

What is NOT SAID in the *Design Guidelines*

What **NOT SAID** in the Guidelines is that additional protection accrues to homeowners. The following reasons are implied, not spelled out as such, but are very evident to those now living in the NSHD and Wedge Historic Districts.

1. By keeping historic homes, historic, a certain “pride of ownership” takes place and homeowners not only like the house they live in, they love their historic neighborhood. They soon realize that to have a historic neighborhood, they must help keep it that way and very willingly follow the “*Design Guidelines*.”

2. Outsiders or flippers who come into the neighborhood to do work, find out that they too must follow the guidelines. This improves the neighborhood as historic homes are fixed up and maintained as historic homes.

3. Demolition is prohibited. In short, if you can't tear it down, you can't screw it up. Nothing of non-historic character can be built without tearing down something historic, and that is not permitted. This preserves all the historic properties and the historic neighborhood.

4. One continuing issue facing historic neighborhoods is the interest by the City in increasing density in single-family areas. In 2015, the unity of the property owners in the Wedge and NSHD succeeded in convincing planners to protect their historic contributing properties in the new planning codes for residential infill. A summary of the problems with the up-zone can be found here: <https://goo.gl/nERxDA>

BE SURE AND READ PAGE 3, of the above link, where neighbors were encouraged to respond to the City Planners. There was an outstanding response, over 600 people signed the petition and sent emails. Read the results at: <http://tacomanothslope.org/trolley/archives/2015-11%20November.pdf> This is the result of neighbors working together to save their historic district.