



**State of the
Neighborhood
2020**

Demolitions/Teardowns

KEEPYalecrest

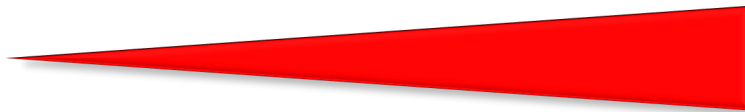
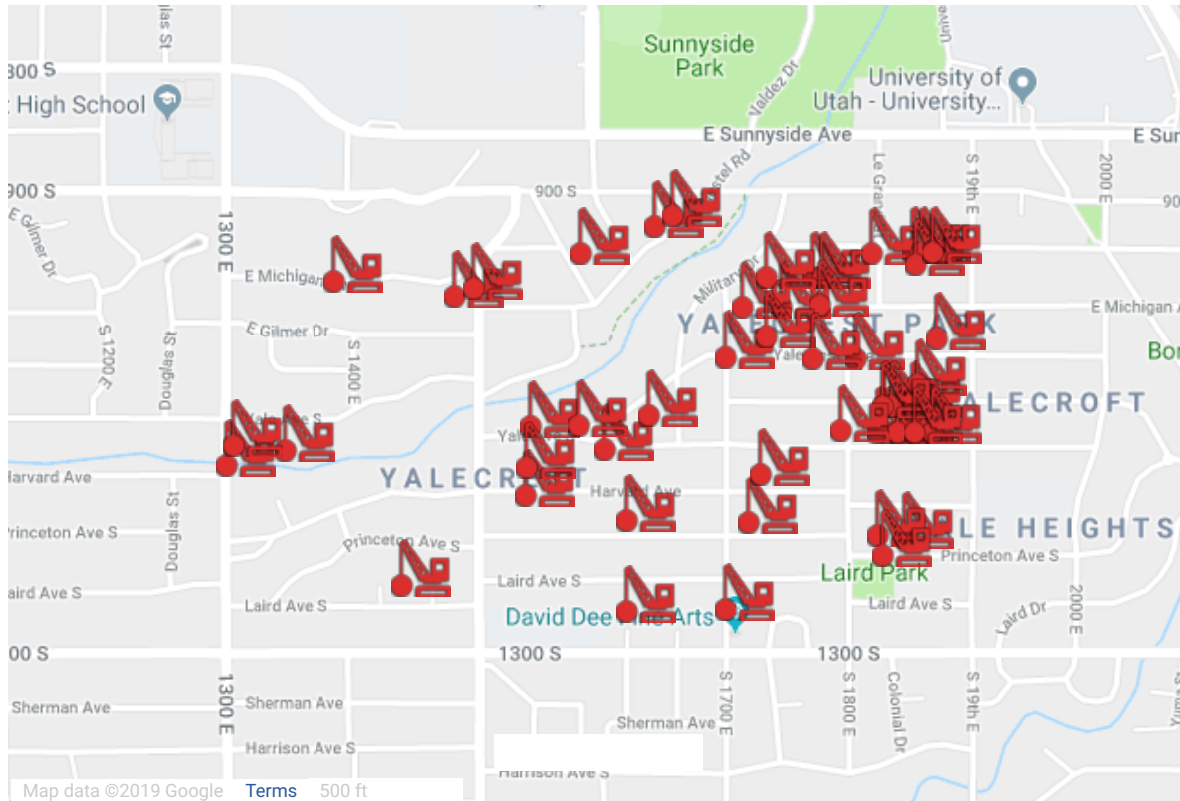
Every street has a face

Every house, a story

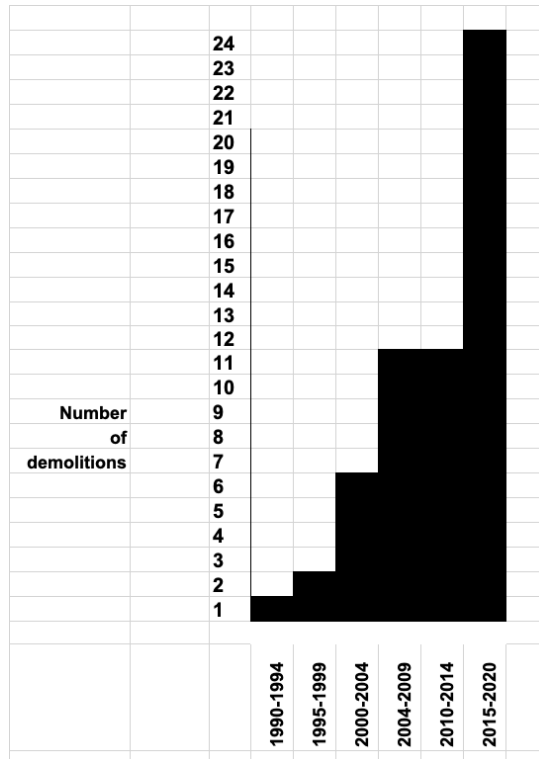
Every neighborhood, a character

The Changing Face of Yalecrest Demolitions/Teardowns 2020 (56)

Yalecrest Teardowns ★



Yalecrest Demolitions, Teardowns 5 year intervals



56 total demolition permits since 1990

34 demolitions in last 10 yrs

24 demolitions in last 5 yrs

9 demolition permits in 2018



SLC Zipcodes	#Demolition teardowns
84101	3
84102	14
84103	3
84104	3
84105	8
84106	3
84107	0
84108	15
84109	5
84110	0
84111	0
84112	0
84113	0
84114	0
84115	5

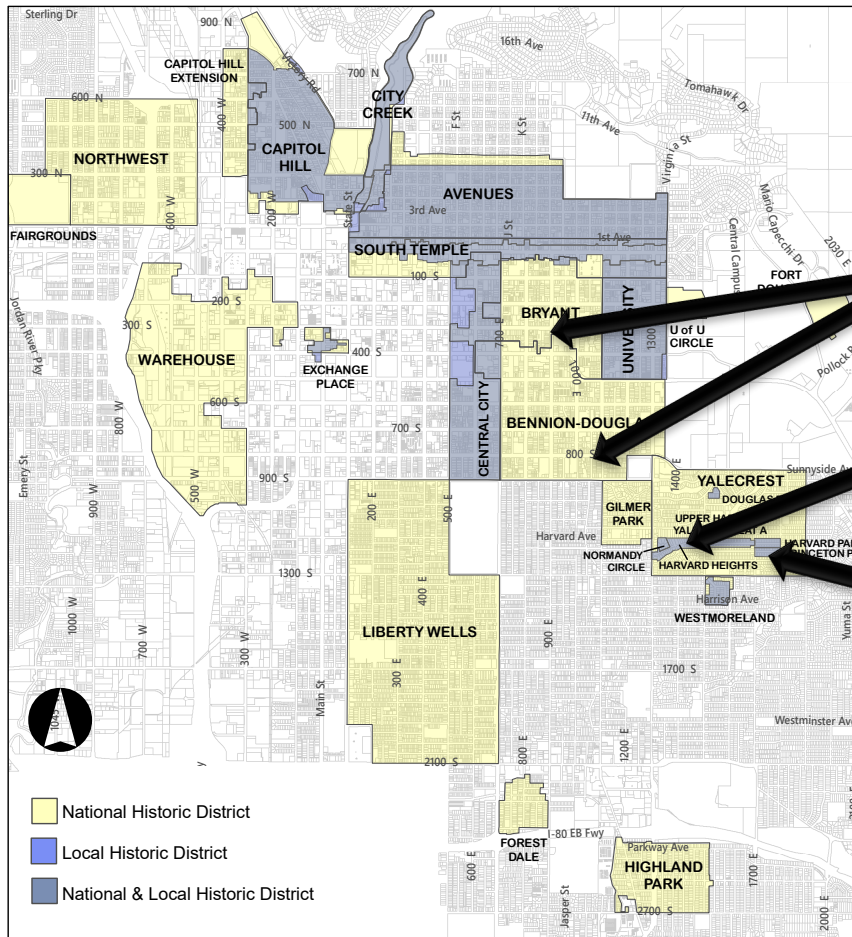
2018 Salt Lake City Stats

-61 demolition permits citywide

-84102, 84015, 84108 have highest # Demolitions among 15 City zip codes

-LKPershing, Building Permit Acela

SALT LAKE CITY LOCAL & NATIONAL HISTORIC DISTRICTS



SLC: 23 NRHP Neighborhoods

84102: 2018 (14)
 Bryant (6)
 Bennion-Douglas (8)

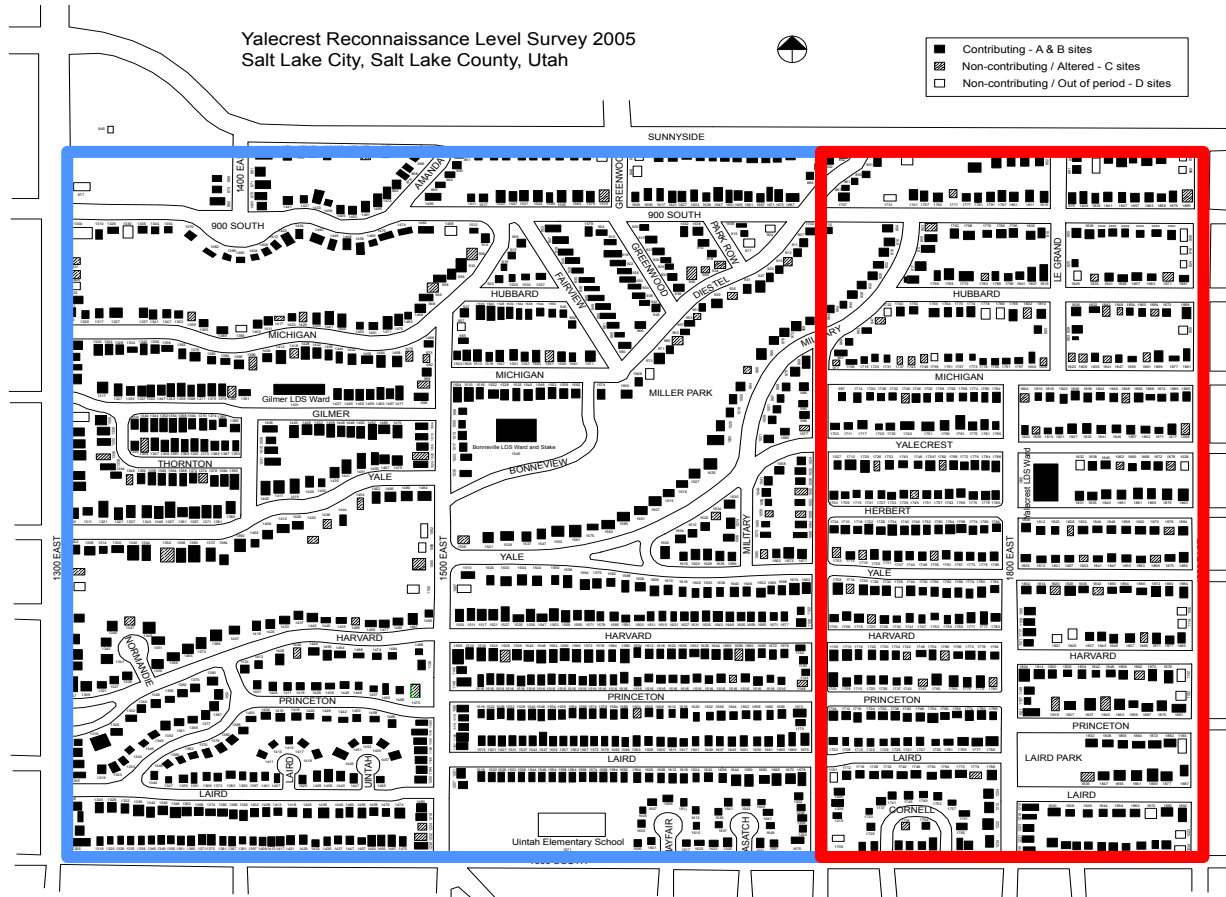
84105: (5)
 Yalcrest (2)

84108:2018 (15)
 Yalecrest (8)

Yalecrest: 1487 houses

84105: 980

84108: 507



84108 section of Yalecrest has the highest # demolitions/teardowns in the City 2018

SLC Zip codes		#Demolition/teardowns	#total SFD owned houses	% Demos/houses	Relative area (cm2)	#demos/area
84102	NRHP	14	2186	0.64%		
	Bryant	6			1.0	6.0
	Bennion-Douglas	8			1.7	4.7
84105	NRHP	8	5646	0.14%	5.8	1.4
	Yalecrest	2	980	0.20%	1.0	2.0
84108	NRHP	15	5654	0.27%	10.4	
	Yalecrest	8	507	1.58%	0.5	16.0

Detrimental effects of Demolitions with replacement New Construction

- Loss of Street face /neighborhood
 - Character
 - Identity
 - Cohesion
- Loss of Personal Property
 - Air
 - Light
 - Privacy
- Loss of affordable housing; \$400K to >\$1-2+ million

What can I do?

- National Register of Historic Places
 - Federal Honor only, NO City, County or State zoning protection against demolitions/teardowns
- Private Preservation Easements
 - PU no longer has funds to defend private properties
- YCI Overlay
 - Allowable House heights are greater than City code
 - No mass/scale guidelines
- Character Conservation District
 - Not tried, but may be perused
- Local Historic District
 - 14 LHDs in Salt Lake City, 6 in YC
 - Minimizes demolitions/teardowns
 - Provides Design Standard Guidelines

Let us help YOU protect your street

KEEPYalecrest Advocacy. *We are here to help!*

- Identify and Advise the Applicant
- Prepare Application Submission
- Shepherd your Application through City process

Ten Benefits of establishing an LHD National Trust of Historic Preservation

- 1. Protect the investments of owners and residents of historic properties**
- 2. Properties appreciate at rates greater than the local market**
- 3. More stable in volatile economies**
- 4. Encourage better quality design; Design review guidelines**
- 5. Help the environment: less landfill**
- 6. Minimizes demolitions/teardowns**
- 7. A vehicle for Education**
- 8. Positive impacts the local economy through tourism, construction**
- 9. Enhance business recruitment potential**
- 10. Provide social and psychological benefits, “sense of place”**
- 11. Give communities cohesion, identity and voice in their future**

Thank you for your support!