

Leith, Carl

From: Mitchell Wade [REDACTED]
Sent: Thursday, January 04, 2018 8:20 AM
To: Leith, Carl
Subject: comment for tonight's Landmarks meeting
Attachments: LandmarksLetter4Jan2018.pdf

Dear Mr. Leith,

Thank you for helping me understand the proposed change at 2nd and U Street, and for passing the attached letter on to the Landmarks Commission.

Thank you, too, for the Planning staff's thorough work documenting this proposal. What you and the Commission do means a great deal to so many of us... and of course in over a decade here I've never taken the time to say so.

Sincerely,

Mitchell Wade
[REDACTED]

PS Is it my imagination, or do the drawings provided by the applicant for this project somehow understate the impact that the change would have? I assume the measurements are technically correct. But standing at the house, imagining a 2-car garage under that porch...it seems the reality would be much more dramatic visually than the drawings convey.

January 4, 2018

To the Historic Landmarks Commission:

The proposed garage at 2nd and U would have a strong negative impact on this area.

Along with many others, we bought in the Avenues—on this block—for the character you commissioners work to protect. Convenient double garages are everywhere. But this built environment is incredibly rare. Like you, we care about that.

The house in question is one of the most gracious to survive in the Avenues. It draws the attention of everyone coming through the area. It also signals and frames the historic beauty of all the other houses on this block. That helps people notice and appreciate a special place. Cutting a two-car garage into this classic facade would disrupt it all.

It would also break the continuity that residents and visitors here love.

Walking down U Street today, you're not interrupted by driveways. Instead, you are surrounded by a *flow* that has almost entirely disappeared: large and interesting park strips on one side, lawns and porches on the other. The unbroken lines of that house's foundation, and its porch, and its original facade are vital to this continuity and grace.

Breaking that flow...cutting through park strip, sidewalk, and lawn...removing a mature tree...building a retaining wall *twice as high* as those around it...all of that would have negative impact far beyond a single house.

I hope you'll vote to protect this historic asset.

Sincerely,

Mitchell Wade

Leith, Carl

From: David Eldredge [REDACTED]
Sent: Tuesday, January 02, 2018 8:55 AM
To: Leith, Carl
Subject: PLNHLC2017-00682

Dear Mr. Leith,

I'm writing to you about the above referenced proposal because I have a conflict the night of the public hearing and will be unable to attend.

I certainly empathize with my neighbor's desire for off-street parking, particularly for a house of this stature. But I live directly across U Street from the house in question, and my east facing living room window is almost directly opposite the proposed new driveway and garage doors. I'm deeply concerned about the potential negative impact, and having reviewed the applicant's materials I remain unconvinced that it wouldn't have a detrimental effect, not only on me but the entire neighborhood. Some of my concerns are as follows:

- The excavation would likely eliminate not just one but two mature conifers; the one nearest the sidewalk that's within the proposed driveway, and a second nearer the house and just north of the proposed new retaining wall that would lose about half its root structure.
- The examples of "comparable" driveways submitted by the applicant are all serving residences with no access except from the street, whereas this house has alley access to the east. In fact, a garage accessed from the alley was located in the east addition until about 1990 when a fire necessitated remodeling the structure and what had been garage was converted to a family room.
- Furthermore, of all the examples only one (1185 E. 3rd Ave.) has a driveway substantially sloped downward from the sidewalk. But in that example the top of the retaining walls is about at sidewalk level, hence their total height never approaches the same height as the proposed walls.
- The proposal correctly retains the existing retaining wall and finish grade above the sidewalk. But because of the downward slope of the driveway and the wall height above sidewalk level it would be difficult, if not impossible, for a driver backing out to see pedestrians approaching from either direction. And the hedge proposed to minimize the visual effect of the alteration only exacerbates the problem. This, I believe, is a potential safety hazard and an undesirable disruption to the walkable nature of the neighborhood. Unfortunately any possible solutions to improve the sight lines, such as widening the driveway or flaring the retaining walls adjacent to the sidewalk, will only increase the negative visual impact of the alteration.

In conclusion, I support the staff's findings and would strongly prefer an alternative solution that utilizes the alley access. However, if this proposal is approved by the City I believe that reused or matching brick is the most appropriate surround for the garage doors, not shingles as indicated in some of the exhibits. Furthermore, it's my opinion that the white colored doors, while they match the windows and trim on the house, only attract attention and I suggest a darker color and tone to match the brick would be more appropriate.

Sincerely,

David G. Eldredge
[REDACTED]

Leith, Carl

From: Susie Rusho [REDACTED]
Sent: Wednesday, January 03, 2018 8:34 PM
To: Leith, Carl
Cc: Mitchell Wade
Subject: New garage under 1205 2nd Ave Item #PLNHLC2017-00682

Re:Administrative item #PLNHLC2017-00682
1205 Second Avenue

Mr Carl Leith,

My husband and I have lived at 133 U Street for 49 years as of February 1st. We have seen many changers on this street, but the wonderful nature of the streetscape has been consistent. Having had a child and watch my neighbors children play along the sidewalks and parking strips without driveways has been a real plus. Having discussions with my husband and three of our neighbors we have come to the conclusion that we cannot support this change.

Sincerely,
Susan and William Rusho

Leith, Carl

From: Craig Strickland <[REDACTED]>
Sent: Wednesday, January 03, 2018 9:52 PM
To: Leith, Carl
Subject: House at 2nd Avenue and U Street

Mr. Leith,

My name is Craig Strickland and I live at 130 U Street. It has come to my attention that the owners of the home located on 2nd Avenue and U Street have requested and intend to make several modifications to the home that will aesthetically alter its appearance, the street, and the neighborhood. I am adamantly opposed to these plans and their impact to our historical district. I hereby request your support in voicing my concerns to Landmarks and vote against approval on January 4th.

If you have any questions or would like to speak further, please don't hesitate to reach out to me.

All the best,
Craig

Sent from my iPad

Leith, Carl

From: Andrea Bild [REDACTED]
Sent: Wednesday, January 03, 2018 10:04 PM
To: Leith, Carl
Subject: 2nd and U changes

Hi Mr. Leith,

The proposed changes to the land, sidewalk, garages and home are contrary to the community guidelines and a disservice to the community members. We are opposed to changes that negatively impact others in our community, such as the two car garage on U street, where our homes are located. Please reconsider these changes on our street so that we can maintain our community ambiance, home values, and standard policy enacted equally to all.

Sincerely,
Andrea Bild

Leith, Carl

From: Darby Whipple [REDACTED]
Sent: Wednesday, January 03, 2018 10:28 PM
To: Leith, Carl
Subject: 1205 2nd Ave (HLC application at 2nd Ave and U St)

Carl,

My family has lived at 134 U for the past 10yrs, it's a great street. As my girls have grown up there they've ridden their tricycles, scooters, and wagons on those sidewalks. Of course they've graduated to big girl bikes, but still enjoy the uninterrupted use of our block. One of the major benefits of our street is the continuity our block has, there's only a single curb cut between 3rd and 2nd Aves, and that is on the West (opposite) side. The yards along the East side all share sloping vegetation or terraced planter beds with quaint steps to the historic porches.

I would like to ask that HLC not allow a curb cut for driveway access on U street or 2nd Ave. Either would be a major change to the character of our block and detract from the enjoyment of our street. The alley between Virginia, 2nd and 3rd Aves is readily accessible from all three entrances and is used by all the neighbors of the block. It's well maintained, despite needing a visit from an SLC Streets grading crew.

I'm familiar with the house making application and know that their lot coverage is exceedingly high. As it stands now the house is one of the largest on the block face and has the least amount of greenspace and permeable surface, as well. It's a lovely home, but already is at maximum bulk for the block. Any additional influence allowed at the site would only take away from the long standing beauty of the area. For that reason and those I've already mentioned I oppose further expansion on this parcel.

Thank you for conveying my concerns to Hist Landmarks Commission, as I am unable to attend the meeting to share them in person. I will be out of SLC for a prolonged period, but hope to return to the lovey neighborhood that I left.

Thank you
Darby Whipple
[REDACTED]

Leith, Carl

From: lizplumb20 [REDACTED]
Sent: Thursday, January 04, 2018 9:29 AM
To: Leith, Carl
Subject: RE: Case # plnhlc2017-00682

Hi Mr. Leith,

I'm writing in regards to the home on 1205 2nd Avenue. They are proposing to build a garage and driveway that comes out onto U Street. We live at 129 U Street and a major consideration when purchasing our home was that the homes have alley access and there are no driveways backing out to U Street. Our children are able to play and ride their bikes on the sidewalk without the worry of cars backing out. We also feel that this project would also change the look and feel of our street in a negative way.

Thank you for your consideration!

Elizabeth and Casey Terry

Sent from my Verizon, Samsung Galaxy smartphone