



Communication to the Historic Landmark Commission

DATE: September 4, 2014

TO: Historic Landmark Commission Members

FROM: Joel Paterson, AICP
Planning Programs Coordinator

RE: Acceptance of the Contributing/Non-Contributing Status of properties within the proposed Yalecrest – Harvard Park local historic district

Recommendation

Based upon a review of the 2005 Yalecrest Reconnaissance Level Survey, review of the existing condition of the homes within the proposed Yalecrest – Harvard Park local historic district, and a review of new submitted information, the Planning staff recommends that the Historic Landmark Commission accept the proposed amendments to the contributing and non-contributing status of homes on within the proposed Yalecrest – Harvard Park local historic district (see proposed ratings for each property on page 8 of this memo).

Summary 2005 Yalecrest Reconnaissance Level Survey and the Proposed Yalecrest – Harvard Park Local Historic District Ratings

Rating	2005 RLS Contributing Status	Proposed Contributing Status
Contributing		
“A”	20	10
“B”	4	12
Non-Contributing		
“C”	4	5
“D”	0	1
Totals		
Contributing	24	22 (78.6%)
Non-Contributing	4	6 (21.4%)

Background

On June 5, 2014, the Historic Landmark Commission held a public hearing on the proposed designation of the Yalecrest – Harvard Park local historic district, located on Harvard Avenue between 1700 East and 1800 East. At the public hearing, the Planning Staff reviewed the contributing status of the homes on this block of Harvard Avenue and recommended that the Historic Landmark Commission update the rating of several homes in the 2005 Yalecrest Reconnaissance Level Survey (RLS) based on current conditions.

During the public hearing, it was noted that the owners of the house at 1730 E Harvard would soon begin construction of a significant remodel and some speakers suggested the contributing status of other homes should be reviewed. As a result of the comments received during the public hearing, the Historic Landmark Commission asked the Planning Staff to return at a later date to consider accepting the revised list of Contributing and Non-Contributing homes.

Following the June 5, 2014 public hearing, Mr. Ralph Gudmundsen, a property owner within the proposed local historic district, submitted a letter that recommended further amendments to the 2005 RLS (see Attachment A). A review of the proposed amendments begins on page 3.

Analysis

The homes in Harvard Park are relatively intact and maintain a high level of integrity. According to the survey, the method used to evaluate the properties was based on age and architectural integrity as follows:

A - Eligible/significant: A Contributing Building built within the historic period and retains integrity; excellent example of a style; unaltered or only minor alterations or additions; individually eligible for National Register architectural significance; also, buildings of known historical significance.

B- Eligible/Contributing: A Contributing Building built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings, though overall integrity is retained eligible for National Register as part of a potential historic district primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

C - Ineligible/Non-Contributing: A Non-Contributing Building built during the historic period but has had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

D - Out-of-period: A Non-Contributing Building constructed outside the historic period.

This rating system is the standard used for all of the historic surveys done in Salt Lake City. Under this rating system, properties rated “A” and “B” are considered to be Contributing Buildings. Buildings rated “C” and “D” are considered to be Non-contributing.

Review of Mr. Gudmundsen's Proposed Amendments

Mr. Gudmundsen's letter notes several alterations to homes that can generally be classified as alterations to:

Roofing Materials

1771 E and 1783 E Harvard have aluminum shingle roofs. It is claimed that these alterations are significant enough make these homes Non-Contributing. Aluminum shingles are not a typical residential roofing material historically used in this area and requests to install similar roofing materials would not be approved administratively by the Planning Staff. However, the use of the aluminum shingles does not alter the character defining roof form of these homes and the essential form of the original house is intact. The Planning Staff stands by its original recommendation that the Contributing Status be changed from "A" to "B". This change acknowledges that there are alterations to the buildings but they retain their major character defining features and should be classified as Contributing Buildings.



1771



1783



Windows and Window Openings

1709 E Harvard – The front 3-part window has been changed to a single-paned window. Staff has reviewed this alteration and recommends that the rating of this house be changed from “A” to “B”. This change acknowledges that there are alterations to the building but the home retains its major character defining features and should be classified as a Contributing Building.



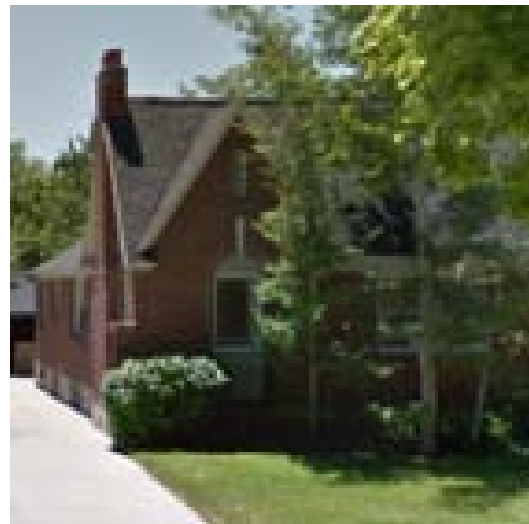
1709



1716 E Harvard – The two front windows have been removed and a significant portion of the original tall arched window opening has been filled-in (see the photographs below). Although the window opening has been altered and a smaller window has been installed, the original opening is still evident. Although the windows on this house are character defining features, the essential form and character of the house are evident. Staff recommends that the rating of this house be changed from “A” to “B”. This change acknowledges that there are alterations to the building but the home retains its major character defining features and should be classified as a Contributing Building.



1716



1778 E Harvard – Replacement windows have been installed within the past few years. Staff has reviewed this alteration and recommends that the rating of this house be changed from “A” to “B”. This change acknowledges that there are alterations to the building but the home retains its major character defining features and should be classified as Contributing Building.



1778



Material and Structural Alterations

1729 E Harvard – The exterior of this house has been re-clad with aluminum or vinyl siding. The RLS rates this home as a “B”. In discussion with the State Historic Preservation Office (SHPO), if the original siding material was brick or stucco, SHPO would recommend that the rating be reduced to “C” non-contributing. However, if the original siding was wood, SHPO would recommend maintaining the rating as “B”. At this time, staff has not been able to determine which material was originally applied to the building. Because the original form of the house is intact and the other major character defining features of the house remain, Staff recommends that the original rating of “B”, Contributing Building, be retained.



1729



1730 E Harvard – As noted above, this house has recently been torn-down to the foundation and a new house is in the process of being rebuilt. The 2005 Yalecrest RLS rated this house as an “A”. Because the original house has been removed, Staff recommends that this property be rated “D” Out-of-Period. This rating represents a Non-Contributing Building.



1730



1741 E Harvard – This house has been altered to add a separate dwelling unit in the basement and a door has been added on the side of the home to provide access. The addition of a basement dwelling unit does not affect the contributing status of the building. Although the added door on the side of the building is near the front façade and visible from the street, the alteration does not significantly affect the major character defining features of the building. Staff has reviewed this alteration and recommends that the rating of this house be changed from “A” to “B”. This change acknowledges that there are alterations to the building but the home retains its major character defining features and should be classified as a Contributing Building.



1741



1771 E Harvard – This house has an apartment with a side entrance and awning near the rear of the house. Mr. Gudmundsen claims that the door, stairs and awning were constructed to access to the apartment. It is difficult to see in the early tax photo below but it appears that the stairs and possibly the awning were in place at the time of the photograph. Even if the stairs and awning were later additions to the house they do not significantly affect the character defining features of the house. Staff has reviewed this alteration and recommends that the original rating of this house be maintained as an “A”, a Contributing Building.



1771



Conclusion

Based on this re-evaluation, Staff recommends that the Historic Landmark Commission accept the following amendments to the 2005 Yalecrest Reconnaissance Level Survey (See table on the following page – **bold and shaded** addresses indicate a proposed amendment). With the proposed amendments, the Yalecrest – Harvard Park local historic district would have 22 contributing buildings (78.6%) and 6 non-contributing buildings.

**2005 Yalecrest Reconnaissance Level Survey and the
Proposed Yalecrest – Harvard Park Local Historic District Ratings**

Address	Yalecrest RLS Ratings 2005	Yalecrest - Harvard Park Proposed Rating 2014	Comments
1135 S 1700 East	A	B	Change in windows
1703 E Harvard	A	A	
1709 E Harvard	A	B	Change in windows
1710 E Harvard	A	A	
1715 E Harvard	A	A	
1716 E Harvard	A	B	Change in windows including the partial filling of a front window opening
1722 E Harvard	A	A	
1723 E Harvard	C	C	
1729 E Harvard	B	B	Aluminum/vinyl siding
1730 E Harvard	A	D	House is currently being reconstructed. Original house removed down to the foundation.
1733 E Harvard	C	B	2 nd story is original
1734 E Harvard	A	A	
1741 E Harvard	A	B	Addition of an exterior door to provide access to a second dwelling unit
1742 E Harvard	C	C	
1747 E Harvard	B	B	
1748 E Harvard	B	C	Addition of flagstone and 2 nd floor cladding, window changes
1753 E Harvard	A	A	
1754 E Harvard	A	A	
1759 E Harvard	A	A	
1760 E Harvard	C	C	
1765 E Harvard	A	B	Change of front windows
1766 E Harvard	A	A	
1771 E Harvard	A	B	Change of windows and roofing material (aluminum shingles)
1772 E Harvard	A	B	Rear addition
1777 E Harvard	B	C	Dormer addition on 2 nd story
1778 E Harvard	A	B	Change of windows
1783 E Harvard	A	B	Change in windows and roofing material (aluminum shingles)
1784 E Harvard	A	A	

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Attachment A
Letter from Ralph Gudmundsen