Laird Avenue
Michigan
91% Contribute to Historic Character of the District
851 South 1400 East - Today
1475 Princeton
Diverse Housing Stock
Military Drive
Military Drive
Harvard
Harvard
Laird
900 South
Greenwood Terrace
Gilmer
Art Moderne - Herbert
Michigan
Diestal
Yale
Timeline

- 1998 Hubbard House
- 1999 Yalecrest Compatible Infill (YCI) formed
- 2005 YCI approved by City Council
- 2007 National Register listing
- 2009 City Preservation Plan – Yalecrest compromised
- 2010 Temp Land Use Regs (23 teardowns)
- 2010 HLC ranking – start LHD designation discussion
Hubbard Avenue
Teardowns

23 Teardowns, 12 years

More are planned

Irreversible Loss
1352 Yale Avenue GONE
1451 Uintah Circle GONE
1711 Yalecrest GONE
1725 Michigan  PLANNED DEMO
1731 Michigan Possible DEMO
Herbert GONE
1547 Yale Avenue GONE
Oversized
New Construction, Additions and Remodels
Local Historic District

• Would address items such as character defining features, compatibility that the YCI doesn’t address.

• Maintain the Historic Character and scale of neighborhood.