

CITY COUNCIL TRANSMITTAL

_____ **Date Received:** _____
David Everitt, Chief of Staff **Date Sent to Council:** _____

TO: Salt Lake City Council **DATE:** _____
Luke Garrott, Chair

FROM: Jill Remington Love, CED Director _____

RE: Proposed Yalecrest-Harvard Heights Local Historic District Designation (Petition
PLNHLC2015-00032)

STAFF CONTACT: Michael Maloy, AICP, Senior Planner
(801) 535-7118, michael.maloy@slcgov.com

COUNCIL SPONSOR: Exempt

DOCUMENT TYPE: Planning Director's Report to the City Council of Proposed Local
Historic District

RECOMMENDATION: The council "accepts" the report to begin the local historic
designation process

BACKGROUND/DISCUSSION:

Issue Origin: On January 20, 2015, Amy and Cory Reid submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest-Harvard Heights Local Historic District generally include both sides of Harvard Avenue between 1300 East and 1500 East, excluding properties within the Yalecrest-Normandie Circle Local Historic District.

Staff has attached the Planning Director's Report that identifies initial information about the request as required by the Salt Lake City Zoning Title.

The Planning Division is requesting acceptance of the report by the City Council to begin the designation process.

Stages in the Process

- Petition submitted (January 20, 2015)
- Petition reviewed. Verified signatures, reviewed contributing status of properties, and studied proposed boundary (February – March 2015)
- Petition amended. Applicant included two additional properties (April 2015)

- Initial letter mailed to all property owners within proposed district (May 8, 2015)
- Planning Director's Report to City Council (**current stage**)
- Property Owner Meeting to inform and seek input from owners about the designation process and ordinance requirements (pending)
- Community Meeting to inform and seek input from the immediate neighborhood and general public about the proposal (pending)
- Historic Landmark Commission Public Hearing, Review, and Recommendation (pending)
- Planning Commission Public Hearing, Review, and Recommendation (pending)
- Determination of Property Owner Support by Ballot (pending)
- City Council Public Hearing, Review, and Decision (pending)

Exhibit 1
Planning Director's Report

Proposed Yalecrest-Harvard Heights Local Historic District

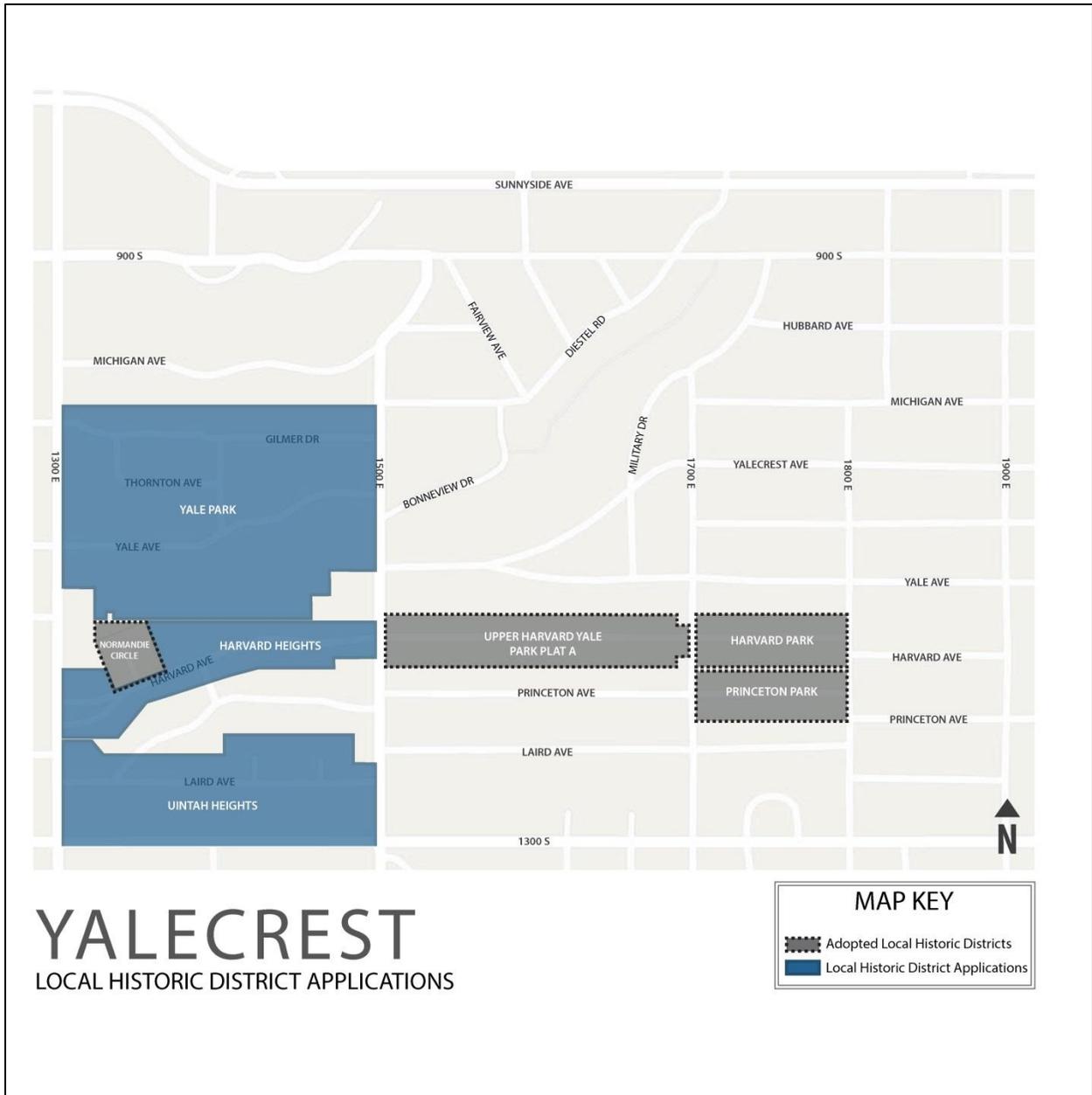


General information:

Proposed District Boundaries	Along the north and south sides of Harvard Avenue between 1300 East and 1500 East, excluding 10 properties located within the Yalecrest-Normandie Circle Local Historic District which is contiguous with this proposal
Total Properties	43 properties containing 41 principal structures have been included in the proposed designation
Zoning	R-1/7,000 Single-family Residential District
Support Forms	10 of 43 property owners—including joint tenants—signed in support of studying the proposed designation (approximately 23%)
National Historic District	All properties are located within the Yalecrest National Historic District

Is there a current historic survey?

Yes—a Reconnaissance Level Survey (RLS) of the Yalecrest neighborhood was completed in 2005 and is still valid. The RLS identifies 39 of 41 structures as “contributing” which is approximately 90.6% of all properties within the proposed district.



Boundary Map of Adopted and Proposed Yalecrest Local Historic Districts

Are there adequate funds and staffing to process the application and administer the new district if adopted?

There are sufficient funds at this time to process the application. Depending on the number of new properties designated in local districts, the Planning Division and Building Services Division may request (in the future) additional resources to process applications that require review and inspect physical changes to properties within local historic districts.

Processing Petition:

The approximate cost of processing the proposed Yalecrest-Harvard Heights Local Historic District includes costs for personnel, supplies, and postage for notices and ballots. The

estimated cost for eight previously proposed local historic districts in Yalecrest is approximately \$30,691.00 (for 419 total parcels). The Planning Division estimates the cost of processing the Yalecrest-Harvard Heights petition will be approximately \$4,242.00 for 43 parcels. The average cost of processing the first eight applications is approximately \$3,836.00 per application or \$73.25 per parcel.

To date, the Planning Division has spent the following amount of money from its existing budget to process the eight applications for the proposed districts:

Supplies – The average cost of supplies spent on the previous eight local historic district applications in Yalecrest is approximately \$230.66, which averages to \$28.83 per application. The supply costs include posters, copies of the application, sign-in sheets, comment forms, website cards, and copies of the Economic Impact of Historic Preservation Report.

Noticing – The total cost of noticing the first eight petitions was approximately \$5,491.00. The Planning Division was able to decrease costs for five of the eight districts by holding meetings for all of those districts on the same dates.

The noticing requirements include (1) notices to property owners for the neighborhood meeting, (2) notices to tenants and owners for the open house, (3) notices to tenants and owners within 300 feet of the proposed district for both Historic Landmark Commission and Planning Commission meetings, (4) balloting notices to property owners, (5) certified letters to property owners, and (6) a newspaper notice. Prior to publication of the Planning Director's Report for the Yalecrest-Harvard Heights petition, staff also mailed an initial letter, map, and a two-page list of "Frequently Asked Questions" to all property owners within the proposed district—which notice is not currently required by City Code. The estimated noticing cost for the Yalecrest-Harvard Heights petition is approximately \$1,092.00.

Each year the City Council allocates approximately \$20,000.00 to the Planning Division for public engagement costs. This money is in addition to general noticing costs the Division receives. Generally, the Planning Division uses this money for public engagement for master plans and other large long-range types of projects. In 2014, approximately 27% of this money went to process the proposed local historic district applications, which do not require an application fee. In the future, the Planning Division may request additional public engagement funds to help pay for these types of applications.

Administrating the Historic Preservation Program

The Planning Division has fifteen staff planners who can work on historic preservation projects. Since the beginning of 2014, there have been 125 properties designated within various local historic districts in Yalecrest. If the City Council adopts all pending local historic districts, which include Yalecrest-Uintah Heights, Yalecrest-Yale Park, and Yalecrest-Harvard Heights, the number of designated properties in the H Historic Preservation Overlay District in Salt Lake City would increase by 277 properties (or 5%) to 5,173 properties.

On an annual basis, historic preservation applications consist of approximately 40% of all applications the Planning Division receives. Most of the applications are for simple changes and City staff approves 90% of them administratively. In other words, they generally do not require a lot of staff time to complete. On average staff spend from one to five hours per administrative application.

In addition, building activity in the Yalecrest neighborhood compared to existing local historic districts is relatively high. Between 2010 and 2013, the City issued 246 building permits for the

area located approximately between Sunnyside Avenue and 1300 South, and 1300 East to 1900 East. The number of building permits within each historic district is as follows:

Local Historic District	Number of Applications from 2010 to 2013	Percentage of City's Building Permit Activity
Avenues	297	6.95%
Capitol Hill	119	2.78%
Central City	47	1.10%
Exchange Place	1	0.02%
South Temple	31	0.73%
University	59	1.38%
Westmoreland Place	10	0.23%
Total	564	13.21%

During this same period, the number of building permits for the entire City was 4,268. The building activity in the Yalecrest neighborhood accounted for approximately **5.7%** (246 permits of 4,268) of the total building activity in the City.

The Yalecrest neighborhood is an active building area. In addition to the high level of building activity, residents have also been highly active, involved, and inquisitive regarding the current proposed designation processes. We anticipate building activity will remain high and the residents will remain active. The Yalecrest neighborhood also experiences a higher number of complaints to the Building Services Division than other areas in the city. It is anticipated that additional staff time will be required to process resident inquiries if the City designates the proposed local historic district. The Planning Division may also need additional resources to evaluate properties if the City adopts this and other areas as local historic districts. In the event the City adopts the Yalecrest-Harvard Heights area along with previously proposed local historic districts, we expect an increase in the number of historic preservation applications as well as the number of inspections and complaints. Therefore, staff anticipates that the Planning Division and Building Services Divisions may need additional staff resources to handle the increase in work without a negative impact on the current level of service.

Is the Designation Consistent with other plans and adopted planning documents?

Yes—the Community Preservation Plan assigns a “High Priority” to considering stronger protections within the Yalecrest neighborhood to control demolitions and teardowns through the adoption of one or more of the identified community preservation tools, such as local historic district designation.

The East Bench Community Master Plan (page 14, adopted April 1987) states, “The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character.”

Is the proposed designation generally in the public interest?

Yes—Salt Lake City has identified historic preservation as being important to the public interest since the City Commission first adopted historic preservation regulations and policies in 1976. Many tools can implement historic Preservation policies. Local Designation is one tool to accomplish this goal.

The Yalecrest-Harvard Heights petition was initiated by property owners in the area, which indicates this portion of the public is interested in local regulation for this area.

Property owners have shown a consistent interest in the preservation of the historic character of their homes in recent years, which is witnessed by the number of successful tax credit applications that is only available for the sensitive rehabilitation of contributing properties. Since 2007 (when the area was designated as a National Register Historic District) through 2013, approximately 46 properties have earned tax credits, representing a total investment in excess of \$3.6 million for the whole Yalecrest National Historic District.

Is the proposed designation generally consistent with the criteria for designation?

Yes—pending a more thorough analysis that will occur prior to the Historic Landmark Commission public hearing, generally, this application appears to be consistent with the criteria for local designation.

Exhibit 2
Application



HP: Designation

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNHIC 2015-00032	Received By: <i>A. Anglin</i>	Date Received: 1/20/15
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PLEASE PROVIDE THE FOLLOWING INFORMATION

Name of the Proposed Historic District or Site:

Yalecrest - Harvard Heights

Location of the Proposed Historic District or Site:

Harvard Avenue 1300 E - 1500 E

Name of Applicant: <i>Amy Reid + Cory Reid</i>	Phone: [REDACTED]
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Address of Applicant:
1477 E. Harvard Avenue

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

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> 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: <i>Amy Reid</i> <i>Cory Reid</i>	Date: 1/19/15
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Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: Amy Reid + Cory Reid

Name of Proposed Local Historic District: Yalecrest - Harvard Heights

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.



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
MICHELLE PRITCHETT	1474 HARVARD AVE.	<i>Michelle Pritchett</i>	1/10/2015

Print Name	Address	Signature	Date
TROY PRITCHETT	1474 HARVARD AVE	<i>Troy Pritchett</i>	1-10-2015

Print Name	Address	Signature	Date
Joseph Taylor	1454 Harvard Ave.	<i>Joseph Taylor</i>	1-11-2015

Print Name	Address	Signature	Date
Ulla Taylor	1454 Harvard	<i>Ulla Taylor</i>	1-11-2015

Print Name	Address	Signature	Date
William C. Walker	1306 Harvard Ave	<i>Will Walker</i>	1/13/2015

Print Name	Address	Signature	Date
JENNIFER WEBLEY	1370 HARVARD	<i>Jennifer Webley</i>	1/13/2015

Print Name	Address	Signature	Date
Stephen Cole Webley	1370 Harvard Ave.	<i>S. Cole Webley</i>	1/13/2015

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

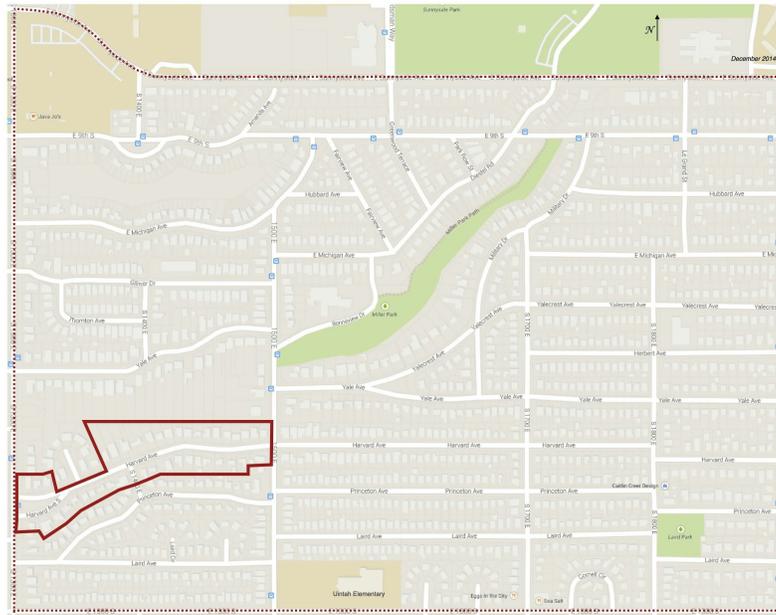
Print Name	Address	Signature	Date

Local Historic District Designation Submittal Requirements - Yalecrest - Harvard Heights

1. Project Description

1. Significance in local, regional, state or national history, architecture, engineering or culture.

The 1300-1500 E. block of Harvard is part of Yalecrest which was placed on the National Register of Historic Places in 2007. Known as part of the subdivision, Normandie Heights, it was the last subdivision to be platted in Yalecrest. It was platted in 1926 with 140 lots. Owner at the time of platting was Bowers Investment Co. Houses were constructed primarily from 1926-1935. "It is distinctive for its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregular shaped lots" (Yalecrest RLS). The homes are each unique and a variety of architectural styles including: English Tudor, English Cottage, Colonial Revival, Neoclassical and French Norman.



2. Physical Integrity

The 1300-1500 E. block has a very high degree of visual cohesiveness and original contributing structures. Of the 41 structures, 95% are considered contributing according to the RLS (note: the RLS omitted 1489 Harvard Avenue).

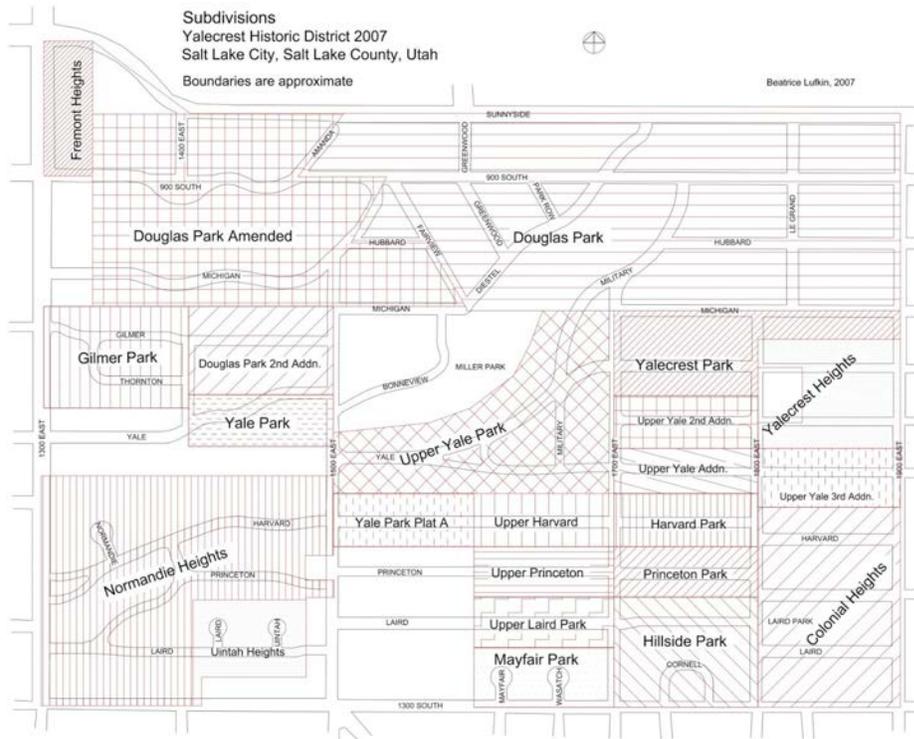
Properties recommended for intensive level research in the RLS:

1. 1389 E. Harvard - built 1929 - French Norman style. Richard Bird / Ezra Taft Benson home.
2. 1407 E. Harvard - built 1929 - French Norman style.

3. 1412 E. Harvard - built 1927 - Backer's French Norman style.
4. 1426 E. Harvard - built 1927 - French Norman style.
5. 1455 E. Harvard - built 1933 Jacobethan with bas-relief on facade

3. National Register of Historic Places

As previously stated, the proposed LHD is within the boundaries of the Yalecrest National Historic Preservation District (#07001168).



4. Landmark Sites



Perhaps one of the most iconic homes in all of Yalecrest, 1389 Harvard is often described as a “storybook” home. Built in 1929 in classic French Norman style with eye-catching steam bent wooden shingles meant to emulate texture and look of the old Reed Thatched roof. The home also has a unique castle-like turret with a stucco and plaster exterior. The original owner was Leo Bird, an advertising executive who established the Bird and Jex Outdoor Advertising Company in Salt Lake City. His firm was a pioneer in bringing the neon sign company to Utah in 1928.

Another prominent owner was Ezra Taft Benson, who served as president of the Church of Jesus Christ of Latter Day Saints and as Secretary of Agriculture in President Eisenhower’s administration. Prior to his work in Washington, D.C., and while serving as an apostle of the LDS Church, President Benson lived at 1389 Harvard between 1948 and 1952.

5. City Planning Policies

According to slc.gov.com, *“The older neighborhoods, buildings and settlement patterns of Salt Lake City define the incremental development of the city, and provide its unique identity and ‘sense of place,’ as well as a solid foundation for its cultural, social, economic and environmental sustainability and ‘livability.’”*

Developed from 1911-1938, Yalecrest shows a deliberate pattern of growth with the organized sectioning of farmland to the platting of subdivisions and planning of lots. Yalecrest is an excellent example of progressive development from one decade to the next, where styles of each subdivision are unique to its era.

Designating the Yalecrest – Harvard Heights adheres to the City’s preservation philosophy adopted by Salt Lake City in 2011, specifically directives number 2 and 3:

“2. Support the designation of new National Register historic districts which provide property owners a significant financial incentive for appropriate re-investment

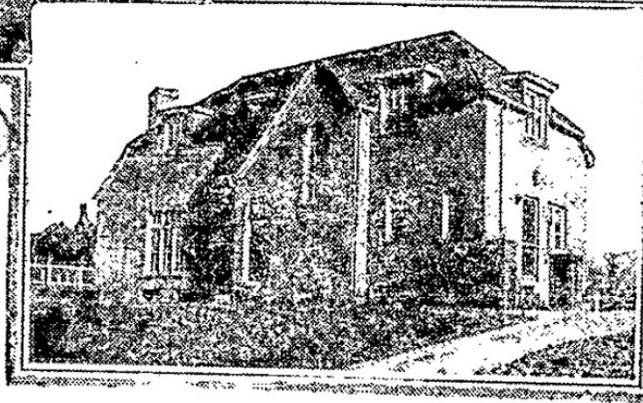
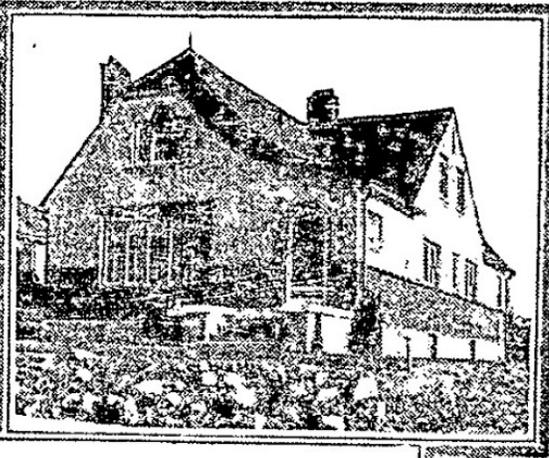
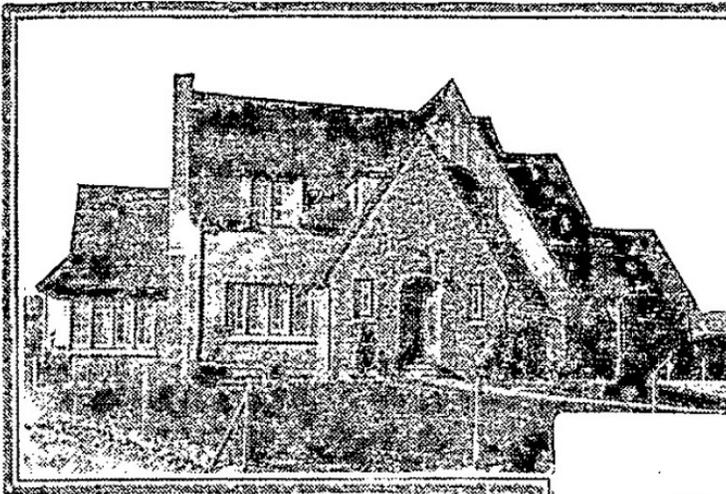
3. Ensure the boundaries of new local historic districts focus on protecting the best examples of an element of the City’s history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and / or cultural features and significant character defining features where possible.”

6. Public Interest

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. No major roads have been built through the neighborhood although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside. Zoning ordinances have restricted commercial building to a few spots on the major streets. Also, the neighborhood avoided the blight common to many urban residential neighborhoods in the 1960s and beyond.

Designating the Yalecrest-Harvard Heights Local Historic District provides not only the homeowners and residents of the district protection from demolition and dismantling of intact historic structures and the resulting loss of character, but also provides 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.

2. Photographs



**77 Homesites
Sold—62
Remain to
Choose From**

These figures offer you convincing evidence of interest and activity in beautiful Normandie Heights. They suggest, too, a rare homesite opportunity for a limited number of families who will choose locations from the lots yet available.

Drive through this charming tract of hill-and-hollow overlooking the valley. See the lovely homes—36 in number—already constructed or under construction. Observe the impressive types of architecture, the landscaped premises and the charm of winding avenues.

NORMANDIE HEIGHTS **Improved and Restricted**

Normandie Heights is already a distinctive neighborhood. Restrictions, \$6500 to \$9500, insure homes of beauty and quality. Lots range in price from \$1300 to \$3500. Each has a frontage of 60 feet or more. Harvard Avenue is curbed, paved and guttered; other avenues are curbed and guttered, with petition on file for balance of paving. Hardwood trees will be planted.

Inquire about our Free Architectural Service to purchasers of sites and builders of homes in this subdivision. We will plan, finance, and build you a home on very liberal terms. A salesman will meet you by appointment.

Le Grand Richards Realty Co.

GENERAL SALES AGENT.

42 South Main.

Phone Wasatch 160.

OWNED AND DEVELOPED
by

Bowers Investment Co.

1033 So. State.

Phone Hyland 2610.



May 1933



1306 East Harvard Avenue

Built 1927

Stucco Plaster / Striated Brick

French Norman

A= Eligible / Architecturally Significant



1309 East Harvard Avenue

Built 1945

Regular Brick / Stone Veneer

Post-WWII: Other

A= Eligible / Architecturally Significant



1316 East Harvard Avenue

Built 1954

Striated Brick / Stone Veneer / Alum/Vinyl Siding

Post-WWII: Other

A= Eligible / Architecturally Significant



1321 East Harvard Avenue

Built 1929 by A. Toronto

Striated Brick / Half Timber

English Tudor

A= Eligible / Architecturally Significant



1326 East Harvard Avenue

Built 1930 by P. Biesinger

Regular Brick / Half-Timbering

English Tudor

B= Eligible



No Photo Available

1332 East Harvard Avenue

Built 1930

Regular Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant

William H. and Marjorie Sweet resided at 1332 East Harvard from 1932-1940. William was secretary-treasurer and later president of the Sweet Coal Company, which was just three miles west of Helper, Utah. It was the first coal camp developed in the Spring Canyon District. Mr. Atlantic Christensen, a Salt Lake dentist, lived in the house for one year in 1931, left for 8 years, and returned to live here until 1950.



1340 East Harvard Avenue

Built 1940

Striated Brick

Colonial Revival

A= Eligible / Architecturally Significant



1346 East Harvard Avenue

Built 1935

Regular Brick / Half-Timbering

English Tudor

B= Eligible



1356 East Harvard Avenue

Built 1928

Striated Brick / Half-Timbering

French Norman / English Tudor

A= Eligible / Architecturally Significant



No Original Photo

1362 East Harvard Avenue

Built 1928

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



1365 East Harvard Avenue

Built 1930

Striated Brick / Half Timbering

English Tudor

A= Eligible / Architecturally Significant

The first owners of this unique architectural home were John Fred and Mabel Pearl Anderson Daynes. Both were widowers and married in 1920. John Fred's father, John Daynes, established a jewelry business in Norwich, England in 1850, prior to coming to Utah in 1862.

John Fred was a world traveler, a member of Rotary Club and the Salt Lake City Chamber of Commerce, and founder and president of a variety of Daynes Companies, including: Daynes Jewelry (president for 54 years), J. Fred Daynes Building Company, Lincoln Opticals Supply Company, Daynes Optical Company and Daynes Music Co. John Fred and Pearl lived in the house until 1953. After Mr. Daynes passed away, Mrs. Daynes continued to live here until 1971 -- a total of 41 years.



1370 East Harvard Avenue

Built 1926 by Bowers Building Company

Regular Brick / Stucco / Plaster

English Cottage

A= Eligible / Architecturally Significant



1373 East Harvard Avenue

Built 1929

Striated Brick

Colonial Revival

A= Eligible / Architecturally Significant



1380 East Harvard Avenue

Built 1932

Asbestos Siding / Stone Veneer

Colonial Revival

A= Eligible / Architecturally Significant



1389 East Harvard Avenue

Built 1929

Stucco / Plaster

French Norman

A= Eligible / Architecturally Significant

This home at 1389 Harvard was built in 1929, reflecting the classic French Norman style of architecture. This two-story home covers 3,742 square feet and includes five bedrooms and four full baths. It is one of the most iconic and most photographed homes in Yalecrest, highlighted by the eye-catching and extraordinary sculptured roof made of Canadian long-grain #1 cedar wood shingles. To maintain the roof,

75 gallons of linseed oil must be applied. In its heyday tour buses would stop in front of the home and it was known as a "storybook home" in a "storybook neighborhood"—one of only five or six so designated in the United States. According to a previous owner, the home was designed by Utah's first female architect.

Several features are original: the roof, the front arched windows, and the underground garage. There are French doors in the living room and the house has more than 50 windows. The exterior of the home is composed of brick and tile overlaid with stucco and, in modern times, a layer of dryvet (pronounced like "live"—it with a d) was added to protect the tile from cracking. During different times the home's exterior was painted gold and then pink.

At one time the home had a huge ballroom on the second floor which included a balcony that overlooked the living room below. It was here where Ingenuus and Dorothy Bentzar—a voice coach and piano teacher, respectively—taught some of the most famous singers and opera stars of the day including Robert Peterson. The space has since been made into three bedrooms.

The original owner was Leo Bird, an advertising executive who established the Bird and Jex Outdoor Advertising Company in Salt Lake City. His firm was a pioneer in bringing the neon sign company to Utah in 1928. He went bankrupt and a gentleman named Maurice Yates bought the home.

Another prominent owner was Ezra Taft Benson, who served as president of the LDS Church and was Secretary of Agriculture in President Eisenhower's administration. Prior to his work in Washington, D.C. and while serving as an apostle of the LDS Church, President Benson lived at 1389 Harvard between 1948 and 1952. In modern times, John C. Pingree, former director of the Utah Transit Authority, his wife and five children lived in the home between 1975 and 2004 and added many remodeling touches including a grand staircase made of wood from a pioneer home in the Avenues and a fireplace that was original to a mansion on South Temple.



1407 East Harvard Avenue

Built 1933

Striated Brick / Cast Concrete

French Norman / Jacobethan

A= Eligible / Architecturally Significant

This castle-like home at 1407 Harvard was constructed in 1932 by and for the first owner, builder/contractor Adolphus Eugene Christensen. This French Norman style home is built with decorative brick and cast concrete walls with terra cotta detailing. It is 3,251 square feet and has a steeply pitched roof. There are four bedrooms (one in the conical tower, second floor) and 3.25 baths. The gardens are formally laid out. For many years there was a gazebo overlooking the Red Butte Creek gully.

Eugene Christensen was a prominent local contractor and a partner in the Ryberg Construction Company. During WW II, Christensen supervised the building of the Geneva Steel plant in Utah Valley and the Wendover Army base. Born in Farmington in 1890, Eugene married Elizabeth Catherine Burton in 1914. When their two-year old son unexpectedly died following an operation, they donated the stained glass window depicting Christ knocking at a door, to the Yale Ward of the LDS Church to honor their son's memory. A lavish wedding and reception was also held at the house when their daughter Elaine, a registered bacteriologist, married a doctor, Joseph Elaine Tanner, from Layton in 1946.

Eugene died in October 1945, at the age of 54, after falling from a horse while deer hunting in Ogden Canyon. He did not immediately seek medical treatment and soon thereafter died of gangrene and internal hemorrhaging at Holy Cross Hospital. His wife Catherine continued living in the house until the 1960s. She was active and prominent in local musical and educational societies, hosting many events in the home and gardens. The house is currently owned by a local attorney.



1412 East Harvard Avenue

Built 1926 by Bowers Building Company

Striated Brick

French Norman

A= Eligible / Architecturally Significant

Built in 1927, this home has the distinction of once being painted bright pink and nicknamed the "Pepto House." Typical of this French Norman style, the lovely home has a circular corner turret, wall dormers that transition into the steeply pitched roof, and decorative quoins at the corners. A unique feature of the home is a bathroom on the upper-level of the turret.

Over the years, the home has had several owners, the most prominent being the Backer Family who owned Backer's Bakery on South Temple. They purchased the home in 1946 and resided here for many years. Mrs. Backer's pastry shop was established in 1941 and is now operated by third generation members of the family. Backer's is famous for its old-world recipes and style of preparing pastries and confections including using old wooden cookie presses brought to America from Germany. They kept the same store design and colors that were original to the shop, so the bakery has maintained its own original charming atmosphere.

In 1999, the home was purchased by Mike and Suzanne Broadbent who have taken great care to restore it to its original 1927 appearance. Interior features of interest include an original Arts and Crafts-era brick fireplace and light sconces which illuminate the fireplace.



1419 East Harvard Avenue

Built 1927 by Bowers Building Company

Striated Brick

Colonial Revival / Neoclassical

A= Eligible / Architecturally Significant



1425 East Harvard Avenue

Built 1927

Striated Brick

English Cottage

B= Eligible

This period revival cottage was built in 1927 and has 3,800 square feet. The style of the home is eclectic, mixing English Tudor style elements that include the steep center gable and multi-pane casement windows with Colonial Revival elements that include the classical-style entry porch.

The original owner of the home was likely Dr. George A. Cochran and his wife Mary. Dr. Cochran was a physician and surgeon who lived here with his family until about 1939 when the house was purchased by Dr. Ulrich Bryner and his wife Virginia, who lived in the house for over twenty years. The home was then purchased by the Busath family who sold the home to Michael and Muffy Ferro in 1999. When the Ferro's purchased this incredible home, they started a major renovation project, which involved every room in the house and took over a year to complete. The architect used for this renovation was Max Smith.



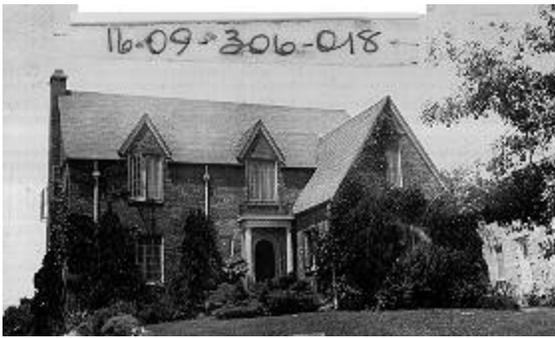
1426 East Harvard Avenue

Built 1926 by Bowers Building Company

Striated Brick / Stucco / Plaster

French Norman

A= Eligible / Architecturally Significant



1433 East Harvard Avenue

Built 1930

Striated Brick

English Cottage / Neoclassical

A= Eligible / Architecturally Significant



1436 East Harvard Avenue

Built 1928

Asbestos Siding

Neoclassical

C=Ineligible/Altered



1437 East Harvard Avenue

Built 1937

Regular Brick / Asbestos Siding

Colonial Revival

A= Eligible / Architecturally Significant



1444 East Harvard Avenue

Built 1927

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



1445 East Harvard Avenue

Built 1926

Striated Brick

English Cottage

A= Eligible / Architecturally Significant



1449 East Harvard Avenue

Built 1930 by R.B. Amundsen

Striated Brick / Half-Timbering

English Tudor / French Norman

A= Eligible / Architecturally Significant



1450 East Harvard Avenue

Built 1929 by Geo A. Biesginger

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



1454 East Harvard Avenue

Built 1926 by Bowers Building Company

Striated Brick

English Cottage

A= Eligible / Architecturally Significant



No Original Photo

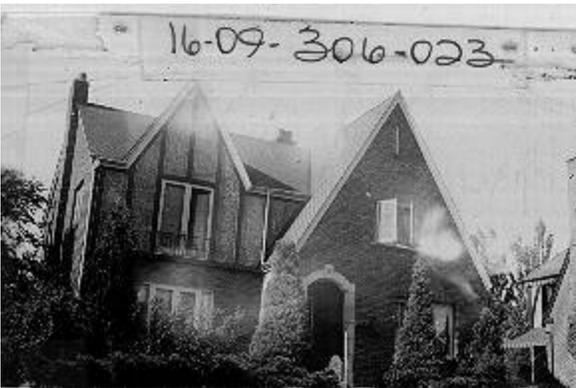
1455 East Harvard Avenue

Built 1933

Stucco / Plaster / Striated Brick / Stone Veneer

English Tudor / Jacobethan Revival

A= Eligible / Architecturally Significant



1465 East Harvard Avenue

Built 1929 by Bowers Building Company

Striated Brick / Half-Timbering

English Tudor

C=Ineligible



No Original Photo

1468 East Harvard Avenue

Built 1929 by R.B. Amundsen

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



1469 East Harvard Avenue

Built 1926

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



No Original Photo

1474 East Harvard Avenue

Built 1931 by R.B. Amundsen

Striated Brick

Neoclassical

A= Eligible / Architecturally Significant



1477 East Harvard Avenue

Built 1926

Striated Brick / Half-Timbering

English Tudor / Bungalow

A= Eligible / Architecturally Significant



1484 East Harvard Avenue

Built 1930 by R.B. Amundsen
Striated Brick / Half-Timbering
English Tudor
A= Eligible / Architecturally Significant



1485 East Harvard Avenue

Built 1935
Striated Brick
French Norman
A= Eligible / Architecturally Significant

This 1485 Harvard Avenue home is an example of large two-story, Eclectic Norman style architecture built with striated and regular polychromatic brick in 1935. It has a number of unique characteristics: a steeply

pitched hip roof with cresting and finials, an octagonal tower on the front façade containing a tall, rounded arched stain glass window, raised entry porch with turned wood supports containing unique scalloped metal on top of the portico, a reinforced polychromatic brick chimney with a wrought iron "L" on the west side and decorative stabilizing rod on the east side, steel casement windows, a unique segmental arched garage door at basement level

Some of the notable owners included Joseph and Gertrude Lawrence who lived in the house from 1936-1944. Joseph was a prominent theatre owner, the most famous of which was the Villa Theatre on Highland Drive which he built with his partner, David K. Edwards. It opened on Dec 23,

1949 and consisted of 1,300 seats in steep stadium style arrangement. The Villa Theatre was the first in Salt Lake City to have a wide screen. In 1958, South Pacific ran for 10 months and in 2001, USA Today named the Villa Theatre one of the 10 best movie theatres in the U.S.

Joseph Lawrence retired in 1955, selling his claim to Fox Theaters. It was then acquired by Carmike in 1993 and underwent major renovations between 1995 and 1996, including refurbishing the famous Villa neon sign. Carmike sold the Villa Theatre in 2004 to the Simantov Rug dealership, which has preserved its magnificent interior.



1487 Harvard Avenue

Built 1931

Cottage / Bungalow

A= Eligible / Architecturally Significant



1488 East Harvard Avenue

Built 1926

Stucco / Plaster

French Norman

B= Eligible



1495 East Harvard Avenue

Built 1930 by R.B. Amundsen

Striated Brick

English Cottage

A= Eligible / Architecturally Significant

Addendum to Harvard Heights LHD Application
Submitted by Amy & Cory Reid - 1477 E Harvard Avenue

Encouraged by the Planning Office, we would like to add the following homes to the application:



1305 E 1300 S
Built 1954
Striated Brick / Formed Concrete
No original photo
A= Eligible / Architecturally Significant



1133 South 1400 East
Built 1937
Neo-Colonial
Stucco / Plaster
A= Eligible / Architecturally Significant