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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 1870s¹. Yalecrest boundaries are represented by 840 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

The 1920s were a period of tremendous growth in Yalecrest with 22 subdivisions platted by a variety of developers. The Bowers Investment Company, a branch of the Bowers Building Company, filed the subdivision papers for Normandie Heights in 1926 with 140 lots, and its houses were built primarily from 1926-35. It is distinctive because of its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots.

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.

1960's and Beyond (1960-2005)

The Yalecrest neighborhood, in general, and Yalecrest-Princeton Heights LHD specifically, avoided the blight common in many urban residential neighborhoods during this era. There was no population pressure as the population of Salt Lake City slightly decreased during this time period.¹² No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Ave. Zoning ordinances restricted commercial building to a few spots on the major streets. While there are 51 original duplexes in Yalecrest, there are none in the proposed boundaries of Yalecrest-Princeton Heights LHD. The original Uintah Elementary School located on 1300 S (outside the proposed Yalecrest-Princeton Heights LHD boundaries) was demolished and replaced by a new structure in 1993. 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 times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance called the Yalecrest Compatible 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. The currently proposed SLC "Affordable Housing Incentive" (AHI) City (2022) aims to increase multifamily housing within ¼ mile of high frequency (every 15 minutes) transportation corridors. UTA has recently changed the frequency of bus route #220 on 1300 E to a 15-minute frequency. All 1300-1500 Blocks of Yalecrest are impacted by this zoning overlay. The AHI zoning overlay allows demolition of single-family housing to create new multifamily housing construction thus making historic single-family houses in the proposed Yalecrest-Princeton Heights LHD endangered to demolition. The listing of Yalecrest on the National Register of Historic Places does not protect against this local zoning. This application seeking a Local Historic District designation is the only current legal option to minimize demolition of historic single-family houses in this established, mature, and historic neighborhood.

The proposed Yalecrest-Princeton Heights Local Historic District (LHD) is located on Block

30 and encompasses the following properties: 1323 E Princeton Ave on the north side of the Princeton as the West boundary, 1136 S 1500 East on the west side of 1500 E as the East boundary and all Princeton Ave properties on the north and south sides of Princeton Ave street face as the North and South boundaries, respectively. The property located at 1150 S 1400 E lies between Princeton Ave and the Harvard Heights LHD (see **APPENDIX A**). Thus, 43 single- family houses are contained within the proposed Yalecrest-Princeton Heights LHD.

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 of Historic Places application for the Yalecrest neighborhood. Much of the information in this document comes from that survey. The proposed Yalecrest-Princeton Heights LHD area contains houses constructed over the time period from 1917(1475 E Princeton Ave) and extending through 1953 (1387 E Princeton Ave) in the historic era.

There is a very high degree of retained historic integrity in the proposed Yalecrest-Princeton Heights LHD according to the 2005 RLS. The vast majority of houses (42/43) were eligible/significant and eligible contributing (97.7%): 69.8% were considered eligible and significant (A) and 27.9% were considered eligible and contributing (B). Only one house, a large 1917 Prairie School house located at 1475 East Princeton Ave, and originally built and owned by JW Phinney, was considered non-contributing (C) or 2.3%. **To date, no residential properties have been demolished with new construction houses in the Princeton Heights LHD**, but the contributory status of each property may have changed since the last assessment in 2005.

Commercial Properties

There are no commercial properties in the Princeton Heights LHD.

Notable Developers, Builders, Architects

The name "Princeton Ave first appears in 1908 in the Polk directory and is associated with development of that street in Normandie Heights subdivision (see **Significant persons in the area** section below). Normandie Heights subdivision was platted for 140 properties in 1926 by the Bowers Investment Co. Yalecrest-Princeton Heights LHD contains 43 single-family residences of the 140 platted parcels in the greater Normandie Heights subdivision. The builder Gaskell Romney was involved in developing Normandie Heights subdivision. He built 10 houses in the proposed Yalecrest-Princeton Heights LHD: 1370, 1404, 1410, 1426,1442,1445,1449, 1450 and 1458, 1465 E Princeton Ave. He was active in Utah, Idaho, California, and worked in Mexico before coming to Utah in 1921. G. Maurice Romney, his son, also did speculative building. Gaskell Romney and his wife, Amy, lived at

1442 Yalecrest and later at 1469 E Princeton Avenue. He is father to George Romney, former Governor of Michigan and presidential candidate and father to current Utah Senator Mitt Romney, former Governor of Massachusetts, former presidential candidate, and current Senator to Utah. Another building company, Bowers Building Co. built 7 houses in the Yalecrest-Princeton Heights LHD: 1333, 1343, 1348, 1353, 1360, 1376 and 1466 E Princeton Ave.

The proposed boundaries of the Yalecrest-Princeton Heights LHD are outlined in red (**APPENDIX A-1**). It will join 6 other LHDs created in Yalecrest: Harvard Park, Princeton Park, Yale Plat A/Upper Harvard, Harvard Heights, Normandie Circle and Douglas Park-I, outlined in blue.

Properties Recommended for National Register Level Research

1465 E Princeton Ave (built 1926). The bowed roof over French doors on an English Cottage architecture was suggested in the 2005 RLS for further research investigation.

Significant Persons in the Area

Yalecrest-Princeton Heights has been home to a variety of early residents who shaped the City's development and economic base: businesspersons, educators, immigrants, widows, senators, lawyers, shopkeepers, physicians, architects, and builders, described below by street address.

1340 E Princeton Ave

State Senator Paul Quayle Callister (1895-1967) and wife Mary Adeline Bramwell (1899-1984) lived in this English Cottage with their four children for 10 yrs (1939-1948). After serving in World War I, Paul Q. Callister was President of Associated Oil and Gas, renamed Premium Oil and Gas. His investors included Jack Vincent, Fred C. Staines, and the Bamberger Group. The company purchased land throughout Utah, Idaho, and Nevada to open 48 service stations. The 1940 US census lists his salary at \$50,000. He was elected State Senator (R) from 1940-1944. During WWII, he started a second company, Premoco, to deal with rationed fuel supplies to maximize fuel allocations.

1345 E Princeton Ave

This 1929 English Tudor and 1349 E Princeton Ave was built by well-known East Bench contractor Samuel Campbell. The James G. McDonald, Jr. family lived here for 10 yrs from 1929 to 1939. James Jr. was treasurer and vice president of J.G. McDonald's Chocolate Company, a wholesale and retail grocery and confectionary business which was founded by his grandfather, John T. McDonald in 1863. James Jr.'s father, James Sr., took over the business at the age of 18 and in 1912 began to specialize in boxed chocolates and cocoa. They innovated the paper-wrapped candy bar. This was the beginning of a new Utah

industry on a large-scale production level. J.G. McDonald Candy Company became world-renowned and was the recipient of over forty-four gold medals and awards, including the highest international award possible, the "Grand Prix for excellence and quality."

1361 E Princeton Ave

LeGrand Pollard Backman and family lived in this 1929 English Tudor for 36 years. Mr. Backman was a prominent Salt Lake City attorney and a senior partner in Backman, Clark, and Marsh Law Firm. He was a member of the Salt Lake City Board of Education for 20 years and president from 1945-56. He was also a member and president of the Utah State Board of Education for 18 years (1952-1970).

1370 E Princeton Ave

Built by Gaskell Romney, this 1926 English Tudor was owned by two notable widowed women who persevered to become notable businesswomen of their own. First, after living in the house for three years, Helen Taylor became a 28 year old widow with a four-year-old daughter. She took over her husband's (Heber C Taylor) job as part-owner of the Taylor-Richards Motor Co. Ford automobile/tractor dealership and continued living here until she remarried, about 14 years later.

Second, in 1943 Georgia Papanikolas was already a widow when she moved into this house. She was born in Greece (1912) and immigrated to the United States, most likely as a "picture bride," when she was 18 yrs old and married Emmanuel "Mike" Papanikolas, a successful businessman in Bingham, Garfield, and Magna with coal, lumber, hardware and real estate companies. She was widowed at age 39 with 7 children in Magna. Ten years later she bought 1370 E Princeton Ave with the help of her son, Gus, for \$5,000 and raised 5 of her children here. Her son Nick, married Helen Zeese, who later became Utah's premier ethnic historian and our country's expert on Greek immigrants.

1377 E Princeton Ave

This 1927 house built by Samuel Cottam is a beautiful and unusual example of a period revival Jacobethan French Tudor. In May 1928 he sold the home to William E. and Louise Day who lived there until William's death in 1947. Mr. Day moved to Salt Lake City from Ohio to become Superintendent of Physical Education for the Salt Lake City Board of Education. The entryway of this house has a fanlight transom and terra cotta surrounds in a quoin pattern (small tabs of cut stone called 'ashlar', projecting into the surrounding brickwork giving it a 'quoin' (pronounced 'coin') effect. This house has a "twin" built by a different builder on 1445 E 900 S.

1404 E Princeton Ave

This 1927 English Tudor was owned by William Cassidy who lived here with his wife

Florence and daughter Mary Lou for 28 yrs. William Cassidy was initially hired as a traffic manager by the family-owned Sweet Candy Co in 1915. He became Vice President of the company in 1941 and President and General Manager in 1947. He holds 2 patents. The Sweet Candy Co is the world's largest manufacturer of salt water taffy but also manufactures 250 different candies, including their innovation, cinnamon bears. Fifteen million pounds of their products are shipped annually. The original business office and manufacturer site at 224 South and 200 West is a Salt Lake City tour stop with an historic bronze plaque.

1405 E Princeton Ave

The Cowan family has lived in this 1938 English Cottage house exhibiting "random course ashlar masonry" for 82 years. Drs. Robert Leland Cowan (1894-1976) and his son, Leland R Cowan (1924-2022) each practiced surgical oncology in SLC. The house is built using "Ashlar masonry," the finest type of stone masonry. It uses finely tooled (dressed) sandstone or limestone in rectangular, cuboid shapes laid in a random course. Leland R. Cowan founded the Leland R Cowan Cancer Clinic in Salt Lake City.

1429 E Princeton Ave

This 1926 "Cape Dutch Colonial" is a unique architectural style house called "Cape Dutch Colonial," a modification of the Amsterdam Cape style and favored in the Western Cape of South Africa. Hugh Barker, Sr. lived here with his family for 6 yrs (1932-1939). He was one of the celebrated first airmail pilots (aerial pony express) in the 1920's servicing mountainous areas in Idaho, Utah, and Nevada. He later became a lawyer and head of his own law firm.

1458 E Princeton Ave

The 1926 English Cottage, built by Gaskell Romney, was home to Lorenzo Snow Young—the grandson of two LDS Presidents, Brigham Young and Lorenzo Snow. He lived here with his wife Ailene and children for 5 yrs (1927-32). He was a locally famous architect designing over 700 buildings over his 40 yr practice. Most notable are those listed on the National Register of Historic Places, including the University of Utah's Kingsbury Hall on President's Circle, and the Granite Stake Tabernacle in Idaho. He also designed the Harold B. Lee Library and Marriot Center (with Bob Fowler 1968) at Brigham Young University, the University of Utah Law and Library building, Olympus and Highland High Schools and The Daughters of the Utah Pioneers Memorial (DUP).

1475 E Princeton Ave

This 1917 Prairie School architecture is a unique architecture style in the Yalecrest-Princeton Heights LHD. Built in 1917, it was owned by Eugene W Kelly 10 yrs from 1932-1942. He was manager of a retail clothing store in SLC.

Distinctive Characteristics of the Type/Period/Method of Construction

Yalecrest-Princeton Heights contains many notable examples of brick English Cottages and English Tudors from famous builders in Salt Lake City.

Importance to Salt Lake City History

Yalecrest-Princeton Heights might be the last block in Yalecrest that has not experienced teardowns, helping it tell the story of Salt Lake City almost a century ago. Historic houses might lack the convenience of modern homes, but living in one and knowing something of the residents who lived there before you, connects you to the neighborhood and to the City. In my house at 1340 E. Princeton, for example, I know that former residents had their wedding receptions in the living room, served in World Wars I and II, sang for events all over the neighborhood, served the community as dentist and doctor, died in childbirth, and played on the back patio with other neighborhood children. I have found their wallpaper and walk on their hardwood floors.

The block where I live is a beautiful example of residential living close to downtown Salt Lake City. Every house on the block is unique and draws a constant stream of admiring dog-walkers, bikers, and runners. Street lights provide safety, and huge mature trees—Ash, Elm, Sycamore, and Norwegian Maple—create a pleasing shaded tree-lined block. Situated between 9th-and-9th and 15th-and-15th commercial areas, and with close access to I-15 and I-80, this block showcases the integrated infrastructure necessary for successful residential living: commercial neighborhood zoning districts that host grocery, pharmacy, restaurants, library, public parks, and schools within walking distance. The residents are proud of this successful planned community and wish to preserve it as an example for generations to come.

Please note that this block was the site of the 6th Annual KEEPYalecrest Historic Home Walking Tour (7 October 2022) which witnessed the largest attendance of any prior walking tour. This widespread interest in and appreciation for historic houses and the persons who lived in those houses continues to build each year as many historic areas throughout the City are lost to demolition.

2. Physical Integrity

The proposed Yalecrest-Princeton Heights LHD is located in a mature tree-lined, rolling-hills western section of Yalecrest.

Contributing Status of Houses in Yalecrest-Princeton Heights LHD

The proposed Yalecrest-Princeton Heights LHD retains a very high degree of historic and physical integrity. The vast majority of houses (97.7%) are eligible/significant (29/43 =

69.8%) and eligible contributing (12/43 = 27.9%)¹. There is only 1 ineligible non-contributing house, or C (1/42 or 2.3%) listed in the 2005 Reconnaissance Level Survey. The majority of houses are of architecturally notable English Cottages (37.2%) and English Tudors (30.2%) built 1920-1930's. To our knowledge, no houses in the Yalecrest-Princeton Heights LHD have been demolished. The number of contributing and non-contributing houses and their eligibility status on each street in the Yalecrest-Princeton Heights LHD is tabulated below.

**Contributing Structure Status of Single-Family Residential Properties
in Yalecrest-Princeton Heights LHD^{a,c}**

Street	A^b	B^b	C^b	D^b	X^b	Total
Princeton Ave	28	12	1	0	0	41
1400 East	1	0	0	0	0	1
1500 East	1	0	0	0	0	1
TOTAL	30	12	1	0	0	43^a
% Total	(69.8%)	(27.9%)	(2.3%)	(0.0%)	(0.0%)	(100%)

^aaccording to the 2005 RLS, there are 43 single family residential structures included in this analysis.

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

^c1926 plat of Normandie Heights lists 104 properties. The Yalecrest-Princeton Heights LHD contains 43 of those 104 parcels, all used as single-family houses.

The number of currently (2022) eligible significant (A) plus eligible contributing structures (B) may have changed due to remodeling projects that alter the street face including; windows, porches, dormers, house heights, roofing materials and/or exterior materials that have altered their contributing status. The number of contributing structures in 2022 remains to be verified by the City Planning Department / Preservation Office and Historic Landmarks Commission.

Building Dates

Houses in the proposed Yalecrest-Princeton Heights LHD were built from 1919 through 1953 in the current historic era. The majority of single-family residences in Yalecrest-Princeton Heights LHD were built in the late 1920's (67.4%) and 1930's (25.6%). The distribution of houses built in different decades from 1910 to 1950's as a function of streets with the proposed LHD are shown in the table below.

**Construction Years^a of Original Single-Family Residences in
Yalecrest-Princeton Heights LHD^b**

Street	1910's	1920's	1930's	1940's	1950's	Total
Princeton Ave	1	29	9	1	1	41
1400 East	0	0	1	0	0	1
1500 East	0	0	1	0	0	1
TOTAL	1	29	11	1	1	43
% Total	2.3%	67.4%	25.6%	2.3%	2.3%	~100%

^aaccording to Salt Lake County Assessor website (www.slco.org/assessor)

^b1428 E Princeton Ave is listed in RLS but no house is associated with the land parcel

Architectural Types

Houses of the Yalecrest-Princeton Heights LHD contain a variety of architectural style types including English Cottage (37.2%), English Tudor (30.2%), Colonial Revival (13.9%), Cape Dutch and Dutch Colonial (4.6%), Jacobethan/French Norman (4.6%), Period/other (2.3%), Prairie School (2.3%), Minimal Traditional/Ranch (4.6%). Tabulation of the house styles as a function of street within the Yalecrest-Princeton Height LHD is shown below.

Architectural Types in Residential Structures^a

Type	Princeton Ave	1400 East	1500 East	TOTAL	%TOTAL
English Cottage	16	0	0	16	37.2%
English Tudor	13	0	0	13	30.2%
Colonial Revival	5	0	1	6	13.9%
Cape/Dutch Colonial	2	0	0	2	4.6%
Jacobethan/French Norman	2	0	0	2	4.6%
Period Revival/Other	1	0	0	1	2.3%
Prairie School	1	0	0	1	2.3%
Minimal Traditional	1	1	0	2	4.6%
TOTAL	41	1	1	43	100%

^aaccording to RLS 2005.

Exterior House Materials

Exterior construction materials of houses in Yalecrest-Princeton Heights LHD are primarily striated brick (58.1%), regular brick (34.9%), stucco/paster (4.7%) and stone (2.3%), with various accompanying materials including half timbering, clapboard, stucco/paster, wood and aluminum/vinyl siding. The distribution of the various exterior construction materials is tabulated below.

Exterior Construction Materials of Residential Structures in
Yalecrest-Princeton Heights LHD^a

Type	Princeton Ave	1400 East	1500 East	Total	%Total
Striated Brick	7	0	1	8	
+Half Timber	13	0	0	3	
+ Stucco/plaster	3	0	0	3	
+Alum/vinyl/wood	1	0	0	1	
subtotal	24	0	1	5	58.1%
Regular Brick	6	1	0	7	
+Half timber	5	0	0	5	
+Clapboard siding	1	0	0	1	
+stucco/stone/veneer	1	0	0	1	
+Terra cotta/half timber	1	0	0	1	
subtotal	14	1	0	5	34.9%
Stucco/Plaster	1	0	0	1	
+B other	1	0	0	1	
subtotal	2	0	0	2	4.7%
Stone	0	0	0	0	
+clapboard	1	1	1	1	2.3%
TOTAL	41	1	1	43	~100%

^a2005 RLS assessment

3. Eligibility Listing on the National Register of Historic Places

As previously stated, the proposed Yalecrest-Princeton Heights LHD is located within the boundary of the existing Yalecrest National Register Historic District established in 2007 (#07001168) and thus is eligible for Local Historic District designation.

4. Notable examples of elements in Salt Lake City's History

The proposed area contains a diverse collection of historically contributing architecture styles: English Cottage, English Tudor, Colonial Revival, Prairie School, Cape and Dutch

Colonial, Ranch, Jacobethan/ French Norman, and Minimal Traditional. In addition, these homes were developed, designed, built, and owned by renowned individuals who contributed to cultural, defense, business, medical, education, and legal aspects of the city, state, and country. 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.

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

Historic Preservation Overlay

[21A.34.020.A \(click here for a link to the Historic Preservation Overlay zoning provisions\)](#)

A. Purpose Statement: In order to contribute to the welfare, prosperity, and education of the people of Salt Lake City, the purpose of the Historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural, or cultural significance;
2. Encourage new development, redevelopment, and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic, and environmental sustainability.

Adopted Master Plans and City Policies

Community Preservation Plan: The City Council adopted the Community Preservation Plan in October 2012. The Plan is the key strategic document that will guide Salt Lake City's preservation efforts into the future. The purpose of the plan is to address the important goals of historic preservation and community character preservation to ensure the continued preservation of the City's neighborhoods. The Plan provides vision and established policies that will help preserve those areas of the City that are uniquely historic and tell the story of the City's historic past. ([Click this link to view the Community Preservation Plan](#))

Relevant Community Preservation Plan Policies

Policy 3.1a: Identify historic resources in the City through the use of surveys that are consistent with the adopted State Historic Preservation Office survey criteria.

Policy 3.2a: Local designation of historic resources should occur where the primary purpose is to protect the historic resources for the public interest and not where the primary purpose is something other than that such as to stabilize a neighborhood or preserve neighborhood character.

Policy 3.2b: The pursuance of new locally designated historic resources should focus on protecting the best examples of an element of the City's history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and / or cultural features and significant character defining features where possible.

Policy 3.2c: Protect exemplary groupings of historic properties as local historic districts.

Policy 3.2d: Local designation should only occur after the City has an understanding of the degree of property owner and public support for the proposed designation.

Policy 3.2e: Local designation of historic properties should only occur, after the City expends resources to inform property owners of the reasons for the proposed designation and what regulations will be included and the incentives offered for local designation.

Policy 3.2h: Prior to local designation, national designation should be pursued to ensure financial incentives are in place for those historic resources that are regulated locally.

Policy 3.2i: Professional reconnaissance level survey work should be completed prior to designating a local historic district because it identifies the number and type of historic resources in an area and provides the information needed when determining the appropriateness for change to a specific historic resource.

Other Adopted City Policy documents addressing the role of Historic Preservation

East Bench Community Master Plan (2017): ([click this link to view the East Bench Master Plan](#))

The proposed Yalecrest-Princeton Height Local Historic District is located within the area covered by the East Bench Community Master Plan. A stated goal of the Urban Design section of the plan is to "enhance the visual and aesthetic qualities and create a sense of visual unity within the community."

The Plan identifies the following elements which detract from the residential character:

- Building remodeling or additions that are not compatible with the design of the original structure or neighboring homes, and
- New structures that are not compatible with the design of surrounding homes.

In the 1987 East Bench Master Plan, Yalecrest is specifically identified for preservation. "The older Harvard-Yale area contains many buildings of architectural and historic 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. The city is in the process of conducting a survey of the community to document sites of architectural and historic significance and to evaluate the potential for establishing a historic district." In the 2017 version of the East Bench Master Plan, Yalecrest is noted for being the oldest historically contributing neighborhood on the East Bench and encourages residents to find a common voice to preserve it using either Local Historic Districts or Conservation Districts.

Urban Design Element (1990): The Urban Design Element includes statements that emphasize preserving the City’s image, neighborhood character, and maintaining livability while being sensitive to social and economic realities. The Plan includes the following concepts:

- Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the City.
- Ensure that land uses make a positive contribution to neighborhood improvements and stability.
- Ensure that building restoration and new construction enhance district character.
- Require private development efforts to be compatible with urban design policies of the city, regardless of whether city financial assistance is provided.
- Treat building height, scale, and character as significant features of a district’s image.
- Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings and the pedestrian.

Salt Lake City Community Housing Plan (2000):

Provide historic preservation education to developers and property owners, including information on technical and financial assistance and incentives.

City Vision and Strategic Plan (1993)

- Restore and adaptively reuse historic resources.
- Develop programs to enhance and preserve the City’s cultural history and character as expressed in the built environment.
- Offer strong economic incentives to stop housing unit deterioration.

Together: Final Report of the Salt Lake City Futures Commission (1998)

- Enforce preservation strategies for buildings and neighborhoods.
- Rehabilitate historic buildings for cultural uses wherever possible.

The proposed Yalecrest-Laird Heights LHD is also currently zoned under the Yalecrest Compatible 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 proposed boundaries of Yalecrest-Princeton Heights LHD (**Appendix A**) represents the southeast corner in Normandie Heights subdivision and 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

To date, 31/43 of the single-family homeowners within the proposed area of Yalecrest-Princeton Heights LHD have signed an application petition in support of opening the process to create a Local Historic District. The overall support on the application is 72%, which greatly exceeds the minimum support of 33% required by the LHD designation ordinance guidelines. Property owners at 1150 S 1400 East were contacted and do not support the local historic designation, but were included at the suggestion of the city Historic Preservation Office.

Residential Support for Local Historic District Designation in
Yalecrest-Princeton Heights LHD

Street	# Property Parcels	# Signatures Supporting ^a	% Support
Princeton Ave	41 ^a	30	73%
1400 East	1	0	0%
1500 East	1	1	100%
TOTAL	43	31	72%

^aone signature was 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-Princeton Heights as Local Historic District (LHD) zoning overlay would minimize the frequent teardowns and demolitions (56 permit filings over the past 27 years) that have plagued Yalecrest in recent years. In addition, the recent Affordable Housing Incentive (AHI) which allows demolition of historic houses for new multi-family housing installation within ¼ mile of high frequency bus transportation (1300 East) has concerned residents of this quiet street. Designation of Yalecrest-Princeton Heights LHD would maintain the historic character and mass/scale of the street face architecture while providing homeowners and district residents the only legal method to minimize demolition and dismantling of intact historic structures that result in loss of neighborhood character. These services are not offered from Salt Lake City to the National Register of Historic Place designation, nor the local City Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance.

A Yalecrest-Princeton Heights LHD designation would 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 English Cottage, English Tudor, Cape Dutch, Dutch Colonial, Prairie, and Jacobethan French Norman architectural styles. In addition, the area will teach future urban developers/builders the

value and sustainability of smaller well-built homes with quality materials that have stood the test of time (100 yrs), the successful layout design of new neighborhoods that include different housing options for singles, empty-nesters, couples, and families that include both small- and medium-sized single-family and multi-family duplexes at various prices. It will aid in the education of designing new successful neighborhoods that include such elements as sidewalks, green space, streetlights, mature shade trees, and proximity to infrastructure necessities such as libraries, grocery stores, restaurants, schools, and child care that encourage walkability and enhance safety from crime. These are the elements that have made Yalecrest a successful and highly desirable neighborhood.

B. Photographs

Original and current photographs of the individual homes in the proposed Yalecrest-Princeton Heights LHD are listed with addresses in **APPENDIX C**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the Lynn Kennard Pershing, resident in Yalecrest, using an iPhone 11 camera..

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 and the Salt Lake County Assessor website. Additional information is on file at the Utah State Historic Preservation Office, Family Search website, and newspaper archives (Salt Lake Tribune and Deseret News). Research material used to prepare this application are listed in **APPENDIX C**. See (<http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>)

D. Landmark Sites Not applicable

E. Boundary Adjustment:

Yalecrest-Princeton Heights LHD is located to the immediate south of Yalecrest-Harvard Heights LHD. The new Yalecrest-Princeton Heights LHD is parallel to Yalecrest-Harvard Heights LHD and both traverse the 1300-1500 blocks of their respective streets, while also including 2 properties; 1150 S 1400 E and 1136 S 1500 E that lie between those streets.

The **boundaries** of the Yalecrest-Princeton Heights LHD containing 43 property parcels are listed below:

West boundary is 1323 E Princeton Ave

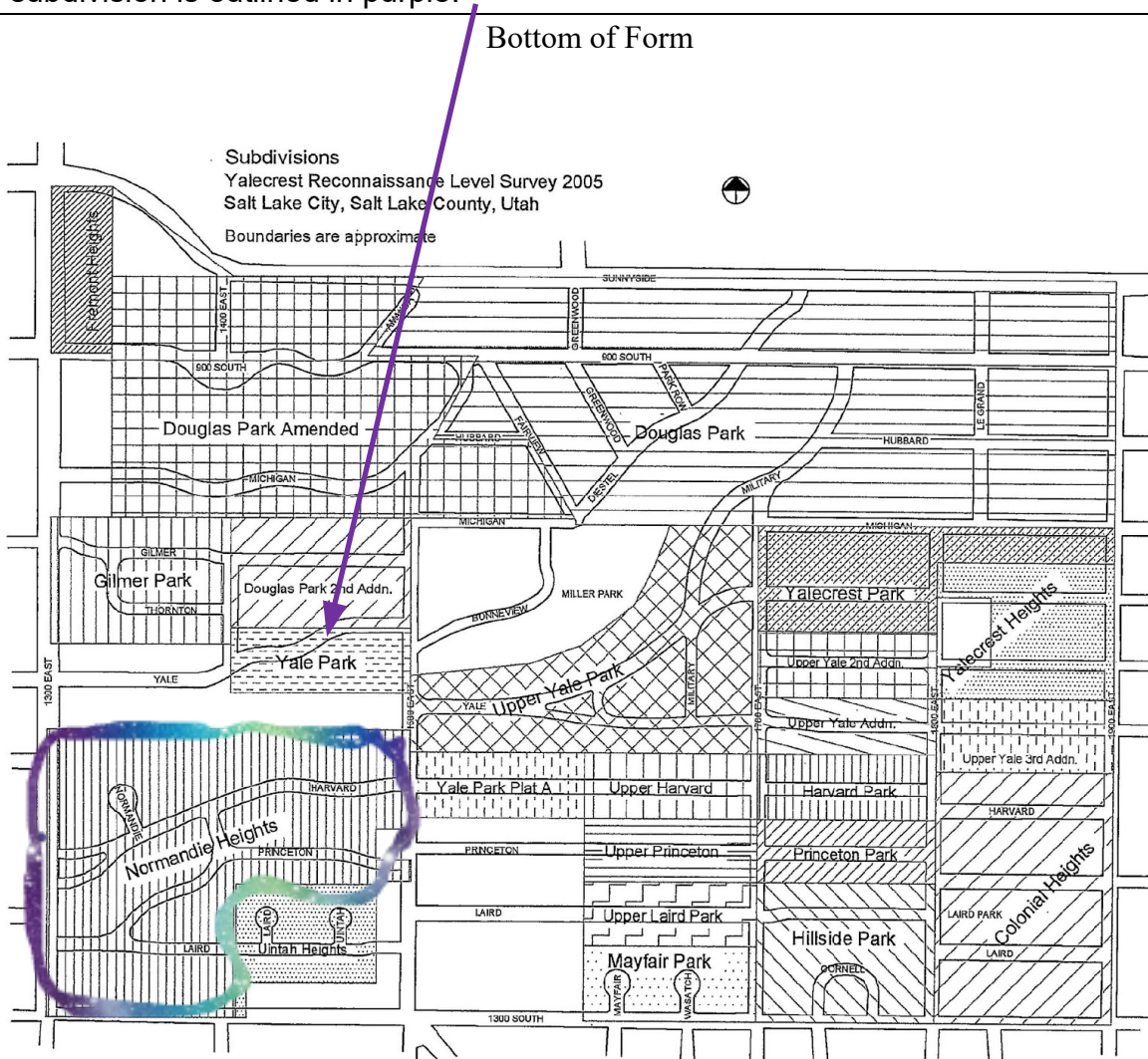
East boundary is demarcated by 1136 South 1500 East and 1490 E Princeton Ave

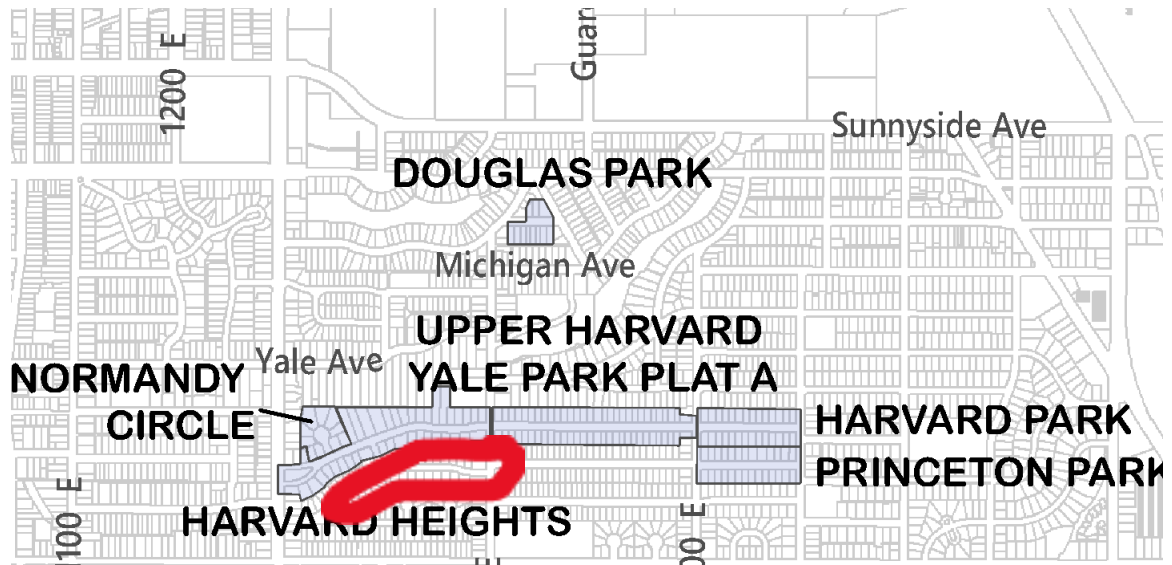
North boundary contains the north side of Princeton Ave containing the odd numbered houses (1323-1475 E Princeton Ave) and 1150 E 1400 East

South Boundary contains the south side of Princeton Ave with the even numbered houses of 1340-1490 E Princeton Ave.

APPENDIX A-1
Original plat of Normandie Heights Subdivision
July 1, 1926, Pr. Lots 2-3, Block 28
Bowers Investment Company

The Normandie Subdivision lies in the southwestern most corner of. The Normandie subdivision is outlined in purple.



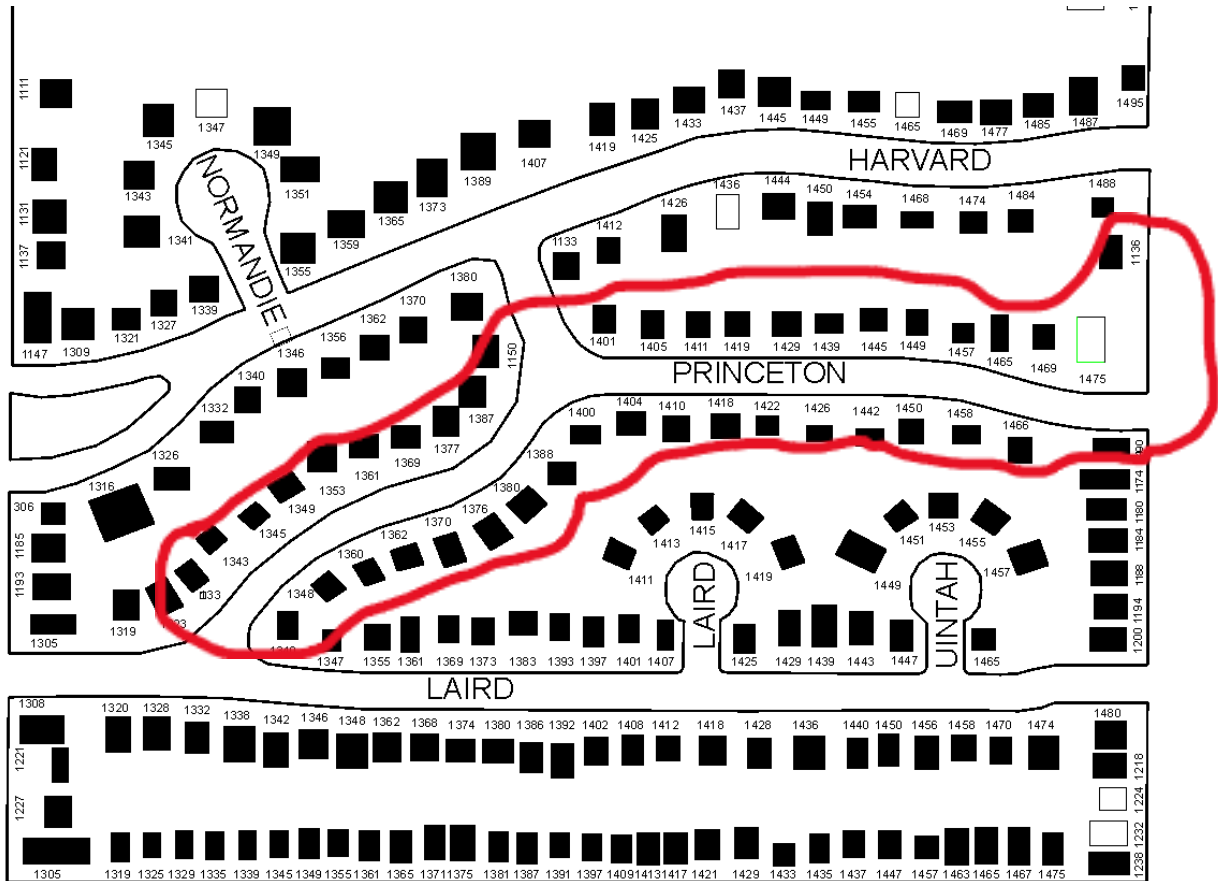


Existing Yalecrest LHDs

- Douglas Park-I
- Normandie Circle
- Harvard Heights
- Upper Harvard Yale Park Plat A
- Harvard Park
- Princeton Park
- Princeton Heights (proposed) outlined in red

APPENDIX A-3

Expanded street map view of the proposed Yalecrest-Princeton Heights LHD boundary adjustment (red outline) within the East Bench Yalecrest Neighborhood



Yalecrest-Princeton Heights LHD (43 parcels) includes the following property addresses
Princeton Ave (41 parcels): 1323-1490 E Princeton Ave
1500 East: 1 parcel, 1136 S 1500 East
1400 East: 1 parcel, 1150 E 1400 East

**APPENDIX B
Contrary Documentation in RLS 2005 and Salt Lake County Assessor**

1. Missing photographs: Original house photographs were not available from the State Historic Preservation Office, nor the SLCounty Assessor website (www.slco.org/assessor)
 - a. 1348 E Princeton Ave
 - b. 1458 E Princeton Ave
 - c. 1466 E Princeton Ave
 - d. 1490 E Princeton Ave

2. Inaccurate original photos on SLCounty Assessor website
 - a. 1422 E Princeton Ave
 - b. 1426 E Princeton Ave
 - c. 1442 E Princeton Ave
 - d. 1450 E Princeton Ave

See separate attached document

1323-1490 E Princeton Ave
1150 S 1400 East
1136 S 1500 East

APPENDIX D
Research Materials (References)

1. Lufkin, Beatrice. *Yalecrest Reconnaissance Level Survey 2005*. Utah State Historic Preservation Office.
2. Yalecrest Compatible Infill Overlay. Sterling Codifier 21A.34.120. December 2005. http://www.sterlingcodifiers.com/codebook/getBookData.php?id=&chapter_id=49078&keywords=#s928586
3. Salt Lake City Community Preservation Plan. October 2012
4. Polk directories 1925-1976, State Historic Preservation Office, www.usppo.utah.gov
5. Family Search app online
6. Salt Lake County Assessor: House information: parcel number, build date, exterior materials, original house photos, www.slco.org/assessor.