

CITY COUNCIL TRANSMITTAL

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

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

FROM: Jill Remington Love, CED Director

RE: Proposed Yalecrest-Hillside Park Local Historic District Designation (Petition
PLNHLC2015-00697)

STAFF CONTACT: Amy Thompson, Principal Planner
(801) 535-7281, amy.thompson@slcgov.com

COUNCIL SPONSOR: Exempt

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

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

BACKGROUND/DISCUSSION:

Issue Origin: On August 28, 2015, William Lapsley submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest-Hillside Park Local Historic District are generally from 1700 East to 1800 East between Laird Avenue (1190 South) and 1300 South.

Attached is the Planning Director's Report that identifies initial information about the request as required by the Salt Lake City Zoning Ordinance.

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

Stages in the Process

- Application submitted.
- Initial letter mailed to all property owners within proposed district (September 3, 2015)
- Planning report to City Council (**current stage**)

- Property Owner Meeting to seek input from and inform owners about the designation process and ordinance requirements. (pending)
- Community Meeting to seek input from and inform 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)

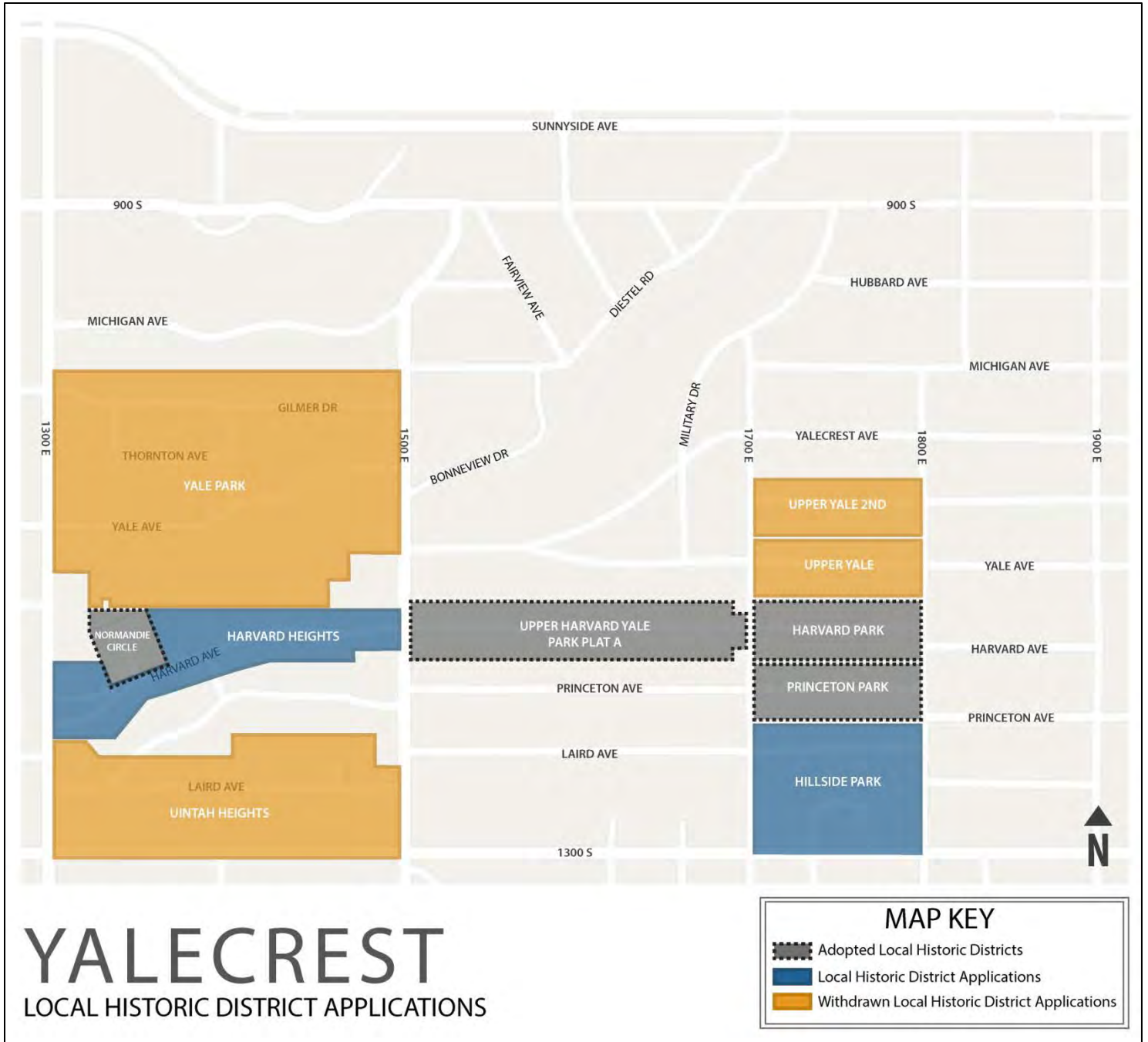


Exhibit 1
Planning Director's Report

Proposed Yalecrest-Hillside Park Local Historic District

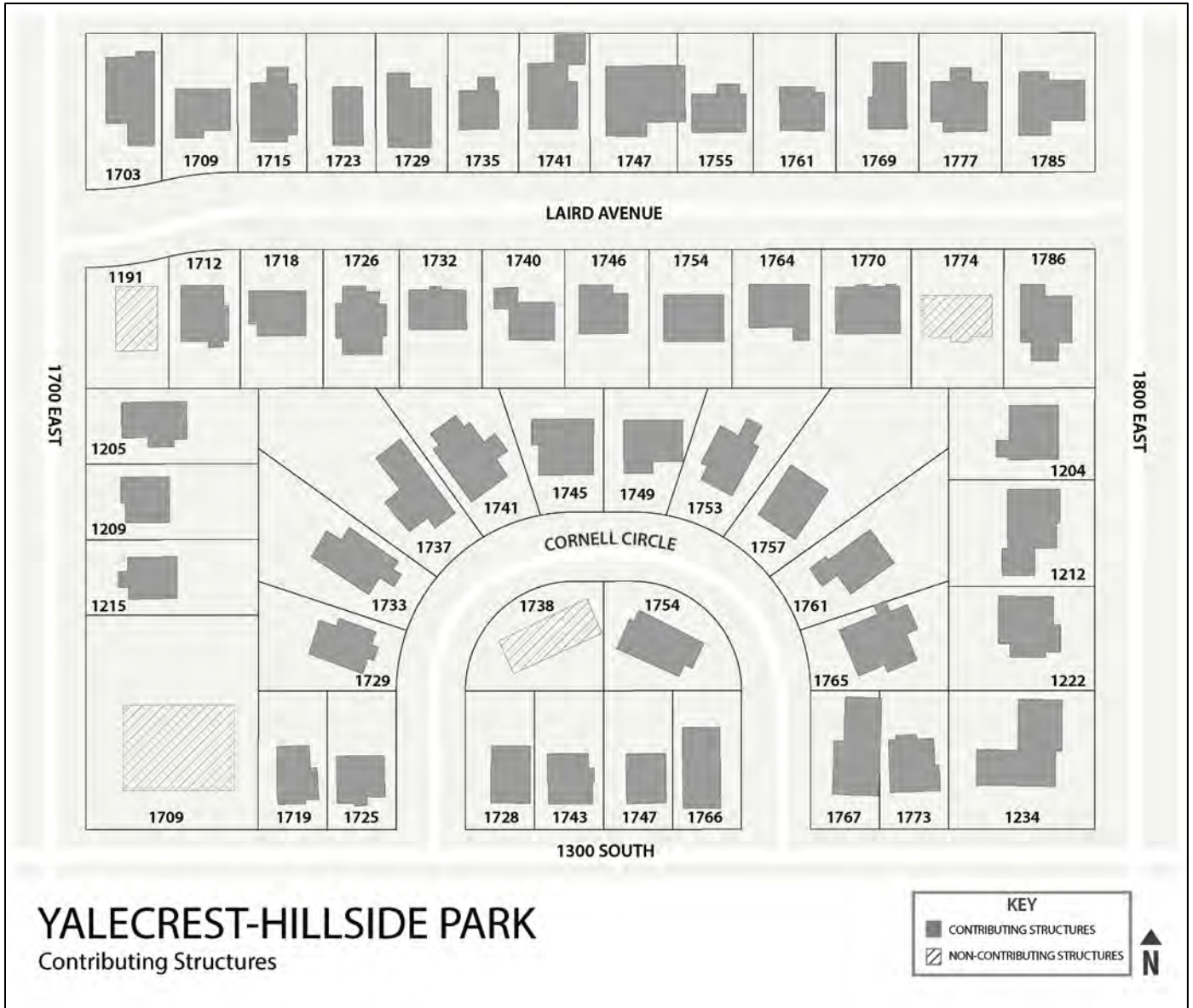


General information:

Proposed District Boundaries	Between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South.
Total Properties	53 principal structures included in the designation (52 homes and 1 commercial property) 53 total parcels.
Zoning	All residential zoned (R-1/5,000) with the exception of 1 commercial zoned (CN) property on the corner of 1300 South and 1700 East.
Support Forms	31 of 52 property owners signed in support of designation (60%) – includes the majority representing each parcel that signed
National Historic District?	All properties are located in the Yalecrest National Historic District

Is there a current historic survey? Yes

A Reconnaissance Level Survey was completed in 2005 and is still valid. The survey shows that of the 53 structures, 49 are rated as contributing (92%), for a total of 4 noncontributing.



Are there adequate funds and staffing to process the application and administer the new district if it is 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 funding and staff resources to process new applications and review and inspect physical changes to properties within local historic districts.

Petition Processing:

The approximate cost of processing the proposed local historic district applications includes costs relating to personnel costs, supplies, and mailing notices. The estimated cost for eight previously proposed local historic districts in Yalecrest is approximately \$30,691.00 (for 419 total parcels). There is a pending application for Yalecrest-Harvard Heights and the Planning Division estimates the cost of processing that petition will be approximately \$4,242.00 for 43 parcels. The Planning Division estimates the cost of processing the Yalecrest-Hillside Park petition will be approximately \$4,076.00 for 53 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-Hillside Park 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-Hillside Park petition is approximately \$965.00.

Each year the City Council allocates approximately \$20,000 to the Planning Division for public engagement costs. This money is in addition to general noticing costs the Division receives. Generally this money is used for public engagement relating to master plans and other large long range types of projects. In 2014, approximately 27% of this money has gone to process the proposed local historic district applications, which do not require an application fee. In the future, the Division may request additional public engagement funds to help pay for these types of applications.

Administering 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-Harvard Heights and Yalecrest-Hillside Park, the number of designated properties in the H Historic Preservation Overlay District in Salt Lake City would increase by 96 properties (or 2%) to 4,986 properties.

On an annual basis, historic preservation applications consist of approximately 40% of all applications the Division receives. Most of the applications are for simple changes and 90% of them are administratively approved. In other words, they do not require a lot of staff time to complete, probably between 1-5 hours of staff time per administrative application.

In addition, the building activity in the Yalecrest neighborhood in general is relatively high compared to the activity of existing local historic districts. Between 2010 and 2013, 246 building permits were issued for the area generally 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	# of Applications from 2010 to 2013	% share of City's building permit activity
Avenues	297	7%
Capitol Hill	119	3%
Central City	47	1%
Exchange Place	1	.023%
South Temple	31	1%
University	59	1%
Westmoreland Place	10	0.23%
TOTAL:	564	6%

The number of building permits for the entire City was 4,268. The building activity in the Yalecrest neighborhood accounted for approximately 6% (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. Additional staff time is anticipated to respond to resident inquiries if the area is designated as a local historic district. The Planning Division may need additional resources to accommodate new properties if these petitions are designated as local historic districts. In the case that this Yalecrest-Hillside Park application along with the previous proposed historic districts are designated, we will expect an increase in the number of historic preservation applications as well as the number of inspections and complaints. Therefore, it is anticipated 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 (April 1987 – Page 14) 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. Historic Preservation policies can be implemented by many tools. Local Designation is one tool to accomplish this goal.

This 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, witnessed by the number of successful tax credit applications, only available for the sensitive rehabilitation of contributing properties. Since 2007, when the area was designated as a National Register Historic District, through 2013, 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 #: PUNHLC2015-00697	Received By: K. Lindquist	Date Received: 9-28-15
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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: 	Date: August 28, 2015
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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

X

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.



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 R E N E HINES	1712 LAIRD Ave	<i>Laurie 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
		<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	1141 S. 1700 E	<i>[Signature]</i>	8/8/15

Print Name	Address	Signature	Date
Joseph Steele	4174 Alvinclai SLC <small>(1204 South 18th East)</small>	<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
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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 Dublinski 1766 Cornell Cr. Tom Dublinski 8/15/2015

Print Name Address Signature Date

To Ann Dublinski 1766 Cornell Cr. Tom Dublinski 8/15/2015

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

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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

Print Name Address Signature Date

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

Print Name Address Signature Date

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

Print Name Address Signature Date

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

Print Name Address Signature Date

~~Laura Hornsby 1747 Laird~~

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



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>	8.24.2015

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/00000011019963/view/146>

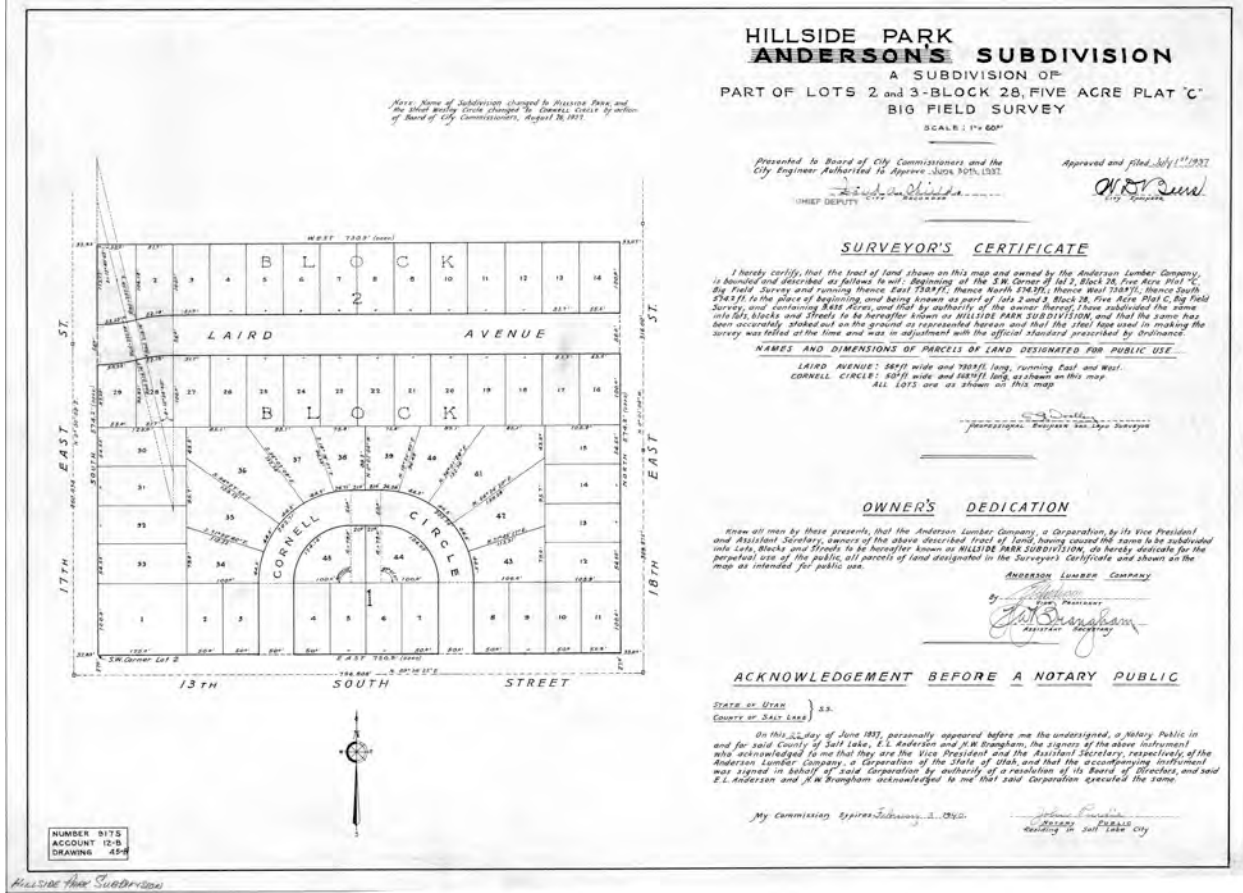
D. Landmark Sites Not applicable

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).

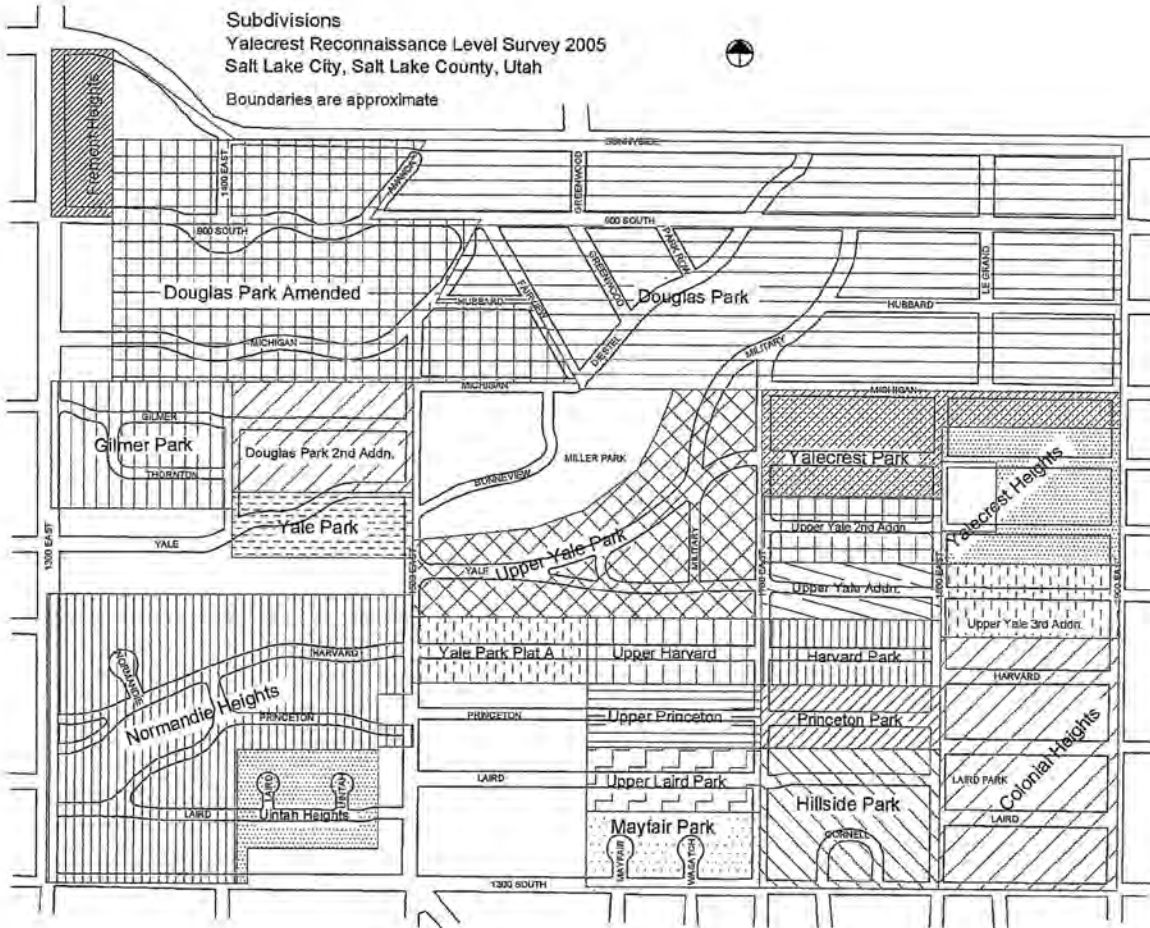
Proposed boundaries of the Yalecrest-Hillside Park LHD include addresses located within 1700 East block of Laird Ave, the west street face of 1700 East from Laird Ave to 1300 South, 1700 East block of 1300 South, 1700 East Cornell Circle and the East street face of 1800 East from Laird Ave to 1300 South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



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)

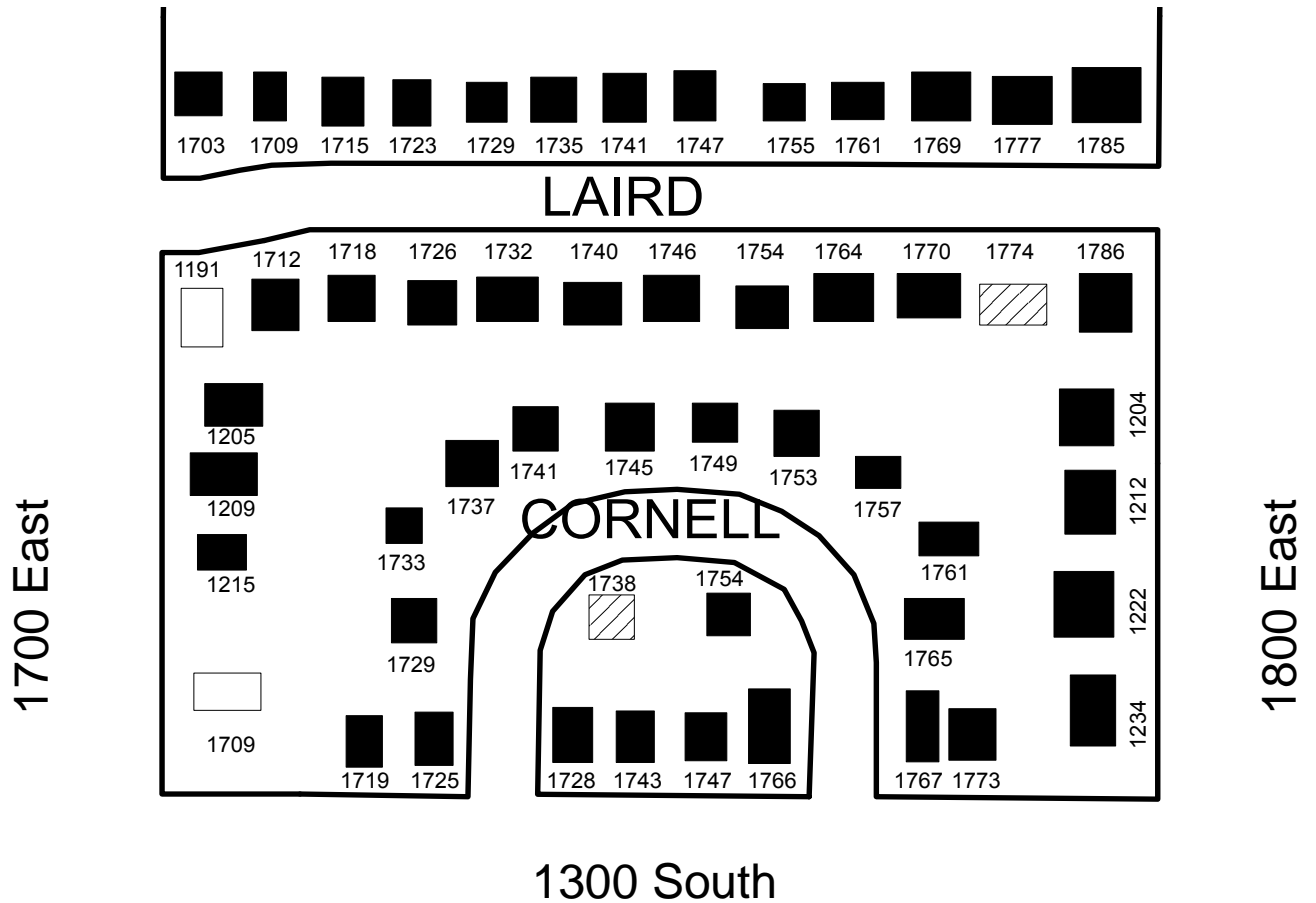
Yale Park Plat A/Upper Harvard (blue)

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)



1709 Laird Ave (2015)



Yalecrest- Hillside Park LHD

Laird Ave

1712 Laird Ave (1940)



1703 Laird Ave (2015)



1715 Laird Ave (1939)



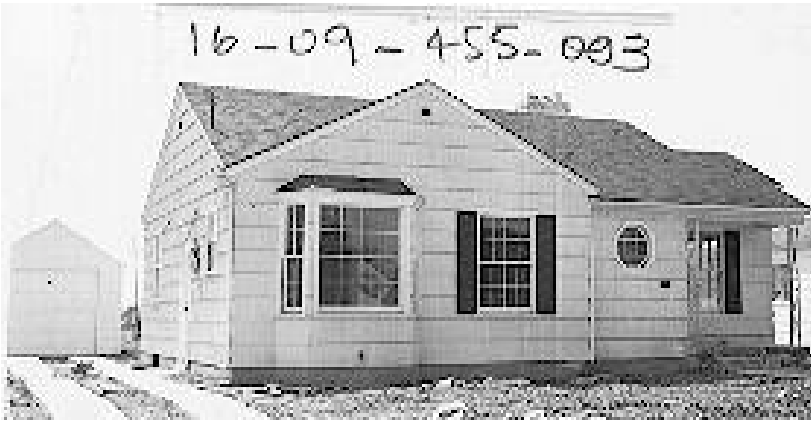
1715 Laird Ave (2015)



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)

1. Lufkin, Beatrice. *Yalecrest Reconnaissance Level Survey 2005*. Utah State Historic Preservation Office.
2. Bungalow architectural design characteristics.
<http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>
3. Yalecrest Compatible Infill Overlay. Sterling Codifier 21A.34.120. December 2005.
http://www.sterlingcodifiers.com/codebook/getBookData.php?id=&chapter_id=49078&keywords=#s928586
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:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald10/id/42906/show/43051/> and Salt Lake Telegram, Dec. 18, 1908:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/tgm1/id/258385/show/258791/>
- 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>