
M E M O R A N D U M

DATE: June 11, 2010
TO: Salt Lake City Council
FROM: Quin Card, Janice Jardine, Nick Tarbet
RE: Yalecrest National Historic District and Westmoreland Place Subdivision Temporary Land Use Regulations

On March 9, 2010 the Council voted to adopt a temporary land use regulation affecting the areas known as the Yalecrest National Historic District and the Westmoreland Place Subdivision. In accordance with State law the temporary regulations are in effect for up to 6 months, expiring in early September. The temporary zoning regulations have now been in effect for 3 months. Council Members Martin and Love would like the full Council to receive an update on the process and key issues that have been identified. This memo is an outline of the major events which have occurred since the temporary regulations have been in place.

The Westmoreland neighborhood is proceeding through the process, but there has been a great deal of controversy relating to the Yalecrest area.

The first public meeting where discussion of the Yalecrest temporary regulations occurred was at the April 22, 2010, Yalecrest Neighborhood Council meeting. This meeting was very well attended, and it became apparent by the confusion and number of questions, that the neighborhood needed more opportunities to ask questions and discuss the temporary regulations and the proposed historic district.

Council Members Love and Martin decided to hold four smaller neighborhood meetings to facilitate a more in-depth discussion. The Yalecrest National Historic District was divided into four groups; two from District 5 and two from District 6. The meetings were held the last two weeks of May at Uintah Elementary. Flyers were prepared and sent out notifying the neighborhood of the meetings. In an attempt to allow everyone an opportunity participate, only the residents who lived or owned property within the boundaries of each neighborhood meeting area were allowed to speak and ask questions. However, the meeting was open for anyone to attend.

The Planning Division's involvement was integral in organizing and holding the meetings. Educational information provided for the meetings included a written response to questions that have been raised regarding historic district designation, general preservation information, project review and approval process and the role of the Historic Landmark Commission. This information along with CD's of the City's Design Guide Lines were distributed at each meeting.

File location: Community Development Dept., Planning Division, Yalecrest National Historic District and Westmoreland Place Subdivision Temporary Land Use Regulations

cc: David Everitt, Bianca Shreeve, Karen Hale, Holly Hilton, Lisa Harrison-Smith, Ed Rutan, Lynn Pace, Paul Nielson, Frank Gray, Mary De La Mare Schaefer, Wilf Sommerkorn, Pat Comarell, Cheri Coffey, Joel Paterson, Nick Norris, Orion Goff, Les Koch, Larry Butcher, Jennifer Bruno, City Council Liaisons, Mayors Liaisons

Response to Several Questions Regarding Historic District Designation

<p>What is Preservation? What Preservation Is Not</p>	<p>Preservation is keeping buildings in active use and accommodating change while protecting key character-defining features</p> <p>Preservation does NOT:</p> <ul style="list-style-type: none"> • Freeze a district in time • Stop changes from happening • Require making improvements • Require removing inappropriate changes that have happened • Preserve only the pretty buildings (but works to preserve the overall character of the neighborhood) • Tell you what color to paint your house
<p>Why is Yalecrest Neighborhood Historically Significant?</p>	<p>The National Register nomination prepared in 2005 indicated the significance of these houses as follows:</p> <p>“It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state...The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century.</p>
<p>What is the Role of the HLC?</p>	<p>How does the role of Historic Landmarks Commission (HLC) differ from the role of the Planning staff?</p> <p>The HLC members are citizens appointed by the Mayor with consent from the City Council. By ordinance, members are appointed by districts and historic preservation type organizations, e.g., Utah Heritage Foundation representative. Commissioners come from various professions and they receive training in their professional fields, by the planning staff, and by the City attorney.</p> <p>The HLC as a regulatory body must maintain a neutral position so to be unbiased when a petition comes before them. That is not to say that they cannot provide information of a general nature about historic preservation, designation, design guidelines, etc. The planning staff provides the Commission, the Planning Commission and the City Council with the support they need to carry out their functions.</p>

<p>Who Reviews What?</p>	<p>HLC Reviews:</p> <ul style="list-style-type: none"> • Major alternations • New construction of principal buildings • Accessory structures over 600 sq. feet or more than one story • Additions whose footprint is greater than 50% of the existing building footprint • Demolition of historic buildings <p>Staff Reviews: The HLC gives the staff authority to review the simpler items so there is faster turnaround</p> <ul style="list-style-type: none"> • Minor alterations or additions • Partial demolitions, demolition of an accessory structure, demolition of non-historic structures • Fences, roof replacements, driveways, etc.
<p>Where Can We Find Preservation Information?</p>	<p>Does Historic Landmarks have information pieces available regarding when permits or certificates are required? Yes, the Preservation in Brief is available at the one-stop center located in the City & County Building at 451 South State Street in Room 218, and is often sent in response to emails. The HLC website (www.slcgov.com/ced/hlc) provides a lot of information. There are also links to the Utah State Historic Preservation Office which has a wealth of information about historic preservation (but not regarding permitting): http://history.utah.gov/</p>
<p>Required Documents</p>	<p>Does the applicant have a list of what is required to be submitted with the application? Yes, the application specifically lists the documents which need to be submitted with it. There are occasions, however, where once the preservation planner receives the application and required attachments, there may be some additional information requested (e.g., revised drawings). These applications as well as building permit information are available at http://www.slcgov.com/CED/buildzone/pdfs/build.pdf</p>

<p>National Register & Local Register</p>	<p>What is the difference between the National Register and the Local Register?</p> <p>National Register: The National Register of Historic Places is the Nation's official list of historic architectural and archaeological resources worthy of preservation. The National Register was established by the 1966 National Historic Preservation Act and is administered locally by the Utah State Historic Preservation Office. National Register status is honorary and there are no restrictions or protection for historic properties that come with National Register designation. However, through the National Register program, federal and state income tax credits may be available for renovation of historic properties.</p> <p>Local Register: The Local Register of Cultural Resources is Salt Lake City's official list of historic properties and local historic districts. The Local Register is administered by Salt Lake City Historic Landmark Commission (HLC) based on standards found in the Salt Lake City Zoning Ordinance (21A.34.020) and adopted design guidelines. All new construction, demolition and changes to the exterior appearance of buildings and sites within local historic districts must be reviewed by the Historic Landmark Commission or administratively by the Planning Staff, depending on the type and scale of the project.</p>
<p>Contributory and Noncontributory Structures</p>	<p>The map (page 5) was developed in 2005 by a historic preservation specialist hired by the City.</p> <p>The map indicates contributing (i.e., historically significant buildings), non-contributing buildings and out-of-period. The survey was conducted in order to prepare a nomination for the National Register of Historic Places. Although houses on the National Register are basically honorary, owners of such houses can take advantage of State Tax credits for improvements to the building. The historic districts are important for the development of the neighborhood. The neighborhood itself may reflect distinctive architectural styles, works of notable architecture of master craftsmen, be a site of important historic event or residences of important historic figures.</p> <p>Why are newer homes seen as “contributing?” <i>As this map was prepared in 2005 as part of the historic survey that was conducted at that time. It has been updated to reflect demolitions and new construction since that time (which makes these new structures noncontributory).</i></p> <p>Contributing Structure: A contributing structure is a structure or site which has been classified as historically significant either individually or collectively within the neighborhood as significant to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact or with minor alterations.</p> <p>Noncontributing Structure: A noncontributing structure is a structure that does not meet the criteria of the ordinance which determines historical significance. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations irreversible. Also, the</p>

house may be classified as non-contributing if they were built less than 50 years ago.

How does one get off the list of contributory buildings? As this designation was made as part of the historic survey which was used as part of the National Register of Historic Places designation in 2007, one would need to work with the Utah State Historic Preservation Office to request a change in status.

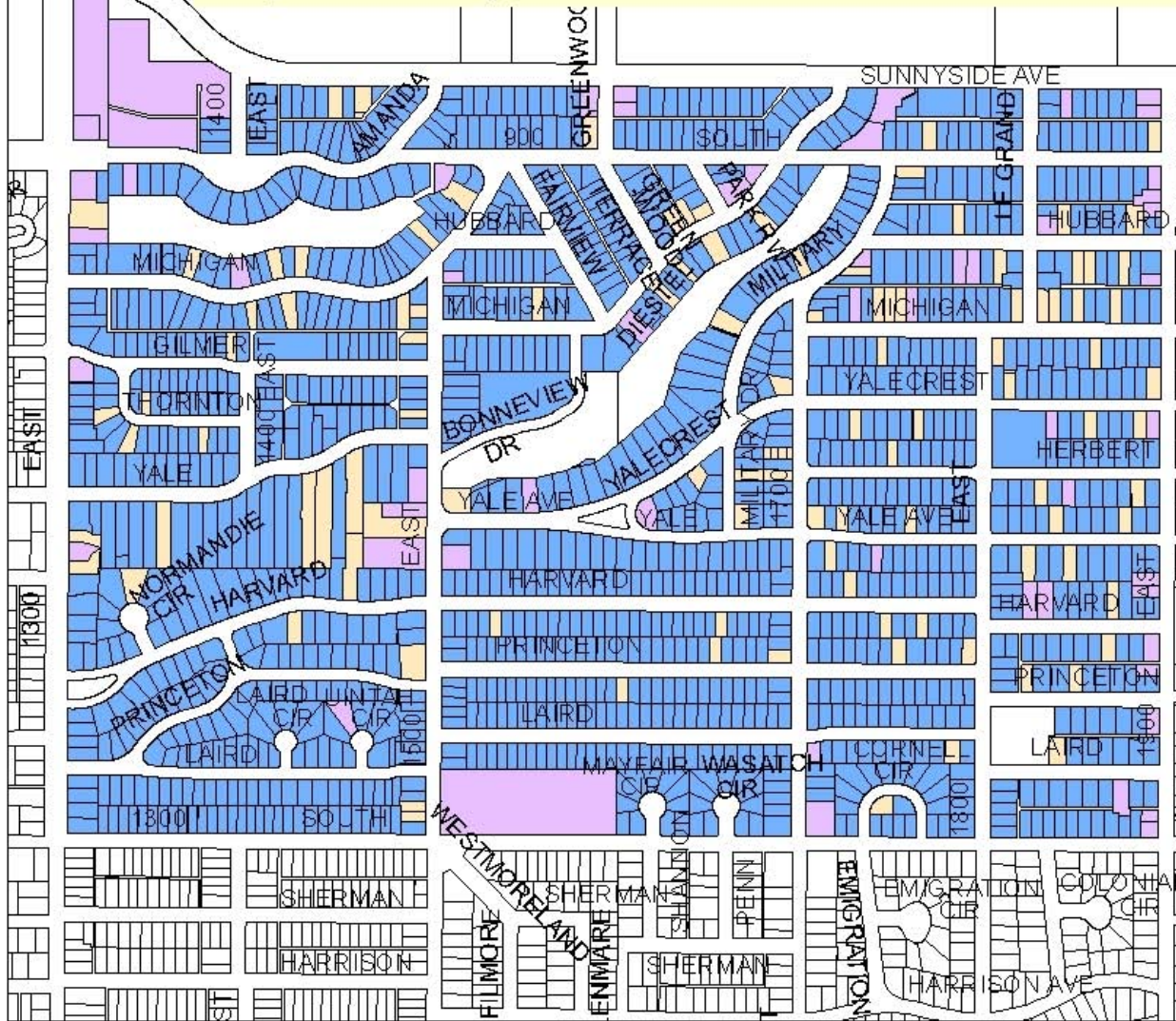
What is the difference in reviews between a contributory and noncontributory building? The reviews of change to contributory buildings are done carefully to preserve the history of the neighborhood. For those structures which are non-contributing, the reviews are easier because the history has already been removed. The focus then becomes whether the new changes would detract from the character of the neighborhood somehow.

What if the house is destroyed and a new one is built in its place? The new house would be classified as noncontributory and the reviews would focus on whether the new structure would detract from the character of the neighborhood.

Can we develop guidelines which better fit our neighborhood? Yes. Once designated, there will be a process by which the existing guidelines may be adjusted or deleted to ensure the guidelines used to review projects fit the neighborhood.

SUMMARY OF 2005 YALECREST SURVEY DATA

Updated May, 2010 to reflect recent demolitions



Legend

YALECREST 2005 SURVEY STATUS

- CONTRIBUTING
- NON-CONTRIBUTING: ALTERED
- NON-CONTRIBUTING: OUT OF PERIOD

Non-contributing properties include properties that have been dramatically altered, new construction, properties that were erected within the last 50 years and properties that have been recently demolished.

Applicant Reviews**How many Certificates of Appropriateness (COA) are handled by the one-stop center? Preservation Planners administratively? Historic Landmark Commission?**

How long does the average HLC determination take over and above the normal permit process in the existing historic districts?

Project Type	2009	2008	2007	2006	2005	2004	2003	2002
	HISTORIC PRESERVATION PLANNING							
Admin	255*	192	235	245	255	230	244	174
HLC Review	16+	50	30	43	32	29	25	31
Designation			2	4	3	3	1	3
Surveys			5	2	2	1	1	1
Total Pres. Projects	271	242	272	294	292	263	271	209

* 45% of the reviews were done over the counter at the time the application is submitted, e.g., roofing, driveway, fencing and minor repairs

**For applications which must be reviewed administratively by a preservation planner, the turnaround time varies depending on the complexity of the project. For example:

- 36% have a turnaround in average of 9 days where there are minor additions, accessory buildings, where materials are similar to the main building
- 11% have a turnaround in average of 24 days where the applications received are incomplete, the replacement material may not be similar to the existing, and where site visits are required
- 8% have a turnaround of 48 days where the application is not complete, the replacement material may not be similar to the existing, and site visits are required

+ The turnaround time for HLC is 60 days. Many of the items reviewed by HLC in 2009 included: Consideration of legalizing work where the owner made the improvements without permits and got caught; new additions, new construction on site, signs

COA & Building Plans Reviews**Can the Certificate of Appropriateness reviews and the building plan reviews be done simultaneously to speed things up?**

The building permit process reviews (which average four weeks turnaround) may be done at the same time a Certificate for Historic Appropriateness is being reviewed. This assumes that the COA application is complete when submitted, and upon whether the petition must go to the HLC which will determine the turnaround time. There are times, however, when the HLC may require changes which might require revisions to the building plans.

	<p>If neighbors support proposed plans that do not meet the historic district guidelines, can they override the guidelines?</p> <p>No. The guidelines assist in determining whether or not a proposal complies with the historic district standards. The City Council has delegated authority to the Historic Landmark Commission to determine whether a project meets the standards for approval or not. The authority of the Historic Landmark Commission cannot be delegated to others not specified in the ordinance that outlines the HLC's authority.</p>
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<p><i>Standards & Guidelines</i></p>	<p>Can Yalecrest architecture be preserved without the use of national standards?</p> <p>Yes. Some cities around the country use a tool known as a conservation district to preserve architectural character of neighborhoods. Salt Lake City has not yet defined a process for creating or administering conservation districts, but it is a tool that could be created.</p> <p>Generally, a conservation district includes design standards that go beyond the base zoning standards that regulate height, massing, scale, and setbacks. Often cities that implement conservation districts require that the neighborhood develop a list of important character defining features in the neighborhood. From this list, design guidelines and regulations are prepared and incorporated in the conservation district.</p> <p>The process for creating and administering conservation districts must be well defined. The types of projects within a conservation district that require review differs from city to city. Some review all external changes to structures while others may only review substantial additions visible from the street or new construction.</p> <p>Some communities choose to allow all applications in a conservation district to be administratively reviewed, while others may require major projects to be reviewed by a design review board such as the Historic Landmark Commission or another body such as the Planning Commission.</p> <p>Conservation districts are often used when a neighborhood may not merit designation as a historic district, but the area still may need special land use standards and guidelines to ensure its distinctive character. Some cities use this as the criteria, others address only demolitions and new construction, and still in other cities, there is little distinction between historic and conservation districts. Each city must develop a conservation district program which works best for them.</p>
<p><i>Designation by Year</i></p>	<p>One suggestion that came up is to include in the Yalecrest district only homes built before a particular year. Are there concerns with doing this?</p> <p>This seems problematic for a number of reasons. First, it would be difficult for residents of the neighborhood to know if they are included in the “district” and therefore, need HLC approval. People know if their house is within a certain geographical boundary and can find it on a map of HLC districts. However, many people have no idea when their house was constructed.</p> <p>Second, it sets up an odd criterion for what makes a building “historic.” Who decides a building built in the 1910’s is more significant than a building built in the 1930’s? It’s a little like saying a two-story building is more historic than a one-story building because it is larger. One could argue that the 50-year old or older criteria used by the National Register Office has already done this, and this criteria has been in place for almost 45 years and has gained national acceptance. Only selecting buildings of a certain age may also have the unintended</p>

	<p>consequence of having the construction date challenged by applicants, thus requiring the staff to spend time researching this issue. Historical records of building permits can be an indicator of approximate time the building is built, but they are notoriously inaccurate.</p> <p>Third, protecting historic buildings, but not their newer neighbors, imposes restrictions on the “historic buildings,” but not the neighborhood as a whole. Thus, what gets built next door (such as a much larger building) can negatively impact the historic buildings.</p>
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<p><i>Is historic designation a “taking”</i></p>	<p>Some have argued that the historic preservation designation is a “taking.” The SLC Council Legal Advisor, Neil Lindberg indicates:</p> <p>In 1978, the U.S. Supreme Court, in Penn Central Transportation Co. v. City of New York, upheld the constitutionality of historic preservation ordinances and answered two important questions. First, a historic preservation ordinance has a valid public purpose if it is designed to preserve structures and areas with special historic, architectural, or cultural significance. Ordinances that establish land use controls to enhance the quality of life by preserving the character and aesthetic features of a city clearly promote the public welfare and thus do not violate the substantive component of the Constitution's due process clause. Second, the Constitution requires only that an owner must have reasonable economic use of the property, not necessarily the so-called "highest and best" use. So long as a historic preservation ordinance allows a property owner "reasonable beneficial use," there will be no taking requiring just compensation.</p> <p>Here are links from the National Trust on preservation laws:</p> <p>Federal Law: http://www.preservationnation.org/resources/legal-resources/understanding-preservation-law/federal-law/</p> <p>State Law: http://www.preservationnation.org/resources/legal-resources/understanding-preservation-law/state-law/</p> <p>Enabling Authority for Local Preservation Ordinances http://www.preservationnation.org/resources/legal-resources/understanding-preservation-law/state-law/enabling-authority.html</p> <p>Local Preservation Law: http://www.preservationnation.org/resources/legal-resources/understanding-preservation-law/local-law/</p>
<p><i>Demolitions</i></p>	<p>Some residents are looking for a tool that just ‘prevents demolitions,’ but allows expansions without additional approval beyond that required in other neighborhoods. Is there such a tool?</p> <p>The SLC Historic Overlay provides a standard, but if Yalecrest is not a historic district, we cannot tie to the standards listed in 21A.34.020(c)(2). Perhaps a conservation district can be developed to address only demolition, but there is no overall foundation for conservation district yet in our zoning ordinance.</p> <p>Can the infill ordinance be revised to prohibit demolitions?</p> <p>The City attorney, Paul Nielson, was asked for an opinion on whether one can amend the infill ordinance to prohibit demolition. The problem with doing it is that the City has to provide a means or standard by which the property owner can protest the regulation as a “taking” (in other words, an economic hardship).</p>

“Whether the City could survive a challenge to a prohibition on demolition in the YCI or as part of any other infill ordinance depends on the rationale and parameters for such a regulation. An across-the-board prohibition on demolition would likely invite litigation against the City, and a reviewing court would most likely find an unconstitutional regulatory taking without compensation. At the other end of the spectrum, regulations such as what the City has adopted regarding the “H” Historic Overlay District are very likely to survive a legal challenge, as numerous courts have determined historic preservation to be a legitimate basis for restricting demolition, provided that the regulation does not strip the property owner of all beneficial economic use of the property.

The keys to a regulation of this nature surviving judicial review are that the regulation should provide safeguards against a property owner being deprived of all beneficial economic use of the property, and that there should be a rational basis for the regulation clearly specified in the body of the ordinance. A blanket prohibition on demolition would almost certainly result in a judicial determination that a person’s property was taken without just compensation in violation of Fifth Amendment rights. However...an economic hardship provision, like what is established in the “H” Historic Overlay District regulations restricting demolition, provides a sufficient safeguard against an unconstitutional taking. However, a regulation without a legitimate governmental purpose could expose the City to litigation. Fortunately, regulations pertaining to historic preservation have been determined by the courts to serve a legitimate governmental interest. An absurd example of a regulation lacking a legitimate government interest might be a regulation prohibiting demolition of homes on Christmas Street to preserve the continuity of holiday decorations. As you might guess, the legitimate government interest test of rational basis scrutiny is not a very high threshold. In sum, I believe that an infill ordinance under the City’s zoning regulations could limit demolition, provided the appropriate safeguards to unconstitutional takings are incorporated and a rational basis for the regulation is specified, but a total ban on demolition would be problematic.”

Difference Between Zoning and Historic Standards & Guidelines

What is the difference between a historic district, a conservation district, and the infill ordinance?

Historic preservation is a type of design review. Historic preservation standards and guidelines are tools which look at the character-defining features of the building and uses design guidelines to maintain those features and the neighborhood character in the process. More importantly, historic districts seek to preserve the “history” of the neighborhood reflected in its buildings.

Conservation districts are not as concerned about preserving history as protecting neighborhood character (e.g., historic district are concerned about the materials used as well as the way it looks; conservation districts address principally the way the building looks).

The compatible infill ordinance is a zoning ordinance. The zoning relies on dimensional standards relating to height, setbacks, height of external walls, lot coverage, scale, etc. They configure a building and accessory buildings on the site. Zoning provisions such as an infill ordinance may be effective in addressing the development extremes like “McMansions,” where one set of rules applies to all properties within a specific zoning district. It does not work effectively, however, for an area characterized by a wide variety of architectural forms and scale, as well as lot shapes and sizes, or for a neighborhood composed of groups or streetscapes of different scale and character.

Can the zoning be more flexible?

Because **zoning** addresses a “class of districts” with similar regulations (such as height and setbacks), people become comfortable with it because it is more predictable and has definite standards. If one has a lot which is unusual that requires more flexibility, the applicant must go to the Board of Adjustment to request approval for that variance. By state law, the applicant needs to prove that he/she is being denied something that their neighbors have, that the change will still be in accordance with the general plan, and that the hardship was not self-created. In other words, the variance is granted because there is a problem with the land, not that it hampers what the property owner wants to do with that land. Consequently, zoning regulations are, by definition, inflexible.

Historic preservation has much more flexibility in its design guidelines. For those who wish “yes” or “no” answers, this is problematic because the design review focuses on each house individually (as well as the neighborhood patterns) and determines how to maintain the character-defining features. By its very nature, having the flexibility to address each house’s character would not give the comfort to those who like the definitiveness of the zoning ordinance.

What would happen if the design guidelines were that definitive? One would assume, for example, that it would mean having a list of windows that can be used in a district. But to do so, would create a mish mash as gothic windows or square windows may be installed that do not match the architectural style of that particular house. **The result would be neither preserving the history nor the architectural integrity of that house or neighborhood.**

<p><i>If changes have been made to my house, do I have to restore those original elements when I make additional changes?</i></p>	<p>If the original character-defining features have been removed previously, will HLC require the owner to reconstruct those features or use the original fabric to replace it?</p> <p>The owner would not be required to undo what a previous owner has removed unless that property owner wants to change something back. Often, as long as the owner is replacing kind with kind, the staff can review the changes quickly, e.g. replace asphalt shingles with asphalt shingles. The HLC does not initiate action to make changes, but only reviews applications where the property owner is proposing change. Such changes do need to meet the standards to ensure the changes are compatible with the character-defining features.</p> <p>Can you give examples of what is expected or what changes can be done?</p> <p>Yes, there are examples in the Salt Lake City design guidelines: http://www.slcgov.com/ced/hlc/content/Cover_TOC.pdf</p> <p>Examples of questions we ask when reviewing an application might be: Will the new addition require the removal/covering of any character defining features? Will it be visible from the public right-of-way? Are the edges of the historic building still visible / understandable? Is the new addition subordinate to the original historic building in size and detail? Will it be constructed of compatible materials? etc. However, until actual drawings are reviewed, it is impossible to evaluate how all these different aspects of the proposed addition will actually impact the historic structure.</p>
<p><i>Are there any definite “yeses” to whether something is allowed or not?</i></p>	<p>Is there ever a time when we can answer a question with yes or no? (Yes you can replace windows. You need to...) (Yes you can build an addition. You need to....)</p> <p>The closest we can come to saying yes or no to proposed changes are the design guidelines. As every building is different, they must be looked at individually. Some have asked, “why isn’t there a list of acceptable windows”? If one looks at the design guidelines, the illustrations indicate what types of windows would be acceptable for different styles of architecture. As the windows are the eyes on the street and one of the strongest character defining features, if the replacement windows are not appropriate, it changes the entire look of the structure. If we have a list of the kinds of windows that exist in the district as acceptable, they may be used interchangeably, no matter the individual character of a specific house, and pretty soon, the district as a whole loses its character.</p> <p>As a result, the difference between yes and no is almost always in the details. We would be concerned an applicant would hear ‘yes,’ and would not hear the rest which indicates there is also a possibility on ‘no’ if the work isn’t carried out in a certain way. That is why looking at plans is so important to be able to give definite answers.</p> <p>At the same time, reviews start with what the property owners want to do and how can the City work with the owners to gain approval for the project?</p>

Windows

Is there an information sheet or something with 5 or 6 window types from which to choose, and that the window issue isn't as difficult as it seems. Is there indeed a list of window types that are allowed in historic districts?

The policy cited in the design guidelines indicate, "The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades." The characteristics of a window include its size, placement, materials, the size and shape of the sash, rails, muntins and mullins, style. These characteristics can be challenging to replicate in a new, double pane window.

Historic windows are typically made of higher quality materials (old growth wood) than new windows. They are repairable, where new stock windows are usually not. Most of the heat loss is through air leaks around the window sash and frame, rather than through the single-pane of glass. Weather stripping, caulking, and storm windows will cut heat loss significantly and can out-perform replacements, while allowing the historic windows to be retained. In one example cited by the U.S. Department of Energy, if 21 windows were replaced in a 1916 house (combination of double-hung, casement, and fixed "picture windows) with new "energy efficient windows, the savings would be only \$90 per year, and would thus take more than 77 years to recoup the cost of the new windows.

http://history.utah.gov/historic_buildings/information_and_research/windows.html

Great information on why historic windows are important, and why replacing them shouldn't be the first choice can be found on the National Trust's website:

<http://www.preservationnation.org/issues/weatherization/windows/>

<http://www.preservationnation.org/issues/weatherization/windows/windows-faq.html#windows-matter>

When windows must be replaced they should be replaced with a window which closely matches the size, style, and rail/muntin/mullin details. This typically has been difficult to accomplish in a new vinyl window. A list of "approved" windows or window manufactures is not kept. Windows must be evaluated case-by-case. A window which would be a close match for a casement window on a bungalow would not be a good match for a multi-pane window on a Victorian. In addition, each window company has various lines of windows, some of which will be better matches for historic windows. Finally, window companies are continually making changes to the products they offer, making keeping an up-to-date window list nearly impossible to maintain.

<p>Additions</p>	<p>Is it possible to use some as examples of homes in Yalecrest or even other neighborhoods that have additions that would have been allowed under a district so that people can see that it is possible to add on in a historic district?</p> <p>General guidelines which are typically used in evaluating new additions, including: the addition should not be very visible from the public right-of-way, the addition should be subordinate to the historic building, you should still be able to “read” where the historic building ends and the new addition starts (these can be fairly subtle, such as, recessing the walls on the new addition, by a few inches, changes in materials, etc.), not faking history (this includes not exactly matching historic details, or making the building fancier than it was historically, etc.). Typically, the size of the addition should be smaller than the historic building (again, subordinate to the historic structure,) respecting and preserving any character-defining features which may exist where the new addition is proposed. Here is more detailed information on additions:</p> <p>http://www.slcgov.com/CED/HLC/content/Design_Guidelines_Book.asp</p> <p>Preservation Brief 14: New Exterior Additions to Historic Building – Preservation Concerns (a NPS publication.) http://www.nps.gov/history/hps/tps/briefs/brief14.htm</p> <p>New Additions section of “The Secretary of the Interior’s Standards for Rehabilitation & Illustrated Guidelines:” http://www.nps.gov/history/hps/tps/tax/rhb/new01.htm</p>
<p>Additions/HLC</p>	<p>Has the HLC ever approved converting a single-story home into a two-story home, i.e., whether it is possible to build up with an appropriate design?</p> <p>This seems like something which could be accomplished under the existing compatible in-fill ordinance, but may not be approvable by HLC for a historic district. The In-fill zoning ordinance attempts to make changes compatible to the neighborhood, by focusing on height, scale, setbacks, etc.</p> <p>Within a historic district, the emphasis is shifted to being concerned with the individual historic building and its setting in the historic district. To add a second-story to a one-story house, no matter how well designed, would dramatically alter the historic character of the building and cause the building to lose its architectural integrity.</p> <p>Here’s a link to a NPS publication rooftop additions on larger buildings. Even then it’s difficult: http://www.nps.gov/history/hps/tps/tax/incentives/avoiding_10.htm</p> <p>Also, NPS “Rehab No – Don’t put on a new addition that changes the building’s historic character” http://www.nps.gov/history/hps/tps/tax/incentives/avoiding_10.htm</p>

Materials**What are original materials? What are existing materials? What do we have to do in each?**

Original materials are historic building materials used when a building was constructed. When reviewing proposed changes, we look to:

- Preserve these materials through maintenance
- Repair if they are deteriorated
- If they are beyond repair, replace them with materials which have a similar look (which does not mean they have to be the exact same materials) so they do not deflect from the overall image of the remaining building

Existing materials are building materials which are on a structure today. If original materials were removed years ago, you do not have to replace that which is now on the building with the original materials. The objective is to save original materials. If they are already gone, then the replacement needs to have a similar look.

Can water damaged brick be covered with veneer or does it need to be replaced or restored?

No, original masonry surface should not be covered. This may cause more damage to a historic building material. The approach would be to preserve and maintain what original materials are there. When repairing, match the original materials as closely as possible.

Can you change a dormer on the front of a house? Yes, if the dormer is not a historically significant feature.

Can one build additions to the side of the house? Yes, if set back to minimize the visual impact on the historic structure.

Can a façade or roofline be changed? No, in most cases. Historic front façades and rooflines are important to preserving a buildings historic character.

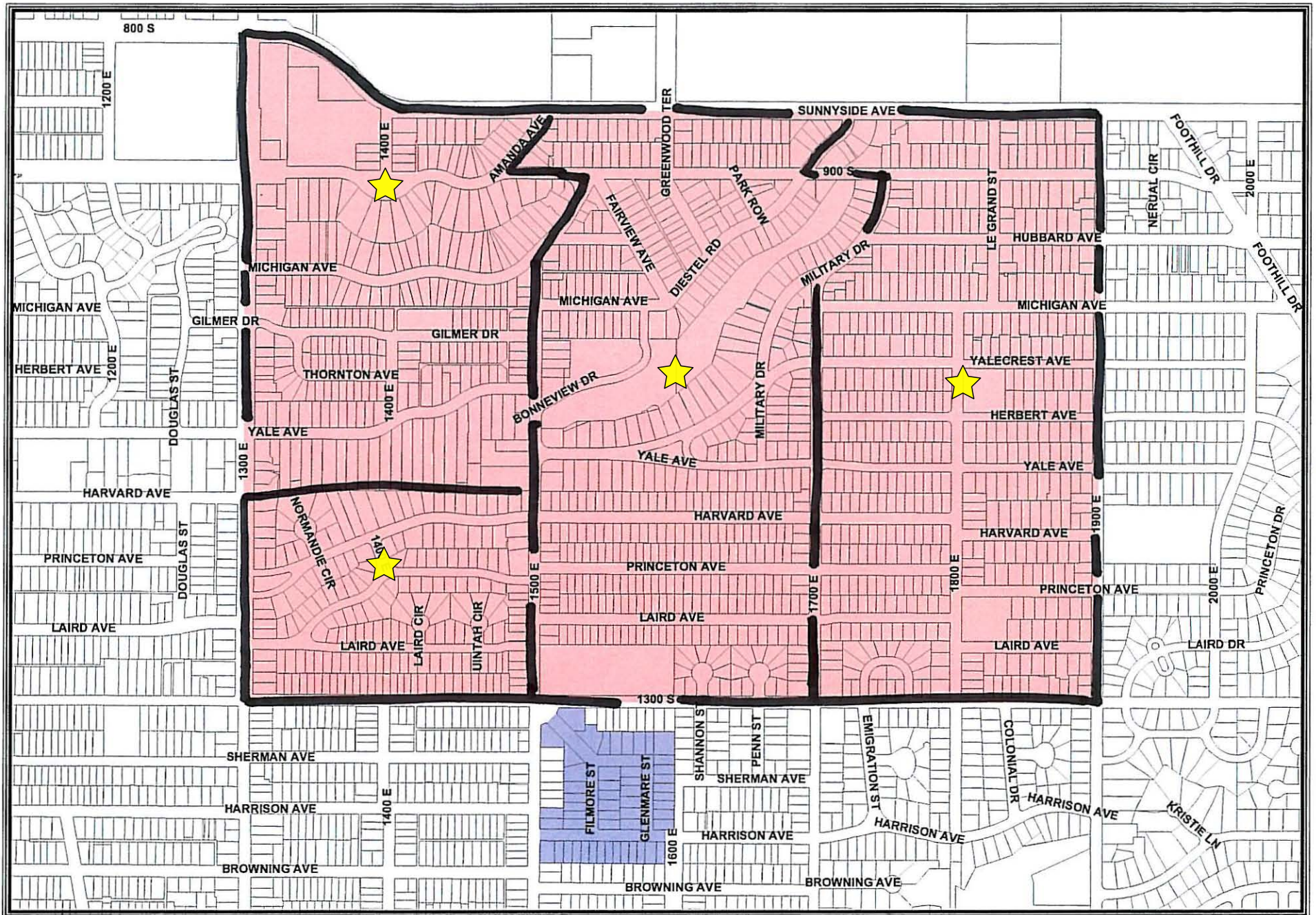
What about a garage over 600 square feet? Yes, if it meets the base zoning requirements and is compatible in design with the primary structure. If over 600 square feet and/or one story, it proposal will need to be reviewed by HLC.

If a house built in 1948 has only had steel windows, can we replace windows on the side and back? What is the process and chance of approval?

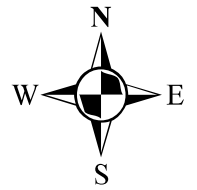
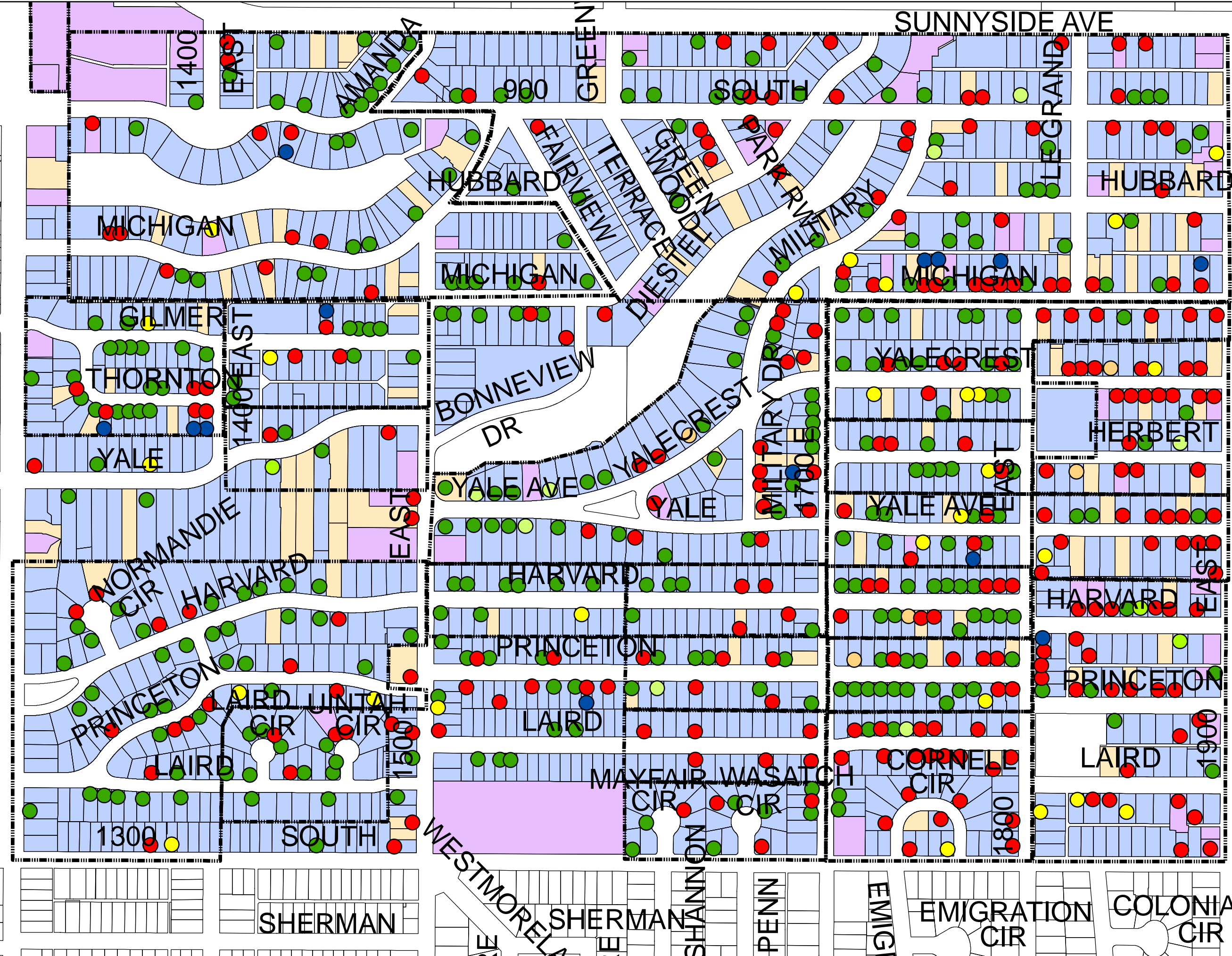
Steel windows can be an important character defining feature of a building of this period. Preservation is always the first consideration. Some windows are not important in defining a building's historic character and there is more latitude. Others are highly significant, but so deteriorated that they cannot be repaired that replacement is justified.

A minor alteration, in most cases, requires a Certificate of Appropriateness. Usually staff conducts a site visit to evaluate the condition of the windows. Most window replacement applications are approved administratively by staff. If the Staff denies the request, the owner may appeal the decision to the HLC or if the Staff feels that the guidelines do not give clear direction in the case proposed, they may choose to refer a decision to the HLC.

<p>Seismic Bracing</p>	<p>Is it more expensive to retrofit an older home than to construct a new one to prepare for an earthquake?</p> <p>The Utah State Preservation Office has developed a brochure addressing how to brace one's house for an earthquake. It is entitled, "Bracing for the Big One" http://history.utah.gov/historic_buildings/information_and_research/bracing_for_the_big_one.html</p> <p>It indicates, "Many of the retrofit procedures described here are inexpensive. A minor investment now in upgrading your historic house can help prevent major, costly repairs after an earthquake or perhaps save the building from complete destruction. While historic buildings are constructed of old, sometimes archaic materials, effective seismic retrofit is mostly a matter of improving the strength of connections as well as securing and anchoring building elements, objects, etc. to reduce hazards. It is important to remember that in both old and new construction, there is no such thing as "earthquake-proof." Only repair and upgrade efforts now can reduce the seismic risk to your historic house and improve your personal safety in the next big earthquake."</p>
<p>Insurance</p>	<p>Does it cost more to insure houses on the National or Local Register?</p> <p>Paul Lusignan of the National Park Service, National Register Office in WDC (which has federal responsibility for historic preservation) indicates:</p> <p style="padding-left: 40px;">"In recent years we have seen an increasing number of insurance companies change their perspective on how they deal with historic properties. Fearful of taking on additional risk some firms, based on false information, are refusing to underwrite "historic" older homes. Listing in the National Register of Historic Places, however, does not mean that property owners are restricted in any way from altering, managing, or rebuilding their property as they choose. If a National Register listed property is destroyed or heavily damaged there are no Federal requirements that the building be rebuilt according to original specifications. In other words, property owners are free to do what they wish with their property. And therefore insurance companies are not obligated to fund complete historic reconstructions. (In many cases, such reconstructions might not even meet modern buildings codes.)"</p> <p>Some communities have established local historic preservation ordinances, which under local zoning laws might place some restrictions on historic properties, but few if any require complete reconstruction of destroyed buildings. [SLC's ordinance does not require reconstruction of destroyed buildings]</p> <p>Our recommendation regarding insurance firms is to shop around for firms that fully understand the relevant rules and requirements of programs such the National Register. Perhaps even looking to a firm or representative outside your community. Secondly, provide your agent with documentation from our web site that explains the provisions of our program. [see, http://www.nps.gov/history/nr/national_register_fundamentals.htm] Finally, organizations such as the National Trust for Historic Preservation have been working on these issues, and visiting their web site might provide additional useful information. [see http://www.preservationnation.org/]"</p>



- Exhibit A Yalecrest National Register Historic District
- Exhibit B Westmoreland Place Subdivision



Legend

VOTE

- Blue
- Green
- GreenYellow
- Red
- RedYellow
- Yellow
- YellowGreen
- YellowRed

Subdivisions

YALECREST 2005 SURVEY

STATUS

- CONTRIBUTING
- NON-CONTRIBUTING: ALTERED
- NON-CONTRIBUTING: OUT OF PERIOD