



Staff Report

**PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT**

To: Salt Lake City Historic Landmark Commission
From: Amy Thompson, Principal Planner
amy.thompson@slcgov.com
Date: February 4, 2016
Re: **PLNHLC2015-00697** – Yalecrest-Hillside Park Local Historic District Designation

LOCAL HISTORIC DISTRICT DESIGNATION

PROPOSED DISTRICT: Located approximately between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South
ZONING DISTRICT: R-1/5000 (Single Family Residential), YCI (Yalecrest Compatible Infill), CN (Neighborhood Commercial)
MASTER PLAN: Low Density (East Bench Master Plan)

REQUEST: This is a request by William Lapsley, property owner, to designate a new 53 parcel local historic district for Hillside Park; the proposed local historic district boundary is located approximately between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South.

The request is before the Historic Landmark Commission because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council which has final decision making authority on this type of request.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, it is Planning Staff's opinion that the proposed local historic district meets the applicable standards and therefore, recommends the Historic Landmark Commission forward to the City Council, a recommendation to approve the request. Planning Staff also recommends that the Historic Landmark Commission approve the changes to the 2005 Yalecrest Reconnaissance Level Survey as proposed.

MOTION (consistent with Staff Recommendation):

Motion 1 - Based on the findings listed in the staff report, testimony and information presented, I move to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest – Hillside Park as proposed.

Motion 2 – Based upon the information presented, I move to approve the proposed changes to the building ratings from the 2005 Reconnaissance Level Survey as attached in Attachment E.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Application Information
- C.** Excerpts from 2005 RLS
- D.** Proposed Rating Changes to the 2005 RLS
- E.** Yalecrest National Register Nomination 2007
- F.** Analysis of Standards
- G.** Other Considerations
- H.** Public Process and Comments
- I.** Motions

BACKGROUND AND PROJECT DESCRIPTION:

The proposed Yalecrest–Hillside Park local historic district includes 53 properties (52 residential properties and 1 commercial property) and is located within the Yalecrest neighborhood between 1700 and 1800 East on Laird Avenue, Cornell Circle and 1300 South. The Yalecrest neighborhood, generally located between 800 South/Sunnyside Avenue and 1300 South from 1300 East to 1900 East, was listed on the National Register of Historic Places in 2007. At this time, four new local historic districts have been established within this National Register district.

The proposed Hillside Park area includes all of the properties that were in the original plat of the Hillside Park subdivision. Hillside Park subdivision was registered in 1937 by the Anderson Lumber Company, an active builder in Yalecrest. Initial construction of houses in Hillside Park began in 1937 and extended through 1951. The homes in the Hillside Park area help tell the story of the World War II period and Postwar Growth. The emergence of the defense industry in the Salt Lake valley in the early 1940s and the return of the GIs after the war caused a great need for housing. The population of Salt Lake City grew by 40,000. The FHA (Federal Housing Administration) estimated at the time that Salt Lake City needed 6,000 more housing units to meet the postwar demand. New houses appeared on what were formerly vacant lots in Yalecrest. The vehicles of mass transit changed from streetcars to buses but in general began to be replaced by the use of private cars. By 1940, the 1500 East streetcar was gone and city buses served Yalecrest traveling along 1300, 1500 and 1700 East as well as 900 and 1300 South.

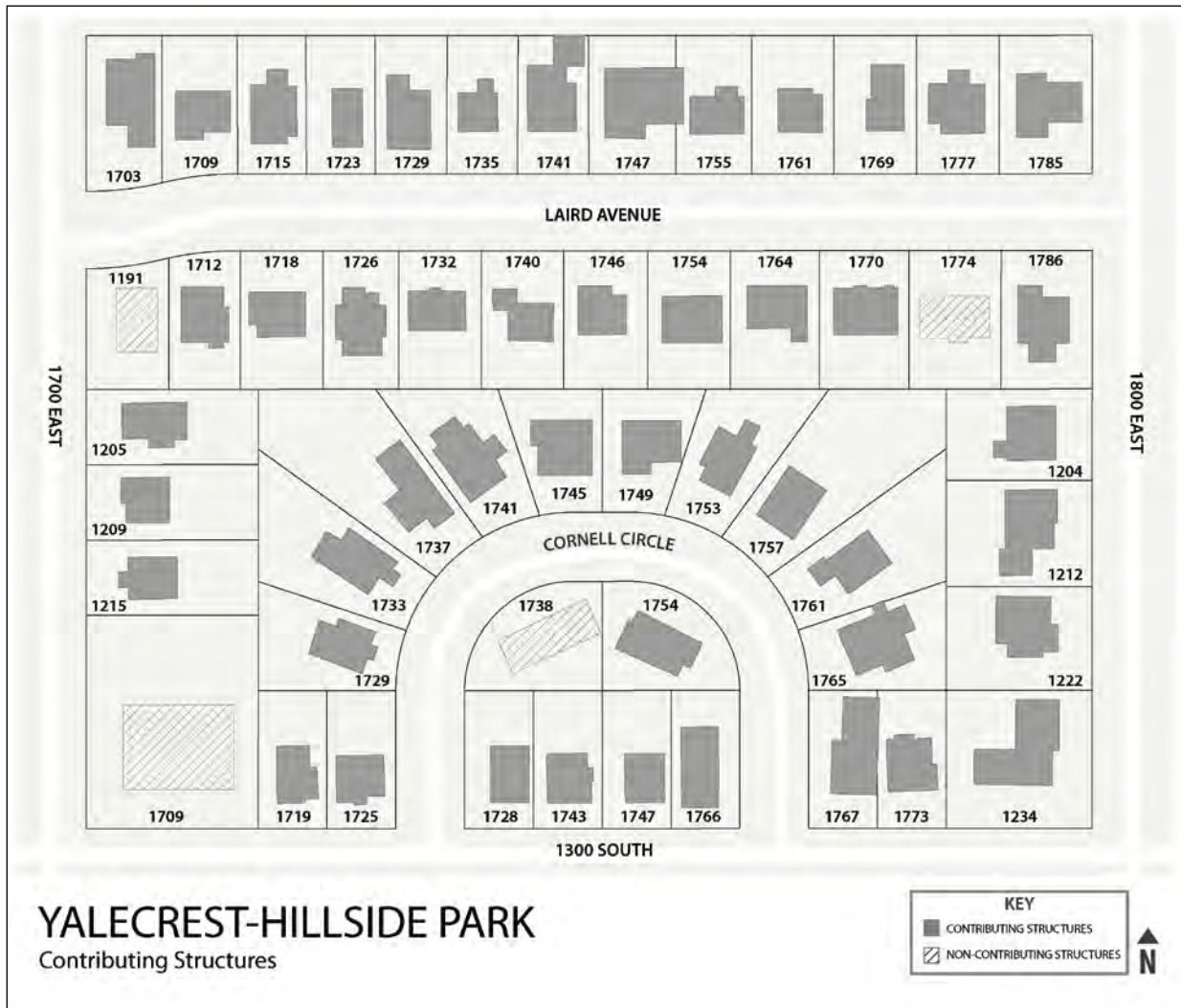
The majority of the principal buildings in the proposed Hillside Park area are World War II Cottages. Other styles within the proposed district range from Colonial Revival Cottages to early Ranch houses in a range of wall cladding. Some contemporary or “modern” examples are also found. Styling in this era is simplified, with Minimal Traditional and Colonial Revival examples predominate. Please see Attachment B – Application Information, as well as Attachment C - 2005 Reconnaissance Level Survey for photos of the subject homes.

The following are some of the most common character defining features of the houses in the proposed district:

- Homes with asymmetrical facades/nested gables
- Pitched roofs, hipped roofs profiles, low gables
- A large “picture” window in the front of the home
- Other window examples include wide horizontal-sliding windows, double-hung windows that are slightly vertically oriented, small circular windows or hexagon shaped windows/vents are also commonly seen
- Porch and window canopies. Porches are minimal (about 5 feet deep) on most houses. Large porches were typically at the back of the house. Front porches with a shed roofline are common in the district.
- Decorative metal and square wood posts and columns are commonly seen on entryways or porches
- Decorative door surrounds/decorative imitation shutters
- Exterior materials include brick, cedar shakes, and original wood planking, aluminum siding
- Bricks (and sometimes mortar) are used decoratively in adding color, and in shaping chimneys and the sides of homes (i.e. rounded/square ledges, circular openings). Bricks are also used as accents around doors
- Attached garages are more common in this era than earlier

The homes in the proposed Yalecrest – Hillside Park local historic district are relatively intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that of the 53 structures, 49 are rated as contributing (92%), and 4 are rated as non-contributing (see Attachment C).

The following map reflects the contributing and non-contributing status of the homes in the proposed district according to the 2005 RLS.



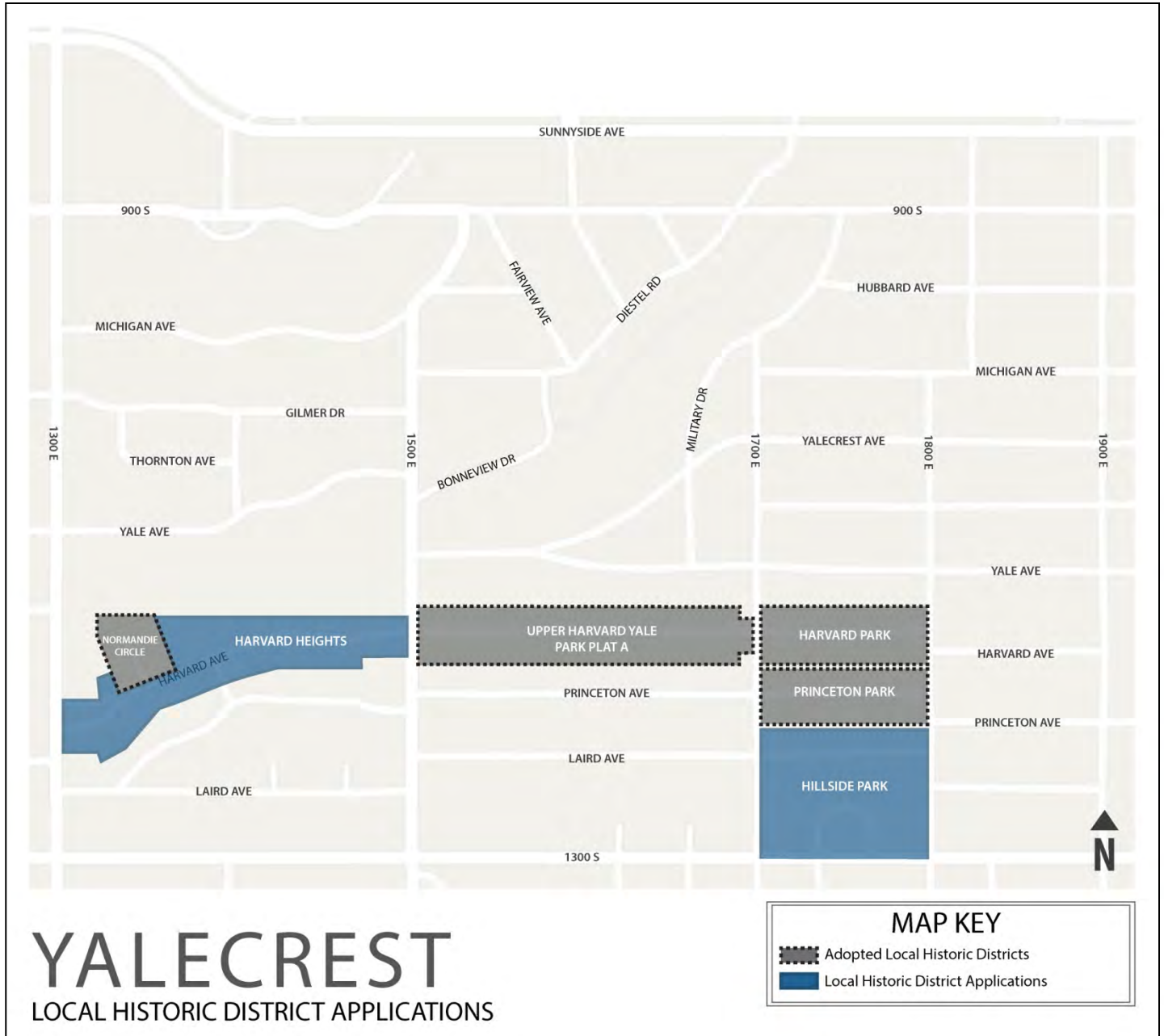
Planning Staff, along with State Historic Preservation Office (SHPO) Staff, reevaluated the rating of all the homes in the proposed district. Since the last RLS was conducted in 2005, physical changes have occurred to many of the homes in the proposed district. The attached table (Attachment D) is a summary of rating changes proposed and further property analysis is given on structures that would change contributing status if approved. Note that five (5) properties of those with proposed rating changes move from “contributing” to “non-contributing” status, one property is changing from “out of period” to “non-contributing,” and one is changing from “non-contributing” to “contributing” status. If the Commission adopts the proposed changes to the Reconnaissance Level Survey, of the 53 structures in the proposed district, 45 would be rated as contributing (85%), and 8 are rated as non-contributing (see Attachment D).

NEXT STEPS:

After the Historic Landmark Commission and Planning Commission makes a recommendation to the City Council, the local historic district designation provisions require that a “Public Support Ballot” be sent to all property owners within the proposed local historic district. Property owners have thirty days to submit their ballot to the City to help determine what level of support exists for creating the new local historic district. Once the ballots are counted, the Planning Staff will transmit to the City Council the recommendations of the Historic Landmark and Planning Commissions and the results of the public support vote. If a majority of property owners who submitted ballots are in favor of the proposed designation, the City Council may approve the new local historic district with a majority vote (4 of 7 Council members voting in favor). If a majority of the property

owners who submitted ballots are against the designation, the City Council can only approve the new local historic district if a super-majority of Council members (5 members) vote in favor of creating the new local historic district.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: APPLICATION INFORMATION



HP: Designation

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNHLC2015-00697	Received By: K. Lindquist	Date Received: 8-28-15
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PLEASE PROVIDE THE FOLLOWING INFORMATION

Name of the Proposed Historic District or Site:
Yalecrest-Hillside Park LHD

Location of the Proposed Historic District or Site:
Yalecrest

Name of Applicant: William G. Lapsley
Phone: [REDACTED]

Address of Applicant:
1726 E. Laird Ave, South Lake City, 84108

E-mail of Applicant: [REDACTED]
Cell/Fax: [REDACTED]

- Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

- Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

FEE

- No application fee is required.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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SIGNATURE

- If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: *William G. Lapsley*
Date: August 28, 2015

Updated 7/8/15

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)

Written description of your proposal

Please include a discussion on how the proposed local historic district meets the following criteria:

1. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - a. Events that have made a significant contribution to the important patterns of history, or
 - b. Lives of persons significant in the history of the city, region, state or nation, or
 - c. The distinctive characteristics of a type, period or method of construction, or the work of a notable architect or master craftsman, or
 - d. Information important in the understanding of the prehistory or history of Salt Lake City; and
2. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;
3. The proposed local historic district is listed, or is eligible to be listed, on the National Register of Historic Places;
4. The proposed local historic district contains notable examples of elements of the City's history, development patterns or architecture.
5. The designation is generally consistent with the adopted planning policies of the City; and
6. The designation would be in the overall public interest.

2. Photographs

a. Historic photographs of existing building/s
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)

- b. Current photographs of each façade and of the neighborhood
- c. Historic photographs of the neighborhood if available

3. Research Material

- a. Title search
- b. Building permits card and invoice
- c. Tax card information and photo
- d. Biographical information or obituary for any previous owners
- e. Information about the architect and/or builder

4. Landmark Sites

Complete the designation form

5. Boundary Adjustment

- a. A map with information to clearly delineate the boundaries of the proposed local historic district
- b. Signatures from each of the property owners who agree to the proposal

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: William G. Lapsley

Name of Proposed Local Historic District: Yalecrest - Hillside Park LHD

Definition: A local historic district is a geographically definable area which contains buildings, structures, sites, objects, landscape features, archeological sites and/or works of art that contribute to the historic preservation goals of Salt Lake City and are subject to the regulations of the Historic Preservation Overlay District.

Intent: Salt Lake City will consider the designation of a local historic district in order to protect the best examples of historic resources which represent significant elements of the City's pre-history, history, development patterns or architecture. Designation of a local historic district must be in the best interest of the City and achieve a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage.

Minimum Size of a proposed Local Historic District: A local historic district is a contiguous area with a minimum district size of one (1) block face containing a number of sites, buildings, structures or features that contribute to the historic preservation goals of Salt Lake City by protecting historical, architectural, or aesthetic interest or value.

Required Property Owner Signatures: A property owner may initiate a petition to create a new local historic district with the demonstrated support of fifteen percent (15%) or more of the owners of lots or parcels within the proposed boundaries of the proposed local historic district, subject to:

- (1) A lot or parcel of real property may not be included in the calculation of the required percentage unless the application is signed by owners representing a majority of ownership interest in that lot or parcel.
- (2) Each lot or parcel of real property may only be counted once towards the fifteen percent (15%) minimum, regardless of the number of owner signatures obtained for that lot or parcel.
- (3) Signatures obtained to demonstrate support of fifteen percent (15%) or more of the property owners within the boundary of the proposed local historic district must be gathered within a period of 180 days as counted between the date of the first signature and the date of the last required signature.

Updated 7/8/15



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

My signature below indicates that I support the initiation of a process by Salt Lake City to consider creating a new local historic district in the location indicated on the attached map.

Print Name	Address	Signature	Date
William G. Lapsley Mary Ann Lapsley	1722 Laird Ave	<i>William G. Lapsley</i>	August 2, 2015
Lynn K Pershing	1715 Laird Ave	<i>Lynn K Pershing</i>	8/2/15
Carol Sutton	1740 LAIRD Ave	<i>Carol Sutton</i>	aug 1, 2015
Juanita Hurley	1729 Laird Ave	<i>Juanita Hurley</i>	8/2/15
Brent Marchant	1718 Laird Ave	<i>Brent Marchant</i>	8-2-15
JOHN D STEPHENS	1723 E LAIRD AVE	<i>John D Stephens</i>	8-2-15
MORRIS BENNETT	1723 LAIRD AVE	<i>Morris Bennett</i>	8/2/15
WINNIE M. HOLLENBERG	1741 LAIRD AV	<i>Winnie M Hollenberg</i>	8-2-15
L A L RENE HINES	1712 LAIRD Ave	<i>L A L RENE HINES</i>	8/3/15
Kathy Torkelson	1215 So. 17th East	<i>Kathy Torkelson</i>	8/5/15
Mark Brisky	1755 E. Laird Ave	<i>Mark Brisky</i>	8-5-15
Lucinda Lashley Casey Lashley	1205 S. 1700 E.	<i>Lucinda Lashley</i>	8-5-15



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

My signature below indicates that I support the initiation of a process by Salt Lake City to consider creating a new local historic district in the location indicated on the attached map.

Print Name	Address	Signature	Date
Daise Kimball Edward Kimball	1747 Land Ave	<i>[Signature]</i>	8/5/15

Print Name	Address	Signature	Date
Leigh Stevens	1754 Land Ave	<i>[Signature]</i>	8/5/15

Print Name	Address	Signature	Date
Virginia Hytton	1209 So. 1700 E. SLC	<i>[Signature]</i>	8/8/15

Print Name	Address	Signature	Date
David Blair	1191 S. 1700 E	<i>[Signature]</i>	8/8/15

Print Name	Address	Signature	Date
Joseph Steele	4174 Alvinclai SLC (1204 South 18th East)	<i>[Signature]</i>	8/11/15

Print Name	Address	Signature	Date
Rebecca Tribe	1732 Land Avenue SLC	<i>[Signature]</i>	11 August 2015

Print Name	Address	Signature	Date
Daryl V. Hoole	1222 S. 1800 East	<i>[Signature]</i>	12 Aug 2015

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

My signature below indicates that I support the initiation of a process by Salt Lake City to consider creating a new local historic district in the location indicated on the attached map.

Print Name	Address	Signature	Date
Polly H. Potter	1729 Cornell Cir.	<i>Polly H. Potter</i>	8-6-15

Print Name	Address	Signature	Date
WESTER S. POTTER	1729 E. CORNELL CIR.	<i>Wester S. Potter</i>	8/8/15

Print Name	Address	Signature	Date
Marilyn Copeland	1925 E. 1300 S.	<i>Marilyn Copeland</i>	8-8-2015

Print Name	Address	Signature	Date
Andrew Sealfield	1738 E. Cornell Cir.	<i>Andrew Sealfield</i>	8/8/15

Print Name	Address	Signature	Date
Andrew Williams Sealfield	1738 Cornell Cir.	<i>Andrew Williams Sealfield</i>	8/8/15

Print Name	Address	Signature	Date
A. ROBERT THURMAN	1737 Cornell Circle	<i>A. Robert Thurman</i>	8/8/15

Print Name	Address	Signature	Date
Margo Thurman	1737 Cornell Circle	<i>Margo Thurman</i>	8/8/2015

Print Name	Address	Signature	Date
NORMAN R BROWN	1719 E 1300 S	<i>Norm R Brown</i>	8/8/2015

Print Name	Address	Signature	Date
Sue S. Brown	1719 E. 1300 S.	<i>Sue S. Brown</i>	8-8-15

Print Name	Address	Signature	Date
Margrit S. Schneider	1733 E. Cornell Cir.	<i>M S. Schneider</i>	8-10-15

Print Name	Address	Signature	Date



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

My signature below indicates that I support the initiation of a process by Salt Lake City to consider creating a new local historic district in the location indicated on the attached map.

Print Name Address Signature Date

Jacqueline Gardner 1745 Cornell Cir. Jacqueline C. Gardner 8/8/2015
Print Name Address Signature Date

Reed M. Gardner 1745 Cornell Cir. Reed M. Gardner Aug 2015
Print Name Address Signature Date

Tom Dubinski 1766 Cornell Cr. Tom Dubinski 8/15/2015
Print Name Address Signature Date

To Ann Dubinski 1766 Cornell Cr. Tom Dubinski 8/15/2015
Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date

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Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

My signature below indicates that I support the initiation of a process by Salt Lake City to consider creating a new local historic district in the location indicated on the attached map.

Print Name

Address

Signature

Date

RISLON R. HORSLEY

1746 LAIRD

8/9/15

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

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Print Name

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Signature

Date



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

My signature below indicates that I support the initiation of a process by Salt Lake City to consider creating a new local historic district in the location indicated on the attached map.

Print Name Address Signature Date

NATE RUDEN 1212 S 1800 E Nate Ruden 8/22/15

Camie Ruden 1212 S 1800 E Camie Ruden 8/22/15

Sarah Albano 1786 E Laird Ave Sarah Albano 8/22/15

Damon Toth 1786 E Laird Ave Damon Toth 8/22/15

~~Lavinia Hornsby 1747 Laird Lavinia Hornsby 8/22/15~~

Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

My signature below indicates that I support the initiation of a process by Salt Lake City to consider creating a new local historic district in the location indicated on the attached map.

Print Name	Address	Signature	Date
MARY Elizabeth Null	1728 Cornell Circle	SLC, UT 84108 <i>[Signature]</i>	8.29.2015

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

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1. Project Description

Significance of area in local, regional or state history

In the mid 1800's, Salt Lake City was platted and developed with public buildings in the center of Salt Lake City surrounded by residential lots and farmland to the south and west. The Big Field Survey in 1848 divided the land to the south of the Salt Lake City settlement (900 South today) into five and ten acre plots to be used for farming for the "mechanics and artisans" of the city.¹ The Yalecrest survey area is located on the northeastern section of land that was initially set apart as Five-Acre Plat "C" of the Big Field Survey¹

The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. Yalecrest occupies Blocks 28, 29, and 30. The original blocks are bordered by the major north-south streets of the survey area: 1300, 1500, 1700 and 1900 East and the east-west streets of 900 and 1300 South. (The Utah Historic Sites Database). The area north of 2100 South was a Five-Acre Plat "A" and the area south was a Ten-Acre Plat. The majority of Yalecrest with the exception of strips along the north and west sides are part of Five Acre Plat "C".¹

Property within the area was distributed by the LDS church authorities, by lot, for use in raising crops and farming.¹ Dividing the plots for land speculation was discouraged: 1875 maps of Salt Lake City show no development in the southeast section of the city beyond 1000 East or 900 South. The earliest identified residents in the Yalecrest area begin to appear in the 1870s.¹ Yalecrest boundaries are represented by 800 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

A number of factors contributed to the Yalecrest development in the early twentieth century; 1) the population of Salt Lake City almost doubling from 1900 to 1910, 2) air pollution in the valley from coal burning furnaces led residents to seek higher elevations East of 1300 East for cleaner air to breathe for their residences recently developed by in-state and out-of state land developers. Transportation options made the Yalecrest area easily accessible to the downtown area. The primary means of transportation in the early part of this era was the streetcar line along 1500 East.¹ The streetcars serving the Yalecrest area traveled from downtown to 1300 East in front of East High, traveling East along 900 South to 1500 East, then south on 1500 East to the State Prison located at 2100 S. The former State Prison on 2100 South is the current site of Sugar House Park.

On July 31, 1936, The Sisters of the Holy Cross conveyed lots 2 and 3, block 28, five Acre Plat "C" to Anderson Lumber Company. On September 3, 1937, the Laird Ave and Cornell Circle streets were platted and dedicated to Salt Lake City. On May 14, 1938, Anderson Lumber Company dedicated the Hillside Park

subdivision in Yalecrest and published restrictive covenants that ended January 1, 1964.

A photograph of the early Hillside Park subdivision of Yalecrest is shown below in an August 10, 1938 photograph. The street at the top of photograph is the 1700 East block of Princeton Ave containing ~8 houses on the South side of the street. The next street down in the map is 1700 East block of Laird Ave containing only 1 house; 1709 Laird Ave built in 1938. The street on the left hand side of the photo is 1700 East containing 2 houses midblock. The bottom street in the photograph is 1300 South, containing 3 houses on the north side of the street and showing Cornell Circle with no houses at this time.

1700 East block of Princeton Ave



1700 East block of Laird Ave

1700 East block of Cornell Circle

1700 East block of 1300 South

The proposed Yalecrest-Hillside Park Local Historic District (LHD) is located on Block 28 and encompasses the above properties located on East street face side of 1700 East from 1300 South to Laird Ave (**1700 East**), the West street face side of 1800 East from 1300 South to Laird Ave (**1800 East**), the 1700 East block of Laird Ave (**Laird Ave**), 1700 East block of Cornell Circle (**Cornell Circle**) and the North street face side of the 1700 East block of 1300 South (**1300 South**) (see **APPENDIX A**). The original platted subdivision dated from 1937 as established by the Anderson Lumber Company describes 59 properties, however, today there are 53 properties; 52 single-family properties and 1 commercial property from the commercial neighborhood zone located at 1700 East and 1300 South intersection.

The name "Laird Ave" first appears in 1908 in the Polk directory and is associated with development of Laird Ave near 900 and 1000 East by Edward Laird (1852-1925), who migrated at the age of 4 into Utah as part of the infamous Willie Handcart Company of 1856. As an adult he homesteaded in Mountain Dell of Parley's Canyon. After selling water rights to Salt Lake City in 1900, he relocated to Salt Lake City bought a lot of land and developed a number of lumber and real

estate and development companies in Salt Lake City (see **Significant persons in the area** section below).

The Yalecrest neighborhood avoided the blight common in many urban residential neighborhoods in the 1960's. Only 1 house was built in the Hillside Park subdivision in that era at 1191 S 1700 E. That lot originally was owned by the property owner of lot 28 on the original 1937 Plat by Anderson Lumber Company. There was no population pressure as the population of Salt Lake City slightly decreased during this time period. No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South were experienced and continue to increase. Zoning ordinances restricted commercial building to a few spots on the major streets. The attractive neighborhoods of Yalecrest have mature street trees, single-family owner-occupied well-maintained houses with landscaped yards and continue to be a desirable residential area.¹

The current practice of razing an existing small historic structure and replacing it with a residence several/many times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance was created called the Yalecrest Infill Overlay ordinance was passed by the Salt Lake City Council in 2005. The purpose of the ordinance is:

to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.

That infill overlay zoning regulated building height, minimum front yard size, and several aspects of garages or accessory structures. Due to liberal interpretation of the current City and State demolition ordinances, houses in Yalecrest continue to be demolished above ground and replaced with out-of-size, mass and architectural incompatibility. This application seeking a Local Historic District designation is the only current legal option to minimize those detrimental activities in our established, mature neighborhood.

Physical Integrity of houses in the Area

An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005¹, by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register application. Much of the information in this document comes from that survey. The proposed Yalecrest-Hillside Park LHD area contains houses constructed over the time period from 1937 (1700 East) and extending through 1951 (1223 South 1800 East) in the historic era.

There is a very high degree of retained historic integrity in the proposed Yalecrest-Hillside Park LHD according to the 2005 RLS. The vast majority of houses are eligible/significant and eligible contributing (94.23%): 50.0% were considered eligible and significant (A) and 41.5% were considered eligible and contributing (B).

One house, located at 1709 East Laird Ave, a late brick period cottage built in 1938 by Paul Lawson, was the only property in the Hillside Park subdivision recommended for intensive level research in the Yalecrest Reconnaissance Level Survey (RLS) 2005.¹

In addition to the 52 single-family residences, there was 1 out-of character, noncontributing business building (X and D). To date, no residential properties have been demolished amongst the Hillside Park LHD. The commercial property at 1709 E 1300 S (Chuck's Chevron Station as described in the 2005 RLS) however, was demolished in 2009 and replaced with a new 2 story-stone veneer building in 2010 housing a restaurant (Sea Salt), Urban Retreat Spa and a women's apparel boutique (Whimsey), and offices on the second floor.

The proposed boundaries of the Yalecrest-Hillside Park LHD are outlined in orange (**APPENDIX A-1**). It will join 4 other LHDs created in Yalecrest: Harvard Park, Princeton Park, Yale Plat A/Upper Harvard and Normandie Circle outlined in blue.

Developers, Builders, Architects¹

Hillside Park was platted in 1937 in the southwest section of lot 2-3, Block 28, five acre plat "C", Big Field Survey in the Yalecrest study area by the Anderson Lumber Company. Some of the earliest houses (1938-39) in the proposed Yalecrest-Hillside Park LHD area are English Cottages. House construction in the Hillside-Park LHD occurred over the period 1937-1951's. The subdivision was platted by Anderson Lumber Company, which also developed parts of Michigan Ave, Park Row, and Princeton Ave.

The builders of the majority of houses in the Hillside Park Subdivision are unknown. Two builders, Hugh E Newton and Stanley J Quick built multiple houses in the subdivision. Hugh E Newton built 6 houses on Laird Ave (1712, 1718, 1726, 1754, 1764 and 1774 Laird Ave), 1 house on Cornell Circle (1753 Cornell Circle), between 1939-1941 and 1 house on 1300 South (1773 E 1300 S). Jesse H Newton, likely a brother, built the house at 1746 East Laird Ave in 1941. Stanley J Quick is believed to have built 2 houses on Laird Ave (1732 and 1740 Laird Ave). Paul Lawson is known to have built the Neoclassical/Period Cottage architecture/floor plan-styled house at 1723 East Laird Ave (built 1939), which was cited for additional investigation in the 2005 Reconnaissance Level Survey¹.

Significant persons in the area

Historically, Yalecrest has been home to many professional residents who have shaped the city's development and economic base. There has been a diversity of professional occupations amongst past and current property owners in Yalecrest-Hillside Park LHD; mortician, teachers, engineers, dentists, business, military leaders, physicians, lawyers, actresses, judges, bankers and athletes.

A number of notable professional people lived in Hillside Park, who advanced the economic base of Salt Lake City. Those individuals are listed as a function of the street address at which they resided.

1703 East Laird Ave

Robert/Sherrie Rosenblatt (business)

Robert was the son of Joe Rosenblatt, president and CEO of EIMCO, a steel and mining equipment manufacturing company in Salt Lake City

William/Judy Banner

Bill was a physician at Primary Childrens' Hospital. He established the Poison Control Center at the University of Utah.

1709 East Laird Ave

Carly Christenson (KWAL paint store)

Owner of KWAL Paint Store located at State St and 4400 South in Salt Lake City that created paint specifically designed for the Intermountain West climate. Today, KWAL Paint is part of the Comex Group, along with Frazee Paint, General Paint, Parker Paint, Color Wheel Paint and Comex (Mexico) to provide "international expertise" with "regional quality and performance". Collectively, it is the fourth largest architectural paint manufacturer in North America.

Richard A Garibaldi, (Infectious Disease Physician)

From 1971-1981, Richard Garibaldi was a faculty member at the University of Utah Medical Center, serving many roles including that of hospital epidemiologist. He joined faculty at the University of Connecticut Health Center in 1981, where he served as Vice Chairman of the Department of Medicine (1981-1997), Chief of Infectious Disease Division (1981-1990), Program Director for the Internal Medicine Residency Training Program (1982-1997), and Chairman of the Department of Medicine (1997-2006). He was the James E.C. Walker/PHS Professor of Medicine at the University of Connecticut Health Center and authored more than 80 medical literature articles and more than 20 books / book chapters in the disciplines of infectious disease, hospital epidemiology, and graduate medical education. UConn School of Medicine recently dedicated the Richard A. Garibaldi Humanitarianism in Medicine Award.

(<http://www.legacy.com/obituaries/hartfordcourant/obituary.aspx?pid=132487071#sthash.g62lp8v8.dpuf>)

Anne Stewart Mark (actress) and Jack Mark (M & M distributing business)

Ms. Ann Stewart Mark is a member of the professional live theatre group at Pioneer Theatre Company. Jack Mark is the previous owner of M & M Distributing Company that distributed Coors Brewery products throughout the Intermountain West.

1712 East Laird Ave

Lyman G / Laurene Newman Daines (Dentist/athlete).

Lyman G Daines was a dentist. His father, Lyman L Daines, Ph.D (1883-1941) was Dean of the University of Utah School of Medicine (1932-1941). Laurene Newman Daines (Reenie), wife of Lyman G Daines, was presented the Presidential Gold Medal for Fitness Award by Michael Leavitt (former Utah Governor), Head of the Department of Health and Human Services on her 90th birthday. Reenie is an avid tennis player, having participated in the Huntsman Senior Games for more than 17 years and earning a trophy case full of hardware. <http://www.deseretnews.com/article/705342135/89-year-old-athlete-always-finds-ways-to-stay-fit-lively.html?pg=all>

1726 East Laird Ave

Malcolm Kildale (1899-1959)

“Mike” born in Eureka, CA and graduated from Stanford University, worked as a mining geologist in Salt Lake City for International Smelting and Refining Company, a subsidiary of Anaconda Geological Department. He worked on the Tintic, Park City, and Bingham mines in Utah, as well as Mountain City, Nevada and other western mining districts. In 1942, he deciphered the structural geology that led to the bonanza lead-silver ore shoot discovery at the Shosone Mines in southeastern California. *Memorial to Malcolm B Kildale by Vincent D Perry. Proc Vol Geo Soc Amer pp113-114, PL 10, Feb 1962.*

William G Lapsley (Bank President)/ Mary Ann

“Bill” was an Officer of Tracy-Collins Bank and Trust, President and CEO of Pioneer Bank. Mary Ann retired from Delta Airlines as a customer service representative after nearly 30 years of service.

1729 East Laird Ave

William Hurley (Director, Utah Department Of Transportation, UDOT)

As UDOT Director, Bill Hurley oversaw the restoration of Salt Lake City roads after the 1983 floods and the reconstruction of I-15 for the 2002 Winter Olympics.

1732 East Laird Ave

Edward D Smith, (owner of Smith Machinery Company)

Founder and owner of the Smith Machinery Company, a manufacturer and supplier of heavy industrial equipment to the defense industry. Still in operation today, the company is still controlled by the Smith family, passing from Edward to his son, Tracy, and then onto his grandson.

1735 East Laird Ave

Colonel Shepard Lawrence Pike (1879-1949) (Military).

Former Commandant of Ft Douglas, born 1879 in Plattsburg, NY, buried in Ft Douglas Cemetery location K_26A. US Army rank of Colonel. Served in WWI and WWII. His wife, Iva M Pike, born Clinton IA in 1888, died 1962 is also buried in Ft Douglas Cemetery, Salt Lake City, UT at location K_25A
http://www.rootsweb.ancestry.com/~utsaltla/archive/cemeteries/FortDouglas/PhotoSurvey_names.html

1746 East Laird Ave

Rulon "Edward" Horsley (business)

Owner of a Sporting Equipment Company. Father, Rulon Horsley owned Western Trading Company located in downtown Salt Lake City between State St and 1st and 2nd South. Rulon Horsley also owned a Pharmacy and office building on North Temple just over the viaduct around 600 W. The house is currently owned by Rulon Edward Horsley's daughter and son-in-law.

1754 East Laird Ave

Elizabeth (Betty) Lewis Apparel (womens' retail clothing)

Her store was well known for its distinct quality of great fashion. The boutique was located at 1430 Foothill Dr in Foothill Village.

1755 E Laird Ave

J Steven Eckland (attorney/judge)

An attorney and Administrative Judge in the Department of Commerce, Salt Lake City, UT.

1764 East Laird Ave

Clisbee Kimball (businessman) (1898-1985).

Traffic manager for the Utah Idaho Sugar Company, membership on the Boards of Directors of the National Industrial Traffic League, Transportation committee of the US Chamber of Commerce. He bought the house in building stage at 1764 East Laird Ave for \$9000 ("the best investment we ever made")
<https://familysearch.org/photos/documents/6710415?pid=KWCL-VL5&returnLabel=Clisbee%20Kimball%20%28KWCL-VL5%29&returnUrl=https%3A%2F%2Ffamilysearch.org%2Ftree%2F%23view%3Dancestor%26section%3Dmemories%26person%3DKWCL-VL5>

Clisbee Kimball was the son of Albert Heber Kimball (1854-1944) and grandson of Heber Chase Kimball (1801-1858), Apostle, and 2nd president to Brigham Young in the Church of Jesus Christ of Latter Day Saints 1868.

1770 E Laird Ave

Kendall D Garff: (Ken Garff Automotive Group, 1948-1960)

Ken Garff founded his automotive business over 81 years ago in downtown Salt Lake City. He was very community oriented and best known for his personal dealings with customers. Today, Ken Garff Automotive Group has 45 stores throughout Utah, Texas, Iowa, Nevada and California, with today's sales totaling over \$1.5 billion.

Dixon Merrill (Banker)

Dixon Merrill was a Trust Officer of Tracy-Collins Bank in Salt Lake City.

1777 East Laird Ave

Max S Larkin, (Larkin Mortuary)

Larkin Mortuary's pioneer founder, George William Larkin, arrived in the Salt Lake Valley in 1863, having emigrated from Cambridge, England. His first jobs were to cut stones for the Salt Lake Temple and to ride Pony Express. Later Brigham Young sent him to oversee the Ogden cemetery. In 1885 George William began the Larkin tradition of arranging funerals in Ogden. In 1912 a Larkin Mortuary was opened in Salt Lake City under the direction of his son, Alma J. Larkin. In 1925 the business moved to its present location, the Hagenbarth Mansion, at 260 East South Temple. Alma was the driving force of growth for Larkin Mortuary until his untimely death in 1946. His two sons, Alma J. "Jay" Larkin Jr. and Max S. Larkin, assumed management of the company until 1984. Robert "Bob" Larkin served as president of Larkin until 2002.

1786 East Laird Ave

Frank Baker (banker)

Frank Baker was a Trust Officer of Continental Bank in Salt Lake City.

1737 Cornell Circle

William Thurman (Physician)

Physician at the Veterans Administration Hospital. The home is currently owned by his son and daughter-in-law.

1754 Cornell Circle

LeRoy Axland (attorney)

An attorney who worked originally for the Parsons, Behle & Latimer law firm, then formed Switter Axland PLLC specializing in commercial litigation, including products liability, construction defects, real property disputes and other expert intensive claims and litigation.

Commercial Buildings

The proposed Yalecrest-Hillside Park LHD contains 1 commercial building located at 1709 East 1300 South. This property parcel has been the site to a variety of businesses including Ralph Painter's A&W Root Beer, a drive-up hamburger and root beer stand into the 1950's. He sold the property to Chevron Oil and it became Chuck's Chevron Service Station/ Garage (Chuck Hudson and son Rocky Hudson, 1950's-2009). The Service Station was sold to MarketPlace Concepts LLC and demolished in 2009. A new 2 story, stone veneer, noncontributing building (2012) was erected in its place. The new commercial business building contains an Italian restaurant (Sea Salt), a clothing/spa boutique (Urban Retreat Spa and Whimsey) as well as offices on the second floor. The current building is a noncontributing structure. It is part of the 3 other buildings at the 1300 South and 1700 East intersection not in the Hillside Park subdivision, but that collectively constitute a Commercial Neighborhood (CN) Zone in this area of the City; 1) Harmon's Emigration Market at 1706 E 1300 S, previously owned by JT Martin 1999-2010 (District 6 City Councilperson 2007-2011), and Louis James Bowers III 1942-1997), 2) Jolley's Pharmacy (previously containing a variety/dry goods store, Fernwood Candy/soda fountain store) and 3) Eggs in the City restaurant (previously a Sinclair gas station)

The Naming of Laird Ave

Originally, Laird Ave was listed as Edith Ave. Land records and personal history accounts lend credence to Edward Laird (1852-1925) as the source of the current street name, Laird Avenue.

According to the local paper, he was involved in a number of real estate transfers in 1907 and 1908 in a subdivision named, "Laird". Those lots were located at what is now Laird Avenue between 9th and 10th East. All these land transfers occurred immediately before the street named "Laird Avenue" first appeared in the city directory in 1908. Therefore, there is credence that the street was named after Edward Laird. A relative, William Naylor, was likely also invested in that land, as the name of one of the dead-end courts that runs north off of 13th South just east of 9th East is named "Naylor Court."

Edward Laird was born in Scotland in 1852 and died in Salt Lake in 1925. Edward was a child of four when his family immigrated as handcart pioneers in the infamous Willie Handcart Company of 1856 where more than a hundred of the pioneers perished in frigid Wyoming. Edward Laird's family however arrived unscathed. Living first in Spanish Fork, then Heber City, Edward grew up accustomed to hard work on his father's farm but never attended school. While camping in Park City, Edward found some silver ore. Edward and his brother had their camp ground assayed and sold their claim (which is now Silver King) for \$1500. With this money, Edward purchased land in Parley's Canyon (now Mountain Dell), began raising sheep and hauling silver ore from Park City to Salt

Lake. A little farther down the canyon was the Hardy Station, a halfway house run by the Hardy family. It was in the Hardy home that Edward met Valeria Ann Flint.

When grown, Laird homesteaded land in Parley's Canyon at Mountain Dell and became a successful sheep farmer. He owned water rights of Parley's Canyon Creek and sold some of them to Salt Lake City in 1900 during a severe water drought. Thereafter, he relocated to Salt Lake City and started buying real estate in Salt Lake City. He bought a property near 1st South and 5th West and eventually started Rio Grande Lumber Company there. He also had ownership in Sugarhouse Lumber Company, which was located on 21st South near 12th East. Later, he joined with Misters Ashton and Jenkins of the Ashton-Jenkins Company, who developed much of Yalecrest. He latter became a vice-president of the Ashton-Jenkins Company.

The family moved to 840 East Twelfth South (later becoming 840 East 2100 South), after selling their property in Mountain Dell in Parley's Canyon. He and his wife, Valeria Ann Flint Laird had eight children, five daughters and three sons. The sons continued with the sheep farming part of the family business and moved to Dubois, Idaho. Edward also owned much of the block around his house and that's why there are other family members showing in the Polk directories living at the other addresses, 817 and 820 East Twelfth South. (compiled by Kim Childs, Yalecrest)

Edward Laird (1852-1925)

1922 50th Wedding Anniversary of Edward Laird and Valeria Laird with their children.



Back row left is Fidella Laird Snelgrove, wife of Charles Rich Snelgrove

Laird and Snelgrove Families

Edward's youngest daughter, Fidella married Charles Rich Snelgrove, who in 1929 created Snelgrove's Ice Cream Company. After the deaths of Edward and Valeria in 1925 and 1930 respectively, Charles and Fidella lived in his parents house at 840 E. 1200 South (changed later to 840 E 2100 South) in Sugarhouse. The year before Valeria died, she allowed Charles and Fidella to open their ice cream business up the street at one of their properties at 1055 E. 2100 South. Eventually, sometime after 1940, the houses at 820 and 840 E. 2100 South were razed to make room for the Snelgrove factory and main store with the iconic giant spinning ice-cream cone sign at 850 E. 2100 South. The oldest son of Charles Rich Snelgrove (husband to Fidella Laird, the youngest daughter of Edward Laird) was Charles Laird Snelgrove. He worked with his father and later ultimately took over ownership and expanded the business throughout Salt Lake City (compiled by Kim Childs, KEEP Yalecrest)

Distinctive characteristics of the type, period, and construction material

The majority of single-family residences in Hillside Park subdivision were built in the late 1930's through the 1940's (51/52 or 98%).

**Construction Years of Original Single Family Residences in
Yalecrest-Hillside Park^a**

Date	1300 South	1700 East	1800 East	Cornell Circle	Laird Ave	TOTAL
1930's	3	2	0	1	7	13
1940's	2	1	4	14	17	38
1950's	0	0	0	0	0	0
1960's	0	1	0	0	0	1
TOTAL	5^a	4	4	15	24	52

^adoes not include the 1 commercial building located at 1709 E 1300 S

Houses of the Hillside Park LHD contain a variety of architectural style types, including Minimal Traditional (46.2%), Colonial Revival (23.1%), Ranch (7.7%), English Cottage (7.7%), Period/other (5.8%), Neoclassical (3.8%), English Tudor (3.8%), and Split-Entry (1.9%).

Architectural Types in Yalecrest-Hillside Park Residential Structures^a

Type	1300 South	1700 East	1800 East	Cornell Circle	Laird Ave	TOTAL
Minimal Traditional	1	2	0	12	9	24 (46.2%)
Colonial Revival	2	0	1	0	9	12 (23.1%)
Ranch	0	0	3	1	0	4 (7.7%)
English Cottage	2	0	0	0	2	4 (7.7%)
Period/Other	0	0	0	1	2	3 (5.8%)
English Tudor	0	1	0	0	1	2 (3.8%)
Neoclassical	0	0	0	1	1	2 (3.8%)
Split-Entry	0	1	0	0	0	1 (1.9%)
TOTAL	5	4	4	15	24	52 (100.0%)

^aexcludes the commercial property located at 1709 East 1300 South

The Plan type in the Yalecrest-Hillside Park LHD structures are primarily represented by WWII cottage (48.1%), Period Cottage (19.2%), Other 20th century (11.5%), Cape Cod (11.5%), Ranch (7.7%) and Split Entry (1.9%). The various plan types amongst the Hillside Park residential structures on the 5 streets are tabulated below.

Plan Types of Residential Structures in Yalecrest-Hillside Park^a

Type	1300 South	1700 East	1800 East	Cornell Circle	Laird Ave	TOTAL
WWII cottage	2	2	0	11	10	25 (48%)
Period Cottage	3	1	1	0	5	10 (19%)
Other 20 th cent	0	0	0	3	3	6 (11%)
Cape Cod	0	0	0	0	6	6 (11%)
Ranch	0	0	3	1	0	4 (8%)
Split Entry	0	1	0	0	0	1 (2%)
TOTAL	5^b	4	4	15	24	52 (100%)

^aaccording to the 2005 RLS. ^bexcludes the commercial building at 1709 E 1300 S previously demolished and currently a ineligible noncontributing structure.

Exterior construction materials of houses in Yalecrest-Hillcrest Park include regular and striated brick, aluminum/vinyl siding, asbestos shakes, cedar shakes, lap siding and stucco/stone veneer. The majority (69.2%) of residential houses in Yalecrest-Hillside Park have striated brick (20/52 or 38.5%) or aluminum siding over the original wood planking (16/52 or 30.8%)¹. The distribution of the various exterior construction materials is tabulated below. Note that 3 of the 4 houses on Laird Ave, 2 houses on Cornell circle and 1 house on 1700 E listed as asbestos exteriors in the RLS 2005, but are actually cedar shakes. Thus only 1 structure in Hillside Park has asbestos siding. The other 6 are painted cedar shakes.

**Exterior Construction Materials of Residential Structures in
Yalecrest-Hillside Park^a**

Type	1300 South	1700 East	1800 East	Cornell Circle	Laird Ave	TOTAL
Striated Brick	0	1	4	7	8	20
Aluminum/vinyl	3	2	0	4	7	16
Regular Brick	1	0	0	2	2	5
Asbestos	0	1 ^c	0	2 ^c	4 ^c	7
Lapsiding	1	0	0	0	0	1
stucco/stone/veneer	0	0	0	0	3	3^b
TOTAL	5	4	4	15	24	52

^a2005 RLS assessment

^bthe commercial property located at 1709 East 1300 South is excluded from this analysis, but its exterior construction is stone veneer.

^cmislabelled in the 2005 RLS. Siding is cedar shakes on the 1 house on 1700 East, 2 houses on Cornell Circle and 3 houses on Laird Ave.

Importance to Salt Lake City History

The proposed area described by the proposed Yalecrest-Hillside Park LHD contains a diverse collection of historically contributing architecture styles; English Cottage, English Tudor, Neoclassical, Colonial Revival, Ranch, and other late 20th century eclectic. These homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, defense, business, medical, education and legal aspects of the city and state.

2. Physical integrity

The proposed Yalecrest-Hillside Park LHD retains a very high degree of historic integrity. The vast majority of houses are eligible/significant and eligible contributing (94.23%)¹. No houses have been demolished amongst the Hillside Park LHD houses. The commercial property at 1709 E 1300 S (Chuck’s Chevron Station as described in the 2005 RLS) was demolished in 2008-9 and replaced with a new 2 story-stone veneer building in 2012 housing a restaurant (Sea Salt), Urban Retreat Spa and a women’s apparel boutique (Whimsey), and offices on the second floor.

Contributing Structures in Yalecrest-Hillside Park LHD

The 2005 Reconnaissance Level Survey (RLS) documented a very high percentage (49/52 or 94.2%) of eligible significant (A=25/52 or 48.1%) and eligible contributing (B=24/52 or 46.1%) single family structures in the proposed Yalecrest-Hillside Park LHD. Ineligible noncontributing (C=2/52) represented only 3.9%. Out-of-period structures (D=2) represented 1.9%. No demolitions (X=0) of residential houses were documented in the 2005 RLS.

The number of currently (2015) eligible significant (A) plus eligible contributing structures (B) may have decreased to 42/52 or ~80.8% due to remodeling projects adding changes to house fronts, front dormers, house heights, exterior materials and overall mass that have altered their contributing status. The number of contributing structures in 2015 remains to be verified by the City Planning Department / Preservation Office and Historic Landmarks Commission. The single commercial structure in the Hillside Park subdivision located at 1709 E 1300 S was demolished and replaced with an out-of-period structure.

Contributing Structure Status of Single-Family Residential Properties in Yalecrest-Hillside Park^{a,c}

Street	A ^b	B ^b	C ^b	D ^b	X ^b	Total
Laird Ave	10	13	1	0	0	24
Cornell Circle	10	4	1	0	0	15
1700 East	2	1	0	1	0	4
1800 East	2	2	0	0	0	4
1300 South	1	4	0	0	0	6
TOTAL	25 (48.1%)	24 (46.2%)	2 (3.9%)	1 (1.9%)	0 (0.0%)	52^a (100%)

^aaccording to the 2005 RLS, there are 52 single family residential structures and 1 commercial property not included in this analysis. That commercial property listed at 1709 East 1300 South was demolished and replaced with a new building that is an out-of-period structure.

^bA= eligible significant, B= eligible/contributing, C=ineligible/noncontributing, D=out of period, X=demolished

^c1937 plat of Hillside Park lists 59 properties, In 2015 there are 53 property parcels, 52 of which are single family dwelling properties.

The following home has historical significance and was recommended in the Yalecrest RLS 2005 for intensive level research:

1700 East Laird Ave

1723 E. Laird Ave – built 1939 – Neoclassical Period Cottage built by Paul Lawson.

It is interesting to note that Yalecrest in general, and Hillside Park subdivision in particular, attracts home buyers that stay in residence for extended periods of time. Many property owners on Laird Ave and Cornell Ave have live in the same residence for more than 45 years. Many properties have been passed to the next generation. This continuity lends consistency, character and stewardship to the area. The mature (75 yr old) London Plane Sycamore and Ash tree-lined streets with streetlights provide shade, shelter and safety in the neighborhood. Driving access to major interstates I-15 and I-80, and walkability to integrated neighborhood

commercial districts (grocery, pharmacy, restaurants, library and public parks and schools) makes Hillside Park one of the safest neighborhoods and most sought after real estate in Salt Lake City. Houses are well-maintained, appropriately updated for modern living while maintaining their original charm. Neighbors are friendly, walk the environs often and interact socially. Collectively, its an enviable lifestyle that makes Hillside Park in particular and Yalecrest Neighborhood in general, a highly sought after real estate area for single family homes.

3. Eligibility Listing on National register of historic places

As previously stated, the proposed Yalecrest- Hillside Park LHD is located within the boundaries of the existing Yalecrest National Register Historic District established in 2007 (#07001168).

4. Notable examples of elements of the City's history

An Intensive Level Survey was completed of Yalecrest by Beatrice Lufkin, of the Utah State Historic Office (SHPO) in 2005. Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office.

Important Salt Lake City Builders and Developers in Yalecrest-Hillside Park

Hillside Park subdivision was platted for 59 properties in 1937 by the Anderson Lumber Co. Currently, there are 52 single-family residences and 1 commercial business within the subdivision, for a total of 53 property parcels. Anderson Lumber Company also developed parts of Michigan Ave, Park Row, and Princeton Ave in Yalecrest.

The builders of the majority of houses in the Hillside Park Subdivision are unknown. Two builders, Hugh E Newton and Stanley J Quick built multiple houses in the subdivision. Hugh E Newton built 6 houses on Laird Ave (1712, 1718, 1726, 1754, 1764 and 1774 East Laird Ave), 1 house on Cornell Circle (1753 Cornell Circle), between 1939-1941 and 1 house on 1300 South (1773 E 1300 S). Jesse H Newton, likely a brother, built the house at 1746 East Laird Ave in 1941. Stanley J Quick is believed to have built 2 houses on Laird Ave (1732 and 1740 East Laird Ave). Paul Lawson is known to have built the Neoclassical/Period Cottage architecture/floor plan-styled house at 1723 East Laird Ave (built 1939), which was cited for additional investigation in the 2005 Reconnaissance Level Survey¹.

5. Consistent Designation Of Proposed LHD Designation With Adopted Planning City Policies

The proposed Yalecrest-Hillside Park LHD is currently zoned under the Yalecrest Infill Overlay (YCIO) zoning ordinance adopted by the City in 2007³. The purpose of the ordinance is to “encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood”. The YCIO regulates building height, minimum front yard size, and several aspects of garages or accessory structures, but does not protect against demolitions or out-of-

mass, scale and architecture character of additions or new structures.

The City's Preservation Policy was adopted in 2011⁴. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. Yalecrest was suggested for protection in both plans. The proposed boundaries of Yalecrest-Hillside Park LHD (**Appendix A**) represents one subdivision on the South East corner in the greater Yalecrest neighborhood that is nationally recognized for its historic value (National Register of Historic Places 2007). Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

6. Public Interest in the Proposed LHD Designation

The Hillside Park subdivision is located in the South East corner of Yalecrest. It contains 53 property parcels; 52 single-family parcels and 1 commercial property parcel (1709 East 1300 South). The attractive neighborhood of Yalecrest have mature street trees, single-family owner-occupied well-maintained houses with landscaped yards and continue to be a desirable residential area. No major roads have been built through the neighborhood, although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside Ave (800 S). Zoning ordinances have restricted commercial building to a few locations on these major streets. Also, the blight common to many urban residential neighborhoods in the 1960s with multi-family residential structures has been avoided in Yalecrest.

To date, 31/52 or 59.6% of the single-family home owners within the proposed area of Yalecrest-Hillside Park LHD have signed an application petition in support of opening the process to create a Local History District; 62.5% (15/24) property owners on Laird Ave, 46.7% (7/15) on Cornell Circle, 100% (4/4) on 1700 East, 75% (3/4) on 1800 East, and 40.0% (2/5) on 1300 South. The overall support on the application for Hillside Park LHD among the 52 single family dwelling residential properties is 59.6%, which is greatly exceeds the minimum support of 15% required by the LHD designation ordinance guidelines.

Residential Support for Local Historic District Designation in Yalecrest-Hillside Park

Street	# Property Parcels	# Signatures Supporting	% Support
1300 South	5 ^a	2	40.0%
Cornell Circle	15	7	46.7%
1700 East	4	4	100.0%
Laird Ave	24	15	62.5%
1800 East	4	3	75.0%
TOTAL	52	31	59.6%

^a excludes the 1 commercial property located at 1709 East 1300 South (Market Concepts, LLC).

Both signatures were collected on the application signature form for property parcels that have Joint tenants (JT) and the appropriate trustee signature was obtained for Trusts on associated property parcels.

Designating the Yalecrest-Hillside Park a Local Historic District would address items such as demolitions, in addition to character-defining features and mass and scale compatibility that the current Yalecrest Infill Overlay (YCIO) zoning ordinance does not. Designation of Yalecrest-Hillside Park LHD would maintain the historic character and scale of houses within the subdivision while providing homeowners and district residents protection from demolition and dismantling of intact historic structures that result in loss of neighborhood character.

A Yalecrest-Hillside Park LHD designation will also provide the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from which to learn and appreciate the Cultural and City History of notable residents and fine, well-maintained, diverse architectural examples of Minimal Traditional (and Neoclassical Minimal Traditional), Colonial Revival, Early Ranch, English Cottage, English Tudor, post WWII architectural designs

B. Photographs

Original and current photographs of the individual homes in the proposed Yalecrest-Hillside Park LHD are listed with addresses in **APPENDIX B**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the Lynn Kennard Pershing, resident in Hillside Park subdivision.

C. Research Material

The Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation, which was awarded in 2007. Much of the information in this document about the area's architecture, history, builders and building dates comes from that survey. Additional information is on file at the Utah State Historic Preservation Office, Family Search website, Ft Douglas cemetery website, and newspapers(s) Research material used to prepare this application are listed in **APPENDIX C**. See <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>

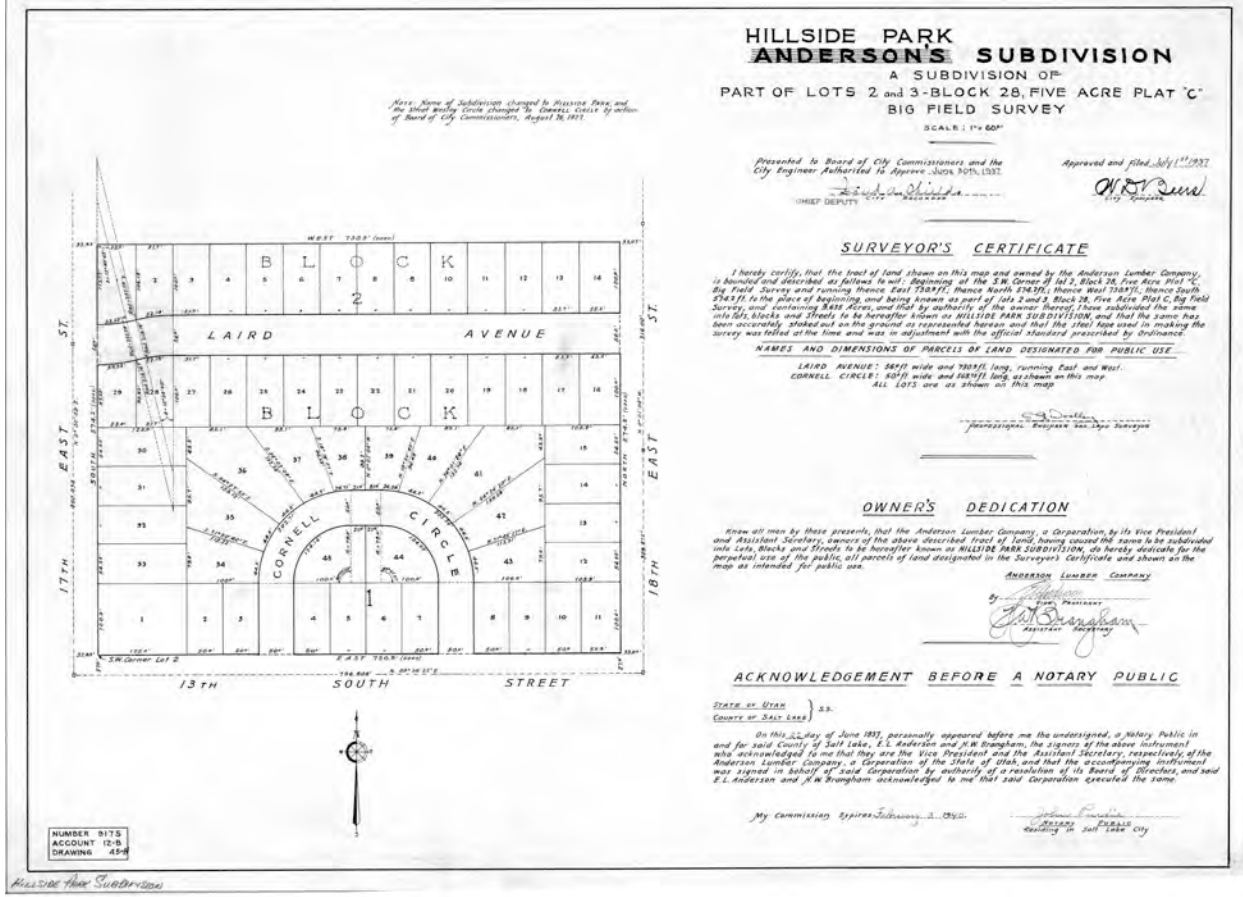
D. Landmark Sites Not applicable

E. Boundary Adjustment:

Map for the proposed Yalecrest-Hillside Park LHD for the boundary adjustment within the Yalecrest neighborhood on the East Bench is shown in **APPENDIX A**. A detailed map of the proposed Yalecrest-Hillside Park LHD with streets and houses is also shown, as outlined in orange. This proposed LHD will join other LHDs established in Yalecrest previously on Harvard Ave, Princeton Ave and Normandie Circle (shown outlined in blue).

Proposed boundaries of the Yalecrest-Hillside Park LHD include addresses located within 1700 East block of Laird Ave, the west street face of 1700 East from Laird Ave to 1300 South, 1700 East block of 1300 South, 1700 East Cornell Circle and the East street face of 1800 East from Laird Ave to 1300 South within the Yalecrest National Historic District.

APPENDIX A-1
Original plat of Hillside Park Subdivision
July 1, 1937, Pr. Lots 2-3, Block 28
Anderson Lumber Company



HILLSIDE PARK ANDERSON'S SUBDIVISION
A SUBDIVISION OF
PART OF LOTS 2 and 3-BLOCK 28, FIVE ACRE PLAT "C"
BIG FIELD SURVEY
SCALE: 1" = 60'

Presented to Board of City Commissioners and the City Engineer Authorized to Approve: JUNE 30TH 1937.
Approved and filed July 1st 1937.
H. B. Sewell
Surveyor

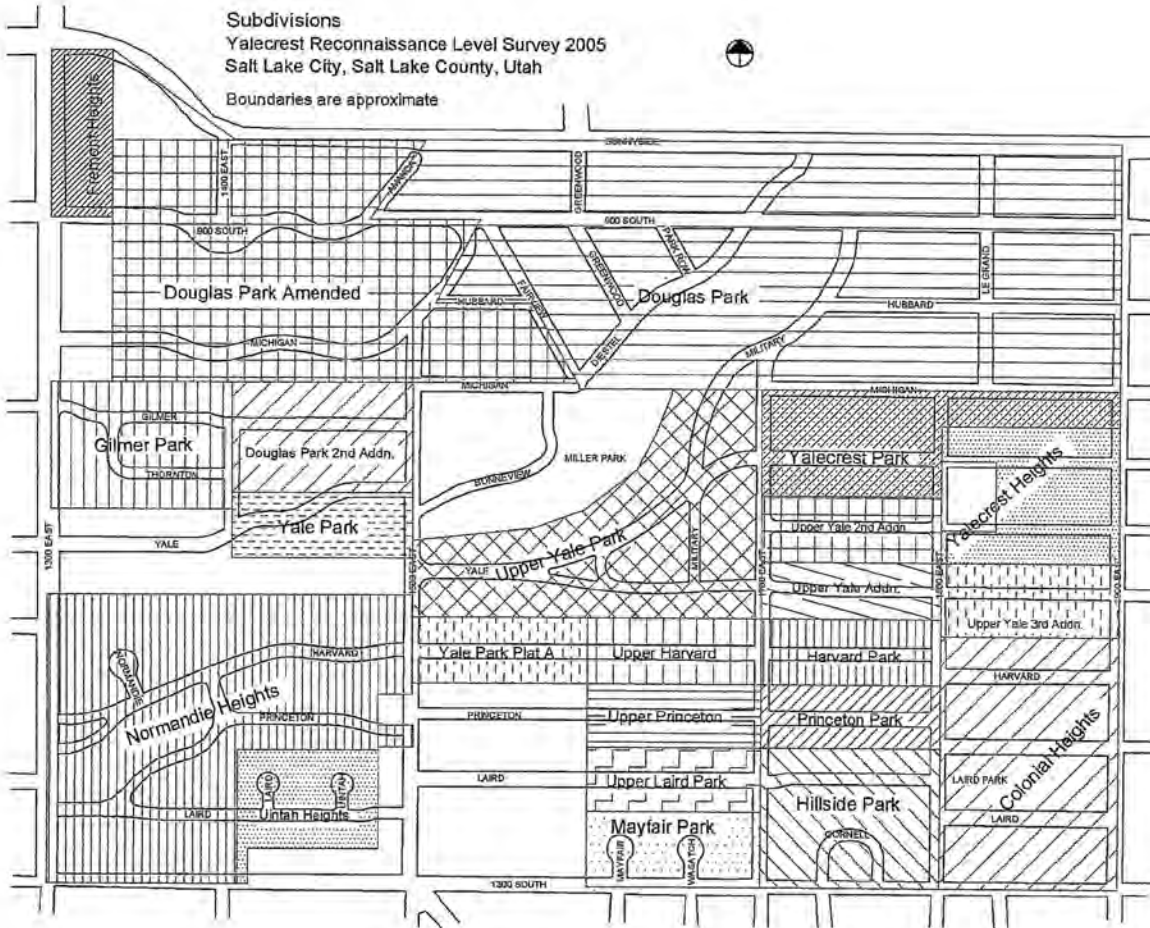
SURVEYOR'S CERTIFICATE
I hereby certify, that the tract of land shown on this map and owned by the Anderson Lumber Company, is bounded and described as follows to-wit: Beginning at the S.W. Corner of Lot 2, Block 28, Five Acre Plat "C", Big Field Survey and running thence East 73.87', thence North 87.43', thence West 128.17', thence South 27.17', to the place of beginning, and being known as part of lots 2 and 3, Block 28, Five Acre Plat "C", Big Field Survey, and containing 5.815 Acres, and that by authority of the owner thereof, I have subdivided the same into lots, blocks and streets to be hereafter known as HILLSIDE PARK SUBDIVISION, and that the same has been accurately staked out on the ground as represented hereon, and that the steel tape used in making the survey was tested at the time and was in adjustment with the official standard prescribed by ordinance.

NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE
LAIRD AVENUE: 86.75' wide and 730.51' long, running East and West.
CORNELL CIRCLE: 60.51' wide and 143.51' long, as shown on this map.
ALL LOTS are as shown on this map.

OWNER'S DEDICATION
Know all men by these presents, that the Anderson Lumber Company, a Corporation, by its Vice President and Assistant Secretary, owners of the above described tract of land, having caused the same to be subdivided into lots, blocks and streets to be hereafter known as HILLSIDE PARK SUBDIVISION, do hereby dedicate for the perpetual use of the public, all parcels of land designated in the Surveyor's Certificate and shown as the map as intended for public use.
ANDERSON LUMBER COMPANY
By: J. W. Brigham, Assistant Secretary

ACKNOWLEDGEMENT BEFORE A NOTARY PUBLIC
STATE OF UTAH) ss.
COUNTY OF SALT LAKE)
On this 22nd day of June 1937, personally appeared before me the undersigned, a Notary Public in and for said County of Salt Lake, E. L. Anderson and J. W. Brigham, the signers of the above instrument who acknowledged to me that they are the Vice President and the Assistant Secretary, respectively, of the Anderson Lumber Company, a Corporation of the State of Utah, and that the accompanying instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors, and said E. L. Anderson and J. W. Brigham acknowledged to me that said Corporation executed the same.
My Commission Expires February 1, 1938.
J. W. Brigham, Notary Public, residing in Salt Lake City

APPENDIX A-2
Map of the proposed Yalecrest-Hillside Park LHD boundary adjustment (green outline) within the East Bench Yalecrest Neighborhood



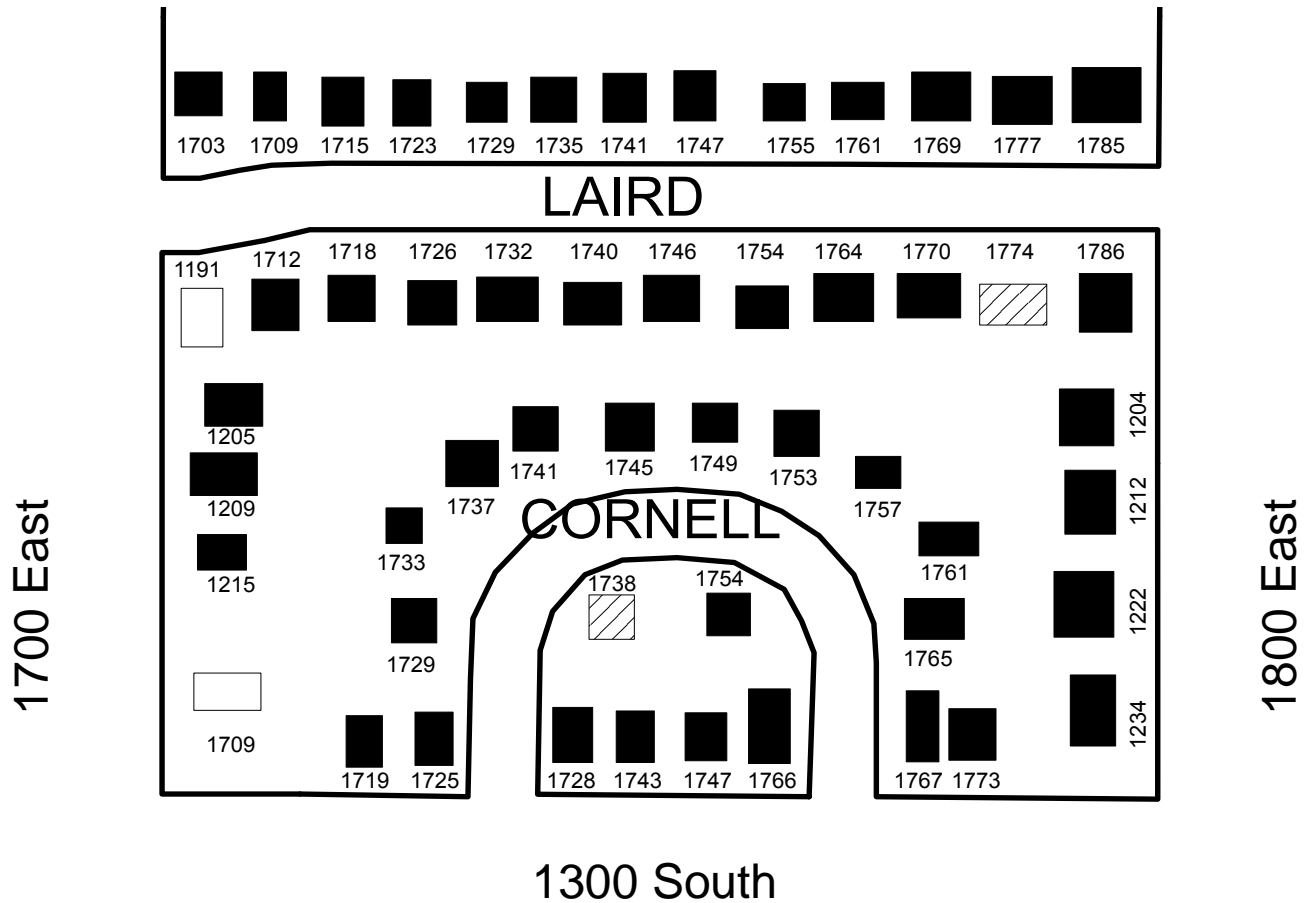
Yalecrest-Hillside Park LHD (orange)

Existing LHDs in Yalecrest

- Harvard Park (blue)
- Yale Park Plat A/Upper Harvard (blue)
- Princeton Park (blue)
- Normandie Circle (blue)

APPENDIX A-3
Expanded view of the Yalecrest-Hillside Park LHD

1700 East block Laird Ave,
1700 East block Cornell Circle,
1700 East block of 1300 South,
the West street side of 1700 East from 1300 South to Laird Ave,
the East street side of 1800 East from 1300 South to Laird Ave,



Filled structures boxes denote significant (A) or eligible (B) contributing structures
Open structure boxes denote noncontributing structures

APPENDIX B

Contradictory documentation between RLS 2005 text and existing house photographs

Address	RLS 2005 text	RLS 2005 map	Current confirmation
1709 E 1300 S	Yes	Chuck's Place/ Chevron Oil Service Station	Sea Salt Restaurant
1743 East 1300 South Parcel # 16-09-456-004-0000	Yes	Owner address Brian Brown Diana Combs 692 W 3500 S Bountiful, UT 84010	Owner address Brian Brown Diana Combs 1743 East 1300 South SLC, UT 84108
1718 E Laird Ave 1726 E Laird Ave 1732 E Laird Ave 1754 E Laird Ave 1205 E 1700 E 1729 E Cornell Circle 1753 E Cornell Circle	Asbestos siding		Cedar Shakes

APPENDIX C
Photographs of Hillside Park LHD

Laird Ave	13 pages
1700 East	3 pages
1300 South	4 pages
Cornell Circle	10 pages
1800 East	4 pages

Yalecrest-Hillside Park LHD

Laird Ave Streetscape



Yalecrest-Hillside Park LHD

Laird Ave

1703 Laird Ave (1941)



1703 Laird Ave (2015)



1709 Laird Ave (1938)



Yalecrest-Hillside Park LHD Designation
PLNHLC2015-00697

1709 Laird Ave (2015)



Yalecrest- Hillside Park LHD

Laird Ave

1712 Laird Ave (1940)



1703 Laird Ave (2015)



1715 Laird Ave (1939)



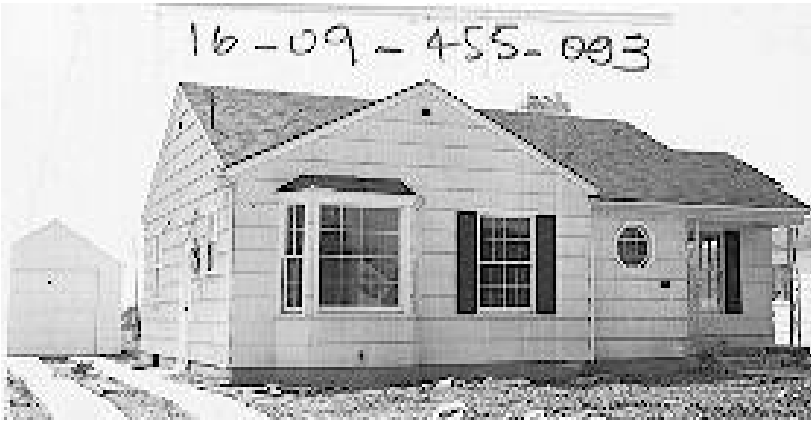
1715 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1718 Laird Ave (1938)



1718 Laird Ave (2015)



1723 Laird Ave (1939)



1723 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1726 Laird Ave (1940)



1726 Laird Ave (2015)



1729 Laird Ave (1939)



1729 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1732 Laird Ave (1940)



1732 Laird Ave (2015)



1735 Laird Ave (1940)



1735 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1740 Laird Ave (1940)



1740 Laird Ave (2015)



1741 Laird Ave (1940)



1741 Laird Ave (2015)



Yalecrest-Hillside Park

Laird Ave

1746 Laird Ave (1941)



1746 Laird Ave (2015)



1747 Laird Ave (1939)



1747 Laird Ave (2015)



Yakecrest-Hillside Park LHD Laird Ave

1754 Laird Ave (1941)



1754 Laird Ave (2015)



1755 Laird Ave (1942, 1994)



1755 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1761 Laird Ave (1942)



1761 Laird Ave (2015)



1764 Laird Ave (1940)



1764 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1769 Laird Ave (1941)



1769 Laird Ave (2015)



1770 Laird Ave (1945)



1770 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1774 Laird Ave (1942)



1774 Laird Ave (2015)



1777 Laird Ave (1940)



1777 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1785 Laird Ave (1941)



1785 Laird Ave (2015)



1786 Laird Ave (1947)



1786 Laird Ave (2015)



Yalecrest-Hillside Park LHD

1700 East Streetscape



1700 East



Corner 1700 E and 1300 S

Yalecrest-Hillside Park LHD

1700 East

1191 S 1700 E (1965)



1191 S 1700 E (2015)



1205 S 1700 E (1940)



1205 S 1700 E (2015)



Yalecrest-Hillside Park LHD

1700 East

1209 S 1700 E (1938)



1209 S 1700 E (2015)



1215 S 1700 E (1937)



1215 S 1700 E (2015)



Yalecrest-Hillside Park LHD 1300 South

1709 S 1300 South

Commercial Business

Chevron Station (2005)

Sea Salt Restaurant (2015)



Yalecrest-Hillside Park LHD

1300 South

1719 E 1300 S (1937)



1719 E 1300 S (2015)



1725 E 1300 S (1937)



1725 E 1300 S (2015)



Yalecrest-Hillside Park LHD

1300 South

1743 E 1300 S (1937)



1743 E 1300 S (2015)



1747 E 1300 S (1942)



1747 E 1300 S (2015)



Yalecrest-Hillside Park LHD

1300 South

1773 E 1300 S (1937)



1773 E 1300 S (2015)



Yalecrest-Hillside Park LHD Cornell Circle Streetscape



Yalecrest-Hillside Park LHD

Cornell Circle

1728 E Cornell Circle (1941)



1728 E Cornell Circle (2015)



1729 E Cornell Circle (1941)



1729 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1733 E Cornell Circle (1941)



1733 E Cornell Circle (2015)



1737E Cornell Circle (1941)



1737 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD Cornell Circle

1738 E Cornell Circle (1939)



1738 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1741 E Cornell Circle (1941)



1741 E Cornell Circle (2015)



1745 E Cornell Circle (1945)



1745 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1749 E Cornell Circle (1946)



1749 E Cornell Circle (2015)



1753 E Cornell Circle (1940)



1753 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD Cornell Circle

1754 E Cornell Circle (1946)



1754 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1757 E Cornell Circle (1941)



1757 E Cornell Circle (2015)



1761 E Cornell Circle (1940)



1761 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1765 E Cornell Circle (1941)



1765 E Cornell Circle (2015)



1766 E Cornell Circle (1941)



1766 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD Cornell Circle

1767 E Cornell Circle (1940)



1767 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

1800 East Streetscape



Yalecrest-Hillside Park LHD

1800 East

1204 S 1800 E (1947)



1204 S 1800 E (2015)



Yalecrest-Hillside Park LHD

1800 East

1212 S 1800 E (1949)

1212 S 1800 E (2015)



1222 S 1800 E (1950)

1222 S 1800 E (2015)



Yalecrest-Hillside Park LHD

1800 East

1234 S 1800 E (1951)

1234 S 1800 E (2015)



1234 S 1800 E (1951) south

1234 S 1800 E (2015) east



APPENDIX D

Research Materials (References)

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<http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>
3. Yalecrest Compatible Infill Overlay. Sterling Codifier 21A.34.120. December 2005.
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4. Salt Lake City Community Preservation Plan. October 2012
<http://www.slcdocs.com/Planning/Projects/CommunityPreservationPlan/AdoptedPlan.pdf>
5. Edward Laird History, compiled by Kim Childs, KEEPYalecrest
Links to newspaper articles:
 - a. Warrant issued to Edward Laird for Befouling Parley's Creek Water: Salt Lake Herald, February 2, 1990
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/7304/show/7411/>
 - b. Edward Laird sells Parley's Canyon land and water to city, August 1900: Deseret News, Aug. 2, 1900 <http://udn.lib.utah.edu/cdm/compoundobject/collection/den1/id/68312/show/68338/>
 - c. Parley's Creek Gives Relief from the Water Famine: Salt Lake Herald, Aug. 3, 1900
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/27943/show/28180/>
 - d. Strange Action of Edward Laird Shutting off Water Flow After Agreeing to Sell to City: Salt Lake Herald, Aug. 11, 1900:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/29949/show/30139/>
 - e. Fixing Up with Laird: Salt Lake Herald, Aug. 21, 1900
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/32110/show/32177/>
 - f. Laird et al Purchase Lumber Yard: Salt Lake Herald, March 8, 1901
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/50180/show/50296/>
 - g. Lots of Real Estate Transfers: (Here are just two.)
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald3/id/20642/show/20805/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald9/id/57922/show/58116/>
 - h. These are Real Estate Transfers that specifically transfer Laird Subdivision lots from Edward Laird (1907 and 1908):
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald3/id/30949/show/30996/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald9/id/70050/show/70227/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald6/id/2559/show/2649/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald5/id/29032/show/29163/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald3/id/42164/show/42232/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald3/id/65454/show/65608/>

<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald4/id/48240/show/48397/>

<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald10/id/41673/show/41814/>

<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald11/id/18377/show/18482/>

- i. Notice of Tax Assessment showing names of Laird Avenue, Laird Subdivision, Naylor Court, etc. Salt Lake Herald, April 17, 1915
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slh12/id/71127/show/71294>
- j. New Incorporation: Rio Grande Lumber Company at 1st South and 5th West: E. T. Ashton, President, Edward Laird, Vice-Pres., C. L. Jacobson, Sec. & Treasurer, and Edward Jenkins, Salt Lake Herald, May 3, 1908:
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- k. Ashton-Jenkins Company and Wealthy Sheepman Edward Laird buy Five Acres Along West Side of 5th East Between Eleventh and Twelfth South (1700-2100 South); Salt Lake Herald, Aug. 1, 1915:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slh14/id/96735/show/97017/>
- l. Transformation of Sugarhouse: Salt Lake Tribune, Dec. 6, 1914:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/sltrib29/id/159435/show/159168/>
- m. Edward Laird, Officer of Ashton Jenkins Company, (sheep man and capitalist) Logan Republican, April 7, 1917:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/logan02/id/69334/show/69259/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/ogden18/id/32368/show/32269>
- n. Edward Laird, S. L. Capitalist, Dies June 9, 1925 at age 73: Salt Lake Telegram:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/tgm8/id/21877/show/21937>
- o. Inheritance Taxes of \$11,196 Paid by Edward Laird Estate: Salt Lake Telegram, Dec. 5, 1925: <http://udn.lib.utah.edu/cdm/compoundobject/collection/tgm15/id/93718/show/93803>
- p. Snelgrove's Ice Cream Store: <http://content.lib.utah.edu/cdm/ref/collection/USHS-bray/id/1282>
- q. Shipping Snelgrove's Ice Cream by Air, Nov. 1935: <http://content.lib.utah.edu/cdm/ref/collection/USHS-bray/id/1683> and
- r. <http://content.lib.utah.edu/cdm/ref/collection/USHS-bray/id/1684>
- s. Snelgrove's at 1055 E 2100 South, Nov. 27, 1940: http://content.lib.utah.edu/cdm/ref/collection/USHS_Class/id/24923
- t. Snelgrove's Big Ice Cream Cone sign at 850 E. 21st South: <http://www.examiner.com/article/utah-original-snelgrove-ice-cream>
- u. When Fidella Laird Snelgrove died in 1975, she and her husband Charles were living at 1966 Michigan Avenue. <https://news.google.com/newspapers?nid=336&dat=19751010&id=Hc5SAAAAIBAJ&sjid=OX8DAAAAIBAJ&pg=7284,2838965&hl=en>

- v. Charles Rich Snelgrove died in 1977. His son, Charles Laird Snelgrove died in 2003: <http://www.deseretnews.com/article/965841/Obituary-Charles-Laird-Snelgrove.html?pg=all>

ATTACHMENT C: EXCERPTS FROM 2005 YALECREST RLS



1102 S 1700 EAST
A



1108 S 1700 EAST
A



1134 S 1700 EAST
A



1135 S 1700 EAST
A



1140 S 1700 EAST
B



1144 S 1700 EAST
A



1148 S 1700 EAST
A



1160 S 1700 EAST
A



1170 S 1700 EAST
A



1191 S 1700 EAST
D



1194 S 1700 EAST
A



1202 S 1700 EAST
A



1205 S 1700 EAST

A



1208 S 1700 EAST

B



1209 S 1700 EAST

A



1215 S 1700 EAST

B



1256 S 1700 EAST

B



1262 S 1700 EAST

A

1800 EAST



1035 S 1800 EAST

A



1105 S 1800 EAST

A



1109 S 1800 EAST

B



1117 S 1800 EAST

A



1121 S 1800 EAST

A



1149 S 1800 EAST
A



1157 S 1800 EAST
A



1161 S 1800 EAST
A



1204 S 1800 EAST
A



1212 S 1800 EAST
A



1213 S 1800 EAST
B



1219 S 1800 EAST
A



1222 S 1800 EAST
B



1223 S 1800 EAST
A



1231 S 1800 EAST
A



1234 S 1800 EAST
B



1235 S 1800 EAST
B



1571 E 1300 SOUTH
D



1595 E 1300 SOUTH
B



1623 E 1300 SOUTH
A



1633 E 1300 SOUTH



1661 E 1300 SOUTH
B



1675 E 1300 SOUTH
B



1709 E 1300 SOUTH
D



1719 E 1300 SOUTH
A



1725 E 1300 SOUTH
B



1743 E 1300 SOUTH
B



1747 E 1300 SOUTH
B



1773 E 1300 SOUTH
B



1675 E LAIRD
A



1678 E LAIRD
A



1703 E LAIRD
B



1709 E LAIRD
B



1712 E LAIRD
A

1715 E LAIRD
A

1718 E LAIRD
B



1723 E LAIRD
A



1726 E LAIRD
A

1729 E LAIRD
B



1732 E LAIRD
A



1735 E LAIRD
B



1740 E LAIRD
B



1741 E LAIRD
B



1746 E LAIRD
B



1747 E LAIRD
B



1754 E LAIRD
A



1755 E LAIRD
B



1761 E LAIRD
B



1764 E LAIRD
A



1769 E LAIRD
B



1770 E LAIRD
A



1774 E LAIRD
C



1777 E LAIRD
A

BONNEVIEW
DRIVE



1500 E BONNEVIEW
A



1535 E BONNEVIEW
A

CORNELL
CIRCLE



1728 E CORNELL
A



1729 E CORNELL
A



1733 E CORNELL
A



1737 E CORNELL
A



1738 E CORNELL
C



1741 E CORNELL
B



1745 E CORNELL
A



1749 E CORNELL
A



1753 E CORNELL

A



1754 E CORNELL

A



1757 E CORNELL

B



1761 E CORNELL

A



1765 E CORNELL

B



1766 E CORNELL

A



1767 E CORNELL

B

DIESTEL ROAD



851 S DIESTEL

A



852 S DIESTEL

A



855 S DIESTEL

A



861 S DIESTEL

A

ATTACHMENT D: PROPOSED CHANGES TO 2005 RLS

On January 5, 2016, Cory Jenson, Senior Preservation Program Specialist with the Utah Division of State History, along with Preservation Planning Staff, reevaluated properties located within the proposed Yalecrest-Hillside Park Local Historic District. Planning Division staff recommends the following amendments to the Yalecrest Neighborhood Reconnaissance Level Survey 2005:

PROPERTY ADDRESS	2005 SURVEY	2015 AMENDMENT	CONTRIBUTING STATUS
1700 East			
1191 S 1700 East	D	C	Non-contributing
Laird Avenue			
1703 E Laird Avenue	B	C	Non-contributing
1715 E Laird Avenue	A	B	Window replacement
1723 E Laird Avenue	A	C	Non-contributing
1732 E Laird Avenue	A	B	Addition of a gabled porch, window replacement
1746 E Laird Avenue	B	C	Non-contributing
1747 E Laird Avenue	B	C	Non-contributing
1754 E Laird Avenue	A	B	Window replacement
Cornell Circle			
1738 E Cornell Circle	C	B	Contributing
1745 E Cornell Circle	A	C	Non-contributing
1749 E Cornell Circle	A	B	Window replacement
1800 East			
1204 S 1800 East	A	B	Addition of a gabled porch
1212 S 1800 East	A	B	Window replacement, stucco detailing added to gable, removal of attached garage

With these proposed amendments, should the City Council designate the proposed local historic district, Planning Staff will use these ratings to determine review standards for any exterior changes proposed on any given structure as per:

- Section 21A.34.020G - Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure; or
- 21A.34.020H - Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure

INDIVIDUAL STRUCTURE ANALYSIS

1191 S 1700 East



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “D”, out of period structure. The subject home was built in 1965 and is now eligible because it is over 50 years old. However, the original roofline has been raised and the windows and front door have been replaced. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

1703 E Laird Avenue



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005. A front porch has been constructed as well as the windows have been replaced. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

1723 E Laird Avenue



The Yalecrest 2005 Reconnaissance Level Survey rated this house as an “A”, contributing structure. The subject home has been significantly modified since 2005. The original roofline has been raised to accommodate second story living space, a dormer has been added to the front of the structure, and the windows have been replaced. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

1746 E Laird



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005 with the replacement of a front window with two French doors and a front patio area, enclosing the original front porch area and replacement of the front picture window with a bay style window. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

1747 E Laird



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005 with construction of 2 story addition on the attached garage, window replacement, addition of stonework under the windows and the front porch/shed roofline has been modified to a gabled porch. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

1738 E Cornell Circle



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “C”, non-contributing structure. The notes regarding the contributing status say “pop-top?” After closer evaluation of the property, it does not appear this property had a 2nd story addition (pop-top). A carport has been added to the attached garage, and the exterior brick has been painted; however, the overall structure is intact and retains its original character defining features. Planning and SHPO Staff recommend that this home receive a “B” rating, a contributing status.

1745 E Cornell Circle



The Yalecrest 2005 Reconnaissance Level Survey rated this house as an “A”, contributing structure. The subject home has been significantly modified since 2005. The original hipped roofline has been altered to a gabled roof, the exterior of the structure has been clad in stucco and the windows have been replaced. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

ATTACHMENT E: YALECREST NR NOMINATION

Click on the following link to access the Yalecrest National Register nomination:
<http://www.slcdocs.com/Planning/Historic%20Districts/YNR.pdf>

ATTACHMENT F: ANALYSIS OF STANDARDS

H Historic Preservation Overlay District – Standards for the Designation of a Landmark Site, Local Historic District, or Thematic Designation. (21A.34.020.C.10)

In considering an application for Local Historic District Designation each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:

Standard	Finding	Rationale
<p>a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:</p> <ul style="list-style-type: none"> (1) Events that have made significant contribution to the important patterns of history, or (2) Lives of persons significant in the history of the city, region, state, or nation, or (3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or (4) Information important in the understanding of the prehistory or history of Salt Lake City; 	<p>Complies</p>	<p>The 2007 Yalecrest nomination to the National Register of Historic Places states that the Yalecrest neighborhood is significant for its representation of events important to the patterns of the City’s development history and for the distinctive architecture (see Attachment E – Yalecrest National Register Nomination 2007). These findings for the entire Yalecrest neighborhood hold true for the proposed Yalecrest-Hillside Park local historic district.</p> <p>Specifically relating to architecture, the dominant architectural form found in the Hillside Park area are World War II cottages. Other styles within the proposed district range from Colonial Revival Cottages to early Ranch houses. Furthermore, the development of the Hillside Park subdivision helps tell the story of the World War II period and Postwar growth as many houses were constructed to meet new postwar housing demands. The proposed district is also representative of the eastward expansion of the City toward the east bench and the transition to the automobile as the primary mode of transportation. The Hillside Park subdivision was largely designed to attract residents with automobiles. Finding: The proposed Yalecrest-Hillside Park Local Historic District is historically significant based on its representation of the City’s eastward expansion and its transition to an automobile oriented community (Standard a.1) and because of the intact nature of its distinctive architectural styles (Standard a.3). Therefore, this standard is met.</p>

<p>b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places.</p>	<p>Complies</p>	<p>The homes in Yalecrest – Hillside Park are relatively intact and maintain a high level of integrity. According to the 2005 Reconnaissance Level Survey, the method used to evaluate the properties was based on age and architectural integrity as follows:</p> <p>A – Eligible/significant: 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 know historical significance.</p> <p>B – Eligible: 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.</p> <p>C – Ineligible: built during the historic period but have had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.</p> <p>D – Out-of-period: constructed outside the historic period.</p> <p>X – Demolished</p> <p>The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that of the 53 structures in the proposed district, 49 are rated as contributing (92%), and 4 are rated as non-contributing because of alterations and additions that have been made or because they were considered out of period as they were less than 50 years old (see Attachment C). Because the original Yalecrest RLS was completed approximately ten years ago, Planning Staff, along with Staff from the State Historic Preservation Office, walked the area and confirmed the status of the homes as noted in the RLS.</p> <p>In the time since the last RLS was conducted in 2005, physical changes have occurred to many of the homes. Staff is recommending changes to the contributing status of a few</p>
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<p>(continued from above)</p> <p>b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places.</p>	<p>Complies</p>	<p>structures based on field observations (see Attachment D). If the Commission adopts the proposed changes to the RLS, of the 53 structures in the proposed district, 45 would be rated as contributing (85%), and 8 rated as non-contributing. Although Planning Staff is recommending that the HLC accept proposed changes to the RLS, the physical integrity of the homes in the district remains very high even with the proposed changes.</p> <p>The physical integrity of the homes in the proposed Yalecrest – Hillside Park local historic district has been significantly maintained. The proposed Yalecrest – Hillside Park local historic district meets this standard.</p>
<p>c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places.</p>	<p>Complies</p>	<p>The proposed Yalecrest – Hillside Park local historic district is located within the Yalecrest National Register District that was designated in 2007.</p> <p>The proposed Yalecrest – Hillside Park local historic district meets this standard</p>
<p>d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City.</p>	<p>Complies</p>	<p>The proposed Hillside local historic district helps tell the story of the World War II period and Postwar growth as many houses were constructed to meet new postwar housing demands. The proposed district is also representative of the eastward expansion of the City toward the east bench and the transition to the automobile as the primary mode of transportation. This standard is met.</p>
<p>e. The designation is generally consistent with adopted planning policies</p>	<p>Complies</p>	<p>The City Council adopted the <i>Community Preservation Plan</i> in October 2012. The Plan is the key strategic document that will guide Salt Lake City's preservation efforts into the future. The purpose of the plan is to address the important goals of historic preservation and community character preservation to ensure the continued preservation of the City's neighborhoods. The Plan provides vision and established policies that will help preserve those areas of the City that are uniquely historic and tell the story of the City's historic past.</p> <p>Relevant Preservation Plan Policies</p> <p><i>Policy 3.1a:</i> Identify historic resources in the City through the use of surveys that are consistent with the adopted State Historic Preservation Office survey criteria.</p>

<p>(continued from above)</p> <p>e. The designation is generally consistent with adopted planning policies</p>	<p>Complies</p>	<p><i>Policy 3.2a:</i> Local designation of historic resources should occur where the primary purpose is to protect the historic resources for the public interest and not where the primary purpose is something other than that such as to stabilize a neighborhood or preserve neighborhood character.</p> <p><i>Policy 3.2b:</i> The pursuance of new locally designated historic resources should focus on protecting the best examples of an element of the City's history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and / or cultural features and significant character defining features where possible.</p> <p><i>Policy 3.2c:</i> Protect exemplary groupings of historic properties as local historic districts.</p> <p><i>Policy 3.2d:</i> Local designation should only occur after the City has an understanding of the degree of property owner and public support for the proposed designation.</p> <p><i>Policy 3.2e:</i> Local designation of historic properties should only occur, after the City expends resources to inform property owners of the reasons for the proposed designation and what regulations will be included and the incentives offered for local designation.</p> <p><i>Policy 3.2h:</i> Prior to local designation, national designation should be pursued to ensure financial incentives are in place for those historic resources that are regulated locally.</p> <p><i>Policy 3.2i:</i> Professional reconnaissance level survey work should be completed prior to designating a local historic district because it identifies the number and type of historic resources in an area and provides the information needed when determining the appropriateness for change to a specific historic resource.</p> <p>Other adopted City policy documents addressing the role of historic preservation include:</p> <p><i>East Bench Community Master Plan (1987)</i> The proposed Yalecrest – Hillside</p>
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<p>(continued from above)</p> <p>e. The designation is generally consistent with adopted planning policies</p>	<p>Complies</p>	<p>Park local historic district is located within the area covered by the East Bench Community Master Plan. A stated goal of the Urban Design section of the plan is to “enhance the visual and aesthetic qualities and create a sense of visual unity within the community.” The Plan identifies the following elements which detract from the residential character:</p> <ul style="list-style-type: none"> • Building remodeling or additions that are not compatible with the design of the original structure or neighboring homes; and • New structures that are not compatible with the design of surrounding homes. <p><i>Urban Design Element (1990)</i> The Urban Design Element includes statements that emphasize preserving the City’s image, neighborhood character and maintaining livability while being sensitive to social and economic realities. The Plan includes the following concepts:</p> <ul style="list-style-type: none"> • Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the City. • Ensure that land uses make a positive contribution to neighborhood improvements and stability. • Ensure that building restoration and new construction enhance district character. • Require private development efforts to be compatible with urban design policies of the city. Regardless of whether city financial assistance is provided. • Treat building height, scale and character as significant features of a district’s image. • Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings and the pedestrian. <p><i>Salt Lake City Community Housing Plan (2000)</i></p>
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<p>(continued from above)</p> <p>e. The designation is generally consistent with adopted planning policies; and</p>	<p>Complies</p>	<p>Provide historic preservation education to developers and property owners, including information on technical and financial assistance and incentives.</p> <p><i>Together: Final Report of the Salt Lake City Futures Commission (1998)</i></p> <p>Enforce preservation strategies for buildings and neighborhoods.</p> <p>The designation of the proposed Yalecrest – Hillside Park proposed historic district is generally consistent with purposes, goals, objectives, and policies of the City adopted planning documents. The proposed designation of Yalecrest – Hillside Park as a local historic district is consistent with the Community Preservation Plan policy directives regarding designation of new local historic districts as well as the East Bench Master Plan and other adopted policies. This standard is met.</p>
<p>f. The designation would be in the overall public interest</p>	<p>Complies</p>	<p>The designation of Yalecrest – Hillside Park as a local historic district would generally be in the public interest. Evidence of the public interest in historic preservation has been documented as early as 1993, with the adoption of the City’s Vision and Strategic Plan and as recently as the City Council’s adoption of the Community Preservation Plan in 2012 and the other policy documents noted above.</p> <p>Through the City Historic Preservation program, the City intends to protect the best examples of historic resources which represent significant elements of the City’s history, development patterns and architecture. These policy documents indicate the importance of protecting our cultural heritage as expressed in stories of the people who developed and lived in the community, the development patterns, and the quality of architecture and craftsmanship. The public interest in preservation is this area was further expressed with the designation of the Yalecrest National Register District in 2007. A benefit of that recognition is the historic preservation tax credit program which provides a financial incentive for property owners to repair and maintain their historic homes.</p> <p>Designation of Yalecrest – Hillside</p>

<p>(continued from above)</p> <p>f. The designation would be in the overall public interest</p>	<p>Complies</p>	<p>Park as a local historic district is being requested by property owners who live in the subdivision to recognize the quality of the historic homes on this block and to ensure that the architectural character of this area will survive into the future. Yalecrest is a very desirable neighborhood that has experienced a significant amount of reinvestment in the last decade. Concern has been expressed that some of the reinvestment in this neighborhood has resulted in examples of additions, and new construction of homes that are not compatible or consistent with the historic development pattern and the loss of historic fabric through demolition of historic structures. Furthermore, there is concern that the Yalecrest Compatible Infill (YCI) Overlay does not adequately provide standards to ensure design compatibility. The Community Preservation Plan, Appendix A: Historic Districts and Sites Field Analysis, recommends that the City consider stronger protections to control demolitions in Yalecrest. Local historic district designation is currently the only process that provides this control.</p> <p>Based on the interest expressed by 60% of the property owners (representing a majority of interest in a lot) in Yalecrest – Hillside Park that supported the initiation of this historic district designation application and the adopted City policies noted above, designation of Yalecrest – Hillside Park as a local historic district appears to be in the best interest of the City. The property owner support ballot process that will occur following the public hearings with the Historic Landmark Commission and the Planning Commission will help provide the City Council with a final expression of interest prior to taking action on the designation. This standard is met.</p>
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Boundaries of A Proposed Local Historic District: When applying the evaluation criteria in subsection C10 of this section (analyzed in the chart above), the boundaries shall be drawn to ensure the local historic district: (21A.34.020.C.13)

Standard	Finding	Rationale
<p>a. Contains a significant density of documented sites, buildings, structures or features rated as contributing structures in a recent historic survey;</p>	<p>Complies</p>	<p>Based on the staff's recommended contributing status ratings discussed above, 45 of the 53 homes (approximately 85%) in the proposed Yalecrest – Hillside Park local historic district are rated as being contributing buildings.</p> <p>The proposed Yalecrest – Hillside Park local historic district contains a significant density of documented buildings that are rated as contributing buildings. This standard is met.</p>
<p>b. Coincides with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;</p>	<p>Complies</p>	<p>The proposed local historic district's boundaries are defined by the original Hillside Park Subdivision that was platted in 1937. This standard is met.</p>
<p>c. Coincides with logical physical or manmade features and reflect recognized neighborhood boundaries; and</p>	<p>Complies</p>	<p>The proposed Yalecrest – Hillside Park local historic district consists of properties found between 1700 and 1800 East on Laird Avenue, Cornell Circle and 1300 South. As stated in (b.) above, the proposed Yalecrest-Hillside Park local historic district includes properties that are all within the original Hillside Park Subdivision that was platted in 1937. This is a recognizable manmade boundary and therefore, this standard is met.</p>
<p>d. Contains nonhistoric resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C10 of this section.</p>	<p>Complies</p>	<p>The proposed Yalecrest – Hillside Park local historic district includes three (3) non-contributing buildings adjacent to 1700 East. One of those buildings non-contributing because it is new construction and therefore out of period. These buildings are all at the edge of the boundary and they are included as parts of the logical, manmade boundary as well as the buildings are all part of the original Hillside Park Subdivision. The other five (5) non-contributing structures are interior to the block. This standard is met.</p>

ATTACHMENT G: OTHER CONSIDERATIONS

The following factors may be considered by the historic landmark commission and the city council to help determine whether the proposed designation of a landmark site, local historic district or thematic designation meets the standards of approval (21A.34.020.C.11):

Considerations	Analysis
<p>a. Sites should be of such an age which would allow insight into whether a property is sufficiently important in the overall history of the community. Typically this is at least fifty (50) years but could be less if the property has exceptional importance.</p>	<p>The majority of homes in Yalecrest – Hillside Park were constructed between 1937 and 1951 with one residential structure built 1963 and one commercial building that was built in 2010. Therefore, all but one of the primary buildings in the Hillside Park area is at least fifty years old.</p>
<p>b. Whether the proposed local historic district contains examples of elements of the city’s history, development patterns and/or architecture that may not already be protected by other local historic districts within the city.</p>	<p>As stated above, Yalecrest – Hillside Park is largely Post War cottages and helps to tell a story of the pattern of development during that time period. Also, the individuals who developed, designed, and built these buildings contribute to the cultural, political, business, education, legal, and philanthropic aspects of the City and State.</p>
<p>c. Whether designation of the proposed local historic district would add important knowledge that advances the understanding of the city’s history, development patterns and/or architecture.</p>	<p>The development of this area represents the Post War period and the eastward expansion of the City’s residential neighborhoods and the transition to an automobile oriented community which therefore advances the understanding of the City’s history, development patterns and architecture.</p>
<p>d. Whether approximately seventy five percent (75%) of the structures within the proposed boundaries are rated as contributing structures by the most recent applicable historic survey.</p>	<p>Should the HLC accept the proposed changes to the Yalecrest 2005 Reconnaissance Level Survey, 45 of the 53 principal buildings in the proposed local historic district boundaries are considered to be contributing buildings. In short, approximately 85% of the principal buildings are contributing.</p>

Based on the analysis above, staff is of the opinion that the proposed Yalecrest – Hillside Park local historic district meets all of the factors for consideration.

ZONING ORDINANCE REVIEW

With the exception of one parcel that is zoned CN (Neighborhood Commercial), the proposed Yalecrest – Hillside Park local historic district is zoned R-1/5,000 which is a low density single family residential zoning district. The area is also regulated by the Yalecrest Compatible Residential Infill Overlay District which was adopted in 2007.

The purpose of the R-1/5,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than 5,000 square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

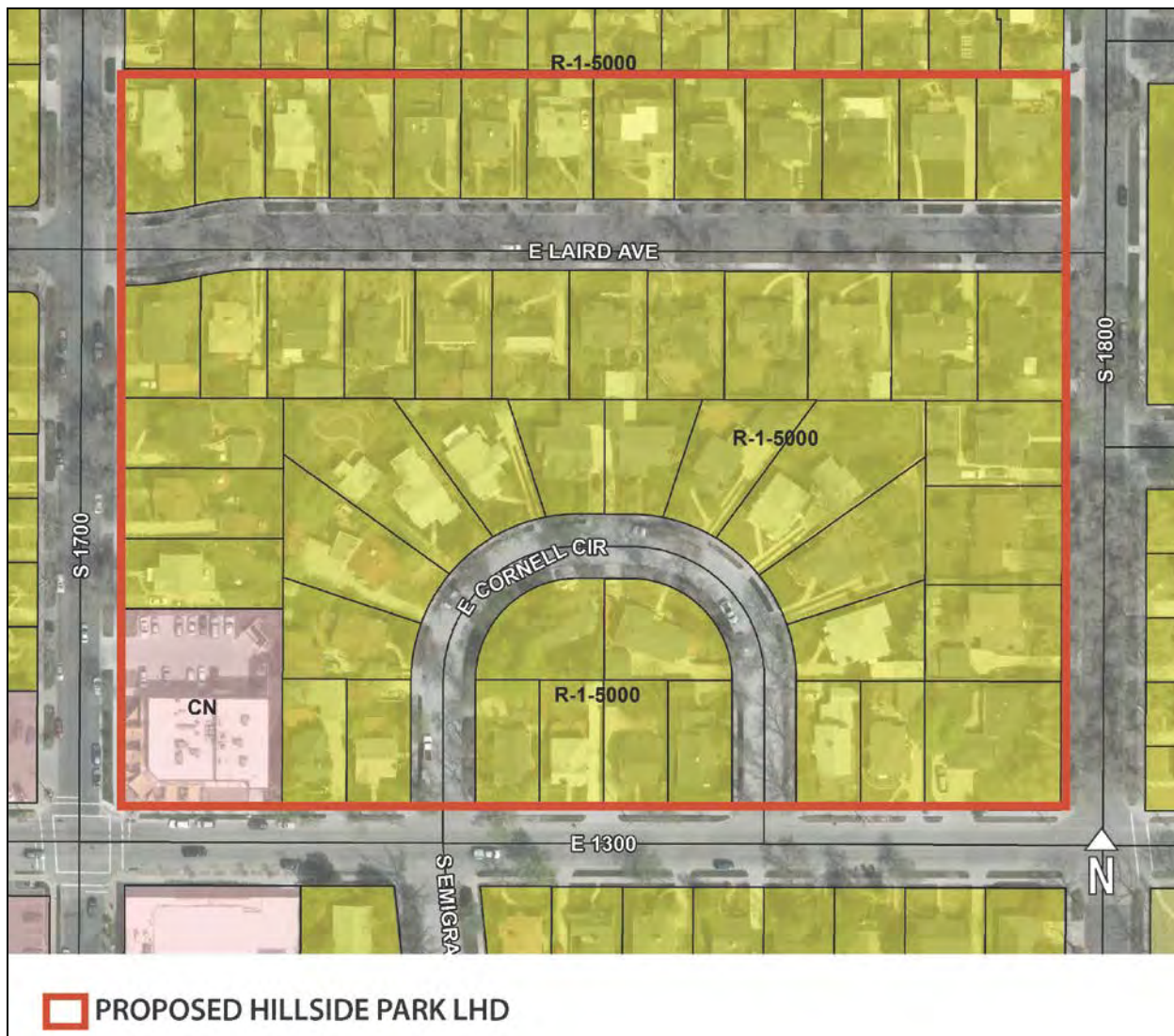
The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while

ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

The purpose of the Yalecrest Compatible Infill (YCI) overlay district is to establish zoning standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI Overlay district promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of building design while providing compatibility with existing development patterns within the Yalecrest community. There are no design standards included in the YCI Overlay which address appropriate exterior alterations in the context of maintaining the integrity or historic structures.

The YCI overlay provides some additional universal standards relating to the maximum height of a primary structure and a garage. The designation of a local historic district, as an H Historic Preservation Overlay, would introduce a more detailed level of design review. In that event the stricter level of design review for the local historic district would prevail.

Zoning Map



ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

Property Owner Meeting

On December 5, 2015, the Planning Division met with owners of property located within the proposed Yalecrest-Hillside Park Local Historic District. The purpose of the meeting was to inform property owners about the designation process and to discuss how local historic district designation would impact the property owners if the application is approved. The meeting included discussions regarding the process for obtaining a Certificate of Appropriateness, historic preservation standards, and design guidelines and processes. Approximately 30 individuals attended this meeting.

Local Historic District Neighborhood Open House

On January 21, 2016, an open house meeting was held at the Carmen B. Pingree School. All property owners and residents with 300 feet of the proposed local historic district, as well as those individuals on the Planning Division e-mail listserve were notified of the open house. Approximately 10 individuals attended the open house.

Notice of the public hearing for the proposal include:

- Notice mailed on January 22, 2016
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on January 28, 2016

Correspondence: Staff received several questions and comments via email and phone about this proposal throughout this process. Many of the calls and emails received were questions regarding the proposed boundaries, the process, and general questions about what it means to live in a historic district and meeting information.

Comments

An anonymous opposition letter was mailed to property owners on September 6, 2015. The applicant of the Hillside Park petition wrote a response to that letter that was also mailed to property owners. The applicant requested that both of these letters be included in the public record.

Staff has received one (1) email in support of designating Yalecrest-Hillside Park as a Local Historic District and one (1) email in opposition of the proposed designation. Another email was received from a property owner in the proposed Hillside Park Local Historic District concerning the current Local Historic District designation process.

Any comments received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

(See all public comments below in Attachment H)

9/6/15

Dear neighbors,

Like many of us, I've looked into the upsides and downsides of becoming a "local historic district" which would put us under Salt Lake's Historic Landmark Commission rules. The state took away the city's power to make historic districts, so now our city council might ask us to vote by mail. It might not get that far. In fact it might not be legal. Just in case those ballots show up, I want to explain why I will vote against becoming a local historic district.

The people pushing for a historic designation are good neighbors, honest and open, but they are only telling one side of it. Essentially they want their personal tastes to be the law. They want 50% + 1 of us to surrender the property rights for all of us. I can't sign on to that.

We're talking about more laws

Becoming a historic district means asking for more laws. Some of us are angry about older buildings being torn down and the new homes not "fitting the neighborhood." No one wants another Garage Mahal to go up and I feel for the Mahal's nearest neighbors but some of the houses being torn down *should* be replaced because they're not functional for today's families. Low ceilings, one-car garages... These aren't historic treasures; they're obsolete. In a historic neighborhood, the next owner of a 1000 square foot home has no flexibility to expand or start over and that will hurt the property's value.

Some teardowns are tragic and some are smart. Some additions lack good taste and some are just fine. Those are opinions. Here's another opinion: "The variety of brick and siding, the color variation, patterns and textures, create a rich visual experience..." That's from Part II, Section 2, page 3 of a government document titled, *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*. You don't need to be a Constitutional purist to shudder at the idea of police and judges enforcing a subjective legal standard of whatever the Commission feels is, "a rich visual experience." But that's what these laws will bring to our homes. The Historic Landmark Commission's opinions carry the force of law.

The Commission covers more than tear-downs and additions.

It's fairly simple physics that a window with two panes sealed around inert gas has far better energy efficiency than a single pane made air tight with caulking and weather stripping. However, the Commission says, "...property owners should try to maintain and repair the original windows." Energy efficiency is important. Some would argue more important than historical integrity.

What if a young couple moves in and doesn't know about these weird laws? What if they replace their original windows with vinyl double panes for \$7000? When the Commission finds out, and they will, their new windows will probably have to come out. The Commission will give them a deadline to buy historically accurate replacements at a cost of maybe another \$7000. What if the couple decides to fight city hall? If they go past the Commission's deadline, they'll be fined \$25 per day and they'll be convicted of a Class B misdemeanor. On job and loan applications, their background checks will declare them law-breakers. In fact, each day that past the deadline is a separate crime and a separate conviction. They could pay more money to appeal the fines but they are likely to lose.

Quite simply, replacing windows shouldn't be a legal matter. If you're counting on the reasonable nature of city officials to limit the fines once our pretend couple explains that they didn't know... well you can ask Salt Lake property owner Arman Peterson about his \$14,440 fine for *his* own van sitting in *his* driveway.

The Commission says they approve almost every request.

First of all, the laws are out there for all to read so regardless of their reasonableness, property owners can figure out early on if they can do what they want to do. If you want to add to your front room, your construction company will know whether your plans will get past the Commission. If chances are bad, why would you pay an architect? Or the application fee (\$234)? Why bother?

Secondly, normal requests get denied all the time. Subdividing 0.76 acres into 0.17 and 0.59 acre plots: Denied. New windows: Denied. Replacement siding: Denied. A new door: Denied. A planter box in front of the house: Denied.

Lastly, think about fences. When you build a fence, what do you think about? Appearance, functionality, durability, cost? In historical neighborhoods Commission approval must be your first thought. The Commission might approve most fences, but that's not the point. Eleven people who don't answer to voters or property owners shouldn't get a say on a fence. Here's another example... The folks wanting to be historic have a website speaking highly of double run driveways, the kind with a grass strip running down the middle. Perhaps double run driveways are like cameras that use film: quaint but unnecessarily hard to work with.

And finally...

I have better things to do with my time and money than write letters to you all but the momentum of this thing has me scared. I don't want to join a "movement." I'd rather not think about this thing ever again. That's why I've decided to send this letter unsigned. If you think that makes me a coward, that's fine. If you have trouble believing an unsigned letter, then that's all the more reason to dig into this issue on your own. Look into it. You can verify every fact in here.

Thanks for your time.

Your neighbor

Disclosures: I got a list of your names and addresses from Salt Lake County and spent my own money on this. I have no financial ties to the construction industry nor any other that could benefit financially from this letter. The only thing I have to gain is perhaps keeping things as they are.

William G. Lapsley
1726 Laird Avenue
Salt Lake City, Utah 84108-1807

September 14, 2015

Re: Anonymous letter dated 9/6/15,
regarding Local Historic District concerns.

To the neighbor addressed:

First of all, it was I who submitted the application to the Salt Lake City Planning Department to begin the process of examining whether or not to create a Local Historic District for the Hillside Park subdivision. I knocked on the doors of homes on Laird Avenue, 17th and 18th East and Jackie Gardner along with Margo Thurman, solicited support for consideration in Cornell Circle and 13th South. Many expressed concerns about “McMansions” invading our neighborhood and “didn’t know what to do about it” and also expressed thanks for doing something about it. Being the “point of the spear” was not something I wanted to be.

This all began when a small group of neighbors, near the first of August, were discussing the McMansions and Garage Mahals sprouting up on Hubbard, Michigan and Herbert Avenues destroying their original character and architecture conceived. And envisioned by Anderson Lumber Company when they began building our subdivision back in the 1930’s and 1940’s. Anderson Lumber Company had envisioned architectural differences, yet cohesive and compatible well-built single family homes. These subdivisions have stood the test of time and are considered highly desirable areas on the east bench of Salt Lake City. Recently, developers and contractors desiring to “flip” the properties purchase them, spend several hundred thousand dollars demolishing, rebuilding and then selling, leaving the property owners on either side of the McMansions with an invasion of privacy (the homes look down into their back yards) and lower property values on their own property, (Who wants to live next to a McMansion?). If you want to see for yourself, look at 1608 Harrison Avenue, a McMansion in between two single family bungalows. And if that doesn’t concern you, go around the corner to 16th East and look at how large the McMansion really is.

Salt Lake City requires rebuilding plans whenever a demolition permit is issued. As long as the plans meet the current SLC Building Code, they are required to approve them. They do not have the “arrow in the quiver” to require the new home be architecturally compatible with the subdivision. Back in 1938, when the Hillside Park Subdivision was platted and approved by Salt Lake City, and the Restrictive Covenants recorded, Anderson Lumber Company was the sole approval for architecture, size, floor plans, etc. and they did a good job with the build-out of the subdivision. Back in 1938, it provided for 20 to 25 years for life of the Restrictive Covenants to exist, presuming that would be all the time necessary for the build-out. (Think World War II, the Korean War.) They, nor anyone else was thinking 75 years ahead about demolishing well built single family homes. The only viable and legal tool Salt Lake City can use to prevent McMansions is the creation of a Local Historic District.

Some argue it means “more laws” and “surrendering property rights” if a LHD is approved. I beg to differ. Whenever a property owner wants to do something, whether it is to demolish, remodel, add on or whatever, that property owner is required to obtain a building permit which triggers a review to see if the request is in compliance with all building code requirements. If a LHD is in place, it triggers a second level of review to determine if the request is consistent with the LHD’s requirement of preserving the “street face” of the LHD. You can add a second story, a rear addition, energy efficient windows or making your single car garage larger. Ninety percent of all LHD requests are approved at the counter. Some require a more detailed review with a SLC planner.

I would now like to address the “red herring” thrown into that 9/6/15 letter about Arman Peterson and his \$14,440.00 fine designed to throw fear about a Local Historic District status. Mr. Peterson’s action had nothing to do with being in a Local Historic District, other than that was where the property was located. Title 21A.40.140 is a Salt Lake City Ordinance that applies anywhere within Salt Lake City’s boundaries. It has to do with using your property to store junk cars. This action occurred over years after several complaints by neighbors, Certified Letters from Salt Lake City and the inaction or disregard by Mr. Peterson. Mr. Peterson was using his rental property for open storage; they were unlicensed and unregistered vehicles on property one block west of the State Capitol. If Mr. Peterson had his vehicles within a garage or even responded to SLC correspondence, it would have been a non-issue. He chose to ignore SLC’s efforts to solve the Civil complaints against him over a period of years resulting in the \$14,440.00 fine, which was ultimately reduced to a \$500.00 fine after appearing in court.

Some of the other items mentioned in the letter you should ask the Salt Lake City planners when they conduct the “neighborhood meeting” or the required “public hearings”. I do not profess to be omniscient about Local Historic Districts.

The last line in the letter of 9/6/15 states in part ...”keeping things as they are.” I couldn’t agree more. However, we have witnessed the blatant disregard of “keeping things as they are” by developers, contractors and ”flippers” whose sole motive is profits. I, personally, would prefer to place the “arrow in the quiver” of Salt Lake City by creating a Local Historic District and allow the LHD status to limit size, mass and scale and require architectural compatibility with the existing homes. It is too late to take the Saulk Vaccine after you have contracted polio and it will be too late once a McMansion has started within our subdivision to forever, blight the property values of its neighbors.

I will be voting for creation of the Yalecrest-Hillside Park Local Historic District.

William G. Lapsley

From: [REDACTED]
To: [Thompson, Amy](#)
Subject: Thank you
Date: Friday, November 20, 2015 11:20:28 AM

Good morning Amy,

Thank you for being part of the team who hosted the Open House last night—it was well organized and very informative. My husband and I chatted with Lex Traughber on the LHD process and the proposed changes to improve the transparency process are wonderful—oh SO needed!

As briefly shared last night, the process for the Hillside Park Plat LHD has unfortunately gotten off to an extremely divisive start in our neighborhood. There is no doubt that having a letter mailed prior to the petition would have created better understanding before a large intimidating stranger began knocking on doors with a petition in hand.

I had never seen the fellow who filed the petition before the evening he knocked on our door; I thought he was someone from the city. He was pushy, insisting I sign then although I explained we had guests + just sitting down to dinner. He was aggressively seeking signatures “to stop the destruction and stop McMansions,” not explaining what a LHD was. Intended or not, his approach created fear and confusion in many in our neighborhood. My neighbor (a petite amiable homemaker) was alone + so stressed/felt threatened that her husband contacted Mr Lapsley to let him know he didn’t appreciate bullying tactics. I witnessed first-hand my 98 year old hard-of-hearing next door neighbor (lives alone) being persuaded to sign the petition when a male neighbor stepped in to ask that a son (living just a few blocks away) at least help our elderly friend; arguing + loud shouting ensued, right in front of the poor old woman in her front yard! She was so overwhelmed + panicked that her health care helper had to provide assistance that evening. Needless to say, it is a concern HOW those 60% signatures were garnered. Intimidation and partial truths seem less than an honorable way in which to move forward, and I have since learned that city planners offered to send information ahead of the petition effort and their offer was declined. Why?

I’m not keen on homes leveled and lot-line-to-lot-line monster homes on these small city lots, but folks should have accurate info from beginning. The Hillside Park Plat petition process has created tremendous tension on what was once a quiet little neighborhood. It feels like Mayberry has turned into Armageddon! This is certainly not how city planning should be achieved.

I am trying to help my elderly friends be better informed since many aren’t able to utilize the internet, attend meetings, etc, so I would be so grateful if you could forward any info or kindly point me in directions to learn as much as possible. You mentioned there was a power point presentation from another LHD in process; that could be very helpful if you could share that. Also, I appreciate knowing our property owner’s meeting could be around December 8th. Unfortunately, both my husband and I have business travel scheduled that week, so any info you can forward is valued.

Thanks so much for your help; I really appreciate it.

Kindest regards,
Jan Schott at 1769 Laird Ave



From: [REDACTED]
To: [Leith, Carl](#); [Thompson, Amy](#); [Coffey, Cheri](#); [Shepard, Nora](#); [Luke, Charlie](#); [Mayor](#)
Subject: Local Historic District Petition for Hillside Park Yalecrest
Date: Sunday, January 24, 2016 9:10:08 PM

Comments for all persons who make a recommendation or vote on the local historic designation for Hillside Park.

- (1) We are concerned that the process is inherently biased toward stripping property owner rights based upon only a few property owners' request
 - Only 10% of the residents within the proposed area must sign a petition to begin the process – As evidenced by the Hillside Park petition, the signature can be obtained without full (or accurate) information about what a local historic designation means. The City does not provide property owners with this information before signatures are collected, and thus, it is left to the person(s) who circulate the petition.
 - Once the process begins, only the petitioner can stop a recommendation and vote, regardless of the general consensus of the neighborhood. The petitioner obviously favors a local historic designation.
 - Recommendation by the Historic Landmark Commission is almost certainly a yes – This area has a national historic designation, and the neighborhood was deemed (as of 2005) to be composed of mostly conforming properties. Historic Landmark Commission's interest is obviously in promoting preservation.
 - Recommendation by the Planning Commission is likely to be favorable – Based on the occupations of the current membership of the commission, it is likely to want a local historic designation.
 - Council is not bound to vote with the property owners (Supermajority requirement when property owners vote against the designation is not much protection as only 1 additional vote is required).

- (2) The Local Historic Designation Process has obvious flaws (the mere 10% petition initiation requirement, lack of objective notices), which Salt Lake City has acknowledged. Because the Hillside Park petition has already been filed, however, the neighborhood is confined to the existing process unless the petitioner (who favors the designation) chooses to withdraw the petition. This is despite the fact that the Hillside Park property owners are interested in finding a less drastic decision.

- (3) The Local Historic Designation for Hillside Park is a draconian solution (removing property owner rights) to a narrow problem (tear downs and disproportionately sized rebuilds). There can be a more reasonable solution that does not deprive owners of their right to modify their properties of the renovations they deem fit and potentially decrease the value of the neighborhood (if improvements and maintenance are simply not undertaken because the process is too complicated or costly).

- (4) Many houses in Hillside Park have been remodeled in the 75 years since they were built.
 - Those property owners who have not yet renovated their properties are being told they are stuck with what they've got (no additions or other permanent improvements to the front and sides of the house that are visible from the street – corner lots are more dramatically affected).
 - The approval process for any proposed changes is necessarily subjective. Will properties that have not yet been remodeled be stuck with the 1940s

design or be afforded the same “characteristics” added to these 1940s homes by the neighbors who have renovated in the ensuing 75 years?

Signed,
Brian M. Arthur & Andrea Valenti Arthur
1785 E Laird Avenue
SLC, UT 84108

From: [REDACTED]
To: [Thompson, Amy](#)
Cc: [Yalecrest CC Chair: KAT](#)
Subject: - Our family supports LHD for the Hillside Park Area
Date: Wednesday, January 20, 2016 5:01:48 PM

Dear Amy,

Our family supports the proposal to make Hillside Park a Local Historic District. Ed Horsley, Kathy Gilmour and myself Joe Barker reside at 1746 E Laird Avenue.

Thanks for your efforts.

Best Regards,

Joe & Kathy

Joe Barker

[REDACTED]

ATTACHMENT I: MOTIONS

MOTION (consistent with Staff Recommendation):

Motion 1 - Based on the findings listed in the staff report, testimony and information presented, I move to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest – Hillside Park as proposed.

Motion 2 – Based upon the information presented, I move to approve the proposed changes to the building ratings from the 2005 Reconnaissance Level Survey as attached in Attachment E.

Not Consistent with Staff Recommendation:

Based on the testimony and information presented and the following findings, I move that the Historic Landmark Commission forward a negative recommendation to the City Council regarding the request to designate a new local historic district for the Yalecrest – Hillside Park subdivision. The Commission makes this recommendation based on the following findings:

10. Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:
 - a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - (1) Events that have made significant contribution to the important patterns of history, or
 - (2) Lives of persons significant in the history of the city, region, state, or nation, or
 - (3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - (4) Information important in the understanding of the prehistory or history of Salt Lake City; and
 - b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the national register of historic places;
 - c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the National Register of Historic Places;
 - d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;
 - e. The designation is generally consistent with adopted planning policies; and
 - f. The designation would be in the overall public interest.
11. Factors To Consider: The following factors may be considered by the Historic Landmark Commission and the City Council to help determine whether the proposed designation of a landmark site, local historic district or thematic designation meets the criteria listed above:
 - a. Sites should be of such an age which would allow insight into whether a property is sufficiently important in the overall history of the community. Typically this is at least 50 years but could be less if the property has exceptional importance.
 - b. Whether the proposed local historic district contains examples of elements of the city's history, development patterns and/or architecture that may not already be protected by other local historic districts within the city.
 - c. Whether designation of the proposed local historic district would add important knowledge that advances the understanding of the city's history, development patterns and/or architecture.
 - d. Whether approximately 75% of the structures within the proposed boundaries are rated as contributing structures by the most recent applicable historic survey.
13. Boundaries Of A Proposed Local Historic District: When applying the evaluation criteria in subsection C.10 of this section, the boundaries shall be drawn to ensure the local historic district:
 - a. Contains a significant density of documented sites, buildings, structures or features rated as contributing structures in a recent historic survey;
 - b. Coincides with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;

- c. Coincides with logical physical or manmade features and reflect recognized neighborhood boundaries; and
- d. Contains non-historic resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C.10 of this section.