



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Michael Maloy, AICP
(801) 535-7118
michael.maloy@slcgov.com

Date: October 8, 2014

Re: PLNHLC2014-00111 Yalecrest – Upper Harvard & Yale Park Plat A Local Historic District Designation
(Zoning Map Amendment)

Zoning Map Amendment

PROPERTY ADDRESS: All parcels on Harvard Avenue between 1500 East and 1700 East, 1108 S 1700 East, and 1134 S 1700 East

PARCEL ID: See Attachment F – Parcel Identification

MASTER PLAN: East Bench Master Plan – Low Density Residential

ZONING DISTRICT: R-1/5,000 Single Family Residential District; YCI Yalecrest Compatible Infill Overlay District

REQUEST: This is a request by Mrs. Vena Childs, property owner, to designate a new local historic district for most of Upper Harvard and Yale Park Plat A subdivisions—except parcels located at 1102 S 1700 East, and 1140 S 1700 East, which do not have frontage on Harvard Avenue. The proposed local historic district is on Harvard Avenue between 1500 East and 1700 East in the Yalecrest neighborhood (see Attachment A – Vicinity Map).

The request is before the Planning Commission because the designation of a local historic district requires the approval of a Zoning Map amendment to apply the H Historic Preservation Overlay District. For this type of application the Planning Commission is required to hold a public hearing and forward a recommendation to the City Council.

RECOMMENDATION: Based on the findings in this report, it is the opinion of Planning staff that the proposal generally meets the applicable standards and therefore recommends that the Planning Commission transmit a favorable recommendation to the City Council to apply the H Historic Preservation Overlay District to all lots on Harvard Avenue between 1500 East and 1700 East (see Attachment E – Motions).

ATTACHMENTS:

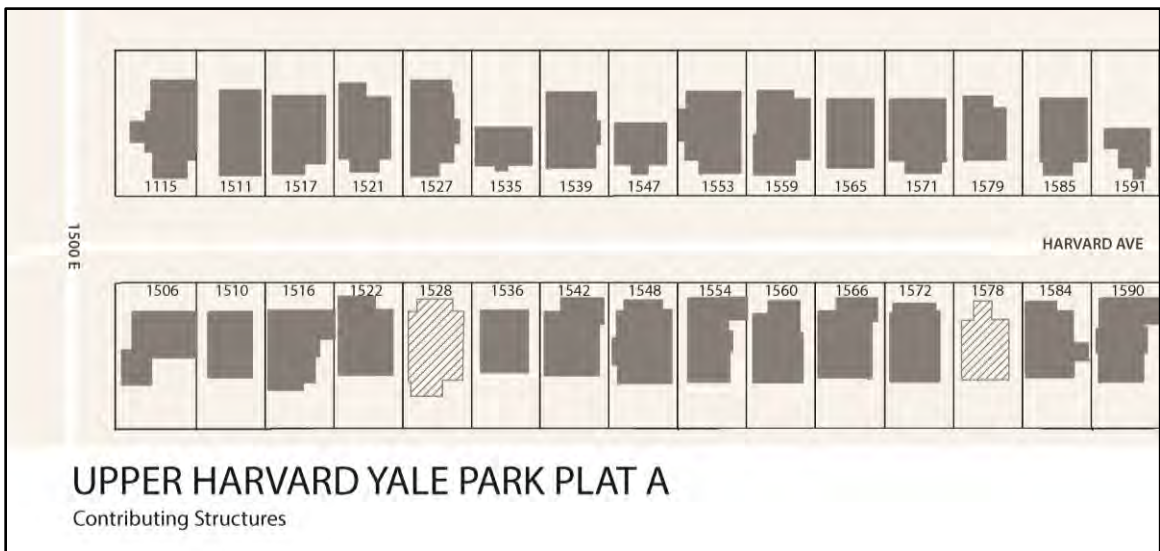
- A. Vicinity Map
- B. Existing Conditions
- C. Analysis of Standards
- D. Public Process and Comments
- E. Motions
- F. Parcel Identification
- G. Application
- H. Declaration of Support

PROJECT DESCRIPTION:

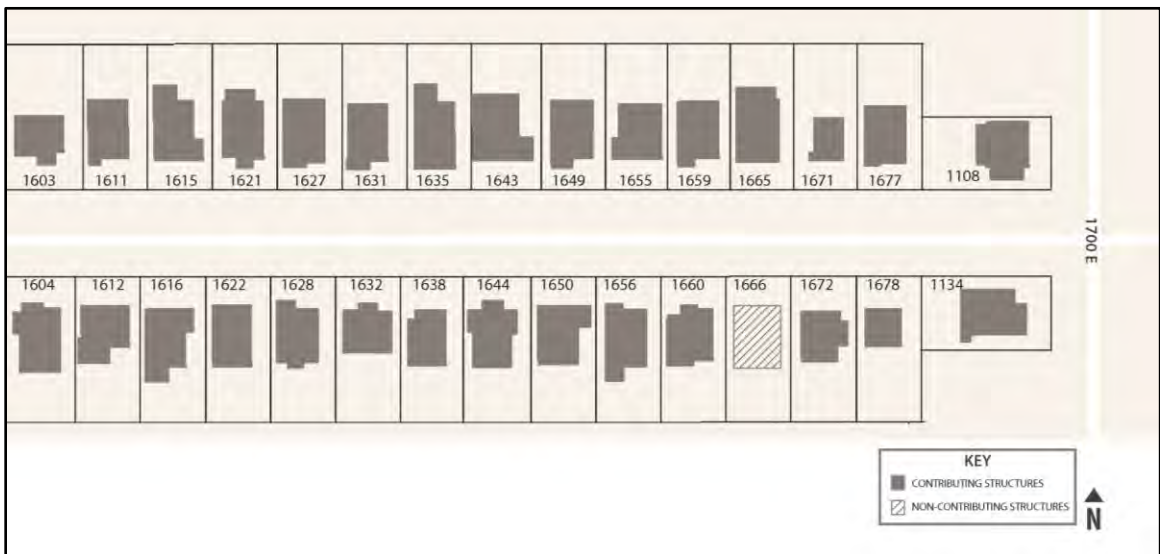
The proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district is located on Harvard Avenue from 1500 East to 1700 East. The proposed district is within the Yalecrest neighborhood, which is generally located between Sunnyside Avenue (approximately 800 South) and 1300 South, and between 1300 East and 1900 East. The Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. At this time, no local historic districts have been established within the Yalecrest National Register Historic District (number 07001168).

The proposed local historic district covers a “two-block” area that includes all homes on the 1500 and 1600 East blocks of Harvard Avenue, as well as two homes located on the block’s easternmost corners at Harvard Avenue and 1700 East (these two homes front onto 1700 East). The two-block section of Harvard Avenue is located within Block 29 of the Five-Acre Plat C of the Big Field Survey.

The subject properties were also included in the 2005 Yalecrest Reconnaissance Level Survey, from which staff produced the following map of “contributing structures” in the proposed district:



1500 Block of Harvard Avenue as per 2005 Yalecrest Reconnaissance Level Survey (Yale Park Plat A)



1600 Block of Harvard Avenue as per 2005 Yalecrest Reconnaissance Level Survey (Upper Harvard)

According to available records, Yale Park Plat A, the 1500 block of Harvard Avenue, was the second subdivision development in the Yalecrest area with substantially all of its homes built within a short span of time. It was platted in May 1915 when Ashton-Jenkins Company, and Builders Loan & Trust, owned the land.

Eleven of the 30 homes on the 1500 block of Harvard Avenue were built in 1915, with all but six of them completed by 1920. Nineteen of the homes are of the Prairie School design; fifteen are single-story Bungalows, and four are two-story structures that use a Four-Square or “box” design.

Upper Harvard, which is the 1600 block of Harvard Avenue, was not developed until 1925—approximately 10 years after the first homes on the 1500 block were built. These lots were owned by Nelson L. Herrick and his brother O.S. Herrick, doing business as Herrick & Co. The first 10 houses on the north side of Harvard (1603 through 1655) and the first eight houses on the south side (1604 through 1644) were built in 1925. All of the houses on the 1600 block were built by Herrick Brothers.

The 18 homes that were built in 1925 are all one-story structures, except for the first one on the north side of the street at 1603 Harvard. This two-story English Tudor home was built by Nelson L. Herrick to be his personal residence. He lived there with his family from 1925 until his death at age 85 in 1972, except for a short time during the Depression era. His wife, Anne Herrick, remained in the house two additional years and sold it in 1974.

The one-story houses on the 1600 block of Harvard were also built in 1925 and demonstrate a transition of architectural styles, moving from Bungalow to a variety of other styles, including English Tudor, Queen Anne, Neoclassical, or Period Cottage (see Attachment G – Application).

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

Issue 1: Petition Support

The petition was initiated by a property owner with the demonstrated support of 16.6% of property owners within the proposed local historic district. The local historic designation process (21A.34.020.C) requires that property owner initiated petitions requesting to create a new local historic district must include signatures of at least 15% of the property owners within the proposed district. Prior to publication of this report, staff received one e-mail and one public comment in support of the petition. More detailed information on communication with property owners and residents are included in Attachment D - Public Process and Comments.

Issue 2: Petition Opposition

Prior to publication of this report, staff received one telephone call from an anonymous resident who opposed the petition citing concerns with additional regulations. Staff also received one letter from a resident, Mr. Dixon Hindley, who requests the petition be rejected based on the following claims:

- **Petition does not balance public interest in preservation and private property rights.** City Code 21A.34.020.C, which is entitled Designation of a Landmark Site, Local Historic District or Thematic Designation, provides the following statement:

Intent: Salt Lake City will consider the designation of a landmark site, or thematic designation in order to protect the best examples of historic resources which represent significant elements of the city's prehistory, 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. The city council shall determine that designation of a landmark site, local historic district or thematic designation is the best method of preserving a unique element of history important to understanding the prehistory or history of the area encompassed by the current Salt Lake City corporate boundaries.

It is the opinion of staff that the statement of intent quoted above is inherently satisfied through compliance with applicable standards of review contained within City Code. Furthermore, the City Council—with the advisory recommendations of the Historic Landmark Commission and Planning Commission—shall determine whether or not the intent has been satisfied (see Attachment C – Analysis of Standards).

- **Petition does not satisfy required level of public support.** When the petition was submitted by the applicant on March 7, 2014, it contained signatures from 16 property owners to study the potential designation of 60 homes as a local historic district—which represented 26.6% of property owners. During the September 4, 2014, Historic Landmark Commission public hearing, Mr. Hindley challenged whether a single signature for property owned by “joint tenants” satisfied the following City Code:

21A.34.020.C.3.b. Petition Initiation for H Historic Preservation Overlay District; Local Historic District or Thematic Designation: A property owner initiating such a petition shall demonstrate support of fifteen percent (15%) or more of the owners of lots or parcels within the proposed boundaries of an area to be included in the H historic preservation overlay district. The mayor or the city council, by a majority vote, may initiate a petition to consider designation of a local historic district or thematic designation. No application fee will be required for a petition initiated by a property owner.

(1) For purposes of this subsection, 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* (italics added for emphasis).

Following the meeting, Paul Nielson, Salt Lake City Senior Attorney, determined that the signatures in question would meet the intent of the ordinance if the petitioner obtained a signed declaration from the joint tenant that the original signature conveyed their support. In response, the applicant obtained six “Declaration of Support” signatures from joint tenants whose partner or spouse signed the original petition. Upon reviewing the signatures, 10 of 60 property owners—or 16.6%—meet the more stringent interpretation of the applicable ordinance (see Attachment H – Declaration of Support).

- **Petition exceeds block face standards.** Mr. Hindley expressed concern that the petition exceeds the maximum length of a “block face” as defined by City Code 21A.62.040, which is entitled Definitions of Terms. The block length of Harvard Avenue between 1500 East and 1700 East is approximately 1,520 feet, while the maximum length of a block face is 1,000 feet. However, the applicable standard of review to designate an area as a local historic district is “. . . a contiguous area with a *minimum district size of one ‘block face’*, as defined in section 21A.62.040 of this title” (italics added for emphasis). Whereas the proposed district size may exceed the minimum standard, the petition is compliant.

More detailed information on communication with property owners and residents are included in Attachment D - Public Process and Comments.

Issue 3: Policy Support

Several Salt Lake City policy documents generally support historic preservation efforts. The Community Preservation Plan and the East Bench Master Plan specifically address preservation and the protection of architectural and character defining features found in the Yalecrest neighborhood.

The Community Preservation Plan places a high priority on providing additional regulations to control demolitions and ensure compatible new development within the Yalecrest neighborhood.

The East Bench Master Plan states that “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 Upper Harvard and Yale Park Plat A subdivisions subdivision is within this area.

Issue 4. Protection of Historic Resources

The houses in the Upper Harvard and Yale Park Plat A subdivisions have retained a high degree of architectural integrity, although there is concern that the existing zoning and the National Register designation of the Yalecrest neighborhood do not provide sufficient protection of the historic architecture found in the Upper Harvard and Yale Park Plat A subdivisions.

In 2005, Salt Lake City adopted the Yalecrest Compatible Infill Overlay (YCI) district to establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community. Some property owners are concerned that the YCI does not include design standards which address appropriate exterior alterations in the context of maintaining the historic integrity or structures in the area.

The H Historic Preservation Overlay district that would be applied to the Upper Harvard and Yale Park Plat A subdivisions if the local historic district is approved adds an additional layer of regulation that requires design review for exterior alterations and imposes stringent regulations on demolition of contributing buildings.

The Yalecrest neighborhood was designated to the National Register of Historic Places in 2007. Being listed on the National Register is an honorary designation that provides property owners with the ability to seek state and/or federal tax credits for appropriate repairs or restoration work on contributing buildings. The National Register designation provides incentives for appropriate alterations but provides no protection from demolition or additions that may not be compatible with the historic character of the area. National Register status, or eligibility thereto, is also one ordinance standard for consideration in the designation of a new local historic district (21A.34.020.C.10).

Issue 5. Contributing Status

The homes in the Upper Harvard and Yale Park Plat A subdivisions are relatively intact and maintain a high level of historic integrity. Some properties have building additions within the rear yard, but only 2 have second story additions, and only 7 of the 60 homes have an altered façade. However, 1 home (1547 Harvard) was recently demolished. Of the 59 remaining homes, the Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicated that 56 homes (93%) are rated as contributing (50 rated A, 6 rated B) and only 3 homes (5%) are rated as non-contributing (C). It should be noted that, pending further review by the Historic Landmark Commission, 1506 Harvard may be reduced from an “A” to a “C” due to a large addition visible from 1500 East, which may be inconsistent with preservation guidelines.

DISCUSSION:

As discussed above, the applicant submitted a request to designate the Yalecrest-Upper Harvard and Yale Park Plat A local historic district to provide additional protection for the historic architecture of the subdivision. This request was considered by the Historic Landmark Commission on September 4, 2014. The Historic Landmark Commission found that the proposal met the local historic district designation criteria (21A.34.020.C.10) and recommended that the City Council approve the request. [\(Click link to view Historic Landmark Commission Staff Report.\)](#)

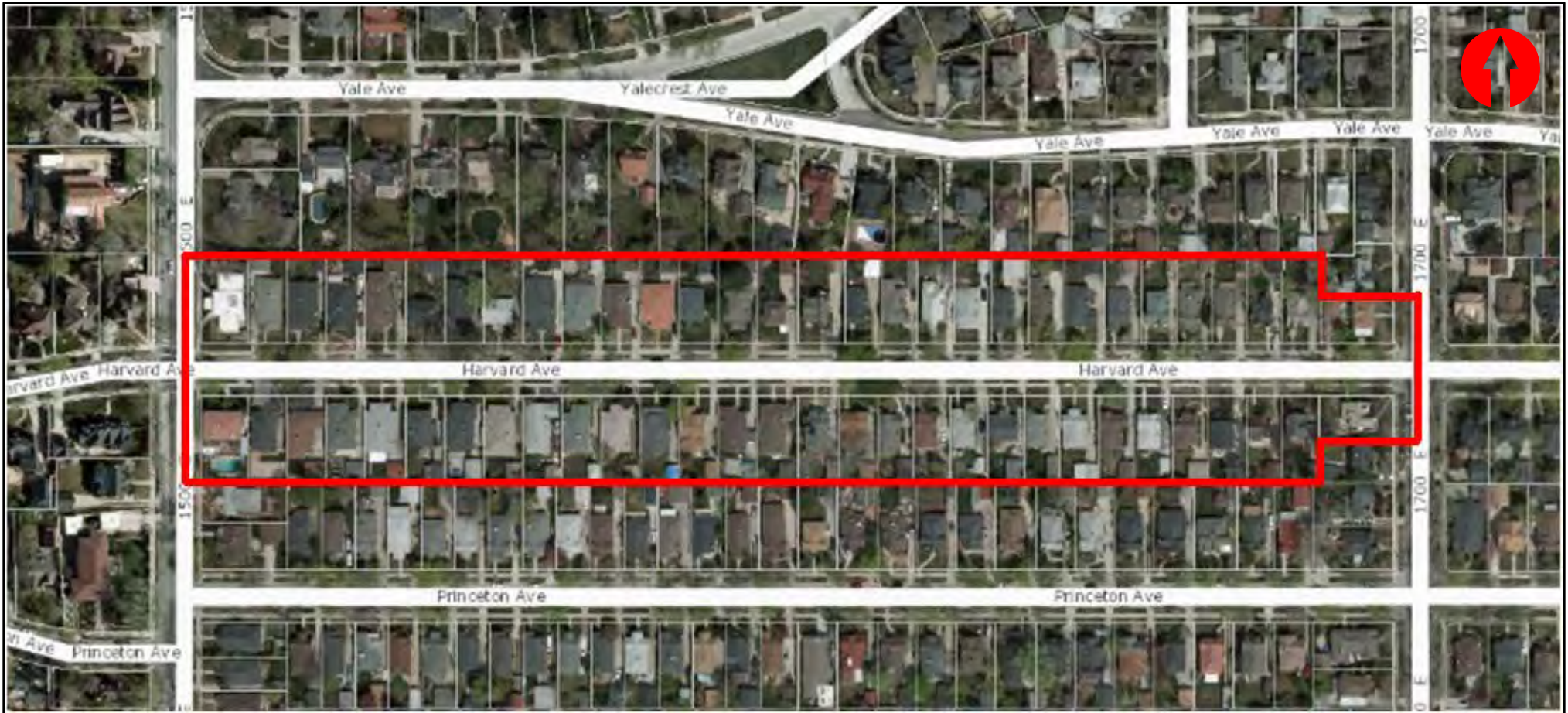
Because creating a local historic district requires that the Zoning Map be amended by adding the H Historic Preservation Overlay district, the Planning Commission must hold a public hearing and make a recommendation to the City Council. Based on the analysis of the Zoning Map amendment standards (see

Attachment C – Analysis of Standards) staff recommends the Planning Commission recommend approval of the proposed Zoning Map amendment.

NEXT STEPS:

After the Planning Commission makes a recommendation to the City Council, the local historic district **designation provisions require that a “Public Support Ballot” be sent to all property owners** within the proposed local historic district. Property owners have thirty days to submit their ballot to the City to help determine what level of support exists for creating the new local historic district. Once the ballots are counted, the Planning staff will transmit to the City Council the recommendations of the Historic Landmark and Planning commissions and the results of the public support vote. If a majority of property owners who submitted ballots are in favor of the proposed designation, the City Council may approve the new local historic district with a majority vote (4 of 7 Council members voting in favor). If a majority of the property owners who submitted ballots are against the designation, the City Council can only approve the new local historic district if a super-majority of Council members (5 members) vote in favor of creating the new local historic district.

ATTACHMENT A – VICINITY MAP



ATTACHMENT B – EXISTING CONDITIONS

Legal Description of Potential Historic Preservation Overlay for Proposed Yalecrest – Upper Harvard and Yale Park Plat A Local Historic District

Beginning at the Southwest Corner of Lot 15, Block 1, Yale Park Plat A, a subdivision of Lot 5, Block 29, 5 Acre Plat C, Big Field Survey and running thence North 287.1 feet along the east right of way line of 1500 East Street; thence East 759.0 feet along the north line of Yale Park Plat A Subdivision to the Northwest Corner of Lot 1, Upper Harvard Subdivision of Lot 18, Block 29, 5 Acre Plat C, Big Field Survey; thence East 759.0 feet along the north line of Upper Harvard Subdivision to the west right of way line of 1700 East Street; thence South 287.1 feet along said west right of way line; thence West 759.0 feet along the south line of the Upper Harvard Subdivision to the Southeast Corner of Lot 1, Block 1, Yale Park Plat A subdivision; thence West 759.0 feet along the south line of Yale Park Plat A subdivision to the point of beginning.

Contains 10 acres.

Historic Preservation Overlay

21A.34.020.A Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H 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. ([Click link to view Historic Preservation Overlay District regulations.](#))

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 link to view 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.

Appendix A (Historic Districts and Sites Field Analysis) of the plan recognizes that Yalecrest retains a high degree of integrity and accords the neighborhood a high priority for stronger protections to control demolitions and teardowns.

Other Adopted City Policy Documents that Address the Role of Historic Preservation:

East Bench Community Master Plan (1987)

Harvard Park 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. ([Click link to view East Bench Master Plan.](#))

The East Bench Community Master Plan also states, “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.”

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.

ATTACHMENT C – ANALYSIS OF STANDARDS

21A.50.050 Standards for General Amendments

Approval Standards: A decision to amend the Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following standards:

1. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;

Analysis: 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.** The Community Preservation Plan assigned a high priority to develop stronger regulations to protect against demolitions and ensure compatible new development in the Yalecrest neighborhood.

In addition, the Community Preservation plan includes policies on focusing historic preservation efforts on protecting the best examples of elements **of the City's History, development patterns and** architecture. Yalecrest has the highest concentration of Period Revival style homes in Utah. Based on the contributing status ratings discussed previously, 55 or 56 of the 60 homes—depending on reclassification—in Upper Harvard and Yale Park Plat A would be rated as contributing buildings and at least 49 of the 60 homes would be considered architecturally significant.

The East Bench Master Plan acknowledges the architectural and historic significance of the older Harvard - Yale area of Yalecrest and recommends designating a local historic district in this area to require the review all new buildings, additions, or alterations for compatibility with established neighborhood character.

Finding: The designation of the proposed Yalecrest - Upper Harvard and Yale Park Plat A local historic district is generally consistent with purposes, goals, objectives, and policies of the City adopted planning documents. Specifically, the Community Preservation Plan and the East Bench Master Plan are supportive of the creation of new local historic districts in the Yalecrest neighborhood.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.

Analysis: The purpose of the H 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.

Local historic district designation generally requires that all exterior modifications to buildings, new construction and demolition to be consistent with the provisions of the Historic Preservation Overlay standards. This type of design review ensures that future changes to properties within local historic districts will not detract from the historic integrity of the district. Designation of the proposed local historic district is consistent with the stated purpose of the Historic Preservation Overlay district.

Finding: Designating Yalecrest - Upper Harvard and Yale Park Plat A as a local historic district by applying the Historic Preservation Overlay district helps to ensure the preservation of the neighborhood, and thus furthers the purpose statements of the zoning ordinance.

3. The extent to which a proposed map amendment will affect adjacent properties.

Analysis: Approving the proposed Zoning Map amendment will have no direct impact on adjacent property. The Historic Preservation Overlay district does not change the type of land use allowed by the underlying R-1/5,000 zoning district. The proposed local historic district will remain a single family residential district but exterior alteration of the homes will be subject to the additional standards of the Historic Preservation Overlay district.

Finding: The proposed Zoning Map amendment will not have any additional effect on adjacent properties.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and

Analysis: The Upper Harvard and Yale Park Plat A subdivisions have two existing overlay zoning districts. The Groundwater Source Protection Overlay seeks to ensure that the quality of groundwater is protected. The Yalecrest Compatible Infill Overlay is designed to provide additional requirements to encourage compatible new development in relation to the existing character and scale of the neighborhood.

The proposed map amendment would not conflict with the purposes and provisions of the Groundwater Sources Protection overlay district. The Historic Preservation Overlay district would introduce a more detailed level of review to ensure that development within the area would be compatible with the character and scale of the homes in the proposed local historic district. If there is a conflict between the provisions of the H Historic Preservation overlay district, the Historic Landmark Commission has the authority to allow changes in height and setback requirements to ensure compliance with the historic district standards and compatible development within the district ensuring that the purpose of each overlay district is met.

Finding: The proposed map amendment would not be in conflict with the purposes and provisions of the Groundwater Source Protection Overlay or the Yalecrest Compatible Overlay.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Analysis: All public facilities and services are available.

Finding: Existing utility services are adequate for the area and designed in a manner that will not have an adverse impact on adjacent land uses or resources.

ZONING MAP AMENDMENTS

21A.50.050: A decision to amend the text of this title or the Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. In making a decision to amend the Zoning Map, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	The proposal is consistent with the stated purposes, goals, objectives, and policies of the City as identified in the Community Preservation Plan, East Bench Master Plan and the other plans discussed in this staff report.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	The Zoning Map amendment is consistent with the purposes of the H Historic Preservation Overlay district
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	The proposed Zoning Map amendment will not have any additional effects on the adjacent properties
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	The proposed Zoning Map amendment will not affect the administration of the Groundwater Source Protection Overlay and will be complimentary to the provisions of the Yalecrest Compatible Overlay.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, storm-water drainage systems, water supplies, and wastewater and refuse collection.	Complies	The proposed amendment has all utility and public services necessary to serve the properties and is consistent with this standard.

ATTACHMENT D – PUBLIC PROCESS AND COMMENTS

Public Outreach Meeting:

On July 31, 2014, the Planning Division met with owners of property located within the proposed Yalecrest - Upper Harvard and Yale Park Plat A local historic district. The purpose of the meeting was to inform the property owners about the designation process and to discuss how local historic district designation will impact the property owners. The meeting included discussion regarding the process for obtaining a Certificate of Appropriateness, the historic preservation standards, design guidelines and processes, the economic impact of historic designation and tax incentives available for historic rehabilitation. Approximately twelve property owners and a few other interested individuals attended this meeting. Most in attendance were in support of the designation. However, a few property owners were concerned about increased regulation.

Salt Lake City Planning Open House Meeting:

On August 21, 2014, an open house meeting was held at the City & County Building. All property owners and residents with 300 feet of the proposed local historic district, as well as those individuals on the Planning Division e-mail listserve were notified of the open house. Staff received comments from three property owners that favored approval of the proposal, and one attendee expressed concern.

Historic Landmark Commission Meeting:

The Historic Landmark Commission held a public hearing to consider the designation of the proposed Yalecrest – Upper Harvard and Yale Park Plat A local historic district on September 4, 2014. The Commission voted unanimously to recommend that the City Council adopt an ordinance to create the proposed historic district. Draft minutes of the September 4, 2014 Historic Landmark Commission meeting are included below.

Correspondence:

As previously described, staff received one e-mail and one written statement in support of the proposal, and one letter and one telephone call against. No other public correspondence relating to this proposed local historic district designation has been received at the time of publication of this report. Staff will forward any information received later to the Commission. Correspondence that was included in the Historic Landmark Commission staff report has not been included in this staff report ([Click link to view Historic Landmark Commission Staff Report.](#))

Historic Landmark Commission
Draft Minutes
September 4, 2014

AGENDA ITEM 2

[5:52:34 PM](#)

Yalecrest - Upper Harvard & Yale Park Plat A Local Historic District: A request by Vena Childs (property owner) to create a new local historic district for the Upper Harvard and Yale Park Plat A subdivisions through the zoning map amendment process. The properties are located on Harvard Avenue (approximately 1155 South) between 1500 East and 1700 East. All of the properties are zoned R-1/5,000 (Single-family Residential District) and are located in Council District 6 represented by Charlie Luke (Staff contact: Michael Maloy at 801.535.7118 or michael.maloy@slcgov.com.) Case number PLNHLC2014-00111

Mr. Michael Maloy, Principal Planner, gave an overview of the proposal as outlined in the staff report (located in the case file). He stated staff was recommending that the Historic Landmark Commission forward a favorable recommendation to the City Council regarding the petition.

Ms. Vena Jensen Childs, applicant, stated she was happy and honored to be the applicant for the petition. She stated in 2015, eleven of the homes on the street would be one hundred years old. Ms. Childs gave a history of the properties, the development of the area and stated it was important to protect the area from further demolition and loss.

[5:59:25 PM](#)

PUBLIC HEARING

Acting Chairperson Brennan opened the Public Hearing.

Mr. Dixon Hindley stated he was against the petition as it failed to analyze property rights versus historical value and a study should be done to compare the two. He stated the petition did not meet the minimum signature requirements and block face requirements for initiation. Mr. Hindley asked the Commission to deny or table the petition for further discussion.

Ms. Coffey stated the City Council would address the issue of property rights versus preservation values. She stated preservation was an adopted policy of the city, there were criteria for the designation of historic districts and economics were not one of the criteria. Ms. Coffey stated the Historic Landmark Commission generally reviewed the integrity of the historic structures. She reviewed the ballot process that allowed for the City Council to weigh the value of property rights. Ms. Coffey reviewed the three ways to initiate a petition and that the subject petition met the standards. She reviewed the criteria for the size of a district and how boundaries were determined.

Mr. Maloy stated there was no maximum for the size of a district. He stated throughout the report the district was referred to as a two block pattern. Mr. Maloy stated there were sixteen of the sixty properties that signed the petition therefore it met the minimum standard for property owner signatures to initiate the petition.

Mr. Hindley stated the city ordinance required more than fifty percent of the record owners of each parcel be obtained to reach the minimum fifteen percent of the parcels on the block to sign the petition. He stated the twenty seven signatures did not constitute more than fifty percent of the property owners of each parcel. Mr. Hindley stated the definition of a block face did not include a two block area.

The Commission asked that Mr. Dixon speak with staff to clarify and answer his questions.

Mr. Hindley asked if the petition would continue or be tabled.

Acting Chairperson Brennan stated the petition met the standards of approval for the Historic Landmark Commission.

Acting Chairperson Brennan closed the Public Hearing.

The Commission stated they were being asked to forward the petition to the City Council and not give a final decision therefore; there would be more time for issues to be addressed and resolved. They stated the petition met the standards for review under the Historic Landmark Commissions purview.

The Commission discussed the tree canopy in the neighborhood. **They stated that it was not the Commission's** purview to determine if a house in the area would add to or take away from the value of the surrounding homes, it was clear that the whole neighborhood was in jeopardy and should be protected with the proposed historic district.

[6:11:19 PM](#)

MOTION

Commissioner Shepherd stated regarding PLNHLC2014-00111, based on the findings listed in the staff report, testimony and information presented, he moved to forward a recommendation to the City Council to designate a new local historic district for the Yalecrest-Upper Harvard and Yale Park Plat A subdivisions. Commissioner Richardson seconded the motion. The motion passed unanimously.

Ms. Coffey stated there are several opportunities to speak to these petitions the next one being the Planning Commission meeting on September 24, 2014.

Acting Chairperson Brennan reviewed the appeals process and stated an appeal could be submitted after the City Council made its final decision.

September 12, 2014

COPY

Wilf Sommerkorn
Cheri Coffey
Michael D. Maloy
Salt Lake City
Community and Economic Department
Salt Lake City Planning Department
Thomas Brennan
Historical Landmark Commission
451 S. State St. #406
P. O. Box 145480
Salt Lake City, Utah 84114-5480

Re: Notice of errors in the process regarding the Yalecrest-Upper Harvard and Yale Park Plat A petition for historic district designation.

1. Dixon Hindley appeared before the Honorable Salt Lake City Historical Landmark Commission on September 4, 2014 on behalf of the owners, H. D. and E. D. Hindley, of a property located at 1671 Harvard Avenue affected by the Yalecrest-Upper Harvard and Yale Park Plat A Local Historic petition before the Commission on that day. Objection to the consideration of the Petition by the Commission was made and the the objector requested that the Commission dismiss the Petition from the agenda or table it for further study. The objection and request were denied by the Commission which proceeded to consider the Petition and to make a recommendation to the City Council that it should be adopted. A recommendation by the Commission carries great weight with the City Council and advances the Petition beyond the first step in a process which affects the property rights of owners of parcels on Harvard Avenue between 1500 East and 1700 East. The Petition should be measured against the requirements of the governing ordinance and dismissed from the current process if it does not meet the requirements of the governing ordinance for placement on the agenda. Error in the process should be corrected at the earliest opportunity in the process.

2. Salt Lake City Ordinance Section 21A.34.020 governs the petition process. It is the intent of the Ordinance (see Section 21A.34.020 (C)(1)) that designation of an historical 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 objects and areas of historical value. The Petition does not balance these interests. A recommendation to advance the Petition is for that reason not based on a balancing of these interests and is not consistent with the intent of the ordinance. The Petition should have been dismissed or tabled for these reasons.


3. Section 21A.34.020 (C)(3)(b) requires the Petition to be signed by more than 50 per cent or a majority of the owners of each of the parcels constituting at least 15 percent of the affected parcels not merely 15 percent of the residents of the affected area as described on the Planning Division's website. At the hearing the requirements of the

ordinance were brought to the attention of the Commission. The Commission asked the Planning Division whether there were enough signatures and the Division replied that there were, but did not address the requirement of the ordinance and may be presumed to have based its conclusion on the statement on its website which is in error. If the Planning Department does not certify that the Petition contains the signatures required by the ordinance the Petition should not proceed through the process.

4. Section 21A.34.020 (C)(2)(b) requires the Petition to consider for H designation a minimum of one block face as defined in Section 21A.62.040. A block face as defined in that section cannot exceed 1,000 feet between intersections. A city block is 660 feet long. Harvard Avenue is two blocks long between 1500 E. and 1700 E. and does not fit the definition of a block face since it exceeds 1,000 feet in length. The area which is the subject of the Petition does not meet the minimum threshold requirement of one block face as defined in the ordinance. The Commission asked the Planning Department about the block face requirement and was told that it did not apply, but the ordinance speaks directly to the subject. The Petition should not proceed through the process based upon an erroneous interpretation of the threshold requirements of the Petition.

5. In conclusion, although the Commission acted in good faith reliance upon the good faith conclusion of the Planning Division that the Petition was properly before it for its recommendation, the conclusions of the Planning Division were in error for the reasons stated above. The objection to consideration of the Petition should have been sustained and the Petition should have been dismissed from the agenda or tabled for further consideration. The Planning Commission should consider the same objections anew at or before its hearing on the Petition and should dismiss the Petition from the process or table it for greater scrutiny before any ballots are sent out to property owners. Error in the process should be corrected before the matter is placed before the Salt Lake City Council for consideration.

Respectfully,


Dixon D. Hindley
P. O. Box 520122
Salt Lake City, Utah 84152
Tel. (801) 347-6007

cc: City Attorney, Petitioner

ATTACHMENT E – MOTIONS

Recommended Motion:

Based on the analysis and findings listed in the staff report, testimony, and information presented, I move that the Planning Commission transmit a favorable recommendation to the City Council to amend the Zoning Map by adding the H Historic Preservation Overlay district to the Upper Harvard and Yale Park Plat A subdivisions located on Harvard Avenue between 1500 East and 1700 East for the purpose of designating the Yalecrest - Upper Harvard and Yale Park Plat A local historic district.

Not Consistent with Staff Recommendation:

Based on the testimony and the following findings, I move that the Planning Commission forward to the City Council a negative recommendation for the requested Zoning Map amendment to add the H Historic Preservation Overlay district to the Upper Harvard and Yale Park Plat A subdivisions located on Harvard Avenue between 1500 East and 1700 East. The proposal does not meet the minimum standards necessary for a Zoning Map Amendment.

The Planning Commission shall make findings on the Zoning Map amendment standards as listed below:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

ATTACHMENT F – PARCEL IDENTIFICATION

**Parcel Identification Numbers for
Proposed Yalecrest – Upper Harvard & Yale Park Plat Local Historic District**

Line	Address	Parcel Identification Number
1	1115 S 1500 East	16-09-331-020
2	1506 E Harvard Avenue	16-09-332-001
3	1510 E Harvard Avenue	16-09-332-002
4	1511 E Harvard Avenue	16-09-331-021
5	1516 E Harvard Avenue	16-09-332-003
6	1517 E Harvard Avenue	16-09-331-022
7	1521 E Harvard Avenue	16-09-331-023
8	1522 E Harvard Avenue	16-09-332-004
9	1527 E Harvard Avenue	16-09-331-024
10	1528 E Harvard Avenue	16-09-332-005
11	1535 E Harvard Avenue	16-09-331-025
12	1536 E Harvard Avenue	16-09-332-006
13	1539 E Harvard Avenue	16-09-331-026
14	1542 E Harvard Avenue	16-09-332-007
15	1547 E Harvard Avenue	16-09-331-027
16	1548 E Harvard Avenue	16-09-332-008
17	1553 E Harvard Avenue	16-09-331-028
18	1554 E Harvard Avenue	16-09-332-009
19	1559 E Harvard Avenue	16-09-331-089
20	1560 E Harvard Avenue	16-09-332-010
21	1565 E Harvard Avenue	16-09-331-030
22	1566 E Harvard Avenue	16-09-332-011
23	1571 E Harvard Avenue	16-09-331-031
24	1572 E Harvard Avenue	16-09-332-012
25	1578 E Harvard Avenue	16-09-332-013
26	1579 E Harvard Avenue	16-09-331-032
27	1584 E Harvard Avenue	16-09-332-014
28	1585 E Harvard Avenue	16-09-331-033
29	1590 E Harvard Avenue	16-09-332-015
30	1591 E Harvard Avenue	16-09-331-034
31	1603 E Harvard Avenue	16-09-331-045
32	1604 E Harvard Avenue	16-09-332-016
33	1611 E Harvard Avenue	16-09-331-037
34	1612 E Harvard Avenue	16-09-332-017
35	1615 E Harvard Avenue	16-09-331-038
36	1616 E Harvard Avenue	160-93-32-018
37	1621 E Harvard Avenue	16-09-331-039
38	1622 E Harvard Avenue	16-09-332-019
39	1627 E Harvard Avenue	16-09-331-040
40	1628 E Harvard Avenue	16-09-332-020
41	1631 E Harvard Avenue	16-09-331-041
42	1632 E Harvard Avenue	16-09-332-021
43	1635 E Harvard Avenue	16-09-331-042
44	1638 E Harvard Avenue	16-09-332-022
45	1643 E Harvard Avenue	16-09-331-043
46	1644 E Harvard Avenue	16-09-332-023
47	1648 E Harvard Avenue	16-09-332-024
48	1649 E Harvard Avenue	16-09-331-044
49	1655 E Harvard Avenue	16-09-405-009
50	1656 E Harvard Avenue	16-09-406-001
51	1659 E Harvard Avenue	16-09-405-010
52	1660 E Harvard Avenue	16-09-406-002
53	1665 E Harvard Avenue	16-09-405-011
54	1666 E Harvard Avenue	16-09-406-003
55	1671 E Harvard Avenue	16-09-405-012
56	1672 E Harvard Avenue	16-09-406-004
57	1677 E Harvard Avenue	16-09-405-013
58	1678 E Harvard Avenue	16-09-406-005
59	1108 S 1700 East	16-09-405-015
60	1134 S 1700 East	16-09-406-011

ATTACHMENT G – APPLICATION



HLC: Designation

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: <i>00111</i> <i>PLN HLC2014-00111</i>	Received By: <i>Thomas Irvin</i>	Date Received: <i>3/7/2014</i>	Zoning: <i>R-1-S,000</i>
--	-------------------------------------	-----------------------------------	-----------------------------

Name of the Proposed Historic District or Site:

Upper Harvard + Yale Park Plat A Historic District

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Proposed Historic District or Site:

Yalecrest - Yale Park Plat A and Upper Harvard LHD

Name of Applicant:

Vena Childs

Phone:

801-583-0317

Address of Applicant:

1611 Harvard Ave SLC UT 84105

E-mail of Applicant:

Ineavk@yahoo.com

Cell/Fax:

➔ **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

SIGNATURE

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

Signature of Owner or Agent:

Vena Childs

Date:


3-7-14

SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: <ol style="list-style-type: none">1. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:<ol style="list-style-type: none">a. Events that have made a significant contribution to the important patterns of history, orb. Lives of persons significant in the history of the city, region, state or nation, orc. The distinctive characteristics of a type, period or method of construction, or the work of a notable architect or master craftsman, ord. Information important in the understanding of the prehistory or history of Salt Lake City; and2. 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; and6. The designation would be in the overall public interest. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Photographs <ol style="list-style-type: none">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 neighborhoodc. Historic photographs of the neighborhood if available |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Research Material <ol style="list-style-type: none">a. Title searchb. Building permits card and invoicec. Tax card information and photod. Biographical information or obituary for any previous ownerse. Information about the architect and/or builder |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Landmark Sites
Complete the designation form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Boundary Adjustment <ol style="list-style-type: none">a. A map with information to clearly delineate the boundaries of the proposed local historic districtb. Signatures from each of the property owners who agree to the proposal |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: _____

Name of Proposed Local Historic District: _____

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.

Yale Park Plat A
Upper Harvard

1500-1700 Harvard



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.

same address

Print Name	Address	Signature	Date
Marla Stegen	1559 Harvard	Marla Stegen	12/7/13

Print Name	Address	Signature	Date
Jeff Geister	1559 Harvard	Jeff Geister	12/7/13

Print Name	Address	Signature	Date
Bobby Owen	1517 Harvard	Bobby Owen	12/7/13

Print Name	Address	Signature	Date
Ryan Nelson	1503 Harvard	Ryan Nelson	12/7/13

Print Name	Address	Signature	Date
Nat Fond	1615 Harvard	Nat Fond	12/7/13

Print Name	Address	Signature	Date
Pam Allison	1590 Harvard	Pam Allison	12/11/13

Print Name	Address	Signature	Date
PETER DELAFOSSE	1631 E HARVARD	Peter DeLafosse	2/23/2014

Print Name	Address	Signature	Date
VINSON JOHNSON	1584 HARVARD	Vinson Johnson	2/23/2014

Print Name	Address	Signature	Date
Brian Wallace	1535 Harvard Ave.	Brian Wallace	2/23/2014

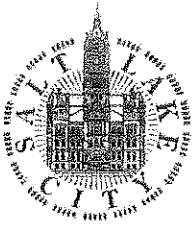
Print Name	Address	Signature	Date
Jean Hasbani	1553 Harvard Ave.	Jean Hasbani	2/23/14

Print Name	Address	Signature	Date
PATRICIA L. MINISTER	1644 HARVARD	Patricia L. Minister	2/24/14

Yale Park Plat A
Upper Harvard

1500-1700

Harvard



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
MIKE MALLON Anne Mallon	1511 E HARVARD AVE		7 DEC 2013

Print Name	Address	Signature	Date
DAVID STOCKHAM	1632 HARVARD AVE		12/7/2013

Print Name	Address	Signature	Date
	1632 HARVARD AVE		12/7/13

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

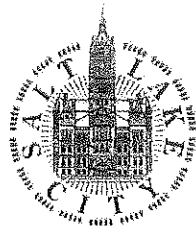
Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Yale Park Plat A
Upper Harvard

1500-1700

Harvard



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*

C. Basing-Gould 1659 Harvard C. Basing-Gould 12/7/2013

Print Name *Address* *Signature* *Date*

Clifford Childs 1611 Harvard Clifford Childs 12-7-13

Print Name *Address* *Signature* *Date*

David Falk 1571 Harvard David Falk 2-24-14

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*

Submittal Requirements for Local Historic District Designation

1. Project Description

The proposed Yalecrest—Yale Park Plat A and Upper Harvard Local Historic District encompasses two complete subdivisions. It is inside the Yalecrest National Register Historic District. The entire Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. As of this writing, Salt Lake City has not established any Local Historic Districts within this area.

This application covers one two-block-long area which includes all the homes on the 1500 and 1600 East blocks of Harvard Avenue as well as the two homes located on the block's easternmost corners of Harvard Avenue and 1700 East. These two homes face 1700 East. The address of the house on the northwest corner of 1700 East and Harvard Avenue is 1108 South 1700 East, and the address of the house on the southwest corner is 1134 South 1700 East. This two-block section of Harvard Avenue is located within Block 29 of the Five-Acre Plat C of the Big Field Survey. The home on the northeast corner of 1500 East and Harvard Avenue is officially recorded as 1115 South 1500 East, but was originally known as 1503 Harvard Avenue. It is to be included in this proposed local historic district.

1. SIGNIFICANCE IN LOCAL, REGIONAL OR STATE HISTORY, ARCHITECTURE, ENGINEERING OR CULTURE

The Yale Park Plat A and Upper Harvard subdivisions are significant, exceeding beyond the recommended criteria noted in the application.

Yale Park Plat A

Yale Park Plat A, the 1500 block of Harvard Avenue, was the second subdivision in the Yalecrest area developed with substantially all of its homes built together on one street at close to the same time. It was platted in May 1915 when Ashton-Jenkins Company, and Builders Loan & Trust owned the land. The first such subdivision was Yale Park, which is located on Yale Avenue between 1300 and 1500 East. Yale Park was platted in 1913 and was also owned by Ashton-Jenkins Company. There are a handful of individual houses in Yalecrest that were built even before those on Yale Avenue. They are in the Douglas Park subdivision which was platted in 1911, but were built in spotty locations on streets such as 900 South, 1400 East, 1500 East, Fairview and Michigan Avenues as individuals purchased their lots.

Eleven of the 30 homes on the 1500 block of Harvard Avenue were built in the year 1915, with all but six of them completed by 1920. Nineteen of the homes are of the Prairie School design. Fifteen of those 19 are single story bungalows and the remaining four are two-story of the Four-Square (Box) design.

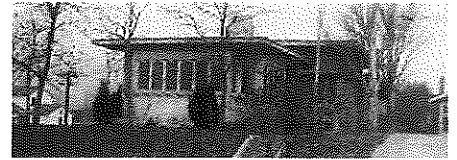
1500 Block of Harvard Avenue (Yale Park Plat A):

<u>1503</u>	<u>1511</u>	<u>1517</u>	<u>1521</u>	<u>1527</u>	<u>1535</u>	<u>1539</u>	<u>1547</u>	<u>1553</u>	<u>1559</u>	<u>1565</u>	<u>1571</u>	<u>1579</u>	<u>1585</u>	<u>1591</u>
International Prairie School Bungalow	Bungalow	Bungalow	Prairie School Bungalow	Prairie School Bungalow	Bungalow	Prairie School Bungalow	Bungalow	Arts & Crafts Bungalow	Prairie School Bungalow	Bungalow	Prairie School Bungalow	Prairie School Four-square (Box)	Prairie School Four-square (Box)	French Norman Period Cottage
1916	1924	1915	1915	1915	1925	1916	1924	1915	1917	1921	1915	1915	1917	1934

<u>1506</u>	<u>1510</u>	<u>1516</u>	<u>1522</u>	<u>1528</u>	<u>1536</u>	<u>1542</u>	<u>1548</u>	<u>1554</u>	<u>1560</u>	<u>1566</u>	<u>1572</u>	<u>1578</u>	<u>1584</u>	<u>1590</u>
Prairie School Four-square (Box)	Minimal Traditional	Prairie School Bungalow	Prairie School Bungalow	Prairie School Bungalow	Prairie School Four-square (Box)	Prairie School Bungalow	Prairie School Bungalow	Prairie School Bungalow	Arts & Crafts Bungalow	Prairie School Bungalow	Arts & Crafts Neo-Classical	Bungalow	Bungalow	Prairie School Bungalow
1915	1947	1917	1916	1915	1915	1915	1915	1918	1917	1917	1917	1918	1918	1920

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

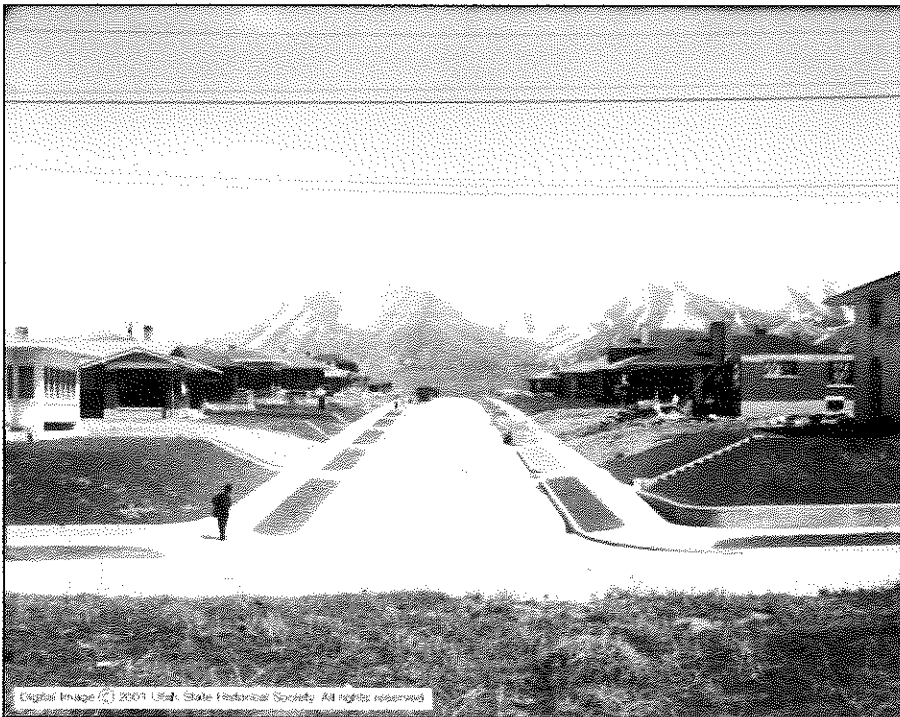
1503 Harvard, also known as the Bowman House, was built in 1916. It is a fine example of a bungalow of the Prairie School of Architecture which focuses on the work of Frank Lloyd Wright and his co-designers from the Oak Park Studio in Chicago, Illinois. The most notable element of this house in relation to the Prairie School is the relatively flat multi-levelled slab-like roof lines. The broad overhangs of the sections of these roof slabs and its many windows grouped in horizontal bands placed up under the eaves are also characteristic of this design. The original front entrance of the house faced Harvard Avenue. In 1946, the owner converted the house into a duplex with a second entrance facing 1500 East. The original house had marvelous leaded colored glass windows, but those windows were removed by a subsequent owner and taken with him out-of-state. The current owner has converted the house back from a duplex to a single family residence with the front door now facing 1500 East; The home's address is now 1115 South 1500 East. The front porch has been modified with a new flat slab roof and two grand stairways leading from it down to the sidewalk. The current owner was amazingly able to track down the home's original windows and re-install them as part of its restoration.



Directly across the street at 1506 Harvard stands a stately two-story stucco Prairie School Four Square Box style house which was built in 1915 by builder Fred Huber. This home's façade is symmetrical, having a centered front doorway with sidelights recessed behind a round arched entry porch. The entry is flanked on either side by French doors with fanlight transoms. State Historic Society Preservation Office records incorrectly show that it was built in 1921 for prominent attorney Athol Rawlins and his wife Kathleen Reid. It is suspect that it was built for Rawlins at all, because at least one other family lived in it before 1921, the year the



Rawlins family moved in after having lived at 1475 Yale. 1506 Harvard barely appears on the far right of the accompanying 1917 photo of Harvard Avenue looking east from 1500 East. The house sits up on a steep hill with lawn sloping down to a retaining wall next to the sidewalk. It is said that prisoners at the Utah State Penitentiary, then located just ten blocks south at what is now Sugarhouse Park, were enlisted to build that retaining wall.



*View looking east on Harvard Avenue at 1500 East (Photo taken April 20, 1917)
Used by permission, Utah State Historical Society, all rights reserved.*

The 1500 block of Harvard has three examples of Arts and Crafts style bungalows: 1553 Harvard, built in 1915; 1560 Harvard, built in 1917; and 1572 Harvard, a rectangular one-and-one-half story bungalow, also built in 1917.

1572 Harvard has a gable roof with ridge parallel to the street. It was built by Builder's Loan & Trust Company evidently as a rental property. Its façade is symmetrical featuring a low shed-roofed dormer with a three-part window with multiple square panes, and a centered front doorway flanked on either side by French doors.

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

It is of a neoclassical style with its entire façade spanned by a shallow, flat-roofed porch, supported with four Classical motif cylindrical columns. The home was rented from 1919 to 1924 by prominent Utah attorney Mathonihah S. Thomas and his wife Angeline. Thomas was a member of the Board of Trustees for the Utah State Agricultural College (U.S.U.) and was a president of the Utah State Education Association. He also served for a while as Chairman of the state Democratic Party and at one time was a democratic congressional candidate. While a resident of 1572 Harvard, Mr. Thomas was the U.S. Prohibition Director.

1542 Harvard is a Prairie School stucco one-story bungalow incorrectly identified on Preservation Office records as having been built in 1940. It was actually built in 1915 as a single-family residence and converted to a duplex in 1945 by adding a second front door on the wide front porch of the house. It was converted back to a single family residence in about 1990. The street view of the house was restored back to its original appearance with just one front door.

1547 Harvard, built in 1924, is a single-story bungalow with a center door and small front porch with a flat extension of the roof covering the porch, supported by two Doric columns. Above the front door is a round-topped attic dormer window. It is one of the smaller homes on the street with 1,044 square-feet on the main floor. It was purchased in the spring of 2013 by Myers Properties, LLC. Mr. Myers has unfortunately promised to raze the house and build in its place an out-of-scale, over 4,000-square-foot, two-story house, which he undoubtedly plans to sell for a tidy profit.

1591 Harvard and 1510 Harvard were the last two houses built on the block and both have unique architectural styles for the street. 1591 Harvard is a two-story French Norman Period Cottage built in 1934, and 1510 Harvard is a Minimal Traditional style home. Its front yard is a wide concrete driveway leading to a two-car garage built into the basement of the house. It was built in 1947.

Upper Harvard

Upper Harvard, the 1600 block of Harvard Avenue, was not developed until 1925, an entire 10 years after the first houses of the 1500 block were built. These lots were owned by Nelson L. Herrick and his brother O. S. Herrick, doing business as Herrick & Company. The subdivision named Upper Harvard is listed as having been platted in July 1926, listing Lot 18, Block 29. It is assumed that a platting must have occurred earlier in 1925 though, because the first 10 houses on the north side of Harvard (addresses 1603 through 1655) and the first eight houses on the south side (1604 through 1644) were built in 1925. All of the houses on the 1600 block were built by Herrick Brothers.

1600 Block of Harvard Avenue (Upper Harvard):

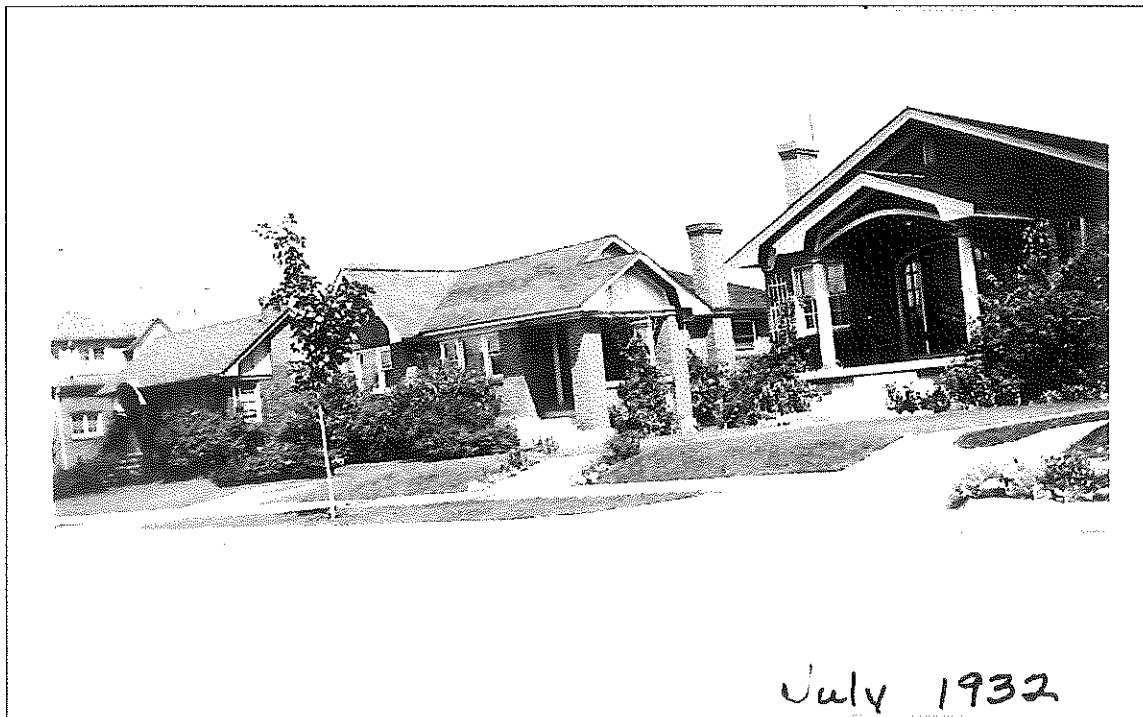
1603	1611	1615	1621	1627	1631	1635	1643	1649	1655	1659	1665	1671	1677	1108 S 1700 E
English Tudor Period Cottage	Bungalow English Tudor	Bungalow Period Cottage	Bungalow Neo-Classical	Bungalow Queen Anne	Bungalow English Tudor	Bungalow English Tudor	Bungalow Neo-Classical	Bungalow English Tudor	Bungalow English Cottage	Bungalow English Tudor	Bungalow English Cottage	English Tudor	Bungalow English Tudor	Prairie School Four-square (Box)
1925	1925	1925	1925	1925	1925	1925	1925	1925	1925	1926	1926	1928	1926	1922

1604	1612	1616	1622	1628	1632	1638	1644	1650	1656	1660	1666	1672	1678	1134 S 1700 E
English Cottage	Bungalow Period Cottage	Bungalow Period Cottage	Bungalow	Bungalow English Tudor	Bungalow	Bungalow	English Tudor	Bungalow Period Cottage	Bungalow Neo-Classical	English Cottage	Bungalow English Tudor	English Tudor	English Tudor	English Tudor
1925	1925	1925	1925	1925	1925	1925	1925	1926	1926	1926	1926	1928	1928	1928

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

The 18 homes that were built in 1925 are all one-story structures, except for the first one on the north side of the street at 1603 Harvard. This two-story English Tudor home was built by Nelson L. Herrick to be his personal residence. He lived there with his family from 1925 until his death at age 85 in 1972, except for a short time during the Depression years. His wife, Anne Herrick, remained in the house two additional years and sold it in 1974. 1603 Harvard was built with a two-car brick garage, where most of the others had simple one-car wood structures. Mr. Herrick's garage had an electric garage door opener installed with a key switch installed on a wood trellis extended from the house's side door to operate it. He was able to stop mid-way in the driveway to open or close the garage door without getting out of his car. The rear of the house has a second story balcony over the kitchen breakfast nook where Mr. Herrick enjoyed sunning himself while reading. N. L. Herrick is listed as Vice-President/Treasurer of Herrick Brothers, and later Vice-President / Treasurer of Gaddis Investment Company. He was also President of the Utah State Realty Association. Anne Herrick was an executive secretary for Gaddis Investment Company for 40 years. She was also a Charter member and past-president of the Utah State Real Estate Auxiliary, as well as the past-president of the Salt Lake Council of Women.

The single-story houses on the 1600 block of Harvard built in 1925 are of a transitional architectural style, moving from Bungalow to other styles, namely English Tudor, Queen Anne, Neoclassical, or Period Cottage. In addition to exhibiting traits of a bungalow, the houses exhibit traits of the other style as well. The houses at 1611, 1628, 1631 and 1635 Harvard have gables with plaster and wood timbering and are considered Bungalow/English Tudor. With a combination of main house brick gables and a half-brick walled enclosed front porch covered roof with a plaster and wood timbering gable, 1627 Harvard is considered to have a Bungalow/Queen Anne style. Full length round wood pillars supporting the extended open front porch roofs of 1621, 1643, and 1656 Harvard are defining features of a Bungalow/Neoclassical style. 1615 and 1650 Harvard have half-brick walled porches on the sides of the house with front doors that do not face the street. They are reverse mirror images of each other and their style is Bungalow/Period Cottage. 1612 and 1616 Harvard are listed as simple bungalows, but likely also fall in the category of Bungalow/Period Cottage. The year built listed for 1616 Harvard on Utah State Historic Preservation Office records is 1938, but that is incorrect. The correct year is 1925, just like all the other houses around it. The City Polk Directories show Rolla O. Dobbs living at 1616 Harvard for the years 1926 through 1930.



Homes at 1603, 1611, 1615 and 1621 Harvard Avenue, July 1932

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

The remaining single-story houses on the street were built in 1926. These include 1659, 1666, and 1677 Harvard which are English Tudor in style, and 1660 and 1665 Harvard, which are English Cottage. The English Tudor style homes have gables adorned with plaster and wood timbering, while the English Cottage style homes have gables covered with brick, merely an extension of the brick that covers the rest of the outside walls.



1660, 1656, 1650, 1644, 1638, 1632 and 1628 Harvard Avenue, July 1932

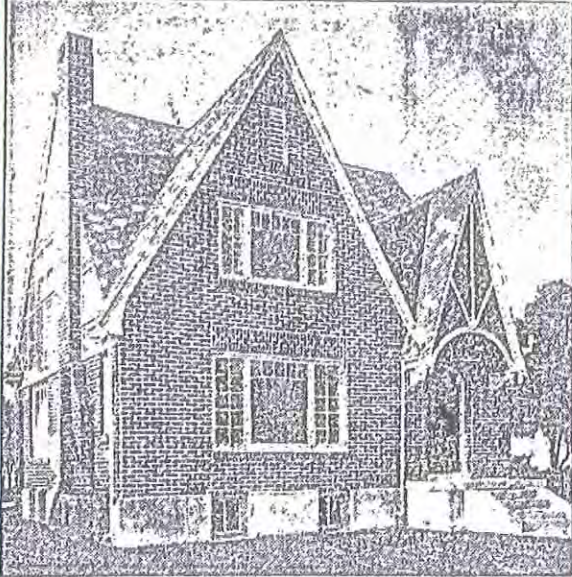
Another unique feature of the single-story houses is one finished room in the basement toward the front of the house. That room included a fireplace that was directly beneath the fireplace in the living room. There was also a staircase with three pie-shaped stairs making a ninety-degree turn that led down from the living room or dining room. A second set of stairs leading to the unfinished part of the basement were located by the back door. Not all of the basements were full. Some had and still have concrete foundation shelves and crawl spaces in part of the basement area.

There are three houses at the top of the street that were not built until 1928. They were also built by Herrick & Co., but they are two-story homes and all three of their architectural styles are English Tudor. The addresses of these houses are 1671, 1672, and 1678 Harvard.

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

Ads from the Salt Lake Telegram, April 29, 1928 showing 1671 Harvard as a model home

"BETTER HOMES WEEK"
 Model Home
 1671 Harvard Ave.



For Sale, \$8000
 Ask Your Realtor
HERRICK COMPANY
 370 SOUTH MAIN Wasatch 7896

The Brick Man Says:

We made the brick!

Be sure to visit the display home at 1671 Harvard Avenue during National Better Homes week.

Its Appeal Is Instantaneous!


Architectural design, perfection of brick and masonry, harmony of color scheme and general details all combine to make this home distinctive for its beauty, charm and desirability.

**The Salt Lake Pressed
 Brick Company**

319 Kearns Bldg., Salt Lake City, Ut.
 Phone—Was. 950, Was. 951.



**FIXTURES
 and
 WIRING**



**"Ed. H." Eardley
 Electric Co.**
 Full line of attractive fixtures.
 Art Metal Craftsmen.
 LET US FIGURE WITH YOU
 64 Exchange Place Was. 6436

**Tile and Fixtures
 in New Model Home
 Installed by**

Tilene Installing Co.
TILE Mantels, **TILENE**
 Drainboards,
 Bathrooms, Floors, Table Tops, etc.
Ceiling Insulation.
 Hy. 1251-J.

Crawford's
 "The Character Store"

COMPLETELY FURNISHED THE MODEL HOME AT 1671 HARVARD AVENUE, AND INVITE YOU TO PERSONALLY INSPECT THIS HOME TODAY AND SEE THE

**NEW IDEAS IN
 HOME FURNISHINGS**

CRAWFORD FURNITURE CO. - 146-150 STATE ST.

MODEL HOME AT 1671 HARVARD AVENUE OPEN FOR INSPECTION TODAY!

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

1134 South 1700 East is the last house on the south side of the street situated on the corner, next door east of 1678 Harvard. It faces 1700 East. It was also built by Herrick and Co., and is also a two-story English Tudor. 1108 South 1700 East is the corner house on the north side of Harvard, also facing 1700 East. This is also a two-story home but it has a Prairie School Four-Square (Box) style. Again, the year built for this house on State Historic Preservation Office records is incorrect. The builder is unknown, but It was NOT built in 1940. Salt Lake County Assessor records show that it was built in 1922. A Mr. John Lang is listed in the Polk Directory as living there in 1927.

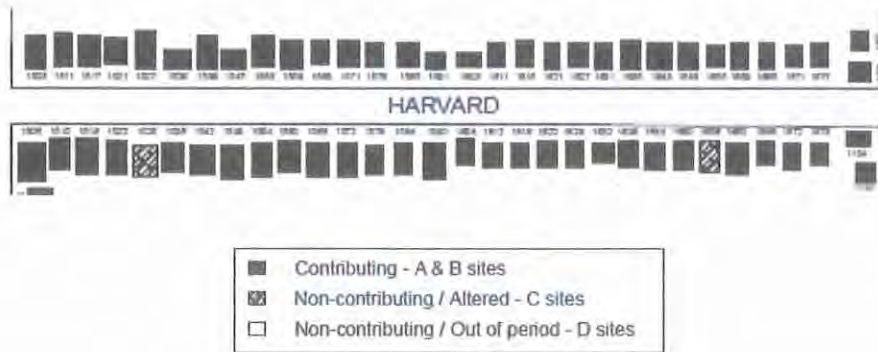
The 1500 and 1600 blocks of Harvard transition from one to the other with no physical boundary delineation yet the house style differences between the two are readily apparent. The 1500 houses are more box-like and square shaped, often with hipped roofs or otherwise flatter roof lines. Such is the style of Prairie School and Arts and Crafts style bungalow construction prior to 1920. The 1600 block has steeper pitched gabled roofs and features English Tudor, Period Cottage and other architectural styles that appeared more commonly beginning in the mid 1920's.

2. PHYSICAL INTEGRITY

The Yalecrest – The Yale Park Plat A and Upper Harvard subdivisions retain a high degree of historic integrity. Some homeowners on the street have built rear additions to their homes, but only two have added second story additions and only seven others of the total sixty homes have otherwise altered their homes' original facades.

According to the Yalecrest RLS:

- 95.0% of the structures are historically contributing (A & B)
- 85.0% are considered architecturally significant (A)



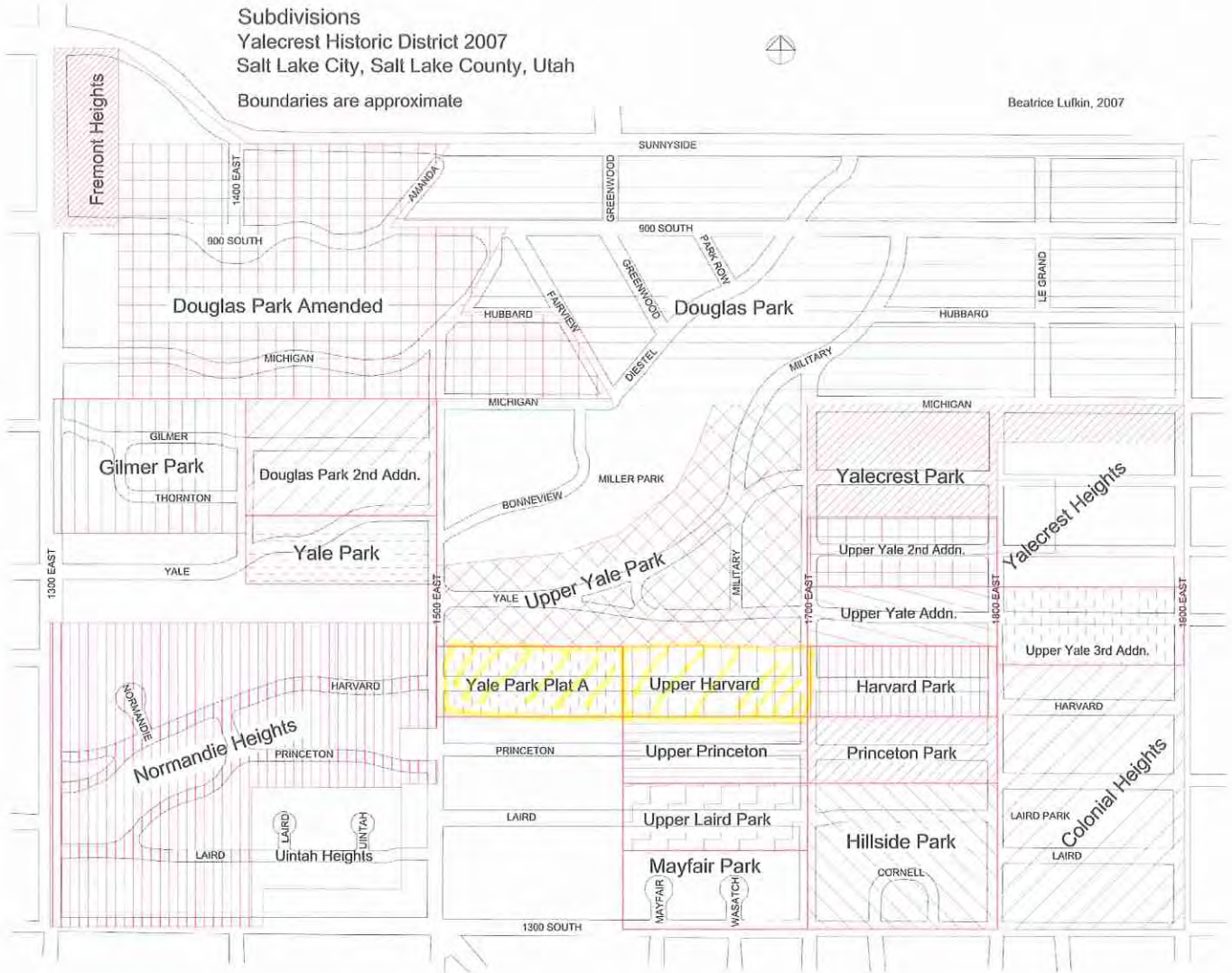
The following homes were recommended in the Yalecrest RLS for intensive level research:

- 1579 E. Harvard, built 1915 – Prairie School Foursquare
- 1603 E. Harvard, built 1925 – Builder N. L. Herrick's Residence
- 1615 E. Harvard, built 1925 – Transitional from Bungalow to Period Cottage

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

3. NATIONAL REGISTER OF HISTORIC PLACES

As previously stated, the proposed Yalecrest – Yale Park Plat A and Upper Harvard LHD is located within the boundaries of the Yalecrest National Register Historic District (#07001168).



4. NOTABLE EXAMPLES

Many influential and prominent people not yet mentioned have owned and resided in the 1500 and 1600 block homes of Harvard Avenue throughout the past 99 years. Their lives have had an effect on city, state, national and world history in many ways.

Athol Rawlins was previously mentioned as having lived in the two-story stucco Prairie Box home at 1506 Harvard. Mr. Rawlins was a noted Utah attorney for over 50 years, being a widely recognized authority in municipal bonds, banking, public utilities, trusts, wills and estates. He was the son of U.S. Senator J. L. Rawlins and Julie Davis Rawlins. He often contributed services and advice to the community without seeking recognition. Rawlins served as a member of the Utah "Committee of Nine," formed by statute in March 1933 as a joint legislative committee to review the efficiency of state and local government, and public utilities. In the early 1930's, several major changes to Utah government were made that were based on the studies of this committee. At his death in 1963, Rawlins was a senior member of the law firm of Ray, Rawlins, Jones and Henderson. Records indicate that he lived at 1506 Harvard until 1948.

The 1916 original owner of the noteworthy Prairie School home at 1503 Harvard, known as the Bowman House, was Horace Dale Bowman. He was a construction engineer for the Utah Board of Education. He lived there with his family for just a few years. According to the 1921 Polk directory, the next owner was Harvey L. Selley, Treasurer and Trust officer of Tracy Loan and Trust Company. The Selley family lived in this home from 1920 until 1937.

Margaret Ferguson Cullen Geddes Eccles purchased the newly constructed Prairie School Bungalow at 1521 Harvard and moved in with her 16-year-old son Albert in 1915. The 1916 Polk Directory shows the home's first resident to be Mrs. Margaret Eccles.

Margaret F. Cullen was born in Glasgow, Scotland in 1865, and immigrated to Utah in 1884. She was married in polygamy to William S. Geddes that same year and became his second wife. She bore him four children, but he died in 1891, leaving her a young destitute widow. The following excerpt is from Mrs. Eccles' autobiography and the book, Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900:

"Before arriving in the country, I had learned to be a brocader of the Silk, Weavers Guild. In 1885, my services were sought to weave a cut of brocaded satin on the Jacquard or power loom. As a cut is usually 60 yards of silk and I was an expectant mother, I refused, but Brother Musser came to me and told me that the church was anxious to have me do the weaving; there was no one else that they knew who could manipulate the power loom but me. He told me I could name my own price, but I told him if I did the weaving, I would rather have a dress piece than money. So the next morning I went to see the loom and started to work. The silk mill was located on Canyon Road and was managed by a Mr. Chambers."

"The Jacquard loom is a loom for fancy weaving. The loom was run by water power, the water coming from City Creek. The silk was of excellent quality and black in color. The pattern used was that of the thistle and rose. There was enough yardage to furnish material for six dress patterns. When the bolt of silk was finished, it was put on exhibition in one of the windows of ZCMI. 'Mrs. Geddes requested, as her compensation, one dress length of the silk and it was given to her.' One dress length was sent to Mrs. Grover Cleveland, wife of the President of the United States. A sister of President John Taylor also had a dress length."

"The Yale and Yalecrest D.U.P. [Daughters of Utah Pioneers] camps selected me [years later in 1936] to pose for the marker of the camp as I represented the silk weaving. Avarad Fairbanks, the sculptor, erected the marker which stands on the grounds of the Yalecrest chapel on 1800 East and Herbert Avenue."

Margaret's deceased husband, William S. Geddes, had been a bookkeeper for the lumber company of industrialist David Eccles, the wealthiest man in Utah. David Eccles was also a polygamist. Among his 21 children from two wives were successful bankers Marriner S. Eccles and George S. Eccles, who later together

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

founded First Security Corporation in 1928. David Eccles helped Margaret make ends meet and take care of her children after she became a widow. In 1898, David Eccles secretly married Margaret as his third plural wife and she gave birth to their son Albert the next year. Margaret continued to use the name Geddes, as did Albert, and they lived their lives in secrecy. In 1904, Margaret testified in the Reed Smoot Hearings in front of the U.S. Senate in Washington D.C. and denied being married and refused to name Eccles as Albert's father. This public secrecy continued with David Eccles only meagerly supporting Margaret and Albert until 1912, when Eccles suddenly died of a heart attack.

When the Eccles vast fortune was being settled, Margaret came forth publicly to claim her son's share. She was rebuffed by Eccles' legal first wife and other family members, so Margaret brought suit to fight for it. The trial of Albert Geddes vs. David Eccles Estate was held in the Second Judicial District Court in Ogden and lasted for three weeks during the summer of 1915. It was a national sensation with its testifying witnesses including U.S. Senator Reed Smoot and Joseph F. Smith, President of the L.D.S. Church. Margaret and Albert won the lawsuit and were awarded approximately \$150,000. A small portion of the winnings, no doubt, was used to purchase her new home at 1521 Harvard Avenue.

Margaret and Albert began using the name Eccles and for the next 20 years lived lives of luxury, which included three different extensive vacations to Europe. Her autobiography continues, "*When the Depression came we lost nearly everything in the Ashton Jenkins Real Estate Company and I sold my beautiful home at 1521 Harvard Avenue.*"

Theodore C. Jacobsen is shown as the next resident of 1521 Harvard in the 1937 Polk Directory. He was foreman of Jacobsen Construction Company and lived there with his family for 16 years.

Another notable Harvard Avenue resident was Utah Supreme Court Justice Roger I. McDonough, who lived in the Prairie School bungalow at 1516 Harvard. He first served as judge of the Third Judicial District Court from 1928 to 1938, and then served on the State Supreme Court for 28 years, from 1938 to 1966, serving as Chief Justice from 1947 to 1948 and again from 1954 to 1959. He first appears living at 1516 Harvard in the 1941 Polk Directory. He lived with his family there until his death in 1966. On December 31, 1945, he was called upon by President Harry S. Truman to serve on emergency fact-finding boards to help settle labor disputes in the steel and railroad industries.

Numerous families have lived at 1565 Harvard, known to some of the long-time street residents as the Salvation Army house. The occupants of this house were captains, majors and other officers of the Salvation Army. They were never long-term residents though, moving on within one to five years. Some of the names include William G. White, Sidney L. Cooke, George J. Barry, John F. Jackson, John C. Kidneigh, Claude W. Gallipe, Andrew P. Telfer, Gilbert E. Sather, Edward T. Hill, John C. Beringer, Henry Lorensen, Ira P. Hood, John A. Ritchie, and George Lloyd.

Another prominent Harvard Avenue home owner and resident was Maxwell E. Rich. He along with his family lived at 1611 Harvard from 1947 to 1957. He served in World War II and advanced to the position of Major General in the Army. He became the Adjutant General of the Utah National Guard in 1956 and in 1964 became the President of the Salt Lake Chamber of Commerce, a position he held until 1970. Rich had been student body president at Davis High School in 1931 and his friend and classmate Calvin L. Rampton had been his campaign manager. Later, in the 1960's, Rich and then Utah Governor Rampton worked together again in pushing Salt Lake's bid for the 1972 Winter Olympics.

In 1970, Maxwell Rich became the Executive Vice President of the National Rifle Association (N.R.A.) He was a gun enthusiast and avid hunter. As head of the N.R.A., Rich did not want to see on the market "crudely made and unsafe handguns" that were "designed for no sporting purpose" and he publicly endorsed a ban on the "Saturday Night Special." This set forces in motion that eventually led to his 1977 ouster—and to the creation of the powerful lobbyist group we know the N.R.A. to be today. [Source: "*NRA: Money, Firepower & Fear*"]

During the 99-year history of these two blocks of Harvard Avenue there have been numerous teachers and professors who have made their home on Harvard Avenue. Among them are: James E. Haslam (1665), Valois Zarr (1134 S 1700 E), Eudora Zarr (1134 S 1700 E), Loren Hennick (1656), Dean W. Bench (1649), Ellen

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

Mitchell (1631), Nancy C. Hanseen (1627), Hortense H. Major (1622), Mauricio J. Mixco (1622), Amy Lewis (1615), Capitola H. Hunter (1611), Sydney Aland (1603), Rick Knudson (1566), LaVon P. Goodspeed (1559), Muriel Goodspeed (1559), Harold F. Folland (1571), Helen B. Folland (1571), Gabriel Della-Piana (1559), Lois Lattimer (1535), Charsti Merrill-Johnson (1584), and Lynette Powell Miller (1516.)

There are two houses on Harvard where ownership has remained in the same family since construction. Louis A. Roser, proprietor of a refrigeration company, was the original 1925 owner and occupant of 1612 Harvard. His granddaughter is now the owner and occupant of the home. The corner house at 1134 South 1700 East was originally owned and occupied by Curtis and Alice E. Zarr. The home has remained in that family and their great granddaughter is now the occupant.

Another home at 1656 Harvard was first occupied by Newell K. Whitney in 1926, auditor for a newspaper company. The home remained in that family until 2011 when it was sold.

5. CONSISTENCY WITH CITY'S PLANNING POLICIES

The designation of subdivisions Yale Park Plat A and Upper Harvard as a Local Historic District is generally consistent with Salt Lake City's Preservation Policy which was adopted in 2011, specifically directives number 2 and 3:

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

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

6. OVERALL PUBLIC INTEREST

In the spring of 2013, it was learned that the owner of the house at 1547 Harvard, which is located in the Yale Park Plat A subdivision of this application, had sold that property to a real estate developer who announced that he planned to tear it down and replace it with a new, much larger home. The prior owner had moved from the house out-of-state at least 10 years before this, so the house had sat vacant for many years. A kind next-door neighbor watered and mowed the lawn because the owner never made any arrangements for that to be done. The neighbor also at some point had asked the owner to sell the house to him, but the owner did not want to sell. At least one other person living nearby at another time expressed interest in purchasing the home and was refused.

When the house sold last year, it was only on the market for mere hours and the neighbor and the other party didn't find this out until after the real estate developer had snapped it up. Needless to say, they were not only upset that their chance to buy had vanished, but they were upset at the prospect of having to live next to a monster home that would ruin the charm and character of the street, not to mention lessen their own property values. The thought of a developer not familiar with the neighborhood coming in to wreak havoc this way and march off making a large profit at the expense of the neighbors has been infuriating.

The adopted Salt Lake Preservation Plan notes that Yalecrest is compromised and received a high priority rating for considering stronger protections to control demolitions and teardowns. Out of 12 neighborhoods that are National Historic Districts (with no local protection or designation) there is only one other that also received a high priority rating. The plan's recommendation follows:

YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

“While the Yalecrest Historic District generally continues to exhibit a good level of physical integrity relative to many other neighborhoods in the City, numerous comments received during this planning process expressed concern about teardowns and inappropriate infill. The Yalecrest neighborhood residents are committed to adopting stronger local controls to prevent demolitions of historic resources and to ensure that additions and alterations are sensitive to the local historic character. Active discussions are underway at the time of this planning process to determine the most effective tool.”

The residents of the 1500 and 1600 blocks of Harvard were canvassed in early December 2013 to make sure they knew of the intentions of the new owner of 1547 Harvard. Some felt that the house had become a blight to the street and something should be done with it. Some naively believed that there must be some sort of restrictions already in place to prevent it from being torn down and replaced by new house as big as 4,000 square feet. Most overwhelmingly do NOT want to see that happen. Many were opposed to being part of a Local Historic District back in 2010 and 2011 because they didn't like the idea of giving up any of their rights as property owners to do with their homes anything they please. However, once the issue has come this close to home, the residents overwhelmingly come to the realization that some sort of protection must be enacted to stop this from happening again in the future.

The City Council budget allocation for the preservation plan and study began in 2006. More than seven years later, no viable or binding protection exists for Yale Park Plat A and Upper Harvard or for Yalecrest as a whole. The need for designation is more important now than ever as the economy is rebounding and dozens of projects are occurring within Yalecrest with no guidelines in place to ensure compatible historic and character defining features are retained as the houses in the neighborhood evolve.

The Salt Lake City Historic Landmark Commission voted overwhelmingly to forward a positive recommendation for designation. Of note, the 91 percent contributing status number of structures throughout the entire Yalecrest area when the Yalecrest Neighborhood Architectural and Historic Reconnaissance Level Survey was taken back in 2005, is nearly unmatched nationwide for such an area. The contributing status percentage of Yale Park Plat A and Upper Harvard exceeds that with a 95 percent contribution rate.

There has been interest in preservation in this area for over a decade, and specifically on this street with the majority of residents supporting a designation. The area has been used to lure prospective employees and businesses to Utah. There is a rich history in the stories of its past residents and how they fit into the development of Salt Lake City and its communities, churches, colleges, and businesses over the years. The look and feel of the historic architecture and streetscape is definitely still evident and felt today. It not only makes this area an enjoyable neighborhood to walk through, it makes it one of the more desirable neighborhoods to live in. Yale Park Plat A and Upper Harvard are notable subdivisions of the Yalecrest neighborhood and contributes greatly to our City and the State. It is worthy of protection as a Local Historic District for all current and future residents of Salt Lake City and Utah.

2. Photographs



1108 S. 1700 East
Built 1940
Regular brick
Prairie School

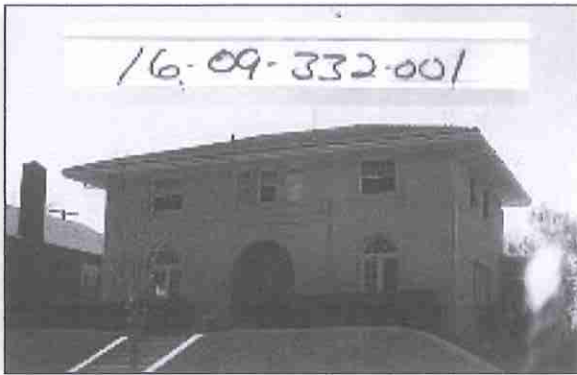


1134 S. 1700 East
Built 1928 by Herrick & Co.
Striated brick with half timbering
English Tudor





1503 E. Harvard Ave.
aka 1115 S 1500 E. (became a duplex in 1947)
Built 1916
Stucco/plaster brick
International Prairie School



1506 E. Harvard Ave.
Built 1915 by Builders Loan & Trust
Stucco/plaster brick
Prairie School

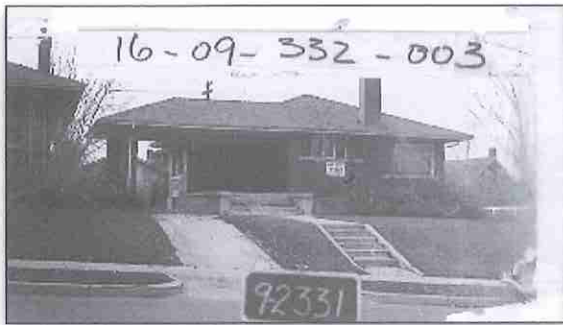


1510 E. Harvard Ave.
Built 1947 by Gaddis Investment Co.
Striated brick
Minimal Traditional





1511 E. Harvard Ave.
Built 1924
Regular brick
Bungalow



1516 E. Harvard Ave.
Built 1917
Regular brick
Prairie School Bungalow



1517 E. Harvard Ave.
Built 1915 by Builders Loan & Trust Co.
Regular brick, stucco/plaster
Prairie School Bungalow



1521 E. Harvard Ave.
Built 1915 by Builders Loan & Trust Co.
Regular brick
Prairie School Bungalow



1522 E. Harvard Ave.
Built 1916
Regular brick
Prairie School Bungalow



1527 E. Harvard Ave.
Built 1915
Regular brick
Prairie School Bungalow





1528 E. Harvard Ave.
Built 1915 by Builders Loan & Trust
Regular brick
Prairie School Bungalow

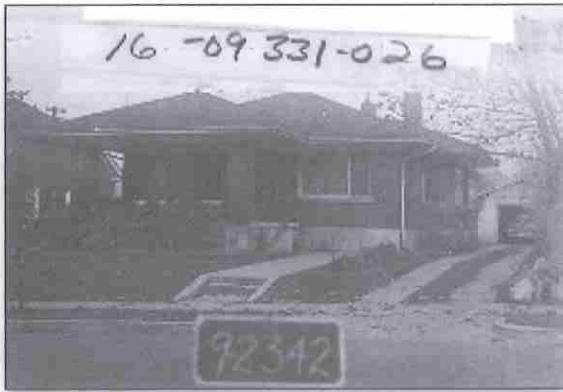


1535 E. Harvard Ave.
Built 1925
Striated brick
Bungalow

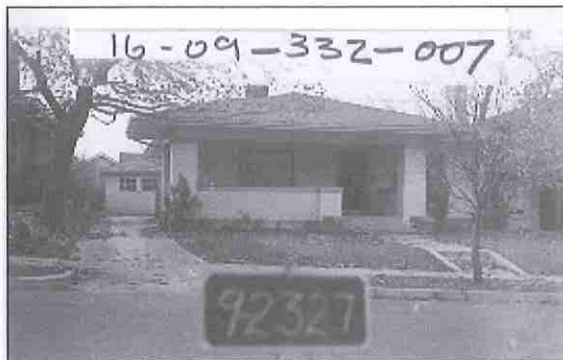
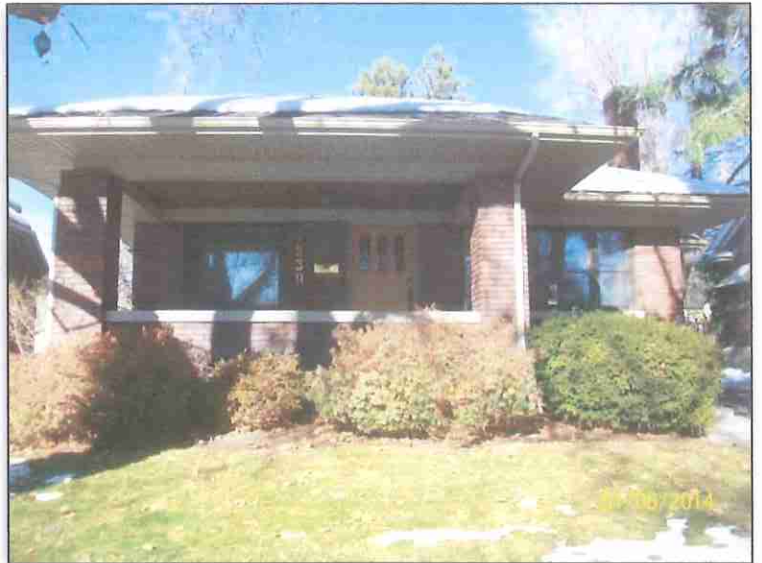


1536 E. Harvard Ave.
Built 1915 by Builders Loan & Trust
Aluminum/vinyl siding
Prairie School





1539 E. Harvard Ave.
Built 1916
Regular brick
Prairie School Bungalow



1542 E. Harvard Ave.
Built 1940 (converted to duplex in 1945)
Stucco/plaster
Prairie School Bungalow



1547 E. Harvard Ave.
Built 1924
Striated brick
Bungalow





1548 E. Harvard Ave.
Built 1915
Regular brick, stucco/plaster
Prairie School Bungalow



1553 E. Harvard Ave.
Built 1915 by H.J. McKean
Stucco/plaster, shingle siding
Arts & Crafts Bungalow



1554 E. Harvard Ave.
Built 1918 by Taylor Building
Regular brick, asbestos siding
Prairie School Bungalow

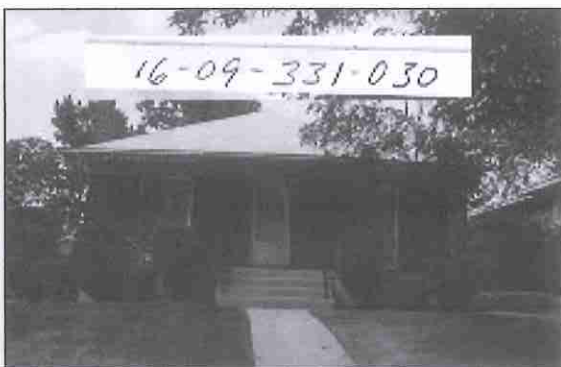




1559 E. Harvard Ave.
Built 1917 by Samuel Campbell
Regular brick, stucco/plaster
Prairie School Bungalow



1560 E. Harvard Ave.
Built 1917 by Builders Loan & Trust
Regular brick, stucco/plaster
Arts & Crafts Bungalow



1565 E. Harvard Ave.
Built 1921
Stucco/plaster
Bungalow





1566 E. Harvard Ave.
Built 1927 by Builders Loan & Trust
Regular brick
Prairie School Bungalow

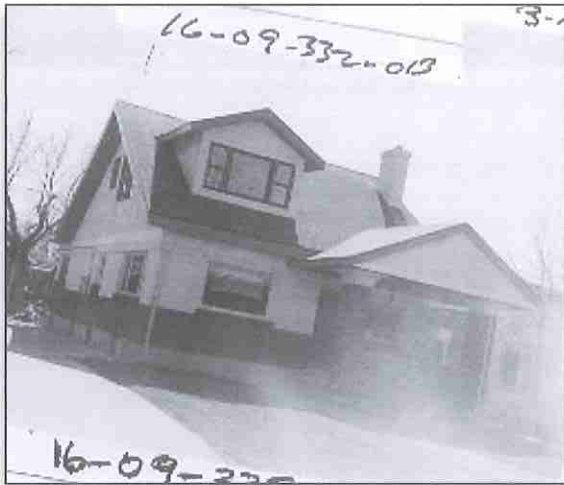


1571 E. Harvard Ave.
Built 1915
Regular brick, stucco/plaster
Prairie School Bungalow



1572 E. Harvard Ave.
Built 1917 by Builders Loan & Trust
Stucco/plaster
Arts & Crafts Neoclassical





1578 E. Harvard Ave.
Built 1918 by Builders Loan & Trust
Regular brick, stucco/plaster
Bungalow

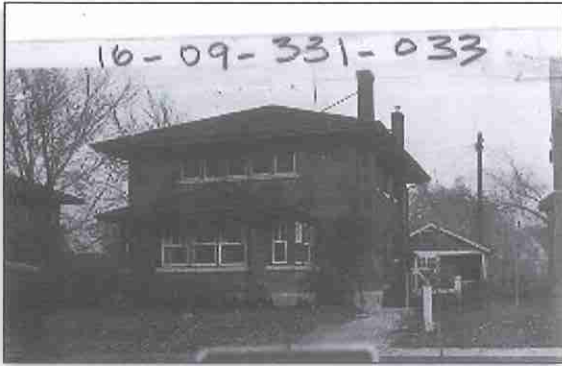


1579 E. Harvard Ave.
Built 1915 by Builders Loan & Trust
Regular brick, stucco/plaster
Prairie School Foursquare



1584 E. Harvard Ave.
Built 1918 by Builders Loan & Trust
Striated brick, stucco/plaster
Bungalow





1585 E. Harvard Ave.
Built 1917 by Builders Loan & Trust
Regular brick
Prairie School Foursquare



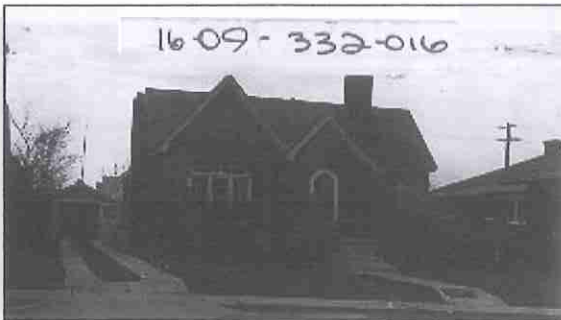
1590 E. Harvard Ave.
Built 1920 by Builders Loan & Trust
Stucco/plaster, stone veneer
Prairie School Bungalow



1591 E. Harvard Ave.
Built 1934 by Gaddis Investment Co.
Regular brick
French Norman Period Cottage



1603 E. Harvard Ave.
Built 1925 by Herrick Bros.
Striated brick with half timbering
English Tudor Period Cottage

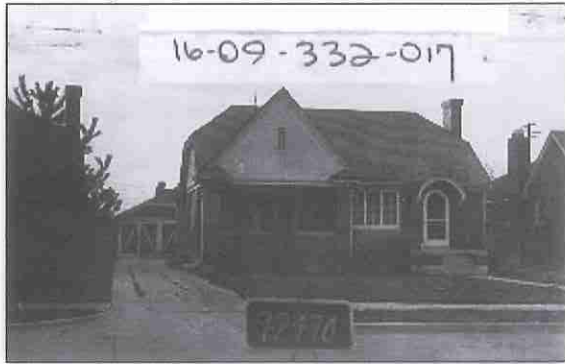


1604 E. Harvard Ave.
Built 1925 by Herrick Bros.
Striated brick
English Cottage



1611 E. Harvard Ave.
Built 1925 by Herrick Bros.
Striated brick with half timbering, Bartile roof
English Tudor Bungalow





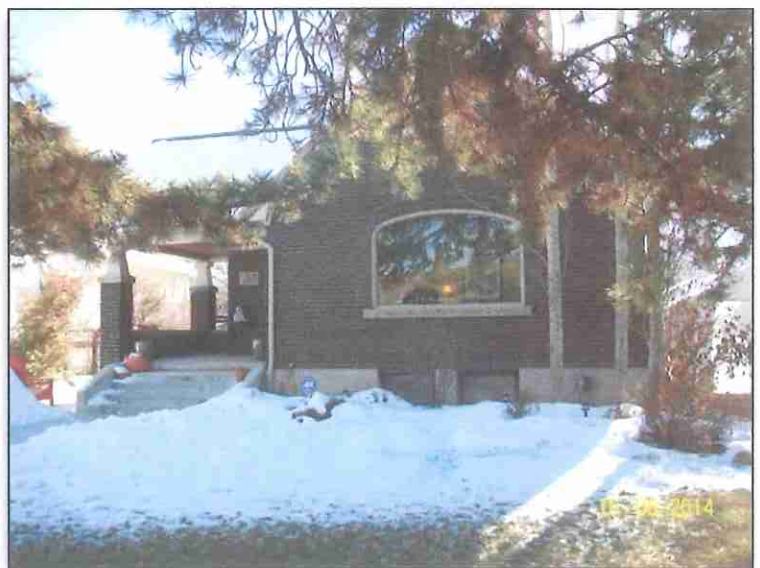
1612 E. Harvard Ave.
Built 1925 by Herrick Bros.
Striated brick with half timbering
Bungalow



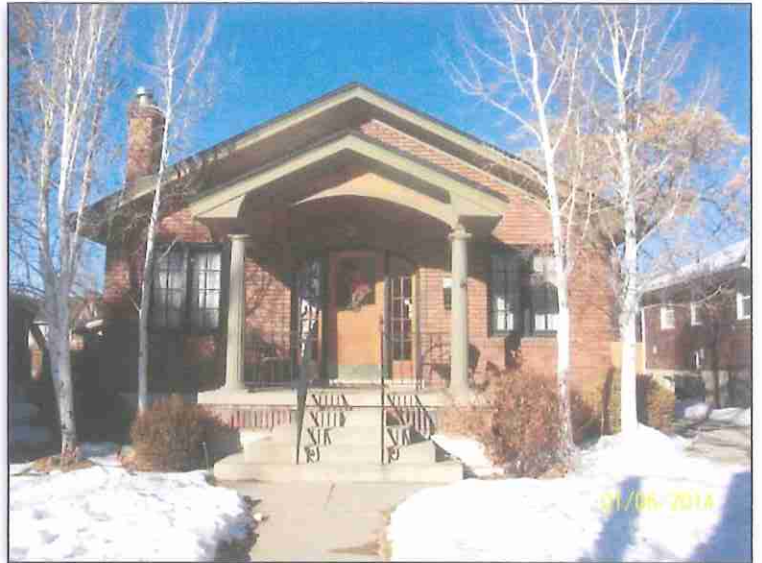
1615 E. Harvard Ave.
Built 1925
Striated brick, stucco/plaster
Bungalow



1616 E. Harvard Ave.
Built 1938
Striated brick
Bungalow



1621 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick
Bungalow Neoclassical



1622 E. Harvard Ave.
Built 1925 by Herrick Bros.
Stucco/plaster
Bungalow

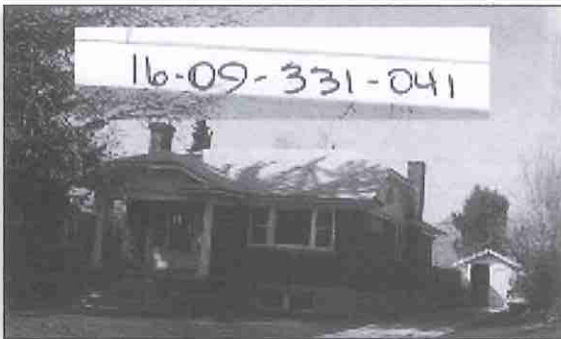


1627 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick with half timbering
Bungalow Queen Anne

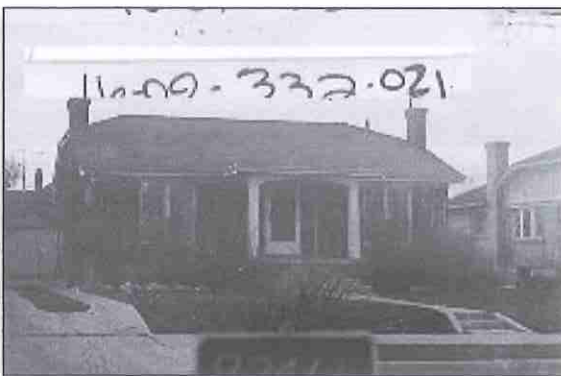




1628 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick with half timbering
Bungalow English Tudor



1631 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick with half timbering
Bungalow English Tudor



1632 E. Harvard Ave.
Built 1925 by Herrick Bros.
Striated brick
Bungalow





1635 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick with half timbering
Bungalow English Tudor



1638 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick, asbestos siding, stone veneer
Bungalow Neoclassical



1643 E. Harvard Ave.
Built 1925 by Herrick Bros.
Stucco/plaster
Bungalow Neoclassical





1644 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick with half timbering
English Tudor Period Cottage

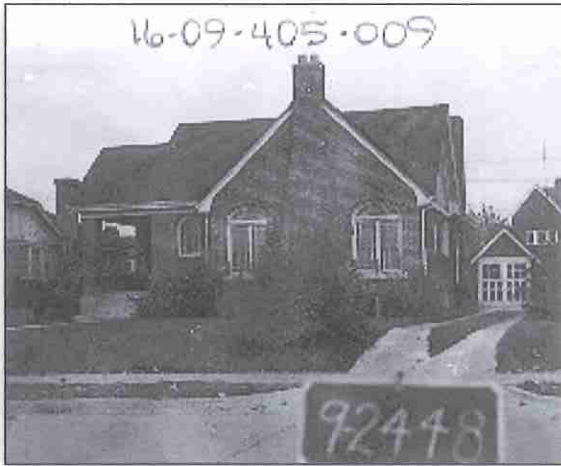


1649 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick with half timbering
English Tudor Bungalow



1650 E. Harvard Ave.
Built 1926 by Herrick Bros.
Striated brick
English Cottage





1655 E. Harvard Ave.
Built 1925 by Herrick Bros.
Regular brick with half timbering
English Cottage



1656 E. Harvard Ave.
Built 1926 by Herrick Bros.
Striated brick with half timbering
English Tudor Neoclassical



1659 E. Harvard Ave.
Built 1926 by Herrick Bros.
Regular brick with half timbering
English Tudor Period Cottage





1660 E. Harvard Ave.
Built 1926
Striated brick
English Cottage

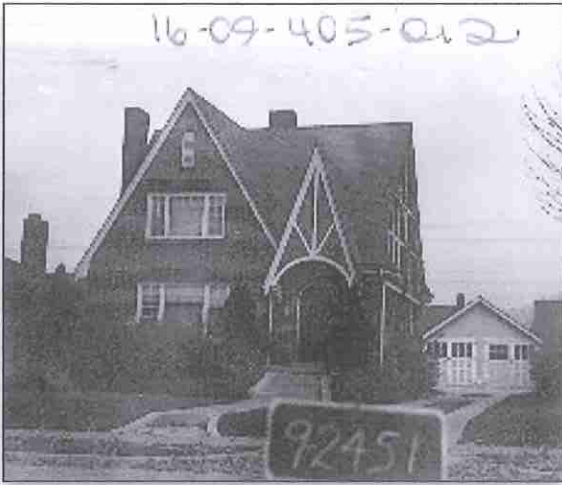


1665 E. Harvard Ave.
Built 1926 by Herrick Bros.
Striated brick
English Cottage

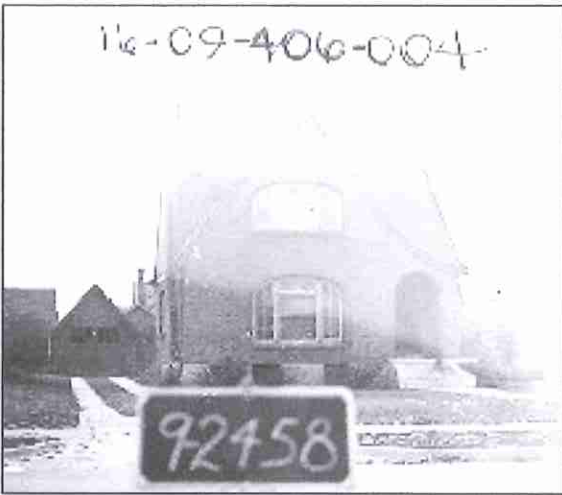


1666 E. Harvard Ave.
Built 1926 by Herrick Bros., 2nd story added 1989
Striated brick with half timbering
English Tudor Period Cottage

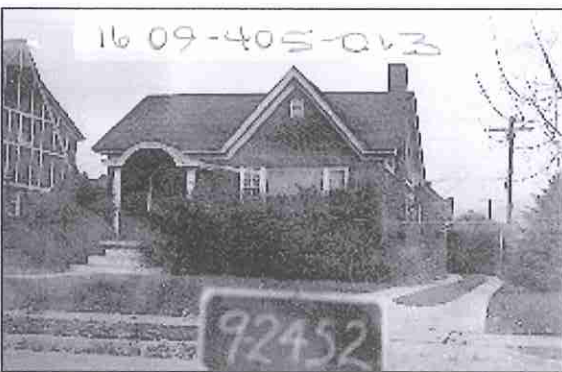




1671 E. Harvard Ave.
Built 1928 by Herrick Bros.
Striated brick with half timbering
English Tudor Period Cottage

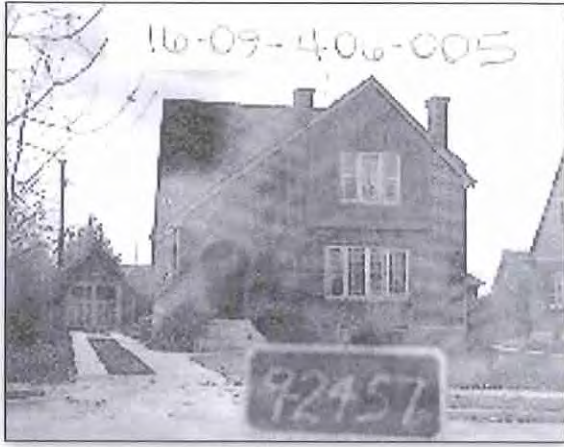


1672 E. Harvard Ave.
Built 1928 by Herrick Bros.
Striated brick with half timbering



1677 E. Harvard Ave.
Built 1926 by Herrick Bros.
Striated brick with half timbering
English Tudor Period Cottage





1678 E. Harvard Ave.
Built 1928 by Herrick Bros.
Striated brick with half timbering
English Tudor Period Cottage



UPPER HARVARD SUBDIVISION

OF

Lot 18, Block 29, 5 Acre Plat "C"

Big Field Survey

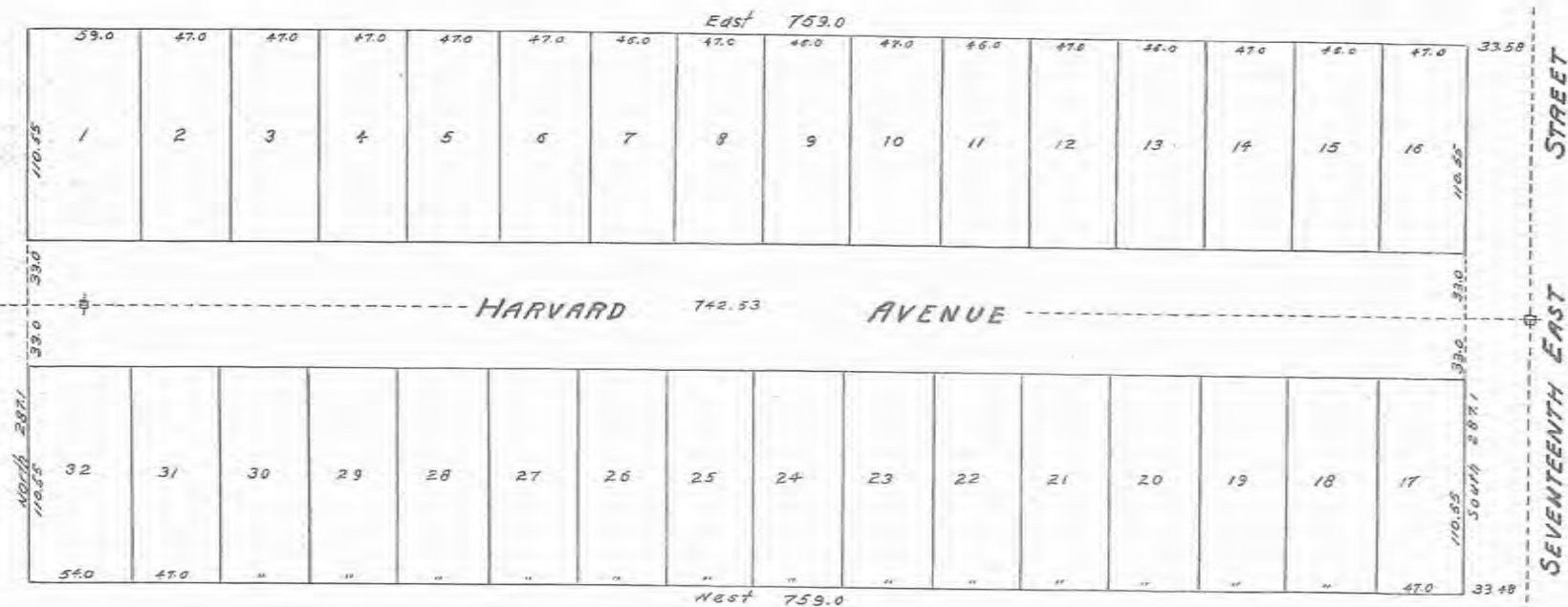
Scale: 1 inch = 60 Feet.

Presented to the Board of City Commissioners and the City Engineer
authorized to approve 7-1-26

Approved and filed 7-1-26

H. W. Smith
Dpt. City Recorder.

M. Jensen
City Engineer.



SURVEYOR'S CERTIFICATE.

I hereby certify that the tract of land shown on this map and owned by HERRICK and COMPANY is bounded and described as follows, to wit: Beginning at the Southwest corner of Lot 18, Block 29, Five acre plat C, thence running north 287.1 feet thence East 759 feet, thence South 287.1 feet, thence west 759.0 feet to the place of beginning, containing 5.00 acres, and known as Lot 18 Block 29, five acre plat C, Big Field survey that I have by authority of the said owners thereof subdivided the same into lots and an avenue to be known as UPPER HARVARD SUBDIVISION that the same has been correctly staked out on the ground as represented hereon and that the steel tape used in making the Survey thereof was tested in accordance with the provisions of the revised ordinances of 1920 and at the time was in adjustment with the official standard prescribed in said ordinances.

NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE

AVENUE
HARVARD AVE. 66 feet wide and 759 feet long running East and West

DIMENSIONS OF LOTS

Dimensions of all lots are as shown on this plat.
This map is accurately drawn to a scale of 60 feet to 1 inch.

C. G. Woolley
Surveyor

OWNERS' DEDICATION.

Know all men by these presents, that Herrick and Company, a corporation, by its president and secretary owners of the above described tract of land, having caused the same to be subdivided into lots and Avenue to be hereafter known as Upper Harvard Subdivision do hereby dedicate for the perpetual use of the public all parcels of land designated in the Surveyor's Certificate and shown on this map as intended for public uses.

In witness thereof we have hereunto set our hands and seals this 18 day of June A.D. 1926

In the presence of

Anne Cattman

N. L. Herrick
President

Carl L. Lammiman
Secretary

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

On this 18 day of June A.D. 1926 personally appeared before me, the undersigned, a notary public in and for said county of SALT LAKE, N. L. HERRICK, President and C. L. LAMMIMAN, secretary of Herrick and Company, each of whom did say that they are the president and secretary, respectively of Herrick and Company, a corporation and that the accompanying instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said N. L. HERRICK and C. L. LAMMIMAN acknowledged to me that the said corporation executed the same.

My Commission expires July 16, 1928
563986

Carl L. Lammiman
Notary public
Residing in Salt Lake City

STATE OF UTAH
COUNTY OF SALT LAKE
Filed and recorded at request of Herrick & Co. July 6 1926 at 11:45 O'clock AM in book H of
PARTS - PAGE 123
J. L. Miller
COUNTY RECORDER.

1926
Paul H. Cummings
DEPUTY RECORDER.

Abstracted in B-12 page 93 line 35
" " 5 20 " 197

H 123

341150

Recorded at the request of
Ashton-Jenkins Co.
May 8, 1915, at 3:10 P. M.
Book G of Plots
Page 36
Fee \$18.75

Geoff. Salant
Recorder Salt Lake Co. Utah
By *M. M. Swamy* Deputy.

BLOCKS 1 AND 2
OF
YALE PARK PLAT A.
A SUBDIVISION OF
LOT 5, BLOCK 29, 5-ACRE PLAT C,
BIG FIELD SURVEY.

Scale: 1"=100'

Presented to the Board of City Commissioners and the
City Engineer authorized to approve, April 29, 1915.

Karl U. Smith
City Recorder

Approved April 29, 1915.
Edward M. Ashton
City Engineer

ACKNOWLEDGMENTS BEFORE NOTARIES PUBLIC.

State of Utah
County of Salt Lake } ss.

On this 22nd day of April, A.D. 1915, personally
appeared before me, the undersigned, a notary public in
and for said county of Salt Lake, Edward E. Jenkins, president
and Edward M. Ashton, secretary of the Ashton-Jenkins Co.,
each of whom did say that they are the president and secretary,
respectively, of the Ashton-Jenkins Company, a corporation,
and that the accompanying instrument was signed in behalf
of said corporation by authority of a resolution of its Board
of Directors, and said Edward E. Jenkins and Edward M.
Ashton acknowledged to me that said corporation executed
the same.

Alex. E. Loan
Notary Public

My commission expires Jan. 27, 1916.

State of Utah
County of Salt Lake } ss.

On this 22nd day of April, A.D. 1915, personally
appeared before me, the undersigned, a notary public in
and for said county of Salt Lake, Leland B. Swamer, president
and George B. Swamer, secretary of the Builders Loan & Trust Co.,
each of whom did say that they are the president and secretary,
respectively, of the Builders Loan & Trust Company, a corpora-
tion, and that the accompanying instrument was signed in behalf
of said corporation by authority of a resolution of its Board
of Directors, and said Leland B. Swamer and George B. Swamer
acknowledged to me that said corporation executed the same.

Charles W. Gibbs
Notary Public

My commission expires Sept. 24, 1915.

SURVEYOR'S CERTIFICATE.

I hereby certify that the tract of land shown on this map and owned by Ashton-Jenkins Company and the Builders Loan & Trust Company is bounded and described as follows, to wit: Beginning at the Southwest corner of Lot 5, Block 29, 5-Acre Plat C, Big Field Survey, running thence North 287.1 feet; thence East 759.0 feet; thence South 287.1 feet; thence West 759.0 feet to the place of beginning, containing five acres, and known as Lot 5, Block 29, 5-Acre Plat C, Big Field Survey; that I have, by authority of the said owners thereof, subdivided the same into avenue, blocks and lots, to be hereafter known as BLOCKS 1 AND 2 OF YALE PARK PLAT A; that the same has been correctly staked out on the ground as represented hereon, and that the steel tape used in making the survey thereof was tested at the time, in accordance with the provisions of the Revised Ordinances of 1913, and was in adjustment with the official standard prescribed in said ordinances.

NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE:

STREETS.

HARVARD AVENUE, 65.0 feet wide and 759.0 feet long, running East and West.

DIMENSIONS OF LOTS.

Lots 1 to 14 inclusive in Block 1 are 50.0 feet by 110.55 feet. Lot 15 is 59.0 feet by 110.55 feet.

* 1 - 14 * * * 2 * 50.0 * * 110.55 * * * 15 * 59.0 * * 110.55 * *

This map is accurately drawn to a scale of 100 feet to one inch.

E. A. Fiero
Surveyor

OWNER'S DEDICATION.

Know all men by these presents, that the Ashton-Jenkins Company, a corporation, by its president and secretary, and the Builders Loan and Trust Company, a corporation, by its president and secretary, owners of the above described tract of land, having caused the same to be subdivided into blocks lots and avenue, to be hereafter known as BLOCKS 1 AND 2 OF YALE PARK PLAT A, do hereby dedicate, for the perpetual use of the public, all parcels of land designated in the Surveyor's Certificate and shown on this map as intended for public uses.

All persons, including corporations, who now own or who shall hereafter acquire any land in Blocks 1 and 2 of this plat shall be bound by and be taken and held to observe the following restrictions and stipulations as to the use thereof:

1st. - None of the lots in blocks 1 and 2 of the above described property shall be improved, used or occupied during the period of twenty-five (25) years from date hereof for other than residence purposes, and during said period no flats nor apartment houses, though intended for residence purposes, shall be erected thereon.

2nd. - Each and every residence erected upon said lots or any of them or parts thereof during aforesaid period, shall have its principal frontage on the street upon which the lot or lots upon which such residence is erected, front. All residences on corner lots shall also present, in design and construction, a good frontage on the side street. For the purpose of these restrictions all lots in Block 1 of the above described property shall be taken and deemed to front on the North and all lots in Block 2 of the above described property shall be taken and deemed to front on the South.

3rd. - Each and every residence erected during said period on any lots or parts thereof in Blocks 1 and 2 of the above described property shall cost not less than thirty five hundred (\$3500) dollars.

4th. - Each and every residence erected on any lots in Blocks 1 and 2 of the above described property shall have a frontage of ground of at least fifty (50) feet on the street upon which the lot or lots upon which the residence is erected, front, and each and every residence erected on either of the corner lots in each of the said blocks, which said corner lots front on Harvard Avenue and 15th East Street, in said property, shall have a frontage of ground of at least fifty nine (59) feet on the street upon which the lot or lots upon which the residence is erected, front.

5th. - The main body of any residence, exclusive of porches, shall not be erected during said period on any of the said lots within forty-five (45) feet of the present street curb line upon which the lots so improved, front, nor within twenty-five (25) feet of any side street curb line; no out-building erected during said period of time on any of said lots shall be located within one hundred and ten (110) feet of the front curb line of the lot upon which it is situated, nor within forty (40) feet of any side street line, and shall present an attractive appearance and correspond with the style and architecture of the residence to which it is appurtenant.

6th. - None of the said lots, during the aforesaid period, shall be conveyed to, owned, used or occupied by negroes as owners or tenants.

7th. - Ashton-Jenkins Company and Builders Loan & Trust Company shall have the right to locate, construct and maintain or authorize the location, construction or maintenance of conduits, water, gas or sewer pipes, poles and wires upon a strip of land not exceeding three feet in width across the rear end of lots as platted and to excavate for such purposes upon such strip.

8th. - Said covenants shall run with the land and bind the present owners, their successors and assigns and all parties claiming by, through or under them, shall be taken to hold and agree to covenant with the owners of said lots, their successors and assigns and each of them to comply with and observe said covenants and restrictions as to the use of said lots; but no covenant or restrictions herein contained shall be personally binding on any corporation, person or persons except in respect of breaches committed during its, his or their seisin of or title to said lots.

9th. - Said period of twenty five years, during which the aforesaid restrictions shall be enforced, may be extended as to any and all of the said restrictions for additional periods, not exceeding twenty years each by the owners of a majority of the front feet of said addition, prior to the expiration of the first twenty five years or any subsequent twenty years, executing and acknowledging an agreement or agreements in writing extending the time as to said covenants and restrictions, filing the same of record in the office of the Recorder of Salt Lake County, Utah.

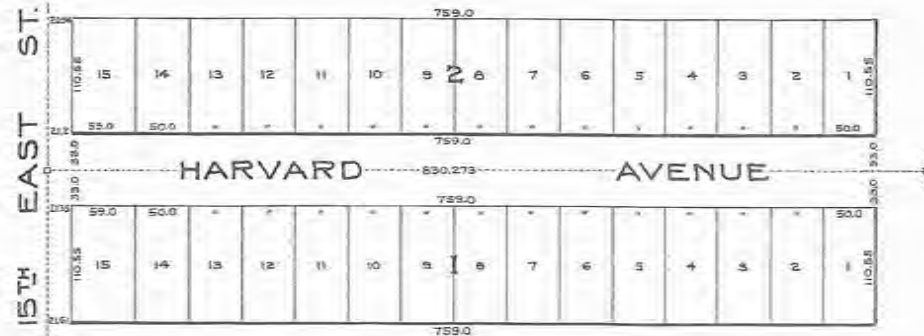
In witness whereof we have hereunto set our hands and seals this 22nd day of April, A.D. 1915.

In the presence of
A. E. Loan
C. W. Gibbs

Ashton-Jenkins Company
By *Edward E. Jenkins*
Edward M. Ashton

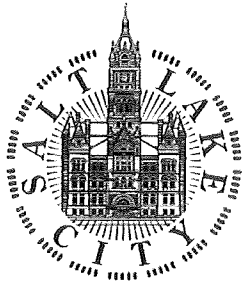
In the presence of
M. M. Swamy
G. B. Swamer

Builders Loan & Trust Company
By *Leland B. Swamer*
George B. Swamer



G-36


ATTACHMENT H – DECLARATION OF SUPPORT



**Declaration of Support
Joint Tenants**

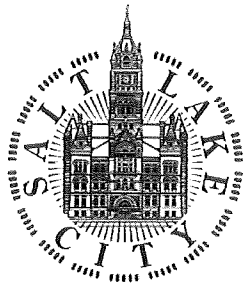
I declare that I am a joint tenant owner of the property at 1503 Harvard Avenue. I further declare that the signature obtained for this property on December 7, 2013 (date of original signature) on the **Local Historic District Designation – Property Owner Support Form**, submitted as part of the application for the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district, was intended to demonstrate and convey my support, as a joint tenant owner, along with the support of the joint tenant owner who originally signed the form.

My signature below indicates that, as of the date my joint tenant signed the **Local Historic District Designation – Property Owner Support Form**, I had knowledge of and was in support of the initiation of a process by Salt Lake City to consider designating the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district.


Signature

Misti Nelson
Print Name

9/11/14
Date

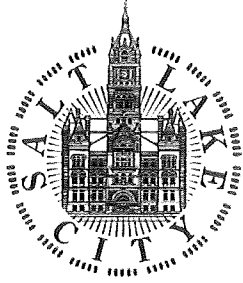


**Declaration of Support
Joint Tenants**

I declare that I am a joint tenant owner of the property at 1584 Harvard Avenue. I further declare that the signature obtained for this property on February 23, 2014 (date of original signature) on the **Local Historic District Designation – Property Owner Support Form**, submitted as part of the application for the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district, was intended to demonstrate and convey my support, as a joint tenant owner, along with the support of the joint tenant owner who originally signed the form.

My signature below indicates that, as of the date my joint tenant signed the **Local Historic District Designation – Property Owner Support Form**, I had knowledge of and was in support of the initiation of a process by Salt Lake City to consider designating the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district.

Charsti Merrill Charsti Merrill
Signature ^{11edm} Print Name
9/11/14
Date



**Declaration of Support
Joint Tenants**

I declare that I am a joint tenant owner of the property at 1571 Harvard Avenue. I further declare that the signature obtained for this property on February 24, 2014 (date of original signature) on the **Local Historic District Designation – Property Owner Support Form**, submitted as part of the application for the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district, was intended to demonstrate and convey my support, as a joint tenant owner, along with the support of the joint tenant owner who originally signed the form.

My signature below indicates that, as of the date my joint tenant signed the **Local Historic District Designation – Property Owner Support Form**, I had knowledge of and was in support of the initiation of a process by Salt Lake City to consider designating the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district.


<u>Anne Falk</u> Signature	<u>Anne Falk</u> Print Name
<u>9/12/2014</u> Date	



**Declaration of Support
Joint Tenants**

I declare that I am a joint tenant owner of the property at 1632 Harvard Avenue. I further declare that the signature obtained for this property on December 7, 2013 (date of original signature) on the **Local Historic District Designation – Property Owner Support Form**, submitted as part of the application for the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district, was intended to demonstrate and convey my support, as a joint tenant owner, along with the support of the joint tenant owner who originally signed the form.

My signature below indicates that, as of the date my joint tenant signed the **Local Historic District Designation – Property Owner Support Form**, I had knowledge of and was in support of the initiation of a process by Salt Lake City to consider designating the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district.

 _____ Signature	<u>Courtney Stockham</u> _____ Print Name
<u>09-14-14</u> _____ Date	



Declaration of Support Joint Tenants

I declare that I am a joint tenant owner of the property at 1615 Harvard Avenue. I further declare that the signature obtained for this property on December 7, 2013 (date of original signature) on the **Local Historic District Designation – Property Owner Support Form**, submitted as part of the application for the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district, was intended to demonstrate and convey my support, as a joint tenant owner, along with the support of the joint tenant owner who originally signed the form.

My signature below indicates that, as of the date my joint tenant signed the **Local Historic District Designation – Property Owner Support Form**, I had knowledge of and was in support of the initiation of a process by Salt Lake City to consider designating the proposed Yalecrest-Upper Harvard & Yale Park Plat A local historic district.

Signature

Print Name

Date

Handwritten signature in blue ink.

ALLISON FORD

9/17/15