forwarded Message-----

From: Greg Funseth
Sent: Sep 28, 2010 2:45 PM
To: yalecrestyes@gmail.com
Subject: I support the YLHD initiative.

To Whom It May Concern,

I live in the Upper Avenues, and have noticed perfectly good houses being demolished, and it's pretty rare that the new construction is ever better than the old. It's unfortunate that the same thing is happening in the Yalecrest area now. I support creating the Yalecrest Local Historic District.

Greg Funseth
690 16th Ave
Salt Lake City

Leith, Carl

From: Virginia Hylton [virginiahylton@gmail.com]
Sent: Tuesday, September 28, 2010 3:37 PM
To: Leith, Carl; Martin, JT; Love, Jill; Mayor
Subject: Yes vote for LHD for Yalecrest
Attachments: September 28, 2010-1.docx

Please see the attached letter which advocates for LHD designation for the Yalecrest neighborhood.

Thank you,
Virginia Hylton

September 28, 2010

My name is Virginia Hylton, I am a state certified general appraiser and I have lived in the Yalecrest neighborhood for 27 years. I support a Local Historic District.

Over the past five years, on average, only 15 percent of building permit applications in Salt Lake's historic districts have been referred to the Historic Landmarks Commission. 15 percent...that's all. In 2010, the percent of building permit applications sent to Historic Landmarks has been six percent. Six percent.....hardly an overwhelming number. I believe review and guidance of the largest and most visible construction projects should be required in an area with the heritage and history of Yalecrest.

A LHD will not squeeze out large families or young growing families. There are currently 33 homes listed for sale in Yalecrest, half of which are over 3,000 square feet. Half of those are over 4,000 square feet. The average size of a home in the US is under 2,400 square feet (2,350). Over 80 percent of the homes currently listed for sale in Yalecrest are larger than the average US home. And with that said, a LHD does not prevent a homeowner from adding to or remodeling their home to increase its size even more.

It has been argued that talk of a LHD district has adversely impacted sales and values in the area. Yet sale prices have been decreasing in Yalecrest since 2008...just like the rest of the country. In 2008 prices dropped 2 percent from 2007. There was a larger 12.6 percent drop in prices in 2009. In 2010, the average sale price dropped 5.9 percent. Prices are dropping because there is a housing market recession impacting the entire country. Are we really supposed to believe that while the national economy is impacting housing prices elsewhere, in Yalecrest the drop in prices is because of talk of a LHD?

If I were making a significant change to the exterior of my home I would welcome the input of the Historic Landmarks Commission. Likewise, if one of my neighbors were making a significant change, I would value the reassurance that it will be compatible in scale and materials with the neighborhood character that brought us here in the first place. Thank you.

Leith, Carl

From: KJCHLDS@aol.com
Sent: Tuesday, September 28, 2010 3:42 PM
To: Leith, Carl
Subject: YES for Yalecrest Area Historic District Designation

Mr. Leith:

My name is Kim Childs. I reside in the Yalecrest area at 1655 E. 900 South. I have lived here since 1989. I bought my house here because I grew up in the same area and love its charm. I was not yet quite two years old when my parents moved into their home at 1611 Harvard Avenue in 1962. My parents still live in that house today.

It has been particularly distressing and nauseating to watch homes in the neighborhood over the past decade or so destroyed by owners who want larger homes. Most of these homes have become architectural embarrassments with the additions that have been made to them. Oftentimes it looks as if a stucco covered trailer has fallen from the sky and landed on their roofs.

Of course the people want to continue living in the area. They recognize its charm and like living in a neighborhood well known for its unique character and resulting higher property values. They refuse to accept the fact, though, that the additions and remodeling that they create are destroying that unique character.

This problem seems to be snowballing. As more and more charming homes become enlarged, other neighbors desire to do the same thing in a "Keeping Up With the Joneses" fashion. It is becoming out of control.

I am not opposed to home additions and renovations. There are a few, unfortunately TOO few, homes that have had tasteful additions made that keep in harmony with the home's original character. I applaud the residents that have accomplished this. This is why Historic District status is so necessary. It allows for residents to make those additions, but only in a way that a home's integrity is not compromised.

I urge you to use whatever influence you have to enact this Historic Status designation for the Yalecrest area.

Thank you very much.

Kim J. Childs
1655 E. 900 South
Salt Lake City, UT 84105-1623
(801) 581-1933

kjchlds@aol.com

Leith, Carl

From: Mikel Covey [mailto:mikelcovey.com]
Sent: Tuesday, September 28, 2010 4:17 PM
To: Leith, Carl
Subject: Yalecrest Historic District

Hello Carl-

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 designation for our neighborhood, Westmoreland Place. Last December, I wrote the first letter to the Historic Landmarks 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 the generations to come. To cave in to those temporary residents who would change it forever just to make a quick buck would be tragic.

Sincerely,

Mikel Covey

Traci O'Very Covey

Mikel Covey +
[mail@mikeleovey.com](mailto:mikeleovey.com)

Leith, Carl

From: Janine Sheldon [janinebaileyseldon@gmail.com]
Sent: Tuesday, September 28, 2010 4:37 PM
To: Leith, Carl
Cc: Tracey Harty
Subject: Yalecrest LHD
Attachments: Benefits of Local Historic Districts.docx

Dear Mr. Leith,

I live at 1784 Yalecrest Avenue. I graduated from Bonneville, Clayton, East, and the University of Utah. In July I returned for good to the neighborhood after 31 years in California, where I was involved in efforts to preserve historic neighborhoods in Los Angeles and Berkeley. I have been shocked at the loss of several lovely homes and have scratched my head at the bizarre remodels of several others. I am especially dismayed that those individuals who have destroyed the aesthetic cohesiveness of the area have shown so little regard for the investment of longtime residents.

In my own case, a developer who has been active in the area has recently purchased the charming mid-size house directly across the street. The rumor is that he will tear the house down and build something completely out of character, like 1711 Yalecrest, a monster home he built a few years ago and which has been sitting on the market for months. The surrounding neighbors are heartsick that our enjoyment of our homes may be seriously compromised by this developer's continuing blatant disrespect for our neighborhood's character.

There is contention surrounding which "side" of the LHD argument has the most neighborhood support. Although I suspect the majority of my neighbors do wish to see the neighborhood preserved, to me this is irrelevant. It is incumbent on our city officials and planning experts to do the enlightened thing for the city's future. How foolish to squander a resource that contributes so substantially to the attractiveness of our city to professionals and community leaders!

The attached list of indisputable benefits of LHD's will be familiar to you. I plan to read it at the meeting tonight.

Thank you very much for your consideration.

Janine Sheldon

Benefits of Local Historic Districts

- Local districts protect the investments of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.
 - Local districts encourage better design. It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.
 - Local districts help the environment. Historic district revitalization can, and should, be part of a comprehensive environmental policy.
 - The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.
 - A local district can result in a positive economic impact from tourism. A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas as a way to attract tourist dollars makes good economic sense.
 - The protection of local historic districts can enhance business recruitment potential. Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.
 - Local districts provide social and psychological benefits. A sense of empowerment and confidence develops when community decisions are made through a structured participatory process rather than behind closed doors or without public comment.
-

Leith, Carl

From: Nathan J. Morgan [nmorgan@cbankus.com]
Sent: Tuesday, September 28, 2010 5:11 PM
To: Leith, Carl
Cc: yalecrestyes@gmail.com
Subject: Yalecrest LHD

Carl, my name is Nathan Morgan and I live at 1529 Yale Avenue. My wife, Karen, and I strongly support the proposed LHD. We do not see it as a burden on us. We support preservation. We support tasteful, considerate change in the landscape of our neighborhood that preserves its character and the reason we choose to buy and live in the Yalecrest community.

Leith, Carl

From: abcbdb@comcast.net
Sent: Tuesday, September 28, 2010 5:45 PM
To: Leith, Carl
Subject: Yalecrest Local Historic District Designation

I will not be able to attend this evening's Public Forum to discuss a new application to create an local historic district for the Yalecrest Neighborhood.

I want to go on record as opposing the forwarding of this new application to the Historic Landmark Commission.

As the events of the recent past have shown, there is no clear consensus by the residents of the neighborhood that supports the new application.

Unfortunately, over the past six months there has been no effort on the part of the Planning Commission, Planning Commission Staff, Historic Landmark Commission, or the City Council to create changes to the format of the Local Historic District ordinance. Even though many worthwhile suggestions have been made.

Those who support the local historic district and those who do not, must necessarily coexist to protect the private property interests of both.

The existing ordinance must be changed to accommodate both.

Please add my comments to the record for this evening's meeting.

Thank you,

David Brewer
1238 South 1500 East
(801) 381-4565 Cell

Leith, Carl

From: Gary Donaldson [Gary.Donaldson@hsc.utah.edu]
Sent: Tuesday, September 28, 2010 6:41 PM
To: Leith, Carl
Subject: Yalecrest Historic District Designation

Dear Mr. Leith,

I have lived at 1537 Michigan Ave for ten years. I love this neighborhood and care deeply about preserving its unique character for ourselves, for our neighbors, and for future generations.

I regret that I will be unable to attend the public forum tonight, but I wanted to let you know how strongly I favor the proposed historic designation. Sometimes it takes an outsider's view to recognize what you have. Though I no longer feel like an outsider, I still strongly feel that what you have in this historic district is a jewel of a community worth preserving. These historic bungalows and other great houses are not just wonderful architecture and construction, they are a way to be part of the living past, and to hand it down. Please add my voice to those arguing that we have a responsibility to each other and to the future to pass this heritage on. Don't let us be the last generation to know it.

Cordially,

Gary Donaldson, Ph.D.
Professor
Pain Research Center
Department of Anesthesiology
School of Medicine
University of Utah
615 Arapeen Drive, Suite 200
Salt Lake City, UT 84108
801-585-9223
FAX: 801-585-7694

Leith, Carl

From: June Dayle Jelm-Jelm [jelmjelj@tcd.ie]
Sent: Wednesday, September 29, 2010 2:52 PM
To: Leith, Carl
Subject: Committee support

29 September 29 2010

Dear Yalecrest Preservation Committee,

This e-mail is to serve as further letter of approval and personal support to purposed confirmation of the Yalecrest community district as a Historic Landmark District, which as I understand will constrain types of architectural changes to private homes.

Regrettably, my intended presence at some meetings has been unwillingly curtailed by long-term medical issues since early July. This does not mean that I am not a strong supporter of this project and will be unable to attend future meetings.

Sincerely,

June Dayle

Leith, Carl

From: Connie Baring-Gould [cbear@xmission.com]
Sent: Wednesday, September 29, 2010 4:03 PM
To: Leith, Carl
Cc: yalecrestyes@gmail.com
Subject: Yalecrest Local Historic District

Dear Carl Leith,

I wanted to voice my support of the Local Historic District designation.

As I walked up to the Anderson-Foothill library today, I was again dismayed by the number of very big houses being built. I really like the balance of large and small houses we've had in the past. In order to make this area as livable as it is, and saleable, I think we need to keep a balance. What I've always enjoyed, is the mixture of ages in the neighborhood that the various sized houses afford. Young people can start out in a small house, graduate to a larger house, and then graduate into a smaller house when their children leave home and strike out on their own.

Thank you for your hard work,

C. Baring-Gould
1659 Harvard Avenue
Salt Lake City, Utah, 84105

Leith, Carl

From: Zuck, Cecily
Sent: Wednesday, September 29, 2010 4:29 PM
To: Leith, Carl
Subject: FW: Yalecrest Local Historic District

Comment.

From: Connie Baring-Gould [mailto:cbear@xmission.com]
Sent: Wednesday, September 29, 2010 4:03 PM
To: Zuck, Cecily
Cc: yalecrestyes@gmail.com
Subject: Yalecrest Local Historic District

Dear Cecily Zuck,

I wanted to voice my support for the Yalecrest Historic District.

I love to walk in this neighborhood, and take note of the wisdom of the people who originally built these houses. I appreciate the differences among the houses, both in size and character. I think most of the new construction is geared to those who want bigger houses and that is "in style" right now, and thus will go out of style in a few years. They also strike me as the kind of buildings that you could find in a condominium community. If I wanted a condo, I could move and live in a gated community and deal with a condominium committee and be among people who like that kind of living.

Here, we are a community in a larger sense, and I love it for that. We do not think all alike, and we are as individual as the houses we live in. There are younger families with little children playing in the front yard, families that are seeing their children off on missions, people whose children are going off to college, retired people and everything in between. I enjoy the fact that the neighbors next door feel comfortable playing catch, and since they're older, they need the room of our front yard to be able to throw the ball far enough to be challenging. I think our differences and accommodations make this area far richer than it would be if we all lived in big houses and didn't mix with people whose culture and beliefs are different from our own. With houses that are too big for their lots, I don't think that would be as possible.

Please help us preserve the character and vitality of this community.

Thank you,

C. Baring-Gould
1659 Harvard Avenue
Salt Lake City, Utah 84105

Leith, Carl

From: anne [annemarceau@comcast.net]
Sent: Thursday, September 30, 2010 8:03 AM
To: Leith, Carl
Subject: yalecrest historic district

I would like to register my vote for "NO" historic district. I live at 1662 Princeton Ave. My block of Princeton has incredibly small lots and the small houses on them pretty much take up the lot as it is. I do not fear the McMansions coming onto this block as the lots can't support them and the current overlay rules/regulations are fine. The homes are old, most 1920's, definitely need updating. With this updating come codes/zoning that need to be upheld currently that are different from when these homes were built. The Preservation is way to strict and limiting to the homeowners to perform these upgrades. This is a wonderful area to live in with children and expensive as it is now. It is difficult now for young adults with young children to move into the neighborhood because of the expensive price these homes carry now for not great square footage, poor room layout, no yard, etc.

Instead of preserving our wonderful neighborhood the yalecrest neighborhood will turn into University of Utah and Westminster student rental housing with loud parties, crime, etc....if the historic district were to pass-----quite the opposite of what the goal is however the very real reality.

Families will move out left and right!

No , No, No for the historic district,

thank you for your time,
Anne Marceau

Leith, Carl

From: Zuck, Cecily
Sent: Thursday, September 30, 2010 9:26 AM
To: Leith, Carl
Subject: FW: historic district vote

Comment below.

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

From: anne [mailto:annemarceau@comcast.net]
Sent: Thursday, September 30, 2010 9:23 AM
To: Zuck, Cecily
Subject: historic district vote

Good morning. I wanted to register my vote for "NO" yalecrest historic district! I live at 1662 Princeton Ave and on my block of Princeton there are at least 6-8 rental homes in this past year. Several of them are to college students. Their yards are a mess, they are loud with music blaring out an open window with little regard to their neighbor only feet away, and multiple cars are consistently lined along the street parked which is totally unattractive in general for the neighborhood.

This endless nightmare is turning a wonderful neighborhood into a rental ghetto already. We moved into this neighborhood 10 years ago when it was very family friendly, quiet streets, lots of kids, etc. Now with the current rentals on our street there are loud parties where the police were called weekly over this last summer because of noise and waking our kids up at eleven or midnight.

Since the moratorium has been in place at least 3 more of our friends have moved out of the neighborhood because they can't redo their house for their growing families--- and guess what---there homes are now being rented! An investor has bought them who doesn't even live in Utah so there is no chance that they care about the neighborhood or the preservation of it. They are looking to rent out the homes to make money and with the University of Utah so close as well as Westminster this neighborhood is perfect. And no the neighborhood is not attracting med students / fellowships physician / or resident physicians who would be more responsible with a piece of property ---that class is renting up in the aves or behind the capital where they can get a larger home w/ a view and larger size rooms for their families. Our neighborhood is attracting poor college students who can pull together 400-600 a month per student to rent a home for 1200-1800/month and don't care about the size of their bedroom nor the overall house or neighborhood.

Nice families now have a hard time buying into the neighborhood b/c the homes are expensive for the small lot sizes and small homes w/ small rooms. They definitely need updating and most of the updates I see when I run the neighborhood have been done tastefully. There are a couple of outliers but that is what the overlay helps with now. Being confined to a historic district and having to replace a window w/ an exact replica can be too overwhelmingly expensive that upgrades will not even happen. These homes will be rented and all that is trying to be accomplished will fail miserably. The yalecrest neighborhood will turn into a nice little ghetto for college students---our at the very least many of the streets with homes similar in size/age/lots to our block.

Leith, Carl

From: Karin Cook [karinbcook@gmail.com]
Sent: Thursday, September 30, 2010 9:42 AM
To: Leith, Carl
Subject: Yalecrest Local Historic Designation/Tribune Article 9/30

To The Historic Landmark Commission and anyone else involved in The Yalecrest Local Historic District Designation:

Why do we need to keep going over this "Proposed Historical District" on Yalecrest? Why is it being brought up AGAIN!

As a resident of Yalecrest for 27 years, we are so tired of the same SMALL group of people (yes, the minority group) trying to push this down EVERYONE'S throat over and over again because they have nothing better to do with their time. We went through countless meetings over the summer and hearing the same small group of people voice their opinions on making Yalecrest a Historic designation. The MAJORITY of people in EVERY meeting including ALL our neighbors on Yalecrest Avenue are opposed to this and have been from the very beginning. The Majority of people thought they were heard throughout the summer and that is why it should be a dead issue. What you have is the small minority or the "squeaky wheel" getting attention over and over again and bringing it up once again and trying to push something through. People in our neighborhood are sooo tired of dealing with this issue and many will no longer go to meetings to hear the same small group of people saying the same stuff over and over again trying to revive this issue.

In the Salt Lake Tribune today it was quoted as saying an "overwhelming majority" of neighbors who attended the latest meeting were in favor of a Historical designation, which is such a farce! Nothing could be farther from the real truth. The people of Yalecrest are TIRED of dealing with this issue, and thought it was over! It is the same small group of people saying and acting like they are bigger than what reality really is. The Real MAJORITY of The YALECREST Neighborhood wants to allow property owners to keep their rights. It is sad that such a small minority can cause so much contention in a neighborhood. We are all concerned about demolitions, which proper regulations already are in place in our neighborhood. Many homes are so old and in such bad shape they need heavy construction to fix them. Each of us has the American dream to own our own home and have property rights. An 8 to 1 vote brought this issue to a close (we thought) and was the REAL consensus of what the Majority in Yalecrest wants. Why do we need to keep brining up the same issues. Nothing has changed!

Karin Cook

Leith, Carl

From: Zuck, Cecily
Sent: Thursday, September 30, 2010 9:55 AM
To: Leith, Carl
Subject: FW: Yalecrest Historic Proposal

Comment.

From: Sonya Hansen [mailto:sonyahansen@gmail.com]
Sent: Thursday, September 30, 2010 9:54 AM
To: Zuck, Cecily
Subject: Yalecrest Historic Proposal

Hello,

We own a home on 1786 Laird Avenue and do not support the proposal for a Historic Designation. Please take our opposition into consideration.

Thank you,
Sonya & Matt Hansen

--
Sonya Hansen

Leith, Carl

From: Scott Petty [scott@vspring.com]
Sent: Thursday, September 30, 2010 10:24 AM
To: Leith, Carl
Subject: Yalecrest LHD- Against

Carl-

I am very much opposed to an LHD designation for Yalecrest. I strongly believe there are better solutions.

Thank you,
Scott Petty
14 year Yalecrest resident

Leith, Carl

From: davemarceau@comcast.net
Sent: Thursday, September 30, 2010 10:41 AM
To: Leith, Carl; Zuck, Cecily; Council Comments
Subject: Yalecrest LHD

My name is Dave Marceau and I live at 1662 East Princeton Avenue. I am writing in regard to the proposed Yalecrest LHD. I am opposed to the LHD as it goes to far in regulating home renovations in the area. Modifications to the existing overlay are a better solution. During meetings with our city council members we were told that the LHD would only proceed if there was overwhelming support. At none of those meetings was there even 50% support. The vast majority of the residents are against the LHD. The members of Yalecrest Yes know there's not enough support in the neighborhood so they are encouraging non Yalecrest residents to speak up for the LHD. Please end this now once and for all.

Regards,

Dave Marceau

Leith, Carl

From: adam shaw [adskishaw@hotmail.com]
Sent: Thursday, September 30, 2010 10:42 AM
To: Leith, Carl; Zuck, Cecily; Council Comments; Martin, JT
Subject: Yalecrest Local Historic District

My wife and I are not in favor of a local historic district for the yalecrest neighborhood. We have attended at least 10 meetings on this topic, weighing in with others time and time again. We know the debate in and out. I feel the tactics of the supporters for the LHD are unfair at best and unethical at worst. The City needs to recognize there is not widespread support for the LHD in this neighborhood, and furthermore, the City needs to create a mechanism whereby the proponents can't continue to bring petitions before the HLC. The supporters feel if they keep bringing this up, eventually enough of the opposition will tire of attending meetings, sending emails to council/planning/historic staff and Yalecrest Yes will get their LHD. Then the worst of the debate will begin, the neighbor-on-neighbor conflict.

JT, can I take a look at the red/green dot map you have compiled? I would like to make sure my household is on it as a "not supportive" of the LHD. Is there an on-line version of the map?

Sincerely,

Adam Shaw

Leith, Carl

From: Nick Efstratis [nick@epicvc.com]
Sent: Thursday, September 30, 2010 10:55 AM
To: Leith, Carl; Zuck, Cecily
Subject: Against LHD

1874 Michigan ave

Sent from my iPhone

Leith, Carl

From: dpsmack@comcast.net
Sent: Thursday, September 30, 2010 11:29 AM
To: Leith, Carl
Subject: opposition to yalecrest historic designation

Please add our names to the list of citizens in the Yalecrest neighborhood who are opposed to the designation as an historic district. While we do not favor tear downs or over sized new construction or additions, we feel that there should exist a more moderate option in between the two polar positions.

Thank you for your consideration,

David Mack

McCaye Christianson

1384 E. Thornton Ave

SLC, UT 84105

801 583-7931

Leith, Carl

From: Joanne Outzen [outzenj@hotmail.com]
Sent: Thursday, September 30, 2010 11:36 AM
To: Leith, Carl
Subject: Historic District

No to Historic District!

Michael and Joanne Outzen
1677 Yalecrest Av

Leith, Carl

From: Martin deLannoy [delannoy@xmission.com]
Sent: Thursday, September 30, 2010 12:59 PM
To: Leith, Carl; Zuck, Cecily; concil.comments@slcgov.com
Cc: Martin, JT; Love, Jill
Subject: Yalecrest HD

Hi – I am Marty deLannoy and I live at 1871 East 1300 South, want to voice my opposition to the LDH in my area. I am surprised that this is coming up again. Please let me know if you have any questions I can be reached at 801.651.6669

Thanks

Marty

Leith, Carl

From: Kristyn Efstratis [kmefstratis@gmail.com]
Sent: Thursday, September 30, 2010 2:37 PM
To: Leith, Carl
Subject: LHD Opposed

Hi,
I am OPPOSED to the LHD designation for the Yalecrest neighborhood. Hoping for another option.
Kristyn Efstratis
1874 Michigan Avenue

Leith, Carl

From: Brian Arthur [brian.m.arthur@gmail.com]
Sent: Thursday, September 30, 2010 3:57 PM
To: Leith, Carl; Zuck, Cecily; Council Comments; Martin, JT
Cc: Ben Winchester; Roger Little
Subject: I oppose the current petition to make Yalecrest area a Local Historic District

Hi All:

Please let me know if I have notified all correct party(s) regarding my submission on the petition of an LHD for the SLC Yalecrest area.

I respectfully **oppose** LHD designation for the Yalecrest area.

I have heard that the YES! group is performing grassroots campaigning to pull folks OUTSIDE of the Yalecrest area to also place their vote. While considering their voices as they truly may be voting citizens of our City, I sincerely hope the City gives significant weight to those that live WITHIN the boundaries of Yalecrest area on which this petition addresses. I also hope the City provides a full copy of the YES! group's proposal, if not already provided, to the residents in the Yalecrest area. This would provide clear transparency in these politics and may provide some means to calm folks' nerves.

Thank you,
Brian Arthur
1785 Laird Avenue

Leith, Carl

From: Susan Taylor [taylordesign@cox.net]
Sent: Thursday, September 30, 2010 8:06 PM
To: Leith, Carl
Subject: Opposition to Yalecrest LHD

Dear Mr. Leith,
My husband and I are very much opposed to creating an LHD for the Yalecrest area. I do not believe that the sampling that Yalecrest Yes has submitted is a true representation of the neighborhood as a whole. I own two properties in the Yalecrest area, 1721 Herbert and 1516 Princeton. Having worked as a designer in historic areas I have experienced much frustration, expense, and red tape in trying to complete projects, even when they are in complete compliance. I moved to the Yalecrest area because it was not the Avenues and did not have the Historic designation. I would like to see the infill overlay used to enforce the building code, not the self proclaimed group that has misrepresented us.

Susan Taylor and J. Bradley Taylor

Leith, Carl

From: Taylor [erinhogle@comcast.net]
Sent: Friday, October 01, 2010 2:57 PM
To: Leith, Carl
Subject: Yalecrest Local Historic District

My name is Erin Taylor and I live on Laird Drive. I wanted to let you know how important I think it is that Yalecrest neighborhood gets the Historic District Status. I think that the long term integrity of this neighborhood needs protecting. We cannot allow structures like the "Garagemahall" to ever happen again in this neighborhood. We have many historic gems that deserve protecting. Please support the long term success of the Yalecrest Community by supporting the Historic District Status.

Sincerely,

Erin Taylor

Leith, Carl

From: Alan Hayes [abh.shop@earthlink.net]
Sent: Friday, October 01, 2010 6:51 PM
To: Leith, Carl
Subject: Yalecrest LHD

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.

Leith, Carl

From: Cindy Norton [Cindynorton@att.net]
Sent: Saturday, October 02, 2010 7:19 AM
To: Council Comments; Mayor; Leith, Carl; Gray, Frank; Zuck, Cecily; Planning Web Site
Comments; yalecrestyes@gmail.com
Subject: Historical Treasures
Attachments: sunbannA.gif; Sunflower Bkgrd.jpg



October 2, 2010

Cynthia Norton
1715 Herbert Avenue
Salt Lake City, Utah 84108

To Whom it May Concern:

Please support legislation that would protect the rich architectural heritage of our neighborhood. I have lived in the Harvard/Yale area for over 18 years. I have seen many changes. Some remodeling projects have been good and others have been very upsetting. Remodeling homes provides valuable updates for families in our changing world; however, the additions should support the integrity and character of our historical area. I know that we can find a moderate solution that will support home expansions while honoring the character of our area. Please protect these historical treasures since they do not have a voice. If something is not done, these original homes will disappear and future generations will lose a valuable historical asset in our city.

Sincerely,
Cynthia Norton

Leith, Carl

From: Roger Little [roger.little@gmail.com]
Sent: Sunday, October 03, 2010 8:59 AM
To: Leith, Carl; Council Comments; Martin, JT; angela.hasenberg@slc.gov.com; cecily.zuck@slc.gov.com
Subject: LHD Yalecrest

Folks

Thank you for working through what must be a very exhausting process.

Once again I need to register that I am apposed to the designation of the area as a Local Historic District. Please stop this existing proposal. It does not have to be a win for one group and a loss for others. This can be a win for everyone, since there is broad based support for some adjustments to the existing zoning ordinance, however the existing process seems to be an all or nothing approach. I encourage us to stop, take a breather and work as a group to come up with some sensible adjustments. This activity is already taking place in some areas, and we should encourage, enable and support such a discussion. This type of discussion will promote unity rather than the divisiveness that is running unbridled in many of our neighborhoods.

1764 Laird Ave - against the LHD

--

Thanks

Roger Little

Leith, Carl

From: Meredith L Simmons [m1simmons@comcast.net]
Sent: Sunday, October 03, 2010 12:21 PM
To: Leith, Carl
Subject: Yalecrest Historic District

1347 Michigan Avenue

Salt Lake City, Utah 84105

October 3, 2010

Dear Sir,

As a long time, (40 plus years) resident of the Yalecrest neighborhood I have been distressed over some of the remodels and teardowns. Furthermore I do not support the group trying to eliminate the possibility of an historic district. Without the protection of an historic district I am afraid the wave of oversized, inappropriate houses will continue until the neighborhood is unrecognizable. People seem to forget that lots and houses in this area are of moderate size. Even the larger houses are not mega-mansions. perhaps with the recent trend to smaller houses the pressure on our area will lessen; although the location is desirable which can lead to the destruction of the neighborhood one house at a time.

When we remodeled our home on Michigan Avenue 35 years ago we were very concerned to protect the visual aspect of the area. Our roofline and the front of our house remained original so that the look of the street was unchanged. we did this even though there were no limits on what we could have done, but because the area is precious. In that same way my hope is that, with the protection of an historic district, this beautiful, comfortable area will remain livable and unique for many years to come.

Yours truly,

Meredith L. Simmons

Leith, Carl

From: Thomas Carter [tcarter@arch.utah.edu]
Sent: Sunday, October 03, 2010 2:04 PM
To: Leith, Carl; Martin, JT; Coffey, Cheri; Zuck, Cecily
Cc: Yalecrest Yes
Subject: Yalecrest

Community Identity

The recent uproar over designating Yalecrest a historic district is interesting (and even amusing) for a number of reasons, not the least of which is the way it mirrors the current national debate between “libertarian” and “social contract” political philosophies. Libertarianism centers on the belief that individuals have the right to live their lives and manage their property in whatever manner they choose, while a social contract implies that people necessarily give up some of their freedom to government (or some other institution) to order to maintain social order and achieve a sense of the public or collective good. Where do individual rights end and those of the community begin? It seems that we should all stop and ask ourselves these kinds of questions. What do we give up to be a part of community? What does it take to have a good neighborhood? What does being a good citizen involve? For me, the answers are quite easy. The charm of the Yalecrest district lies in the romance of its historic buildings, the restraint and economy of its smallish (by American standards) houses, and the quiet, unostentatious quality of life here. Our neighborhood is largely immune from the “affluenza” epidemic sweeping the country—the world of supersized people and their houses. I want to keep it so, and this is why I favor Landmarks designation. Placing some restrictions on property rights within our neighborhood does more than preserve the buildings; those restrictions help us achieve the common goal of keeping our community the way we like it. As a professor of architectural history, a preservation professional, and former member of the HLC, I can state unequivocally that such designation will not stifle innovation and creativity within the district. The guidelines are not so strict as to prohibit change. In fact, they do much the opposite. By imposing limits, they make us think harder to find ways of fitting current lifestyles into the existing architectural fabric. Those needing giant houses and three-car garages have plenty of other neighborhoods in the city to choose from, they don’t need ours.

Thanks.

Dr. Thomas Carter
1762 Michigan Avenue

Leith, Carl

From: Chris Gay [c.gay@comcast.net]
Sent: Sunday, October 03, 2010 3:59 PM
To: Leith, Carl

I want to go on record re my neighborhood and the support I feel for a logical, careful, and controlled way of allowing additions and changes in our beautiful Yalecrest area.

After another trip to another city and in visiting well maintained and restored neighborhoods in Oregon, Colorado and California, I support the Yes! Heritage Preservation approach to growth and maintenance of our part of the city.

I believe there are many models for maintaining our special type of neighborhood, while still allowing sensible growth or infill and that the value of the area will be well preserved and even increase should such a careful method of planning be employed.

I have been a resident for 19 years at 1876 East 900 South and we have raised our nearly grown teens here. They have deep connections to this stable comfortable family oriented area. It will be a pleasure to remain a committed resident with hopes of maintaining our house well while enjoying the trees, yards and interesting restored and preserved homes in our area.

Sincerely,

Chris and Lori Gay.

Leith, Carl

From: Matt Asay [mjasay@gmail.com]
Sent: Sunday, October 03, 2010 11:00 AM
To: Leith, Carl; Zuck, Cecily; Council Comments
Cc: Jen Asay; Ben Winchester; Roger Little
Subject: The interminable LHD process

Carl/Cecily/City Council:

I appreciate your willingness to consider input related to the proposed designation of the Yalecrest as a local historic district (LHD). I know it has been a difficult and tedious process for all involved.

I just wish that this process weren't so fraught with echoes. Despite the City Council devising a workable scheme for considering preservation efforts in the neighborhood after months of conflict and consideration, we seem to be right back where we started. We didn't need the LHD earlier this year to preserve the best of Yalecrest, and we don't need it now. Nor does anything approaching a majority of the neighborhood support it.

I say this because I attended the neighborhood meetings, where at best we saw a 50/50 split between those for and against the LHD designation. Usually, however, it was closer to 60-70% against LHD.

This was the sort of straw-poll survey that Councilwoman Love said she preferred: informal canvassing of community opinion at town hall-like meetings. We did those, and the results were clear: the neighborhood wants preservation, but it doesn't want LHD as the vehicle for accomplishing that.

But we also did more formal surveys (though admittedly not scientific in any real way). I conducted such a survey myself: I asked people to send in their votes to the City Council, where Councilman JT Martin tallied the votes. There was no attempt to bully votes for any particular position: it was a completely neutral "Are you for or against LHD?" question.

Initial counts of over 400 homes (more than statistically significant for an area that includes some 1400 homes, I believe) showed ~70% against LHD. As Councilman Martin went door-to-door to further divine opinions, the percentage shifted closer to 50/50. Councilman Martin said he didn't advocate any particular position, and I'll take him at his word. Regardless, the "vote" was clear: the neighborhood is deeply divided on the issue.

There is **no** mandate to impose an LHD on the Yalecrest area.

It's therefore a bit frustrating to have the Yalecrest Yes! organization petition you to reconsider the City Council's already considered decision, especially given the problematic data it has been presenting, data collected in less-than-ideal circumstances. Yalecrest Yes collected petition signatures going door-to-door, and it is clear that the petitioners were strongly advocating a specific policy approach when talking with people at their doors, and also that the petitioners gave a very one-sided view of what preservation means in the neighborhood.

This isn't the right way to glean useful information for policy decisions. It's a political maneuver that threatens to further raise contention in the neighborhood.

No one likes the stucco McMansions in the neighborhood. No one likes the outsized homes. No one likes to see needless, heedless demolitions. But we should be quick to listen to the neighborhood and its desires, not to impose a solution that is convenient only because it comes pre-baked. It doesn't fit our needs, and it very clearly doesn't fit the majority opinion of the neighborhood which is either split evenly or shows a majority

Leith, Carl

From: Christine Jackson [bcjackson8@msn.com]
Sent: Sunday, October 03, 2010 9:50 PM
To: Leith, Carl
Subject: proposed LHD - Yalecrest
Attachments: dj.jpg

Mr. Leith:

We are homeowners in the Yalecrest neighborhood. We **do not** support the designation of Local Historic District for our neighborhood.

Sincerely,

Brian and Christine Jackson
1803 Michigan Ave

Leith, Carl

From: Ray Morrison [nurbrugringer@gmail.com]
Sent: Sunday, October 03, 2010 10:05 PM
To: Leith, Carl; Zuck, Cecily; Council Comments; warren.lloyd@slcgov.com; Hasenberg, Angela
Subject: Yalecrest LHD

To whom it may concern,

On the Yalecrest LHD issue one question always arises: Which side is the “very vocal minority”? Without an actual official vote this question will continue to be in dispute.

What isn't in dispute is the divisiveness that this debate has caused. Statements like, “If people don't like the neighborhood (read LHD) they should just move”, which came from one of the leaders of the LHD movement, is reprehensible. When my daughter's guitar teacher's mother feels “black listed” by her immediate neighbors, and is contemplating moving away from the neighborhood, things have obviously gotten out of hand. Civility is at an all-time low in a neighborhood which had previously been known for its diversity and inclusiveness. It's now ‘us’ and ‘them’ and it's amazing how easy it is to parrot the partisan rhetoric we all hear on the national level. Nasty statements are always just a few mouse clicks away.

The way LHD has been promoted is at the root of the problem. Early neighborhood meetings which were advertised as being forums for public input were clearly one-sided promotional efforts promoting LHD as “the only tool”. The Yalecrest Neighborhood Community Council incorrectly assumed that it spoke for the neighborhood in advocating LHD adoption.

Subsequent public meetings proved that there was actually widespread opposition to LHD. First, George Kelner was only promoted to Chair of the Council by default (Roger Little, opposed to LHD, would have been elected Chair had that been permitted by the Bylaws) and, Second, Councilman Martin, in response to the final ‘clicker’ vote of the final divided neighborhood meeting held at the Elementary School, said (I paraphrase), “Okay, We hear you. You don't want LHD”.

More recently, and to their credit, Council persons Martin & Love requested that our neighborhood meet in local workgroups to come up with a consensus regarding LHD or alternative ways to strengthen the Overlay. My neighbors and I have met three times with plans for a fourth this coming week. With the help of several professional people with real estate, construction, development and architectural backgrounds, we have made considerable success and are close to submitting our suggestions.

Anything other than an immediate denial of Yalecrest Yes's current petition would undermine the efforts of the considerate portion of this neighborhood who want to address the concerns of all the residents in a fair and inclusive way. Our neighborhood needs and deserves a chance to address the legitimate concerns without being besieged by yet another assault by LHD forces.

I urge you to **deny** the petition from Yalecrest Yes. Let the emotions calm and allow our neighborhood time to heal.

Sincerely,
Ray Morrison
1838 Yalecrest Ave

Leith, Carl

From: tfitch123@comcast.net
Sent: Monday, October 04, 2010 6:37 AM
To: nurburgringer@gmail.com; YCGoogle%IBMUS@us.ibm.com; Leith, Carl; Paterson, Joel
Subject: Yalecrest Historic District

To The City of Salt lake and the people/persons responsible for turning our neighborhood into a Historic District.

I would like the record to show that I;Tom Fitch 1665 Princeton Ave., strongly oppose turning my neighborhood into a Historical District. The current overlay protects the character of the neighborhood adequately without affecting property values or property owners rights.

Sincerely
Tom Fitch
1665 Princeton Ave.
Salt Lake City, Utah. 84105

Leith, Carl

From: Zuck, Cecily
Sent: Monday, October 04, 2010 8:14 AM
To: Leith, Carl
Subject: FW: Yalecrest Yes Petition
Attachments: image001.png

Comment.

Cecily Zuck
Senior Secretary
Historic Landmark Commission
T: 801-535-7708
F: 801-535-6174



Please consider the environment before printing this email.

From: Robert Lindsley [mailto:robertlindsley7@gmail.com]
Sent: Sunday, October 03, 2010 12:24 PM
To: Zuck, Cecily
Subject: Yalecrest Yes Petition

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 having opposed the local historic designation last summer. What this shows is that they found 3 in 10 residents opposed, not including the hundreds who had voiced a negative opinion earlier.
2. One YY presenter Wednesday at the Planning Commission public meeting declared they represented a "silent majority," Spiro Agnew's deceptive tactic of co-opting proxies from everyone who had not expressed an opinion.
3. Another speaker Wednesday stated that in LHD neighborhoods, a very low number (16%) of building permits applied for were referred to HLC for review. That is certainly understandable, since it costs nearly \$1,500 to apply for a residential permit. No one wants to waste money submitting something not in keeping with the historic guidelines. 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.

I hope you will work with the majority of Yalecrest residents, as shown in 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. Stop the all or nothing discussion and initiate a study to find common ground.

Thank-you for your time.

Bob and Nancy Lindsley
1086 Military Drive
SLC 84105

Leith, Carl

From: JAMES PARRY [jepwp@msn.com]
Sent: Monday, October 04, 2010 7:05 PM
To: Leith, Carl; Council Comments; citycouncil.liasons@slcgov.com; Zuck, Cecily; Hasenberg, Angela
Subject: Proposed Yalecrest LHD

We are opposed to the formation of the proposed LHD for the greater Yalecrest neighborhood. Please consider our vote against it as there has been much thought put into our decision. Thank you,
James E & Margaret Parry
1842 Sunnyside Avenue

Leith, Carl

From: jbennion jbennion [jbennion@burgoyne.com]
Sent: Monday, October 04, 2010 8:42 PM
To: Leith, Carl
Cc: jbennion jbennion
Subject: Yalecrest historic no

One of the reasons the Yalecrest area is so nice is people were given the freedom to build what they liked so we ended up with true diversity (not the term we use today). set backs vary on my street so it doesn't look like tract home. We are also not a gated community and don't want to be one. Leave us alone no "H" district.

Leith, Carl

From: Dave & Inga Chapman [chap65@gmail.com]
Sent: Monday, October 04, 2010 9:39 PM
To: Leith, Carl
Subject: Yalecrest Historic District

To: Historic Landmark Commission
From: David and Inga Chapman
1471 Gilmer Drive
Date: October 4, 2010

We would like to express our enthusiastic approval for creating a Yalecrest Local Historic District Designation for our area.

We have lived at this address, and enjoyed the unique and livable neighborhood for 33 years. We have raised three children here, sending them to the public schools in the neighborhood. We walk, bicycle, and purchase locally when possible. We live in a ca. 1910 bungalow.

We feel there is considerable value in preserving the livable neighborhood. The homes should reflect the current neighborhood of modest, smaller, and older homes, predominantly with an early 20th Century architecture. We are afraid that current ordinances have no real teeth - the Historic District designation is the best way to preserve a unique area.

Thank you for your consideration.

--
Dave & Inga Chapman
1471 Gilmer Drive
Salt Lake City, Utah 84105
USA
(801) 582-1073
chap65@gmail.com

Leith, Carl

From: DAVID L TANNER [dltanner1@msn.com]
Sent: Monday, October 04, 2010 9:49 PM
To: Leith, Carl; Zuck, Cecily; Council Comments
Subject: Opposition to Yalecrest Historic District Designation

Dear Carl, Cecily and City Council,

We are homeowners at 1715 Harvard Avenue. Our opposition to the proposed LHD is founded upon keeping our family safe in the event of an earthquake. The public has been told repeatedly by state and city officials that a large-scale earthquake is imminent. The science behind predicting earthquakes has improved significantly in recent years. The recurrence interval of a significant seismic event in the Salt Lake Valley is 1300 years. The last known significant event occurred 1300 years ago. It was previously assumed that only areas on the valley floor, those west of the Yalecrest neighborhood, were at risk of liquefaction. Soil studies at Laird Park have shown that the risk in this area is higher than previously assumed. The rebuilding of Bonneville and Uintah elementary schools confirm the city's understanding of the significant risks existing in this part of the valley.

We live in a 1930s lathe and plaster Tudor home. Studies have shown that this construction is not elastic enough to safely withstand a significant seismic event. If we were simply an adult couple, assuming the risk of this danger to preserve the charm and integrity of the neighborhood would be an informed choice. However, we are parents of small children, ages 5, 3 and 2, who are not able to make such an informed choice, and look to us to provide a structurally safe environment.

Retrofitting a small home on 0.13 acres is simply cost-prohibitive. We do not want to relinquish the right to provide a home that is seismically sound for the safety of our family in an area that is at high risk for a seismic event. We agree with those who feel some of the homes that have been rebuilt are out of scale and incongruent with the aesthetic of this unique area. Nonetheless, many homes have been constructed or remodeled with sensitivity to their neighbors and design of the neighborhood. We strongly oppose the Historic Designation of the Yalecrest area. We do support measures that limit scale of new construction. Please do not forfeit our right to provide for the safety of our children.

Sincerely,

David and Stephanie Tanner

Leith, Carl

From: Daniel Creer [danielcreer@gmail.com]
Sent: Monday, October 04, 2010 10:43 PM
To: Leith, Carl; Zuck, Cecily; Council Comments
Subject: Opposition to LHD

Dear all,

I just wanted to formally let you know that I oppose the Local Historical District designation for the Yalecrest neighborhood. I believe that it is too drastic and restrictive for this neighborhood. I was born in this area and have recently bought a house for me and my small family. I spent my first 18 years here and came back after 10 years and was impressed in the way that the neighborhood had progressed. Some of the old run down houses had be tactfully re-done and brought some renewed energy to the area. I know some of the houses in the area have been redone in ways that probably should have been stopped (the garage mahal), but as I drive around the area, the houses that seem to stand out more like a sore thumb are the old houses that have not been taken care of. Also the people that I personally know are strong supporters of the LHD are either very old (and often times know the original builder of the house) or are single. I know that these people have a right to their view, but I don't want to live in a neighborhood that can attract young families and diverse people. I guess I can sum up my view using the analogy of a lake that has no outlet. After time the lake gets outdated, stinky, and old and no one wants to live by it. For it to be a vibrant lake it needs to let new water in and old water out, but if you pass this LHD it will be too hard for any of that old dirty water to get out.

I oppose the LHD.

Thanks
Dan Creer

1149 S 1800 E
SLC, UT 84108

Leith, Carl

From: Robert Hull [robert_e_hull@yahoo.com]
Sent: Tuesday, October 05, 2010 11:29 PM
To: Leith, Carl
Subject: Yalecrest Local Historic District

Mr Leith:

As residents in the Yalecrest area, we wish to express our support for the establishment of a local historic district for our Yalecrest neighborhood.

We fully endorse preserving the historic characteristics of the homes and buildings, maintaining the compatibility of the neighbor buildings, and retaining the significant and unique features of the homes.

We chose this neighborhood for it's rich history and character. We believe a local historic district protects property rights by preserving what makes this neighborhood a valuable asset to the city. The fact that other new communities emulate the characteristics of this neighborhood speaks to the importance of preserving it's homes and buildings.

We ask for your commitment to establish the Yalecrest local historic district.

Thank you,

Robert and Linda Hull
939 Fairview Avenue

Leith, Carl

From: John Burton [johnburton850@msn.com]
Sent: Wednesday, October 06, 2010 9:47 AM
To: Leith, Carl
Subject: Yalecrest Designation

I have lived in Salt Lake City since 1975 and in a bungalow at 1340 Gilmer Drive since 1983. I would like to give my support to the Yalecrest Historic District designation. I have been at several of the meetings and have heard most of the arguments, pro and con. I will address only one of these. The "against" people have argued that it is difficult to sell homes because potential buyers allegedly say that they do not want to purchase a home with historic designation. I do question the veracity of this anecdotal evidence; however, if true, this becomes an argument for historic designation. Those who would only purchase because there is no historic designation probably are the ones who would either demolish and build a monster home or alter the present property so it is not in harmony with the unique historic nature of the neighborhood. Do we really want this to happen?

John R. Burton
801-583-4342

Leith, Carl

From: Gaby Anderson [gabyanderson@gmail.com]
Sent: Wednesday, October 06, 2010 10:59 AM
To: Leith, Carl; Zuck, Cecily; Council Comments; yalecrestyes@gmail.com
Subject: Yalecrest LHD
Attachments: neighborhood.doc

Attached is my letter of support for the Yalecrest Neighborhood to be designated an LHD. Thank you.

Leith, Carl

From: Francis Dolce [frankddolce@gmail.com]
Sent: Wednesday, October 06, 2010 11:08 AM
To: Leith, Carl
Subject: No LHD

Hello Mr. Leith,

I appreciate your time and attention in this matter.

I have listened for months to the debate surrounding the Yalecrest neighborhood and the possible designation as a Local Historic District. I have watched both sides act aggressively, inappropriately at times, and use flawed arguments and data to their advantage. I have been surprised by the local representatives who have not acted in an unbiased way with regard to this potential designation. And, I have witnessed as recently as our meeting last week, the willingness of one side to offer compromise, a defining characteristic in the founding of this Great Nation, against the unbending determination of the other.

A LHD, in my opinion, should be utilized rarely and only under very specific circumstances. It has been over-utilized in our valley as it is, and has no place here in the Yalecrest area.

It is fantastical to distribute the notion that "bulldozers will be lining the streets" without the designation, and that demolitions, as a matter of fact, destroy and/or negatively alter the integrity of a place. It is absurd to contend that improving a structure, which may include increasing the square footage, will negatively impact future generations. It is irresponsible to abolish the assumed rights of property holders, after the fact, by instituting unnecessary restrictions on progress and growth.

Yalecrest is a lovely neighborhood. This is without contestation. Can we not assume that we are all stakeholders here and that our overarching goal, no matter which side of the debate upon which you fall, is to maintain and, indeed, to enhance the integrity of the place?

Count me on the side of guidelines, limitations, and even enforcements. And, count me on the side of property rights and progress and growth. Both can be achieved but not under the onerous designation as a Local Historic District.

Sincerely,

Frank Dolce
1830 Michigan Ave
1542 Princeton Ave

Leith, Carl

From: Robert Thomas Argenbright [robert.argenbright@geog.utah.edu]
Sent: Friday, October 08, 2010 3:09 PM
To: Leith, Carl
Cc: yalecrestyes@gmail.com
Subject: yalecrest historic district

Dear Mr. Leith:

I would like to register my support for the Yalecrest Historic District. Our house has not been renovated, so I understand that we could be affected more than many of the other neighbors. But I think we can live with it and it's best for the community as a whole.

Thank you.

Robert Argenbright

1052 S. 1700 E.
Salt Lake City, UT 84108

Leith, Carl

From: dncreager@comcast.net
Sent: Friday, October 08, 2010 5:00 PM
To: Leith, Carl
Subject: Letter of support for the Yalecrest Historic District Designation
Attachments: The Tragedy of the Commons.pages

Mr. Leith,

Thank you for the opportunity to contribute to the staff report of The Historic Landmark Commission regarding the proposed Yalecrest Historic District. I strongly support this designation. Please see the attached for my reasons and feelings in favor of your efforts in doing this.

Thank you,

Dick Creager, MD
1774 Yale Avenue
SLC, UT 84108

Leith, Carl

From: Christine DeMordaunt [cdemordaunt@yahoo.com]
Sent: Wednesday, October 06, 2010 3:43 PM
To: Leith, Carl
Subject: Writing in opposition to the Yalecrest LHD

Carl,

This is my first time writing to oppose the LHD. I attended the public forum and listened to both sides of the argument. The LHD is the wrong tool for the community. We need to come together as communities and find solutions as neighborhood groups. The LHD infringes on our property rights. The new builds that are going-up are in character to the existing homes. The LHD freezes homes in time and doesn't allow flexibility to expand enough on home.

Please record that I do not want the LHD.

Christine DeMordaunt

Leith, Carl

From: aporeshaw@comcast.net
Sent: Wednesday, October 06, 2010 3:47 PM
To: Leith, Carl; Zuck, Cecily; Council Comments
Subject: Stop the madness about LHD in Yalecrest, please

I am writing to you all today to voice my opposition to the LHD for the Yalecrest neighborhood. Like the Yalecrest Yes group, I value the character, charm and history of the neighborhood in which we've chosen to make our home. Hence, I would favor measures to amend the existing infill overlay but feel the LHD is far too limiting in what it allows a property owner to do with his/her property. Furthermore, the LHD process is quickly proving elitist, subjective and unclear in the EXTREME.

The opposition to the repeated LHD proposals is obvious, however, myself and others fear that the push through of an LHD would be the result of an undemocratic, closed process. I am asking for a continued openness about the process and PLEADING for a democratic, sound and speedy resolution so that we can get back to living in this community we so cherish.

Sincerely,
Ashley Shaw
1637 Princeton Ave.

Leith, Carl

From: Todd Tanner [todd@tannergroup.com]
Sent: Wednesday, October 06, 2010 3:56 PM
To: Leith, Carl; Zuck, Cecily; Council Comments.
Subject: Yalecrest LHD ordinance

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 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.

Todd and Kathy Tanner
1742 Harvard Avenue
Salt Lake City, Utah 84108
todd@tannergrp.com
801-582-8100

Leith, Carl

From: James Ashworth [James.Ashworth@hsc.utah.edu]
Sent: Wednesday, October 06, 2010 3:26 PM
To: Leith, Carl
Subject: Yalecrest LHD

Dear Mr. Leith

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 owners 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 ones 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 behind the LHD would encourage or even allow such a thing.

Thank you for taking the time to read my input and for your efforts to improve our city

Sincerely

James C. Ashworth

Leith, Carl

From: Broadbent [mbroadbent@q.com]
Sent: Wednesday, October 06, 2010 5:56 PM
To: Leith, Carl
Subject: Yes to Yalecrest Local Historic District

Every day when I look out my windows from my house, go on walks or just drive in the neighborhood I feel so lucky to be able to look at such beautiful pieces of art. Would we want to go up to a picture that was painted by Picasso, Monet or any other artist and paint on top of the canvas? On the other hand we live in these pieces of art. They need to stay functional. I think we can make some changes within reason. We as individuals do not always make proper changes. What I am trying to say is that in the long run having a Local Historic District will greatly help preserve these pieces of art that we call home. Why are there about 1,200 Local Historical districts? Because they work!!!

Suzanne Broadbent
mbroadbent@q.com
801-582-7826

Leith, Carl

From: Dawn Ann Bailey [dawnannbailey@comcast.net]
Sent: Thursday, October 07, 2010 2:09 PM
To: Leith, Carl
Cc: Tracey Harty
Subject: Emailing: Yalecrest Historic District.wpd
Attachments: Yalecrest Historic District.wpd

The message is ready to be sent with the following file or link attachments:
Yalecrest Historic District.wpd

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Name: Mrs. Dawn Ann Bailey
1784 Yalecrest Avenue

I support creating a historic district to ensure the process of changes to preserve the Yalecrest neighborhood and respectfully submit the following considerations:

- 1) Stability of property market values.
- 2) Excess parking now allowed on the streets endangers children.
- 3) Deterioration of architectural integrity.
- 4) demolition of good and beautiful homes and replaced by monstrosities.
- 5) More stringent building guidelines and improvement of oversight.
- 6) Stop "flippers".
- 7) A more feasible way to promote civility.

cc: yalecrestyes@gmail.com

Leith, Carl

From: Rocky Anderson [rocky.highroad@gmail.com]
Sent: Thursday, October 07, 2010 11:47 AM
To: Leith, Carl; Zuck, Cecily; Planning Web Site Comments; Council Comments; yalecrestyes@gmail.com
Subject: FW: Rocky Anderson sent you a message on Facebook...

Dear Members of the Historic Landmarks Commission, Planning Division, and the City Council,

The unique Yalecrest neighborhood, with its rich history and special place in our City, has long been in jeopardy of losing its character and charm. The continued chipping away of this one-of-a-kind-neighborhood is detrimental not only to the neighborhood, but also to the surrounding area and our entire City. Demolitions of historic homes are the most egregious offense to this spectacular place.

I wish this matter had been resolved during my tenure as Mayor. With the neighborhood finally in the process of being able to receive its deserved Local Historic District designation, it will continue to be a very special asset for our City. This neighborhood, with its historical as well as architectural value, is an amazing treasure. Enacting the Local Historic District designation for the Yalecrest Neighborhood will afford protection, as well as necessary flexibility, for all, including those of future generations.

Protection of the Yalecrest Neighborhood is long overdue. Please help leave a legacy of historic preservation by designating Yalecrest as our newest Local Historic District.

Thank you for your service to the people of Salt Lake City, including those generations who will have reason to be grateful for your foresight in preserving the best of our historic buildings and other places.

Best regards,

Rocky Anderson

Leith, Carl

From: Lisette Gibson [dmgib@xmission.com]
Sent: Thursday, October 07, 2010 11:23 PM
To: Leith, Carl
Cc: Yalecrest Yes; Zuck, Cecily; Council Comments
Subject: Yalecrest Local Historic District

Historic Landmarks Commission, Planning Division and City Council

Re: Yalecrest Local Historic District Designation

I support a Local Historic District (LHD) for Yalecrest. Yalecrest needs a preservation tool that will go beyond what zoning can provide. The Yalecrest Infill Ordinance cannot be changed to address preserving the unique character-defining features that make the Yalecrest neighborhood so great. Yalecrest also needs protection against demolitions. With 23 teardowns in the last dozen years and with more planned, a LHD is needed now.

Yalecrest is ready for the design guidelines of a LHD that will help preserve the past and direct the future development of the neighborhood. There are 2,300 historic districts across the nation and seven in Salt Lake City. The LHD is a proven preservation tool.

Yalecrest was developed in 1910 and was platted for 22 subdivisions – some for larger lots and homes, others for smaller more affordable options. There are house sizes and styles for everyone – for larger families, smaller families, empty nesters, etc. People can and do move around within the neighborhood as their needs change.

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. It is ranked "Compromised" by the Citywide Historic Preservation Plan. The East Bench Master Plan addresses preserving the older Harvard Yale area. It is listed on the National Register of Historic Places.

I urge the Historic Landmarks Commission to submit an Application for a Yalecrest Local Historic District designation. This designation should follow on the coat tails of the Westmoreland Historic District which was recently approved largely on the merits of its closest neighbor, Yalecrest.

It is time to put politics aside and do the right thing by preserving this gem of a neighborhood for Salt Lake City and the State of Utah for future generations.

Sincerely,

Lisette Gibson
1764 Hubbard Avenue
Salt Lake City UT 84108

Leith, Carl

From: JAMES HEATHER WISSLER [thewisslers@msn.com]
Sent: Friday, October 08, 2010 8:32 AM
To: Leith, Carl
Subject: Proposed Yalecrest LHD
Attachments: LHD opposition letter.pdf

Mr. Leith,

See attached letter. Thank you for your assistance in this process. Please confirm receipt of this email.

Jaime Wissler

Leith, Carl

From: kelly [kmarinan1@earthlink.net]
Sent: Friday, October 08, 2010 6:21 AM
To: Tracey Harty; Leith, Carl; Zuck, Cecily; Planning Web Site Comments; Council Comments; Mayor
Subject: Fwd: Yalecrest Letter

Begin forwarded message:

From: Jeff Poor <jeffpoor@gmail.com>
Date: October 8, 2010 12:21:25 AM MDT
To: Kelly Marinan <kmarinan1@earthlink.net>
Subject: Yalecrest Letter

To Whom It May Concern:

I've been following with great interest the debate over the creation of a Historic District for the Yalecrest neighborhood in Salt Lake City.

I am a civilian employee of Dugway Proving Ground in the Utah west desert and have the privilege of living at Dugway. It's a great place to live, but we all live in military housing. This means that all the homes are simple, functional, and pretty much identical.

One of the things that attracts me to Salt Lake City on the weekends is the variety of unique neighborhoods and shopping districts. I love the Yalecrest neighborhood – I have friends who live there, and I visit often. I love the unique brick homes behind the quiet, tree-lined streets.

What I don't like are those ugly mega-homes that are being built after the previous structures have been bulldozed. They are jarringly out of context with the rest of the neighborhood.

I realize people are concerned about property rights. But the people who are fans of huge homes with no yards have the right to build in many locations throughout the Salt Lake Valley. What is the point of destroying one unique neighborhood like Yalecrest just to make it look like so many other neighborhoods, not only in the Salt Lake Valley, but neighborhoods throughout the country?

So many cities through the country are filling up with subdivision architecture and endless strip malls containing the same stores as every other strip mall in the United States. You have something very unique and distinctive in the Yalecrest neighborhood. Please do everything you can to preserve this urban gem. Otherwise, what is the point in visiting Salt Lake City when it looks exactly like Tooele, West Valley City, or any other generic city found anywhere else in Utah or the United States?

Respectfully,

Jeff Poor

Dugway, Utah

Leith, Carl

From: Yalecrest Yes Preservation Committee [yalecrestyes@gmail.com]
Sent: Friday, October 08, 2010 11:18 AM
To: Leith, Carl; Zuck, Cecily; Council Comments
Subject: Preserve Yalecrest

From: *Mark Marinan <Mark.Marinan@octanner.com>
Date: *October 7, 2010 7:14:07 PM MDT

Subject: **Support of LHD*

To Whom it may concern,

I am writing in support of the proposal of a Local Historic District for the Yalecrest neighborhood.

As a former resident of the neighborhood, I feel strongly that it should be preserved as close to it's original appearance as is still possible. In my opinion the reason most people choose to live in this area is because it has remained largely unchanged throughout it's history. There are many, many locations within the Salt Lake Valley where homes of this style are encouraged.

In short, I believe we need to be preserve the unique, historic areas of our city to chronicle our past. To lose this history for the convenience of a few, would truly be a loss for the many citizens of our city.

Mark Marinan
South Ogden, UT

Leith, Carl

From: butch adams [butch@butchadams.com]
Sent: Friday, October 08, 2010 11:56 AM
To: Leith, Carl
Subject: Yalecrest LHD

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 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) We have been attempting to survey each house between 1300 East and 1700 East on 900 South, asking whether people are in favor of LHD designation. So far, we have reached homeowners of 40 homes. Of those 40 homes, 67.5% are OPPOSED to LHD designation, and 10% are undecided. That leaves slightly less than a quarter of the homeowners in favor. The reasons our neighbors are opposed range from: "What's historic about 900 South? I was born in this house 85 years ago, and that was the most historic event that ever happened on this street" to "We don't need more regulation and more cost associated with fixing up our houses" to "My house is falling apart, and I wouldn't be able to afford to reconstruct under LHD rules" to "I grew up in the East, with historic homes built in the 1800's. There is nothing historic about homes built in the mid-1900's."
- 7) 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 so our neighborhood can begin to heal.

Sincerely,
Butch Adams and Amy Davis
1658 East 900 South

butch adams
www.butchadams.com
butch@butchadams.com

Leith, Carl

From: evans7cr@comcast.net
Sent: Friday, October 08, 2010 12:23 PM
To: Leith, Carl
Subject: Against Local Historic District

Dear Mr. Leith,

My name is Carolyn Evans and my husband Rick Evans and I own the home at 1419 Laird Circle in the Yalecrest area. We have lived at this address for 27 years.

I am strongly opposed to our neighborhood being designated as a Local Historic District. Those regulations are far too restrictive to us, the property owners, and would leave design decisions to a bureaucracy that will use arbitrary opinions to interpret and implement the regulations.

I disagree with those who say a 91% of homes in this area built between 1920 to 1930 mandates such a Local Historic District designation. Houses don't have the right to vote--people have the right to vote. We got that property right when we bought our homes and took title to them. My house falls in that timeline, and I vote to not be restricted by the LHD.

Similarly, just because a person *wishes* the homes in the neighborhood would stay a certain way does not give them the right to choose for other property owners what they will or will not do with their house.

Every homeowner has the right to choose which type of windows they will use to replace old and failing ones. We have the right to choose how energy efficient to make our remodeling and updates.

There is a lot of evidence that shows when a neighborhood is made an LHD, many homeowners are not able to afford the historic guidelines and restrictions place upon them, and end up not being able to update or maintain their aging home. It creates many more homes becoming dilapidated and being turned into rental properties, lowering the property values for the entire neighborhood.

We should not have any part of the Yalecrest area neighborhood designated as a Local Historic District.

Carolyn Evans

Leith, Carl

From: Owen & Deanna Lunt [odlunt@juno.com]
Sent: Friday, October 08, 2010 1:03 PM
To: Leith, Carl; yalecrestyes@gmail.com
Subject: Fw: Historic District for Yalecrest area

----- Forwarded Message -----

From: "Owen & Deanna Lunt" <odlunt@juno.com>
To: Carl.leith@slcgov.om, Cecily.zuck@slcgov.com, council.comments@slcgov.com,
yalecrestyes@jmail.com, planning@slcgov.com
Subject: Historic District for Yalecrest area
Date: Fri, 8 Oct 2010 18:55:38 GMT

To Whom It May Concern:

We have been concerned about the divisiveness regarding the Historic District designation of our area. We feel that both sides of the issues have merit, and wish to maintain the character of our neighborhood. In talking with people from areas which have been designated as historic districts, they have felt that it has been a positive move. We would like to see some compromises in the plan, but if they are not possible, we support the Historic District designation.

We appreciate all those who have spent countless hours researching this project.

Owen & Deanna Lunt
1870 Harvard Ave.
801-582-8967

Obama Urges Homeowners to Refinance
If you owe under \$729k you probably qualify for Obama's Refi Program
<http://thirdpartyoffers.juno.com/TGL3131/4caf6aedadd44197b0fst05vuc>

Leith, Carl

From: Suzy Burton [suzykb@msn.com]
Sent: Friday, October 08, 2010 2:53 PM
To: Leith, Carl; Planning Web Site Comments; Council Comments; Zuck, Cecily; yalecrestyes@gmail.com
Subject: Support of Yalecrest LHD Designation.

October 08, 2010

To whom it may concern,

I am writing to express my support of the Yalecrest LHD designation. In 1992 I purchased my 1926 cottage Tudor style home at 1503 East Michigan Avenue. Previously, I owned an historic home in Park City, built in 1900. Enjoying the distinct architecture and charm of living in an older home guided me to my purchase in the Yalecrest / Harvard Yale area.

During the last several years I have been greatly concerned about the number of homes being torn down and replaced by much larger homes. Up the street from me, on Diestel Avenue, two very large homes sit next to each other occupying lots that formerly were the site of two much smaller single level homes. The height, scale, use of minimal setbacks and large square footage tower over and dwarf neighboring homes. The small bungalow to the north of these homes is forever shrouded in shade from the east and the south due to the height and orientation of these large homes. The bungalow also lost any view and back yard privacy it once offered. This has negatively impacted both the value and the owners ability to sell the home.

Approving the Yalecrest LHD designation will help provide safe guards needed to preserve the historic nature of the Yalecrest / Harvard Yale area and provide future generations the ability to experience and enjoy the beauty and unique architectural found in our area.

Thank you for your consideration in this matter.

Respectfully submitted,
Suzanne Burton
1503 East Michigan Avenue
Salt Lake City, UT 84105

Leith, Carl

From: DeMordaunt, Craig (GE Comm Fin) [Craig.DeMordaunt@ge.com]
Sent: Wednesday, October 06, 2010 3:33 PM
To: Leith, Carl
Subject: RE: Opposition to the proposed Local Historic District

Carl,

My main reason I am opposed to the LHD is that it is too restrictive and then gives the Historic Landmark Commission (HLC) an inordinate amount of power to decide whether a home is significant to determine whether a home can be demolished. Giving the HLC this decision power infringes upon a person's property rights. It gives the HLC authority to tell individuals how to design their remodel which I am opposed to.

Thanks,
Craig

From: Leith, Carl [mailto:Carl.Leith@slcgov.com]
Sent: Monday, October 04, 2010 4:28 PM
To: DeMordaunt, Craig (GE Comm Fin)
Cc: Zuck, Cecily
Subject: RE: Opposition to the proposed Local Historic District

Dear Craig,

Thank you for your comments. I will ensure these are brought to the attention of the Historic Landmark Commission in their consideration of this matter. We are recording views relating to the present consideration of the recent request that the HLC consider an application to designate a local historic district, so please feel free to confirm any previously stated reasons for opposing such a designation.

Sincerely,

Carl O. Leith
Senior Historic Preservation Planner
Salt Lake City Planning Division
Ph: 801 535 7758
Fx: 801 535 6174
carl.leith@slcgov.com

From: DeMordaunt, Craig (GE Comm Fin) [mailto:Craig.DeMordaunt@ge.com]
Sent: Monday, October 04, 2010 9:34 AM
To: Leith, Carl; Zuck, Cecily
Subject: Opposition to the proposed Local Historic District

Carl and Cecily,

I am writing for the 3rd time my opposition to the LHD. I have provided some lengthily emails about my feeling opposing the LHD. Hopefully you have my notes from the previous emails so I don't have to again list the numerous reasons I am

opposed. So what I am writing instead this time is some ideas of a better solution than an LHD, rather a Strong influential Design Guideline.

Solution: An influential Yalecrest Design Guideline: were the decision/determination of the HLC would only be recommendations and advisory to homeowners. Some might say a recommendation from an review board would not go far enough to preserve the historic character of the community. I disagree and have listed ways the HLC review board would achieve its goal and even promote "non-significant" structure to want to be historic in their architecture.

- The HLC should hold annual or bi-annual meetings for local architects and developers to promote design guidelines. (The architects who work in this area would want to attend and promote the guidelines because becoming an expert in a certain area of ones field without fail yields more demand and more business) The reputation of developers and architects who work on homes in the Yalecrest area will be at stake with every home remodel or demolition.
- The HLC could post a 2-4 hr training session, (on u-tube) for homeowners, developers, and architects to understand and promote historic preservation and the HLC "guidelines". This training could be required for any plans submitted in the Yalecrest area. The HLC can provide a certification documents for all architects/developers who complete this course to give them greater credibility in doing work in the area. The course would not be an incremental cost to all parties if presented on u-tube.
- If our community is still concerned about "mega-mansions", the HLC should review the current overlay district restrictions that controls lot coverage ratios, scale, height, side and rear set-back rules.
- The HLC could evaluate and and present awards for projects that reflect excellence in historic preservation. The HLC should also recognize landscaping design and outdoor beautification with awards. Builders and architects should be publically recognized and awarded for remodels through mailers, newspaper articles, a preservation dinner etc.. The HLC Board can encourage attractive and compatible new remodels, additions by sponsoring annual or quarterly neighborhood house-walks. Awards could be presented for such items as:

Renovation of the Year:, Restoration of the Year: , Architectural Details: , Streetscape
Compatibility,

- Promote Historic minded residents by promoting a Historic Marker Program for residents to display on their homes and to do research on their homes
- The HLC could sponsor seminars and events on such things as window/preservation preservation that promote historic preservation or remodeling.

I know the above ideas work because I lived in a town, Glen Ellyn, IL, that utilized some of these steps to promote preservation. And by no means are the above ideas the only steps that can be taken to motivate and incent homeowners to be historic minded. I am sure the HLC could come up with some great ideas to drive historic preservation. I believe such steps would properly motivate homeowners, architects and developers to construct remodels/additions with a historic preservation focus, yet, not restrict homeowners property rights, or ability to grow within the neighborhood.

Architects and developer who promote the HLC "guidelines" will develop reputations that keep our neighborhood historic and will motivate non-historic homes to think about constructive changes to their homes because the recognized developers and architects become proponents for such structures. Some structures that don't look historic will be changed because people will want to be like the rest of the neighborhood. It only takes one bad architect/developer to build a bad "garage-mahall" to basically run them out of the neighborhood.

I am of the mindset that if you properly incent or motivate people they will deliver **more** than what was expected. I believe that is what makes this state, city and community so great. An example I am familiar with that exemplify this concept is the University of Utah. The University of Utah is such an amazing technology creation University. (Recently ranked #1 in efficiency in starting companies, #1 in over all companies started, #2 in inventions generated.) The reason the University has been so successful is because it has created an environment with amazing professors, first class research facilities, and capital resources to grow new ideas. The University did not put restrictions or limits on individuals creativity or ideas. By empowering people with good ideas, (good "guidelines"), having the smartest experts, (HLC members) and the local financial resources, the Yalecrest Neighborhood will look better than it does now. It is about promoting the correct behavior not forcing people to behave as you want.

Thanks,

Craig DeMordaunt

932 Military Dr.

SLC Ut 84108

October 7, 2010

To Whom it May Concern,

I lived at 1621 Harvard from 1992-1999, during which I remodeled my old home. It became a labor of love. The history and character that my home had was special. It was built in the 30's and I loved the inside architecture with the carved arches and coved ceilings and the outside image of my house was perfect. Quaint. The African gumwood was irreplaceable.

I found a box of old photographs that showed that the previous owners were involved in the many facets of a growing Salt Lake City. They had lived in that house for over 50 years. The house became more than just a house, it became a friend. The house had a personality.

I noticed during that time that many of the old houses that made up the character of the area were being demolished and houses were built that seemed completely out of place.

The lots in this area are designed to be proportionate to the size and scale of the houses. Huge houses were being built that should never been even considered on small lots.

But there were no real protections in place to rescue those houses before they were demolished. It is truly sad. This is our past, our history and once it is gone, it is gone forever.

In 1999, we moved to Park City where my husband has a house in Old Town.

Old Town Park City is a Historic District and there are strict codes that need to be followed, but it is not a problem since we all realize that by keeping our properties up increases the value of the homes in our area significantly.

The small lots and small homes are what make Park City Old Town what it is.

Two years ago we decided to renovate our house we literally took the home down to the studs and rebuilt it from the ground up keeping the dimensions that the historic code required. We rebuilt it with better wiring, plumbing, insulation and heating. And it is beautiful. We had several changes to our plans because of the historic code, but nothing that was overly expensive or out of line. The outside diameters of the house are exactly the same while the interior is modern, warm and inviting.

The values of homes in Old Town Park City have quadrupled since the 2002 Olympics. Compared to other neighborhoods in the surrounding area, Old Town has stayed well above the norm for home value increases. A good part of that is due to the historic nature of the neighborhood.

Single Family	Median Price	Homes Sold
2009	\$1,456,257	29 Homes Sold
2008	\$1,576,140	23 Homes Sold
2007	\$1,264,375	34 Homes Sold
2006	\$987,000	36 Homes Sold
2005	\$745,000	73 Homes Sold

Of course the housing market has tapered off, but the price of the homes in the Historic District have not fallen nearly as much as the surrounding area.

Designating the Yalecrest area a historic district would be nothing short of saving a part of Salt Lake City's beautiful history. It really isn't a choice but an obligation.

Respectfully submitted,
Marianne Olafson Bicksler
Previous owner of 1621 Harvard Ave.

October 7, 2010

Carl Leith
Senior Historic Preservation Planner
Salt Lake City Planning Division
451 S State Street, Room 406
Salt Lake City, UT 84114

Dear Mr. Leith:

I am writing in opposition to the proposed Yalecrest LHD Designation. While my property has been removed from the proposed boundaries, I understand that this area may expand to reinsert our home. I am writing on behalf of my family of six living at 1769 Laird Avenue for the past five years.

To begin, we are deeply concerned about the adverse impact this process has had on our neighborhood. We have watched one family move following their disappointment in the process and two more planning to follow. As I attended the September 28th public forum I had the distinct impression that some proponents do not care if larger families leave the neighborhood. I sincerely hope that my impression is wrong. Proponents speak of the "alarming rate" at which demolitions will occur should the LHD fail. There have only been 23 teardowns since 1998. If the designation passes the city will watch younger families leave the neighborhood at an "alarming rate."

I have been employed as a law enforcement officer for over a decade and I understand that government process can be cumbersome. Nonetheless, I am appalled that after two failed attempts this issue has been resurrected by a vocal minority. As a law enforcement officer, I have strictly adhered to law and procedure that promote a judicious process. I have closely followed the proposed LHD from its inception and, unlike my experience in the workplace, this process is severely flawed. I realize those in favor and against have expressed similar frustration, and therefore the remainder of this letter will focus on the reasons my family opposes the designation. I want to be clear that our family is more concerned about our neighbors than the structures in which they reside. Unfortunately this defective process has already taken its toll.

Our home has never undergone remodel to increase square footage. I currently do not have the financial means to perform a major remodel, though I foresee the need to expand as my children grow. The proposed restoration guidelines would add significant, unanticipated cost to my remodel down the road. Those who have already completed major remodels have the luxury of supporting the LHD since their work is complete. I believe the value of larger remodeled homes will increase whereas the value of smaller properties like mine will sink. As such, there will be few younger families that have the financial resources to buy a remodeled home in our neighborhood.

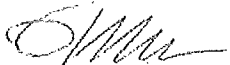
In looking at the Avenues Historic District, it appears there is a shortage of young families living in the area. This is evidenced by the closure of Lowell Elementary. Following its designation in 1978 and certainly in more recent years, we have seen once-beautiful Avenues homes become worn down rental properties that are an eyesore to the community. I have visited many of the Yalecrest area teardowns and major remodels, and with couple exceptions, these homes are wonderful contributions to the

neighborhood. Should the proposed LHD pass, I believe Yalecrest will follow the pattern of the Avenues in which many of the smaller properties become rentals instead of tastefully remodeled homes.

I understand that 70% of attendees at every public meeting have opposed the LHD. Only in the last meeting on September 28th were the numbers more even, which indicates the flawed process may have deterred opponents from attending future public forums.

Based on the above-stated reasons, I respectfully request that the city deny the latest attempt (and hopefully the last) to designate Yalecrest as an LHD. Thank you for your consideration.

Sincerely,



Jaime Wissler
1769 Laird Avenue
Salt Lake City, UT 84108
(801) 467-0339 home
(801) 201-4886 cell

I am really getting tired of their efforts to force this upon me, when my home, built in 1979, should not be considered a historic site requiring presevation.

Sincerely,

Bryan & Kim Fong
1836 Sunnyside Ave.
(801) 581-9370

Leith, Carl

From: Vanessa Burnes [clancy@tffn.cc]
Sent: Friday, September 24, 2010 8:21 AM
To: Leith, Carl
Cc: yalecreststyles@gmail.com
Subject: Yalecrest Historic District

To whom it may concern,

My name is Vanessa Burnes Bienvenue my husband is Patrick Bienvenue. We live at 1332 E Harvard Avenue and have resided in the Yalecrest neighborhood for eleven years. Over this time, we have experienced some sensitive renovations from neighbors, specifically on Harvard, but have also noticed some inconsistency throughout the Yalecrest area. It is the historic charm that lends people to our neighborhood, with mature trees, and beautiful warm and historic like lighting.

A few years ago the city wanted to change the lighting in the Yalecrest area to cold white light that was more efficient and change light posts to ones that might resemble a parking lot at a mall where needed. My husband, Patrick Bienvenue, attended a meeting where an engineer was hired by the city to explain the proposed changes to our neighbors. The meeting was more fear based on costs saved and not on historic preservation.

My husband works for Leucadia National and works in the historic Keith Manson on South Temple. The blocks from F and G street are all historic buildings owned by Leucadia and all renovated and brought back to their original condition. Patrick explained that cost efficient warm lighting existed there and can be done. We personal hired an engineer to meet with the cities engineer and go to the Keith Manson to see the lighting and then to Harvard put in warm efficient light bulbs and our neighborhood didn't have to loose it's historic lighting and feel and it was cost effective.

We have also experienced the tree care in the park strip on Harvard where old trees are cut down for disease or safety with no replacement. We have worked with that department for many many years with tree replacement and was told, if we paid personally trees could be planted. Although the department was sympathectic it had budget issues, yet was willing to work with neighbors. It took a while but trees were eventually replaced on Harvard and Yale Parks to retain their character. We as a Yalecrest community were most appreciative. Now our homes are in jeopardy.

My husband is a real estate investor for Leucadia and has developed and redeveloped many historic properties, communities and important landmarks throughout the country. When we relocated here, we looked for the cities historic housing. Yalecrest is it. We are always asked why do you live there and we then explain the scale of houses, the mature trees and the sensitive nature of this preserved neighborhood right in the city. Parks, public transportation and neighborhood shops to walk to. A green neighborhood (one can walk and no car is required). All urban planned years ago and preserved. Very special. Cities all over the world have historic neighborhoods and they are preserved and held in high regard. (My husband has worked with Peter Calthorpe for years. Peter is responsible for many positive urban redevelopements in Utah, as well as, a modern version, Daybreak. Peter was also selected as the head of urban planning to redevelop New Orleans after its flood disaster.)

After purchasing on Harvard, we were most surprised to realize this was unimportant to the city and some neighbors. Taken for granted. It is a community not one individual with one house to do what they will. If renovation is done with reserve it enhances the adjoining properties and increases values and appearance of the neighborhood. Big does'nt mean better.

We renovated our home eleven years ago on its original footprint. People asked why. We have shared our views with neighbors and they have embraced and since renovated and have done it with restraint without deterring from the overall feeling of the neighborhood. I have had many a neighbor knock on my door to take pictures inside or measure draws, showers, cabinets from 1300 E Harvard all the way to 1700 East in the Yalecrest neighborhood trying to understand how to use space more efficiently without giving up modern conveniences and retaining historic scale.

When you drive down South Temple and see the Governors Manson which was renovated and preserved, the Keith Manson renovated and preserved and the buildings in between on South Temple you remember the grandeur of old Salt Lake. When visitors ask where our historic housing is to drive through and visit, one might say Federal Heights but the landscape of houses is changing there. And a guest would say do you have a neighborhood Historically Designated and we bring them to Yalecrest because it is more intact but it now to is in jeopardy. It is disturbing that Salt Lake only has this last community of such breath and scale of single family homes in Salt Lake and the question of preservation is in question. If one thinks of communities across the country I don't know of one that you can't go and drive or walk and visit to see its historic communities. Carmel, Santa Barbara, Boston's Beacon Hill, New York City's Brownstones, San Francisco, etc. The list goes on and on. Where will Salt Lake Cities be?

A final note. On a beautiful Saturday afternoon a few weeks ago. I was walking our dog from Harvard to 1500 East and down Yale and a car was driving slowly looking at houses and stopped to ask for assistance. An older couple had said their daughter and her family had just moved into the neighborhood. Their daughter had sent them a book on the historic houses in the neighborhood and she had the book open on her lap and had asked if I knew the house on the open page. It was a house on Harvard at the intersection of 1400 East with the fairy tale roof. I smiled and directed them one street over and they were most appreciative. They said they were so happy for their daughter and family to have found such a beautiful community As they drove away, I noticed out of state plates on their car.

Some times it takes from someone away to appreciate what we take for granted.

This letter is in support of Historic Preservation for the Yalecrest neighborhood.

Sincerely,

Vanessa B. Bienvenue
Patrick D Bienvenue

Leith, Carl

From: JON DEWEY [jondewey@msn.com]
Sent: Saturday, September 25, 2010 12:15 PM
To: Leith, Carl
Subject: Comments for Planning Staff's Tuesday Meeting 9/28/10

Carl,

Please include my op ed piece that was published in the Salt Lake Tribune on Sunday Sept. 19, 2010.

The Yalecrest neighborhood is a worthy candidate for Local Historic District (LHD) designation; it is on the cusp of its centennial anniversary, the first platted subdivision occurring in 1910.

Yalecrest's wide variety of housing stock helps to contribute to the diversity of residents. Young families continue to move in evidenced by both elementary school populations. The ability to build appropriate additions allows families to stay and the large selection of styles and sizes allows families to move within the neighborhood. This is an unusually common practice within the Yalecrest boundaries. From my street alone, nine residents have moved 14 different times to other houses within Yalecrest. A viable population including retirees, young families, and single individuals could be priced out of the neighborhood if out of scale additions and mega houses continue to be built.

Discussions on protection for the neighborhood have been ongoing since 1998. Each time a tear down occurred, the Neighborhood Council and City Council representatives received questions on how to prevent it and the new structure that would follow. The majority of residents are united in their concern about overly large additions, out of character remodels and teardowns.

In 2005, 91 percent of Yalecrest's homes were listed as contributing structures when placed on the National Register of Historic Places. Unfortunately this number has decreased due to demolitions and inappropriate remodels since then.

The summary of the reconnaissance level survey for Yalecrest and the East Bench Master Plan recommend protection through a LHD designation and guidelines. The *Tribune* supports preservation of homes in Yalecrest and has printed as such three times in less than a year. It also stated, "You can't legislate taste." Agreed. Thus a reason a LHD is needed, to protect what already exists, giving comfort, stability and reliability to residents.

The existing Yalecrest Compatible Infill Ordinance (YCI), is a zoning overlay relying on dimensional standards. It cannot address character, style, and demolitions which are documented as residents' concerns. Design guidelines provided with a LHD address these issues ensuring compatibility while giving property owners flexibility.

Other than the LHD designation, Salt Lake City doesn't have any 'tool' to prevent unnecessary demolitions that could withstand legal challenge. LHD processes are already in place and working, to this I can attest.

We are in the midst of our own home addition, complying with the temporary land use regulations, which placed the same guidelines on remodels as if Yalecrest actually were a LHD. All Yalecrest applicants who presented before the Historic Landmarks Commission (HLC) on June 2 were approved. The commission demonstrated leniency and made concessions; it's much more flexible than any type of zoning (such as the YCI). Comprised of volunteers, the HLC has no financially vested interest. Rules require members to be from different city areas and have relevant professional experience. This reduces the possibility of bias versus, for example, if such a committee existed only from within the Yalecrest area. The HLC's role using the established guidelines takes the task of determining compliance, compatibility, scale and character off of an individual, therefore assuaging anxiety between neighbors.

Time taken for the hearing at HLC was worth the unanimous approval for a certificate of appropriateness, ensuring our addition is compatible, within scale and character for the neighborhood, all attributes which attracted us to Yalecrest. This process occurred without any additional cost, and because we've complied with State guidelines we'll receive 20% back in tax credits, making our addition more affordable.

A local historic district provides protection and flexibility. Yalecrest, with redefined boundaries drawn by the City Council, meets the criteria and is worthy for a LHD designation.

Jon Dewey

1724 E. Princeton Ave

SLC UT

Leith, Carl

From: Shelly Roalstad [shelly_roalstad@yahoo.com]
Sent: Monday, September 27, 2010 1:44 PM
To: Leith, Carl
Subject: Yalecrest LHD - exclude Sunnyside Ave. from LHD map

Dear Carl,

Since I have a prior commitment on 28Sept when the public forum is scheduled, I'm writing to express my views against including homes on Sunnyside Avenue in the proposed Yalecrest Local Historic District (LHD) map.

As owner-residents on Sunnyside Avenue, my husband and I bought our house to remain close to our work locations and reduce commuting. I feel that a LHD designation will force an unreasonable set of standards on residents of Sunnyside Avenue as our street does not share the setting of the charming quiet neighborhood directly south of us.

The following is a list of non-historic features on Sunnyside Avenue :

- 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 these meetings)
- 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

We realize that these features are part of the location that we chose and so we are currently tolerating them but look forward to making a few modifications to our home to lessen their impact. However, adding the LHD restrictions will prevent us from doing this and therefore brings us more hassle with no benefits. Homes on Sunnyside Avenue already sell for a great deal less than those just off the busy street, and with the current buyers market, many are not selling at all. An LHD designation would likely add to the number of homeowners on Sunnyside Avenue being forced into renting their homes. This is another major down side for us.

In conclusion, we do not support Sunnyside Avenue being part of the LHD and we encourage an exemption for Sunnyside Avenue from the LHD map. The LHD standards are off-target for today's young communities reaching for livable urban neighborhoods with energy efficiency and sustainability. We don't want to have to relocate and rent or sell our house. However, if we are incorporated into the LHD and can't build a fence or reasonable addition, while having to put up with Sunnyside traffic and other annoyances, we see few alternatives.

Sincerely,

Shelly Roalstad

Shelly Roalstad and Martin Cuma

1670 Sunnyside Ave

Salt Lake City UT 84105

(801) 652-3836

(208) 794-2532

Leith, Carl

From: Ben Winchester [bwinches@us.ibm.com]
Sent: Tuesday, September 28, 2010 9:01 AM
To: Roger Little
Cc: yalecrest@googlegroups.com; YCPPR%IBMUS@us.ibm.com; Love, Jill; Martin, JT; Paterson, Joel; Leith, Carl; angela.hasenberg@slc.gov.com; cecily.zuck@slc.gov.com; Ben Winchester
Subject: Meeting Reminder - Please Attend - Please forward to other residents impacted

Everyone. Just wanted to send out a reminder for the meeting tonight.

Public Forum: Tuesday September 28, 2010 at 7:00 p.m. The Planning Staff will host a public forum to gather input from the public regarding the request for the Historic Landmark Commission to consider preparing an application to create a local historic district within the Yalecrest neighborhood. The public forum will be held in the Rowland Hall St. Mark's Chapel located at 720 S. Guardsman Way (1600 E.), Salt Lake City, UT. The Chapel is the central building on the Rowland Hall St. Marks campus that is set back further from the street than the other buildings on the campus.

Also we have compiled a list of issues regarding the topic that may be helpful as you make comments today. The issues are segregated into 4 categories, Process, Economic, Character and Safety. Feel free to leverage this evening and in upcoming meetings. Also feel free to forward any issues we have missed and we will add to the list.

Finally, canvassing of the neighborhood to document opposition has begun. If you do not get contacted over the next week feel free to contact me and I will personally come and get your signature. I know this seems ridiculous based on the number of times we have had to fight this but it seems to be the only option.

PROCESS

- Ordinance allowing continued submittal to Landmarks makes this a never ending process
- Initial petition was initiated by the YNC who were and are not representative of the community
 - Jill Love and JT Martin now acknowledge this
 - There was no public notice regarding the moratorium
 - Jill Love and JT Martin now acknowledge this was the first misstep
 - LHD push has created far more neighborhood contention than has ever existed related to any specific property
 - Every public meeting demonstrated overwhelming opposition to LHD with impromptu "clicker" votes averaging around 70% opposition
 - Online surveys by Yalecrest Cares showed 70% opposition to LHD and 70% support of amending the current infill ordinance
 - Demolition Ordinance was a veiled LHD and was rejected by both Landmarks and Planning
 - Online City Hall registered 37 to 2 opposition to the demolition ordinance
 - Council and proponents continually stated that the LHD is the only option. This was not true.
 - Planning can, as demonstrated by their 'demolition' proposal, quickly draft changes
 - Former Governor Mike Leavitt and Historic Landmark Commission's Chair, Warren Lloyd both have publicly stated that other avenues should be pursued.
 - The original identification of the Yalecrest area was done by consultants via a "windshield" survey at tax payers expense. These types of surveys do not consider the extensive changes that have already been made to structures.

ECONOMIC

- Heavily restrictive ordinances will limit the future buying pool for the area

- LHD is not a “family friendly” ordinance. It does not promote ability to grow in the neighborhood.
- Continually entertaining an LHD/restriction has adversely impacted sales and values in the area
- These homes are nest eggs for a large number of residents and this restricts their investment
- Vast majority of remodels have improved the neighborhood’s economic viability
- Property Values of yet to be remodeled homes would be adversely affected
- Investment in individual homes will be decrease based on the increased cost to meet guidelines when remodeling
- No devaluation can be shown as a result of remodels
- This is a homeowner's Property Rights issue

CHARACTER

- Neighbors have and will create thoughtful improvements to the Infill Overlay
- LHD too restrictive
- Restoration within guidelines proves to be a much larger investment of \$\$\$.
- This will limit any improvements in the neighborhood
- Vast majority of remodels have improved the neighborhood visually
- There has been very limited teardown (23 since 1998)

SAFETY

- Remodels/renovation improves safety, energy efficiency and longevity of these home
- Seismic Issues
- New windows save energy
- Lead paint danger in old windows

Thanks,
 Ben I. Winchester
 IBM - Business Unit Executive
 RSS - General Business US
 Office: 801-582-3568
 Mobile: 801-201-1198
 Internet: bwinches@us.ibm.com

Roger Little <roger.little@gmail.com>
 Sent by: yalecrest@googlegroups.com

To yalecrest@googlegroups.com
 cc

09/26/2010 10:05 PM

Subject Yalecrest Discussion List Ple

As you may be aware there are three meetings coming up that will be significant as we show opposition to designating the

Yalecrest area as a Local Historical District. While we are also working on a proposal to modify our current infill ordinance, our main objective for the next 30 – 60 days is to stop the proposal by the Yalecrest Yes group to designate the Yalecrest neighborhood as a Local Historical District. I know that many of you have worked very hard in fighting this LHD battle before, but if we don't do this again, we may find ourselves with an LHD governing our homes.

Please come to each of the next three meetings where there will be discussions around this topic. The Yalecrest Yes group is soliciting participation (both within and without the Yalecrest Area) and we need to make sure that those that oppose this LHD and reside within our neighborhood are in attendance so their voices can be heard.

If you wish to speak, please come with short and factual comments ready. I would suggest that you take the time to rehearse your comments so they can be presented with calmness and clarity. I'm hopeful that we can be seen as a considerate, thoughtful voice that not only opposes the current LHD option but that is willing to review other less ominous options.

Please come to:

1. Public Forum: Tuesday September 28, 2010 at 7:00 p.m. The Planning Staff will host a public forum to gather input from the public regarding the request for the Historic Landmark Commission to consider preparing an application to create a local historic district within the Yalecrest neighborhood. The public forum will be held in the Rowland Hall St. Mark's Chapel located at 720 S. Guardsman Way (1600 E.), Salt Lake City, UT. The Chapel is the central building on the Rowland Hall St. Marks campus that is set back further from the street than the other buildings on the campus.

2. Yalecrest Neighborhood Council: October 6th, 2010 at 6:15 p.m. The Yalecrest Neighborhood Council will meet at the Carmen B. Pingree School, 780 Guardsman Way (meetings in Kiva or Gym). Mayor Ralph Becker will be our guest and this will be a good opportunity to hear what is on his agenda for our neighborhood. Hopefully we will also be able to provide feedback on what we feel is important.

3. Historic Landmark Commission Public Hearing: Wednesday October 20, 2010 at 5:45 p.m. The Historic Landmark Commission will hold a public hearing in Room 315 of the City and County Building located at 451 S. State Street, Salt Lake City, UT to gather input from the public regarding the request for the Historic Landmark Commission to consider preparing an application to create a local historic district within the Yalecrest neighborhood. We really need your support and attendance at these meetings. Your attendance will make a huge difference as we decide how our

neighborhood will be governed for a long long time. Let's please not miss this chance to make a positive difference.

--

Thanks

Roger Little

--

You received this message because you are subscribed to the Google

Groups "Yalecrest Neighborhood Discussion List" group.

To post to this group, send email to yalecrest@googlegroups.com

To unsubscribe from this group, send email to yalecrest+unsubscribe@googlegroups.com

For more options, visit this group at

<http://groups.google.com/group/yalecrest?hl=en>

MICHAEL F. JONES, P.C.

ATTORNEY AND COUNSELOR

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SALT LAKE CITY, UTAH 84111

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FACSIMILE (801) 582-4353

www.mfjlaw.com

September 28, 2010

VIA EMAIL

Historic Landmark Commission
Attention: Mr. Warren Lloyd, Chair
Salt Lake City Corporation
City and County Building
451 South State Street
Salt Lake City, Utah 84111

Re: "Public Forum" of September 28 on Yalecrest Neighborhood Designation
as H Historic Preservation Overlay District

Dear Warren:

Your HLC and Planning Staff are fiddling while Rome is burning – or, actually, while Yalecrest is on the verge of still more of it being torn down and remodeled in unbridled ways, if the City fails to adopt LHD designation for Yalecrest while the Temporary Ordinance of March remains in force. The City's failing to do so would violate the Salt Lake City Zoning Ordinance (the "Ordinance") as reviewed in this letter.

This Yalecrest preservation matter is really quite simple. There is NO historic preservation tool available other than H Historic Preservation Overlay District ("LHD") designation, or landmark site designation (for individual properties). None whatsoever, and that was underscored during the recent failed effort to launch the City demolition ordinance.

That is, there is no such thing as a "conservation district," or any other preservation "tool" (other than LHD) that presently exists in the Ordinance. Even if work were to start on such a tool imminently, there predictably wouldn't be any such thing for some number of years. As JT observed at the September 8, 2009 hearing on this same Yalecrest preservation matter – now, more than a year ago – Yalecrest preservation has already been studied for over twenty years.

The LHD designation process is set out in Subsection 21A.34.020C of the Ordinance.

At the conclusion of the City Council meeting on July 6, 2010, I spoke with Ed Rutan and Cindy Gust-Jenson regarding the motion passed at that meeting by the Council (the "Motion") concerning the Yalecrest historic district issues (Agenda Item A4D1). I observed to them that the "request" (within the meaning of the third sentence of Subsection C1 of Section 21A.34.020 of the Ordinance) for LHD designation of the Yalecrest neighborhood was made by the Yalecrest Neighborhood Council (the "YNC") to the Historic Landmark Commission ("HLC") on September 24, 2009, and that it had still not been acted on by HLC, and remained pending. I brought George Kelner and Lisette Gibson into the conversation, and George confirmed that the request remained pending.

I further observed to them that the stated "intent" of the Motion that "working groups" that would be "independent from the City" would be used, and that HLC review would be requested when "broad based support has been achieved within the area," are simply NOT part of the process for LHD designation, which is set forth in said Subsection 21A.34.020C. I named that Subsection to them.

Let us remember the first-stated purpose for LHD under Subsection 21A.34.020A:

In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance . . .

As far as the neighborhoods to be included in the LHD, that's something that HLC "shall evaluate" under the criteria of Subsection C2 of Section 21A.34.020, and HLC "shall recommend boundaries" of the LHD under Subsection C3 of said Section. In other words, if (for example) HLC considers that areas such as those omitted by the Motion from the Temporary Ordinance (Colonial Heights, Yalecrest Heights, etc.), shouldn't be included within the LHD based on the Subsection C2 criteria, then it has a duty to omit them.

As I noted in my detailed email to you of June 16, the HLC has a specific charge under the Section of the Ordinance authorizing it (Section 21A.06.50), and the focus of that charge is to "preserve buildings and related structures of historic and architectural significance as part of the city's most important cultural, educational and economic assets" (Subsection B1) using the "H historic preservation overlay district" (mentioned eight times in Subsections B and C) and "landmark sites" (mentioned in five of the eight mentions of "H historic preservation overlay district"). These are duties, not merely powers, pursuant to Subsection C2, which provides that "In addition to carrying out the general purposes set forth in subsection B of this section, the historic landmark commission *shall* . . . 2. Petition the city council to designate identified structures, areas or resources as landmark sites or H historic preservation overlay districts."

The YNC request of a year ago remains pending, and I understand that Yalecrest Yes has now joined in that request.

The City Council itself stepped up when it enacted the Temporary Ordinance in March. It's now time – long past time, actually – for HLC to step up and conclude its part in the LHD designation process (that is, making the "application") that YNC started by its request to HLC on September 24, 2009 (in which request Yalecrest Yes recently joined). Then it's time for the Planning Commission and the City Council each to step up and do its job in accordance with the express requirements of Subsection 21A.34.020C and Chapter 21A.50 of the Ordinance, along with the "power and duty" of each of them to "Initiate amendments to the . . . zoning map pursuant to the provisions of section 21A.50.020 of this title" under Subsections 21A.06.020B (City Council) and 21A.06.030B3 (Planning Commission) of the Ordinance.

As a reading of the above-cited portions of the Ordinance reflects, it is the *duty* (that is, it is mandatory, not precatory) for the HLC, the Planning Commission, and the City Council each to discharge its above-cited role in effecting the mandatory amendment of the City's zoning map to designate the Yalecrest neighborhood with the LHD overlay designation.

On the face of the cited provisions of the Ordinance, and given the historic nature of the Yalecrest neighborhood and its predominantly "contributing" structures, this LHD designation is NOT something that's optional for any of these three bodies. It is simply irrelevant what Phil Winston and the rest of the vocal minority joining with him may have to say about the LHD designation. It is likewise irrelevant what showing of support the Yalecrest neighborhood may provide – although it does happen that the showing is a compelling one of strong majority.

I served this City as a Member of the Board of Adjustment for fifteen years, and as Chair for the last seven of them. There were decisions we had to make that were not popular. But we were charged with upholding the Ordinance of the City, and we did so.

So is each of the HLC, the Planning Commission and the City Council.

For HLC's part, with a year having passed while the YNC request has been pending, please step up and make the requested LHD designation application.

Respectfully,



Michael F. Jones

cc via email (on following page):

Historic Landmark Commission
September 28, 2010
Page 4

City Council
Mayor Ralph Becker
Mr. Frank Gray
Mr. Kirk Huffaker
Mr. George Kelner
Mr. Carl Leith
Edwin P. Rutan II, Esq.
Mr. Wilford Sommerkorn
letters@sltrib.com

Leith, Carl

From: Sally M Patrick [Sally.Patrick@utah.edu]
Sent: Tuesday, September 28, 2010 3:23 PM
To: Leith, Carl; Love, Jill; Martin, JT; Council Comments; Mayor; Zuck, Cecily; Planning Web Site Comments; yalecrestyes@gmail.com
Cc: Sally M Patrick; Tracey Harty; JON DEWEY; dmgib@xmission.com; Virginia Hylton; Yalecrest CC Chair; kelly
Subject: Local Historic Designation for Yalecrest

Dear Community Leaders

I strongly urge creation of a Yalecrest Local Historic District. My name is Sally Patrick & I have been a resident twice in the Yalecrest neighborhood. Once for 6 years on the 1700 block of Princeton in the 1980's and for the last 20 years at 1413 Laird Circle. In the interim I moved to the Boston area where I directed a public library which was nationally significant both architecturally and historically as the archives for the Salem witch trials. An auspicious draw but no less treasured by my townspeople who proudly supported our place in history.

My personal history and love of Yalecrest reflect why I believe so strongly that a local historic district must prevail to protect the architectural beauty, civic diversity and finally balanced respect for property we are losing in our beautiful neighborhood. I am concerned with streetscape, mass & scale, and family & housing diversity. I want us to welcome large and small families and those of modest as well as great means. I moved to Yalecrest as a single mother who sacrificed to be part of a safe and beautiful neighborhood of old & young families, and homes that reminded me of my eastern roots. I've saved to make responsible modifications to my home and have always considered the impact my decisions make to enhance my neighborhood. However, recently under the current YCI Infill Ordinance, after we begged to the contrary and pursued all official channels, my neighbor was allowed to build a 2-story garage outside my dining room window, creating a stiffling hot micro-climate on my very near back porch.

On behalf of my family and most in my neighborhood, I appeal to you to quiet the oppositional noise in your mind and protect Yalecrest by designating us a Local Historic District. The time is NOW to show leadership and foresight. If you do not, this state and nationally recognized gem will be lost for those of us who have loved and tried to protect Yalecrest alone up until now.

Respectfully
Sally Patrick
1413 Laird Circle

From: JON DEWEY [mailto:jondewey@msn.com]
Sent: Wednesday, September 22, 2010 3:57 PM
To: kellym.white@comcast.net; janinebaileysheldon@gmail.com; dmgib@xmission.com; lpeterson@cdimedia.com; sallbrick@comcast.net; virginiahylton@gmail.com; jondewey@msn.com; sally.patrick@gmail.com; r2carbaugh@aol.com; kmarinan1@earthlink.net; kelnergeo@msn.com; jkhassociates@burgoyne.com; lkpershing@gmail.com; tharty@xmission.com
Subject: Sept. 28, Tuesday meeting at RHSM 7pm

All,

I just got off the phone with Carl Leith for some clarification about the meeting, this meeting is 'for the record' HLC will be using this.

1-There will be a presentation

2-There will be comment cards

a. one used to call people up who wish to speak (**we must all speak**, this is what Jill and JT want to actually SEE and

HEAR, this is the time to take a breath and step up!)

b. a longer one for those to submit written comments

3-There will be a 2 minute time limit for speakers however if the meeting ends early there will be opportunity for unlimited comments

4-I believe people will be asked to state their address

5-emailed comments can be sent to Carl, his name is the contact for this meeting carl.leith@slcgov.com
But if we're asking people to email I believe all the following need to be cc'd in

jill.love@slcgov.com jt.martin@slcgov.com council.comments@slcgov.com mayor@slcgov.com cecily.zuck@slcgov.com
plannin@slcgov.com yalecrestyes@gmail.com

6-I asked that Carl make it clear that our petition excludes the carved out area (sorry folks, but that is what our petition states and those in that area need to know the facts)

He also made it clear that HLC could change boundaries.

So, now what? Well I say we email the whole supporter list, and personally email our friends and supporters inside and outside our area. And I say we solicit the supporters we know and have signatures from, hit the pavement, make a flyer or reminder and that we need visual support. **AND WE NEED TO SPEAK EARLY, EARLY** in the meeting, this can set the tone and if the opposition sets it and makes it seem intimidating that will scare people off from speaking.

How about personal commitments to bringing people with us, this is it!

jon

Leith, Carl

From: Martin Cuma [martin.cuma@utah.edu]
Sent: Tuesday, September 28, 2010 10:25 PM
To: Leith, Carl; Council Comments; Zuck, Cecily; YalecrestYes@gmail.com
Cc: Shelly Roalstad
Subject: Yalecrest LHD

Hello all,

I have written about this issue before and will continue to do so until the drama is over.

First of all, I own a house on Sunnyside Ave, so, I live in the district, unlike many of the proponents of the LHD designation. Our house has been built in 1940, and still is in the same shape as when it was built (unlike many houses of the LHD proponents).

We have bought the house for the proximity to the U, where I work. I commute to work on a bike, and we run our house very energy efficiently, despite having nearly no wall insulation (electricity bill \$25/mo, gas bill \$100/mo in winter, \$5/mo in summer). I drive a car at most once a week.

So, I probably don't stereotypically fit to those who oppose the LHD and either own or want to build a mansion addition to their house. And, rest assured that I am not alone, I know of several nearby neighbors who live like us and also oppose the LHD.

I have multiple issues with the LHD.

1. It prevents tasteful remodels, but does not prevent big additions (as the original structure must be separate from the new structure). I prefer the former, and that's what I'd like to eventually do with our house. Keep the footprint the same, and add an attic space, without a large change to the outside look. Increase the living space without increasing the energy footprint.

2. It allows only historic materials with remodels. This, IMHO, is plain stupid since the modern building materials are much more energy efficient than when our houses were built, in the times when energy was cheap and it was thought that by our times electricity will be so ubiquitous that it'll be free.

3. Most houses (including ours) are lath and plaster inside, brick outside, which is not seismically stable. Lying within a mile of the Wasatch Fault is not a good combination. When remodeling, people should be allowed the opportunity to seismically retrofit their homes. Strictly adhering to the LHD rules would prevent that.

4. Even if some sort of LHD gets eventually approved, Sunnyside Avenue should be removed from the district. Noone considered burying the power cables when new huge powelines were installed right across from our houses few years ago. Noone is interested in making Sunnyside into a boulevard like street with calm traffic. The LHD for us is a loosing situation, the comfy mansion owners at Yalecrest etc will be happy while we'll be stuck with busy street, crappy view and being able to do nothing with our houses.

I could come out with many other arguments but the time is late, so, I conclude with hope that this yet another LHD attempt gets nixed again and with promise that I will oppose this attempt and all the others that will come up. Although I would appreciate if the LHD supporters eventually called it quits, and stopped wasting my and may other people's time.

Thanks,

MC

--

Martin Cuma
Center for High Performance Computing
University of Utah

Leith, Carl

From: Michael F. Jones [mjones@mfjlaw.com]
Sent: Tuesday, September 28, 2010 10:29 PM
To: 'Warren Lloyd'
Cc: Council Comments; Mayor; Martin, JT; Rutan, Ed; Nielson, Paul; Gray, Frank; Sommerkorn, Wilford; Leith, Carl; Yalecrest CC Chair; dmgib@xmission.com; 'JON DEWEY'; 'Tracey Harty'; 'Kirk Huffaker'; letters@sltrib.com
Subject: FW: Public Forum Meeting re LHD Designation of Yalecrest, September 28, Rowland Hall St. Mark's Chapel -- Comment Letter
Attachments: HLC Letter re Yalecrest LHD 092810 Corrected.pdf

Warren and other addressees:

I appreciated the opportunity to speak at tonight's Public Forum concerning the LHD designation for the Yalecrest Neighborhood. I was embarrassed to realize that I had inadvertently failed to highlight in my letter of earlier today (submitted via the below email) the City's own lapse in having let the Temporary Ordinance passed in March expire earlier this month without having yet enacted the LHD designation for the Yalecrest neighborhood.

I have corrected the first paragraph of that letter to reflect that expiration, and I revised the "Re" to refer simply to the LHD designation of Yalecrest, and my corrected letter is attached.

Warren, your own HLC as a governmental body should be embarrassed that it has permitted the spring and summer to run their course without its having some two months ago prepared the application for that designation and submitted it to the Planning Commission. I believe that HLC's inaction to date is a dereliction of its duty to the City and its citizens under the Ordinance.

For the reasons set forth in my corrected letter submitted herewith, I urge that your HLC move with alacrity to prepare and submit the subject application.

Respectfully,
Mike

Michael F. Jones | Michael F. Jones, P.C. | Wells Fargo Center | 299 South Main Street, Suite 1300, Salt Lake City, Utah 84111 |
T 801.582.2400 | F 801.582.4353 | mjones@mfjlaw.com | www.mfjlaw.com

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From: Michael F. Jones [mailto:mjones@mfjlaw.com]
Sent: Tuesday, September 28, 2010 10:00
To: 'Warren Lloyd'
Cc: 'council.comments@slcgov.com'; 'Mayor'; 'Martin, JT'; 'Gray, Frank'; 'Sommerkorn, Wilford'; 'carl.leith@slcgov.com'; 'GEORGE CATHY KELNER'; 'dmgib@xmission.com'; 'JON DEWEY'; 'Tracey Harty'; 'Kirk Huffaker'; 'letters@sltrib.com'
Subject: Public Forum Meeting, September 28, Rowland Hall St. Mark's Chapel -- Comment Letter

Warren and other addressees:

Submitted herewith to Warren and the other copy parties named therein (including The Salt Lake Tribune) is my attached comment letter to the Historic Landmark Commission.

As the letter makes clear, given the historic nature of the Yalecrest neighborhood and its predominantly "contributing" structures, it is the duty of the HLC, the Planning Commission and the City Council to amend the zoning map for the City to designate the Yalecrest neighborhood with H Historic Preservation Overlay District (or "LHD") designation.

The City stepped up when it adopted the Temporary Ordinance in March. It, through its elected and appointed officials, has a legal duty now to finish what it started in March, in time to prevent further destruction of the Yalecrest historic neighborhood.

Respectfully,
Mike

Michael F. Jones | Michael F. Jones, P.C. | Wells Fargo Center | 299 South Main Street, Suite 1300, Salt Lake City, Utah 84111
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MICHAEL F. JONES, P.C.

ATTORNEY AND COUNSELOR

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www.mfjlaw.com

September 28, 2010

VIA EMAIL

Historic Landmark Commission
Attention: Mr. Warren Lloyd, Chair
Salt Lake City Corporation
City and County Building
451 South State Street
Salt Lake City, Utah 84111

**Re: *Yalecrest Neighborhood Designation
as H Historic Preservation Overlay District***

Dear Warren:

Your HLC and Planning Staff are fiddling while Rome is burning – or, actually, while Yalecrest is on the verge of still more of it being torn down and remodeled in unbridled ways, if the City fails to adopt LHD designation for Yalecrest now that the Temporary Ordinance of March has expired. The City's failing to do so would violate the Salt Lake City Zoning Ordinance (the "Ordinance") as reviewed in this letter.

This Yalecrest preservation matter is really quite simple. There is NO historic preservation tool available other than H Historic Preservation Overlay District ("LHD") designation, or landmark site designation (for individual properties). None whatsoever, and that was underscored during the recent failed effort to launch the City demolition ordinance.

That is, there is no such thing as a "conservation district," or any other preservation "tool" (other than LHD) that presently exists in the Ordinance. Even if work were to start on such a tool imminently, there predictably wouldn't be any such thing for some number of years. As JT observed at the September 8, 2009 hearing on this same Yalecrest preservation matter – now, more than a year ago – Yalecrest preservation has already been studied for over twenty years.

The LHD designation process is set out in Subsection 21A.34.020C of the Ordinance.

At the conclusion of the City Council meeting on July 6, 2010, I spoke with Ed Rutan and Cindy Gust-Jenson regarding the motion passed at that meeting by the Council (the "Motion") concerning the Yalecrest historic district issues (Agenda Item A4D1). I observed to them that the "request" (within the meaning of the third sentence of Subsection C1 of Section 21A.34.020 of the Ordinance) for LHD designation of the Yalecrest neighborhood was made by the Yalecrest Neighborhood Council (the "YNC") to the Historic Landmark Commission ("HLC") on September 24, 2009; and that it had still not been acted on by HLC, and remained pending. I brought George Kelner and Lisette Gibson into the conversation, and George confirmed that the request remained pending.

I further observed to them that the stated "intent" of the Motion that "working groups" that would be "independent from the City" would be used, and that HLC review would be requested when "broad based support has been achieved within the area," are simply NOT part of the process for LHD designation, which is set forth in said Subsection 21A.34.020C. I named that Subsection to them.

Let us remember the first-stated purpose for LHD under Subsection 21A.34.020A:

In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance . . .

As far as the neighborhoods to be included in the LHD, that's something that HLC "shall evaluate" under the criteria of Subsection C2 of Section 21A.34.020, and HLC "shall recommend boundaries" of the LHD under Subsection C3 of said Section. In other words, if (for example) HLC considers that areas such as those omitted by the Motion from the Temporary Ordinance (Colonial Heights, Yalecrest Heights, etc.), shouldn't be included within the LHD based on the Subsection C2 criteria, then it has a duty to omit them.

As I noted in my detailed email to you of June 16, the HLC has a specific charge under the Section of the Ordinance authorizing it (Section 21A.06.50), and the focus of that charge is to "preserve buildings and related structures of historic and architectural significance as part of the city's most important cultural, educational and economic assets" (Subsection B1) using the "H historic preservation overlay district" (mentioned eight times in Subsections B and C) and "landmark sites" (mentioned in five of the eight mentions of "H historic preservation overlay district"). These are duties, not merely powers, pursuant to Subsection C2, which provides that "In addition to carrying out the general purposes set forth in subsection B of this section, the historic landmark commission *shall* . . . 2. Petition the city council to designate identified structures, areas or resources as landmark sites or H historic preservation overlay districts."

The YNC request of a year ago remains pending, and I understand that Yalecrest Yes has now joined in that request.

The City Council itself stepped up when it enacted the Temporary Ordinance in March. It's now time – long past time, actually – for HLC to step up and conclude its part in the LHD designation process (that is, making the "application") that YNC started by its request to HLC on September 24, 2009 (in which request Yalecrest Yes recently joined). Then it's time for the Planning Commission and the City Council each to step up and do its job in accordance with the express requirements of Subsection 21A.34.020C and Chapter 21A.50 of the Ordinance, along with the "power and duty" of each of them to "Initiate amendments to the . . . zoning map pursuant to the provisions of section 21A.50.020 of this title" under Subsections 21A.06.020B (City Council) and 21A.06.030B3 (Planning Commission) of the Ordinance.

As a reading of the above-cited portions of the Ordinance reflects, it is the *duty* (that is, it is mandatory, not precatory) for the HLC, the Planning Commission, and the City Council each to discharge its above-cited role in effecting the mandatory amendment of the City's zoning map to designate the Yalecrest neighborhood with the LHD overlay designation.

On the face of the cited provisions of the Ordinance, and given the historic nature of the Yalecrest neighborhood and its predominantly "contributing" structures, this LHD designation is NOT something that's optional for any of these three bodies. It is simply irrelevant what Phil Winston and the rest of the vocal minority joining with him may have to say about the LHD designation. It is likewise irrelevant what showing of support the Yalecrest neighborhood may provide – although it does happen that the showing is a compelling one of strong majority.

I served this City as a Member of the Board of Adjustment for fifteen years, and as Chair for the last seven of them. There were decisions we had to make that were not popular. But we were charged with upholding the Ordinance of the City, and we did so.

So is each of the HLC, the Planning Commission and the City Council.

For HLC's part, with a year having passed while the YNC request has been pending, please step up and make the requested LHD designation application.

Respectfully,



Michael F. Jones

cc via email (on following page):

Historic Landmark Commission
September 28, 2010
Page 4

City Council
Mayor Ralph Becker
Mr. Frank Gray
Mr. Kirk Huffaker
Mr. George Kelner
Mr. Carl Leith
Edwin P. Rutan II, Esq.
Mr. Wilford Sömmerkorn
letters@sltrib.com

Leith, Carl

From: kelly [kmarinan1@earthlink.net]
Sent: Tuesday, September 28, 2010 10:53 PM
To: Leith, Carl
Cc: Council Comments; Zuck, Cecily; YalecrestYes@gmail.com
Subject: my YLHD meeting cmts (in support)

For the record, this is what I spoke at tonight's meeting:

I **love** historic preservation. I had some experience with it in WI. Back in the 70's, visionaries in Green Bay recognized the value in our old endangered buildings spread around the city. They were able to move them and create Heritage Hill State Park. It's an open air museum with 25 historical structures. Very cool.

In the 90's, the city had a program offering great loans to home-owners, hoping they'd take advantage of the offer and fix up their houses to improve the city's looks. My parents applied. Part of their plan was for all new windows. Then some preservationists started knocking on their door begging them to keep their front windows. My parents were humored. Multiple conversations happened before they decided to make them happy and keep the front windows.

You wouldn't believe how those windows changed the way that house was viewed! My parents developed this strange sense of pride in their front windows and it started to extend to the whole house. Whenever new people came over and there was a short lull in conversation, you knew what the next topic was going to be – it was the windows.

After our dad died someone tried to break-in. An officer came out and said to our mom, "I could see why they picked this house, it's one of the nicer ones around." My sister and I looked at each other. We thought, "Since when?!" Growing up, it was always this small, old, dumpy thing – built with square nails even!

A block away they were able to establish the Broadway Historic Business District. It revitalized the area. The whole city comes down for yearly events.

Once my sister drove us through a neighborhood in Milwaukee. I remember commenting on how cool it was and the homes in it. She told me she heard it was either an historic district, or trying to become one. I thought, "That would be a great place to live."

I've been a Yalecrest resident since '99. I bought in here for the way it looks and feels, coupled with its proximity to work and play. My family loves to visit me here. They can appreciate our homes and our neighborhood, and love it so much better than any of the other places I've lived. They see me as living in the best of WI.

Please look at our INCREDIBLE rating on the objective 3rd party RLS survey. I can envision Yalecrest becoming Salt Lake City's premier LHD. Please help us create it.

Leith, Carl

From: LYNN Pershing [lkpershing@gmail.com]
Sent: Tuesday, September 28, 2010 11:17 PM
To: Leith, Carl
Cc: yalecrestyes@gmail.com; Council Comments; Zuck, Cecily
Subject: Support for LHD at 9/28/10 mtg

Dear Mr. Leith

My name is Lynn Kennard Pershing
I have lived at 1715 E Laird Ave. for 5 years.

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 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 and affects POTENTIAL HOME VALUE of 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 singles, empty nesters and families, 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.

Thank you

--

Lynn Kennard Pershing, Ph.D.

email: lkpershing@gmail.com

Leith, Carl

From: JON DEWEY [jondewey@msn.com]
Sent: Wednesday, September 29, 2010 12:09 AM
To: Leith, Carl
Subject: My Sept. 28 meeting comments

Carl,
Thank you for running the meeting. Below are my spoken comments from the meeting, please enter them into the record. Thank you.

I support a Local Historic District for Yalecrest.

What we have found in our neighborhood is that there is consensus on the goal to protect and preserve the character and charm of our homes. After years of work and effort, in 2005 the Yalecrest Compatible Infill Ordinance was passed. I was part of that effort.

What we know now is that that infill ordinance was not sufficient in its intended goal of protecting and preserving the neighborhood. If it were we would not be here tonight. But we are.

The ability to amend the Infill ordinance to incorporate protection of character and style and prevent demolitions is not possible. We tried that.

The way to address these issues, that a majority say they are concerned about, is through a local historic district designation.

This does not prevent additions and remodels; it does allow homeowners flexibility within the guidelines. I know, I'm adding on within the guidelines right now. And am thankful that I was required to adhere to the guidelines, and so are my neighbors, it ensured my charm and character would be left in tact, and that my neighbors wouldn't have to worry that some out of place huge sun blocking, privacy invading addition would be built right next to them. All were pleased and satisfied. This did not cost me any more than if I weren't obligated to adhere to the local guidelines.

What a local historic district does is provide is peace of mind to neighbors, stabilizes neighborhoods, maintains or improves the value of the property and keeps the consistency with which the neighborhood was built.

In a communication to Historic Landmarks Commission from planning dated Nov. 2, 2009 it was noted by staff that Yalecrest was the ONLY neighborhood mentioned for district designation by both City Council AND HLC,

the other 5 neighborhoods were only mentioned by one or the other. The importance of designation for Yalecrest is clear and recognized.

In addition more than 2 to 1 testified in March in front of the Historic Landmarks Commission saying that Yalecrest needed the protection that a Local Historic District designation provides.

Leith, Carl

From: Amy Davis [amy.davis@me.com]
Sent: Wednesday, September 29, 2010 12:48 AM
To: Leith, Carl
Subject: People live in the "duds" too

Dear Carl,

I attended the meeting tonight regarding the Yalecrest LHD, and am now unable to sleep. I am a single, working mother of two children in elementary school. In order to attend the meeting tonight, I had to ask a friend to watch my children. Then, I had to leave the meeting before I had an opportunity to speak, because 8:15 rolled around quickly and I needed to help my children with homework, violin practice, and baths before an already late bedtime. I'd like to share with you what I would have said tonight if I had the luxury of time owned by all the preservationist retirees who stacked the deck early in the conversation.

The Yalecrest Yes representative who spoke acknowledged that there are "duds", I believe she called them, in the neighborhood. She went on to say that these "duds" shouldn't hold back the LHD. What I heard her saying was, Yalecrest Yes doesn't care about how the LHD will negatively impact inferior properties. This felt like a kick in the stomach to me, as a person who is very invested in one of these "duds".

My partner of three years has owned the home at 1658 East 900 South for the past 15 years. The house is in disrepair--my daughter calls it a crumbling-down shack. If any house in Yalecrest needs a major renovation, it is this house. The house sits on a corner lot, so features prominently on 900 South. It is designated a "contributing structure", so would be held to all the LHD guidelines if this passes. The difference between this house and the spectacular homes on Michigan, Gilmer, Yalecrest, etc. is stark. It is unbelievable to me that any reasonable person could put this house and the lovely homes a block away in the same category, yet this appears to be what is happening.

Right before the moratorium was announced last Spring, my partner and I decided to combine households and to add a second level to his home so that we would have three bedrooms (essential with one boy and one girl child). The addition would add a whopping 600 square feet to an 1,100-square foot house. The addition would obviously not make the house out of scale; the addition would not block anyone's sunlight, or create stifling microclimates on others' porches. Contrary to what several people said tonight, renovating under LHD guidelines is impossible in our situation. We would not be able to complete this renovation under LHD guidelines, because there isn't enough house upon which to build a second level that isn't visible from the street. The house is on an oddly shaped corner lot, so there is, in fact, nowhere to build that won't change the streetscape.

For those who have large homes and large lots, renovation is still possible under LHD guidelines. For those who have small homes and small lots, there are no options. Oh, wait, there is a terribly insensitive option I've heard proclaimed at many "neighborhood" meetings: move.

I love this neighborhood. I rented a house here for six years while I completed my Ph.D. in Biology at the U. Both of my kids were born into this neighborhood. I have memories of walking all the streets in this neighborhood for years with babies in backpacks and toddlers on tricycles. When I returned to Utah three years ago to be the associate director of the Brain Institute at the U, this was the only neighborhood I wanted to live in. I am a hard worker, a dedicated mother, a good neighbor, and am relatively accomplished for a 36-year old. But I don't have the financial means to buy a house in the Yalecrest neighborhood (I am currently renting). My partner owns a business which has been struggling since the recession began, and even together, we can't afford

to buy into a Yalecrest home at current market value. We can, though, afford to remodel his home which was purchased 15 years ago.

We have been embroiled in the LHD debate since the moratorium notice came last spring, which put our renovation plans on hold. When the demolition ordinance failed, we immediately hired an architect, one who lives on Yalecrest, so we would be assured that our design would be compatible with the character of the neighborhood. Our architect met with city planners a few weeks ago to discuss the broad strokes of the remodel plan, and was told that we are well within the current zoning restrictions, so shouldn't have any problem getting our building plans approved. So, we pushed forward. We are already several thousand dollars into design fees and have a structural engineer lined up to evaluate the property next week (another thousand dollars). I am sickened to think that we are throwing thousands of dollars into a project that could be halted by the vagaries of the historic designation process. Can we obtain any assurances that if we comply with current zoning and submit all our paperwork by some specific date, we can be shielded from the LHD if it is enacted?

Any guidance you can offer will be appreciated; this has been a frustrating and emotional experience for me. Butch Adams (my partner) and I do not fall into the "carpetbagger" or "flipper" categories tossed about by the Yalecrest Yes folks. We are devoted residents of the neighborhood who want to build a home in which we can raise my children and continue to live until illness or death dictates otherwise.

Sincerely,
Amy Davis
amy.davis@me.com
Amy J. Davis
amy.davis@me.com
801.746.9255

Leith, Carl

From: Tracey Harty [tharty@xmission.com]
Sent: Wednesday, September 29, 2010 5:59 PM
To: Zuck, Cecily; Leith, Carl; Council Comments
Cc: Martin, JT; Love, Jill
Subject: Yalecrest > My comments from last night

I STARTED PREPARING MY COMMENTS AS A POINT-BY-POINT REFUTATION OF MR. WINCHESTER'S ARGUMENTS ABOUT THE YALECREST LHD PROCESS, ECONOMICS, CHARACTER AND SAFETY. BUT THOSE HAVE ALL BEEN DISCUSSED IN PREVIOUS MEETINGS.

I WANT TO TALK INSTEAD ABOUT PRESERVATION. PRESERVATION MEANS TO KEEP UP OR MAINTAIN, TO KEEP ALIVE OR IN EXISTENCE, TO MAKE LASTING, TO KEEP FROM HARM OR INJURY, TO PROTECT OR SPARE. HOW DO WE PRESERVE HISTORIC AREAS OF SALT LAKE? WE CREATE HISTORIC DISTRICTS. WHY ARE THEY IMPORTANT? BECAUSE THEY OUR INHERITANCE FROM OUR PREDECESSORS. SALT LAKE'S HISTORIC DISTRICTS ARE ASSOCIATED WITH THE DEVELOPMENT OF OUR CITY, AS IS THE CASE OF THE YALECREST NEIGHBORHOOD, ORIGINALLY PLATTED IN 1910. THE ONLY MEANS OF PRESERVING OUR UNIQUE YALECREST HOMES FOR FUTURE GENERATIONS IS HISTORIC DISTRICTING.

YALECREST'S OWN SPECIAL COMPATIBLE INFILL OVERLAY ISN'T MEANT TO ADDRESS PRESERVATION. AND IT CAN'T BE AMENDED TO DO SO. IT ONLY REFERS TO SIZE, SETBACKS, SCALE, AND FOOTPRINT. IT CAN'T STOP TEARDOWNS, NOR WOULD IT BE ABLE TO RESTRICT MAJOR CHANGES TO FRONT FACADES, FOR EXAMPLE.

WE PRESERVATIONISTS, FRIENDS OF THE YALECREST LOCAL HISTORIC DISTRICT, UNDERSTAND THAT OUR TIME HERE IS TEMPORARY, BUT WE CAN LEAVE A LEGACY FOR THOSE SALT LAKERS NOT YET BORN, IF WE TAKE CARE OF WHAT WE HAVE. AND TAKING CARE OF WHAT WE HAVE MEANS:

REHABILITATING, UPDATING, EVEN ENLARGING OUR HOMES TO MAKE THEM COMFORTABLE, LIVABLE, AND FUNCTIONAL 21ST CENTURY ABODES, ALL THE WHILE MAINTAINING THE CRAFTSMANSHIP AND ARTISTRY THAT WENT INTO THESE HOMES.

YOU CAN'T CALL YOURSELF A PRESERVATIONIST AND NOT VALUE THE MEANING OF THE WORD. I KNOW THE CITY PLANNERS AND HLC UNDERSTAND IT, AND I URGE THEM TO ADD YALECREST TO THE DISTINCTIVE LIST OF SALT LAKE LOCAL HISTORIC DISTRICTS.

Tracey Harty 1752 Herbert Avenue

Leith, Carl

From: DeMordaunt, Craig (GE Comm Fin) [Craig.DeMordaunt@ge.com]
Sent: Monday, October 04, 2010 9:34 AM
To: Leith, Carl; Zuck, Cecily
Subject: Opposition to the proposed Local Historic District

Carl and Cecily,

I am writing for the 3rd time my opposition to the LHD. I have provided some lengthily emails about my feeling opposing the LHD. Hopefully you have my notes from the previous emails so I don't have to again list the numerous reasons I am opposed. So what I am writing instead this time is some ideas of a better solution than an LHD, rather a Strong influential Design Guideline.

Solution: An influential Yalecrest Design Guideline; were the decision/determination of the HLC would only be recommendations and advisory to homeowners. Some might say a recommendation from an review board would not go far enough to preserve the historic character of the community. I disagree and have listed ways the HLC review board would achieve its goal and even promote "non-significant" structure to want to be historic in their architecture.

- The HLC should hold annual or bi-annual meetings for local architects and developers to promote design guidelines. (The architects who work in this area would want to attend and promote the guidelines because becoming an expert in a certain area of ones field without fail yields more demand and more business) The reputation of developers and architects who work on homes in the Yalecrest area will be at stake with every home remodel or demolition.
- The HLC could post a 2-4 hr training session, (on u-tube) for homeowners, developers, and architects to understand and promote historic preservation and the HLC "guidelines". This training could be required for any plans submitted in the Yalecrest area. The HLC can provide a certification documents for all architects/developers who complete this course to give them greater credibility in doing work in the area. The course would not be an incremental cost to all parties if presented on u-tube.
- If our community is still concerned about "mega-mansions", the HLC should review the current overlay district restrictions that controls lot coverage ratios, scale, height, side and rear set-back rules.
- The HLC could evaluate and and present awards for projects that reflect excellence in historic preservation. The HLC should also recognize landscaping design and outdoor beautification with awards. Builders and architects should be publically recognized and awarded for remodels through mailers, newspaper articles, a preservation dinner etc.. The HLC Board can encourage attractive and compatible new remodels, additions by sponsoring annual or quarterly neighborhood house-walks. Awards could be presented for such items as:

Renovation of the Year:, Restoration of the Year: , Architectural Details: , Streetscape
Compatibility,

- Promote Historic minded residents by promoting a Historic Marker Program for residents to display on their homes and to do research on their homes
- The HLC could sponsor seminars and events on such things as window/preservation preservation that promote historic preservation or remodeling.

I know the above ideas work because I lived in a town, Glen Ellyn, IL, that utilized some of these steps to promote preservation. And by no means are the above ideas the only steps that can be taken to motivate and incent homeowners to be historic minded. I am sure the HLC could come up with some great ideas to drive historic preservation. I believe such steps would properly motivate homeowners, architects and developers to construct remodels/additions with a historic preservation focus, yet, not restrict homeowners property rights, or ability to grow within the neighborhood.

Architects and developer who promote the HLC "guidelines" will develop reputations that keep our neighborhood historic and will motivate non-historic homes to think about constructive changes to their homes because the recognized developers and architects become proponents for such structures. Some structures that don't look historic will be

changed because people will want to be like the rest of the neighborhood. It only takes one bad architect/developer to build a bad "garage-mahall" to basically run them out of the neighborhood.

I am of the mindset that if you properly incent or motivate people they will deliver **more** than what was expected. I believe that is what makes this state, city and community so great. An example I am familiar with that exemplify this concept is the University of Utah. The University of Utah is such an amazing technology creation University. (Recently ranked #1 in efficiency in starting companies, #1 in over all companies started, #2 in inventions generated.) The reason the University has been so successful is because it has created an environment with amazing professors, first class research facilities, and capital resources to grow new ideas. The University did not put restrictions or limits on individuals creativity or ideas. By empowering people with good ideas, (good "guidelines"), having the smartest experts, (HLC members) and the local financial resources, the Yalecrest Neighborhood will look better than it does now. It is about promoting the correct behavior not forcing people to behave as you want.

Thanks,

Craig DeMordaunt

932 Military Dr.

SLC Ut 84108

Leith, Carl

From: Kelly White [kellym.white@comcast.net]
Sent: Monday, October 04, 2010 9:09 PM
To: Leith, Carl; Martin, JT; Coffey, Cheri; Zuck, Cecily; Love, Jill; Council Comments
Cc: yalecrestyes@gmail.com
Subject: Yalecrest Local Historic Designation

To All,

I just finished reading the September and October Edition of the Salt Lake City Corporation Newsletter Urbanus. I especially enjoyed the article in each issue related to The Cultural Resources of Salt Lake City. The September issue talked about the windows in historic structures and referred to them as the "Eyes of the building – the means by which a building is recognized and appreciated, and through which the world is viewed". The October issue talked about historic preservation & sustainability and cited "Preservation is a key tool for achieving the City's goals for economic, environmental, and community sustainability". Draft Salt Lake City Historic Preservation Plan, 2010. Thank you for this wonderful newsletter.

Having read the newsletters it is pretty apparent that the city of Salt Lake actually GETS IT in regards to Historic Preservation. So I really have to scratch my head in regards to the Yalecrest Neighborhood as to why the city has let this turn into such a long and arduous process. This did not seem to be the case with Westmoreland. Now I have heard some say well Westmoreland had neighborhood consensus but I looked at the criteria for Local Historic Designation and nowhere did I read where it said that there had to be consensus or a vote, or a poll or anything along those lines. It appears that the neighborhood simply needs to meet the criteria of contributing structures, a national survey and historic structures. Why would you let a small vocal minority – many of which live in the cutout area dictate what the city's preservation plan should be? - Still baffled by that one.

I have lived in this same house for 20 years and moved into this neighborhood for its beautiful character and charm and being a person of modest means really had to stretch to do so. The changes that I have seen over those years and most especially in the last 10 really alarm me. Homes are allowed to be torn down with mega mansions built in their place, beautiful historic windows and specifically leaded glass windows are allowed to be removed, homes are allowed to be remodeled into mega mansions and plastered with tan stucco, homes remodeled into Park City Resort style homes and on and on it goes. Michigan Ave was such a beautiful street when I first moved into the neighborhood – it now has a mega mansion going up, there was a beautiful Tudor that the HLC allowed to be remodeled but they were told to leave the leaded glass windows and as soon as the moratorium expired they took out those windows. The opposition said let people do what they want – they will do the right thing. Is thrashing perfectly beautiful leaded glass windows the right thing when told to otherwise preserve them?

If the LHD does not go through I wonder will this neighborhood still have a diverse housing stock in the next 20 years. Will there be homes of all sizes for families of all sizes and people of moderate means, young families, single people, elderly people, and empty nesters or will it be a neighborhood of Daybreak and Park City style mansions for only the wealthy?

My niece most recently lived in a neighborhood in Houston called West University that is west of Rice University and was a beautiful neighborhood similar to Yalecrest, proximity to the university, built in the early 20th century and full of bungalows, cottages and Tudors. She was living in one of the few last bungalows that remained in the neighborhood.

A brief history is listed below:

The original housing stock of West University Place consisted of 20th century bungalows and cottages and reflects the impact of automobiles and paved thoroughfares that facilitated suburban living in the 1920s and the construction of suburban shopping districts, such as the Village, in the 1930s. The site was chosen for a community of country homes by Former Governor of Tennessee Ben W. Cooper in 1910, and the first lots were sold in 1917 by A. D. Foreman who named the development for its proximity to Rice Institute. Almost all streets in West University Place are allusions to universities, colleges, and poets throughout the United States and the world.

Zoning codes and other restrictions assured ethnic and economic homogeneity. Gaps between 1920s subdivisions were filled in with new housing by the late 1930s and early 1940s. **Prior to 1992 the City of West University place liberalized its development rules, allowing for new houses to be built in the city.** As lot sizes were typically about 50 feet (15 m) by 120 feet (37 m), the houses constructed were Georgian houses described by Don Stowers of the *Houston Post* as "lot hugging." Don Stowers of the *Houston Post* said that **West University Place changed from an "aging middle class neighborhood" consisting of 20th century bungalows and cottages to an increasingly wealthy community of "dare we say, Young Urban Professionals in their austere red-brick Georgians."** **In a 15-year period ending in 2002 around half of the existing houses in West University Place were torn down and replaced with newer houses.**¹⁶¹ As of 2000, West University Place is the 8th wealthiest location in Texas by per capita income.

Does this have a familiar ring to it? I hope so – what once was a beautiful neighborhood just like Yalecrest is now virtually gone and those historic homes and those middle income families are NEVER coming back. Is this what history will write about Yalecrest in the next 20 years? Will Yalecrest be a neighborhood that will be around for my children?

Please follow the city's preservation plan and protect and preserve Yalecrest so that it will be here for future generations – put in the Local Historic District – my husband and I support it.

Kelly White, 1068 South 1700 East, SLC

October 4, 2010

Carl Leith, Planner
P. O. Box 145480
SLC, UT 84114-5480

Re: Yalecrest Neighborhood/LHD

Dear Mr. Leith,

I am writing this letter to express my support of the Local Historic District designation for the Yalecrest neighborhood.

I have lived in the Yalecrest area for 22 years. My late husband, John W. Anderson and I purchased our home from the Thomas and Lucille Gaddis family in 1988. Mr. Gaddis built the home in 1929. We felt so fortunate to have bought the house, after all, we were only the second owners. We were immediately drawn to the beautiful lead glass windows, French doors and the dearly cared for interior wood trim, built in cabinets, crown molding and other adornments that were original and complimentary to the architecture.

As our children grew we realized we wanted to have a place for them to welcome friends and we were also in need of a functional garage. We considered moving, however our fondness for the area increased annually and we had dear neighbors and friends close by. We decided that remodeling was necessary, however, without question we wanted a structure that would not compromise the integrity of the existing house. Further we wanted an addition that was compatible with the neighborhood and within scale to the house and property. We hired our friend and architect, Bruce Mija to assist us with this project. Bruce helped us realize our vision and created an addition that mimicked the front façade of the house and we used building materials similar to the existing house. Bruce understood these concepts so well as he was on the committee who wrote the *Design Guidelines for Residential Historic Districts in Salt Lake City* (1999).

We worked closely with our next-door neighbor in particular, to ensure the view from her patio was not compromised and that she was comfortable with and included in the process. Had my husband and I not been drawn to the neighborhood and wanted to maintain its integrity we would have not gone to the effort we did when we remodeled. I hope we succeeded in creating an addition that is compatible with the home and neighborhood.

The Yalecrest neighborhood has charm and character. It is so important to maintain these qualities again, by ensuring remodels are built to scale and are complimentary to the architecture of the existing home and neighborhood. Further, I believe it is important to

be conscientious of each other's space. We all live too close together. It is my hope that a LHD designation will preserve the neighborhood we have.

Sincerely,

Gabrielle (Gaby) Anderson
1465 Laird Avenue