

Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Lex Traughber
(801) 535-6184
lex.traughber@slcgov.com

Date: September 24, 2014

Re: PLNHLC2014-00247 Yalecrest – Normandie Circle Local Historic District Designation (Zoning Map Amendment)

Zoning Map Amendment

PROPERTY ADDRESS: The proposed Yalecrest – Normandie Circle local historic district, includes ten (10) properties, and is located within the Yalecrest neighborhood at approximately 1335 East 1155 South

PARCEL ID: See Attachment F

MASTER PLAN: East Bench Master Plan – Low Density Residential

ZONING DISTRICT: R-1/7,000 (Single Family Residential); YCI (Yalecrest Compatible Infill Overlay)

REQUEST: This is a request by Patricia Callahan, property owner, to designate a new local historic district for Normandie Circle (ten properties), part of the Normandie Heights Subdivision, located at approximately 1335 East 1155 South in the Yalecrest neighborhood.

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 staff report, it is the Planning Staff's opinion 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 the proposed ten properties located on Normandie Circle and Harvard Avenue, part of the Normandie Heights Subdivision, located at approximately 1335 East 1155 South in the Yalecrest neighborhood.

ATTACHMENTS:

- A. Vicinity Map
- B. Existing Conditions
- C. Analysis of Standards
- D. Public Process and Comments
- E. Motions
- F. Parcel ID numbers

G. Additional Applicant Information

PROJECT DESCRIPTION:

The proposed Yalecrest – Normandie Circle local historic district, includes ten (10) properties and, is located within the Yalecrest neighborhood at approximately 1335 East 1155 South. The Yalecrest neighborhood, generally located between 800 South/Sunnyside Avenue and 1300 South from 1300 East to 1900 East, was listed on the National Register of Historic Places in 2007. At this time, no local historic districts have been established within this National Register district. The proposed Yalecrest – Normandie Circle local historic district is a part of the Normandie Heights subdivision that was platted in 1926. The Normandie Heights subdivision is bordered by 1300 East on the west, 1500 East on the east, and includes Harvard, Princeton and Laird Avenues, as well as Normandie Circle, Laird Circle and Uintah Circle.

The homes in the proposed Yalecrest – Normandie Circle local historic district were built between 1926-39 and include Period Revival Cottages; English Cottage, English Tudor, and French Norman style homes, as well as a couple of Colonial Revivals and one Neoclassical structure.

"Period Revival styles became popular during this period because of a renewed interest in a picturesque form of building that was likely due to American exposure to European architecture during World War I and increased awareness and pride in our European and colonial roots following the war," according to the Utah Heritage Foundation Historic Homes Tour 2000. "Owners wanted the lure of Old World charm and the luxury of New World comfort. Developers touted this stately area as one of distinction, 'above the din of traffic and surroundings of permanent, protected attractiveness'," according to advertisements in the *Salt Lake Tribune* and brochures distributed by the developers."

"Increased post-war prosperity allowed for the expensive treatment of exterior facades and the costly materials of the interiors that were called for in Period Revival architecture. Massive stone chimneys, decorative brick and stucco walls, half-timbering, leaded glass and multi-pane windows increased both the picturesque nature and cost of these homes compared with those built in previously popular styles."

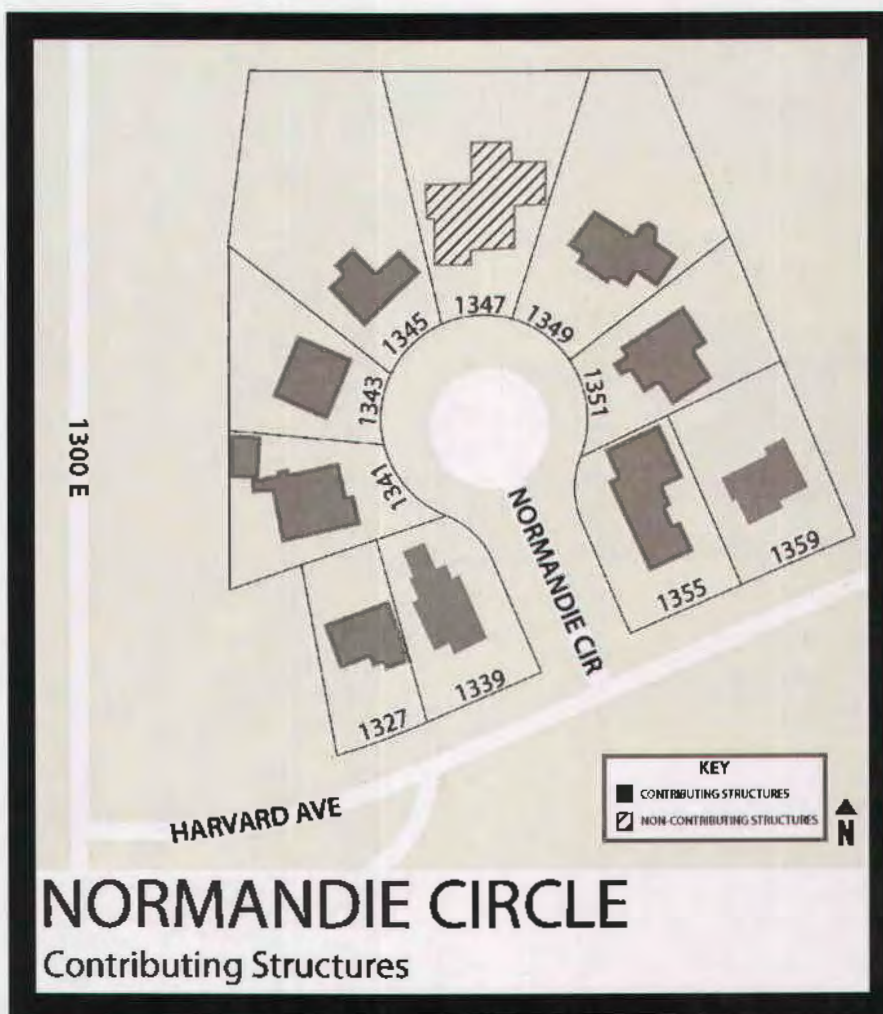
The English Tudor and English Cottage styles both emphasize irregular massing, gabled roofs and the decorative use of various cladding materials. Half-timbering is the most easily recognizable style characteristic of the English Tudors on Normandie Circle. The English Cottages will have an all brick exterior. Touches of French Norman architecture can be found in turrets and wall dormers. Some of the homes use a combination of different styles, making labeling a bit subjective. Interesting architectural features in Normandie Circle include round arched doors and windows, door surrounds, leaded glass, oriel windows, and the brick and iron work found on many of the homes.

All Normandie Circle homes were built with similar setbacks. From the beginning, it had curbs, gutters, a concrete paved road and sidewalks. Sycamores trees were planted.

Some homes have original attached garages and others have added attached garages and some have always had detached garages. The original garages varied in size. Some were very small compared to garages today.

Early Normandie Circle residents had to walk only a couple of blocks for mass transit via the streetcar that ran along 1500 East, but a transportation revolution was underway with the private automobile. The streetcar service on 1500 East was discontinued in the 1930s.

The homes in the proposed Yalecrest – Normandie Circle local historic district are relatively intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that nine (9) homes are rated as contributing (four rated A, five rated B) and only one home is rated as non-contributing. Staff reviewed and confirmed the status of the subject homes with Cory Jensen, State Historic Preservation Office, on May 22, 2014.



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 on the block. The local historic designation process (21A.34.020.C) requires that property owner initiated petitions include signatures of at least 15% of the lots within the proposed district to demonstrate support for initiation and to have the proposed district move forward for consideration. For the lot to be included in the calculation of the required 15%, owners representing a majority of ownership interest in that lot must sign. The applicant obtained 20%. Some have questioned whether

there is sufficient interest from property owners to warrant consideration by the City to designate a local historic district.

Issue 2: 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 Yalecrest.

The Community Preservation Plan places a high priority on providing additional regulations to control demolitions, and ensure new construction and alterations are compatible 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".

Issue 3. Protection of Historic Resources - Although the homes in the proposed Yalecrest – Normandie Circle local historic district have retained a high degree of architectural integrity, some property owners fear that the existing zoning and the National Register designation of the Yalecrest neighborhood do not provide sufficient protection of the historic architecture found on Normandie Circle.

In 2005, Salt Lake City created 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 proposed Yalecrest – Normandie Circle local historic district, if 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.

DISCUSSION:

As discussed above, the applicant submitted a request to designate the Yalecrest – Normandie Circle local historic district to provide additional protection for the historic architecture of the proposed area. 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 [this link](#) for the [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), Planning Staff recommends that the Planning Commission forward a positive recommendation of approval of the proposed Zoning Map amendment to the City Council.

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

East Bench Community Zoning Map



Historic Preservation Overlay

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

- A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the 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.

Adopted Master Plans and City Policies

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

Relevant Community Preservation Plan Policies

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

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

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

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

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

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

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

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

Other adopted City policy documents addressing the role of historic preservation include:

East Bench Community Master Plan (1987): ([click this link to view the East Bench Master Plan](#))
The proposed Yalecrest – Normandie Circle local historic district is located within the area covered by the East Bench Community Master Plan. A stated goal of the Urban Design section of the plan is to

“enhance the visual and aesthetic qualities and create a sense of visual unity within the community.”
The Plan identifies the following elements which detract from the residential character:

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

The Plan includes the following in regards to Yalecrest:

- “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 tear-downs 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. The homes in the proposed Yalecrest – Normandie Circle local historic district were built between 1926-39 and include Period Revival Cottages; English Cottage, English Tudor, and French Norman style homes, as well as a couple of Colonial Revivals and one Neoclassical structure. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 9 homes are rated as contributing (four rated A, five rated B) and only one home is rated as non-contributing.

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 the proposed Yalecrest – Normandie Circle local historic district 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 the proposed Yalecrest – Normandie Circle 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-1/7,000 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 proposed Yalecrest – Normandie Circle local historic district has 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 most likely not conflict with the purposes and provisions of either 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 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 and the provisions of the Yalecrest Compatible Infill overlay district, the Historic Landmark Commission has the authority to allow changes in height and setback requirements to ensure compatibility with the historic district standards and compatible development with the district ensuring that the purpose of the 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, and the Historic Landmark Commission would ensure that the purpose of the Yalecrest Compatible Infill Overlay district is met in the event that the specific provisions of the H Historic Preservation Overlay and Yalecrest Compatible Infill Overlay conflict.

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.

Finding: All public facilities and services are available.

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, stormwater 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 Comments

- **Correspondence:** Staff received no correspondence regarding the proposed local historic district as of the time of the staff report preparation and distribution.
- **Public Outreach Meeting:** On August 5, 2014, the Planning Division met with owners of property located within the proposed 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 discussions regarding the process for obtaining a Certificate of Appropriateness, historic preservation standards, design guidelines and processes. Approximately seven property owners and one other interested individual attended this meeting. Several property owners expressed their support of the proposed designation, with none in attendance voicing outright opposition.
- **Open House:** On August 21, 2014, the Planning Division held an Open House at the City & County Building to discuss the proposed designation petition. No members from the public attended regarding this proposal, nor was any written comment received.
- **Historic Landmark Commission Meeting:** The Historic Landmark Commission held a public hearing to consider the designation of the proposed Normandie Circle 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 found below.

Historic Landmark Commission

Draft Minutes

September 4, 2014

Yalecrest - Normandie Circle Local Historic District - A request by Patricia Callahan (property owner) to create a new local historic district for Normandie Circle through the zoning map amendment process. The ten (10) properties are located on Normandie Circle (approximately 1335 E 1155 South). All properties are zoned R-1/7,000 (Single-family Residential District) and are located in Council District 6 represented by Charlie Luke. (Staff Contact: Lex Traugher at (801) 535-6184 or lex.traugher@slcgov.com.) Case number PLNHLC2014-00247

Mr. Lex Traugher, Senior 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.

The Commission and Staff discussed the following:

- The buildings that would be included in the district.
 - 10 properties (outlined on the map in the Staff Report).
- The boundaries for the proposed district.
- Construction dates of the homes.
- The contributing and non-contributing status of the buildings.
- How contributing and non-contributing status could be changed.

Ms. Patricia Callahan, Applicant, gave the history of the properties on Normandie Circle. She stated the neighborhood supported the petition and designation.

PUBLIC HEARING 6:21:32 PM

Acting Chairperson Brennan opened the Public Hearing, seeing no one in the audience wished to speak for or against the petition; Acting Chairperson Brennan closed the Public Hearing

The Commission stated the proposed district was intact. They discussed the boundaries and if the Harvard properties should or should not be included in the district.

The Commission and Staff discussed if they could recommend extending the district, how the process and criteria for designation addressed boundaries.

MOTION [6:27:26 PM](#)

Commissioner Richardson stated regarding PLNHLC2014-00247, based on the findings listed in the Staff Report, testimony and information presented, he moved to forward a positive recommendation to the City Council to designate a new local historic district for Normandie Circle as proposed. Commissioner McClintic seconded the motion. The motion passed unanimously.

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 proposed Yalecrest – Normandie Circle local historic district, consisting of ten (10) properties, and located at approximately 1335 East 1155 South in the Yalecrest neighborhood.

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 proposed Yalecrest – Normandie Circle local historic district, consisting of ten (10) properties, and located at approximately 1335 East 1155 South in the Yalecrest neighborhood. 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 ID NUMBERS

16-09-306-005-0000	1339 E NORMANDIE CIRCLE
16-09-306-003-0000	1341 E NORMANDIE CIRCLE
16-09-306-002-0000	1343 E NORMANDIE CIRCLE
16-09-306-001-0000	1345 E NORMANDIE CIRCLE
16-09-306-007-0000	1347 E NORMANDIE CIRCLE
16-09-306-008-0000	1349 E NORMANDIE CIRCLE
16-09-306-009-0000	1351 E NORMANDIE CIRCLE
16-09-306-010-0000	1355 E NORMANDIE CIRCLE
16-09-306-004-0000	1327 E HARVARD AVENUE
16-09-306-011-0000	1359 E HARVARD AVENUE

***ATTACHMENT G: ADDITIONAL APPLICANT
INFORMATION***



HLC: Designation

RECEIVED
MAY - 1 2014
BY: WEX T.

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNHLC 2014-00247	Received By: Thomas Irvin	Date Received: 4/28/14	Zoning: R-1-7,000
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Name of the Proposed Historic District or Site:

Normandie Circle Historic Designation

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Proposed Historic District or Site:

YALECREST - NORMANDIE CIRCLE

Name of Applicant:

PATRICIA CALLAHAN

Phone:

801 541-2266

Address of Applicant:

1349 E NORMANDIE CIRCLE

E-mail of Applicant:

Callalily@xmission.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:

Patricia K. Callahan

Date:

4-28-2014

SUBMITTAL REQUIREMENTS

Staff Review

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

- 2. Photographs**
 - a. Historic photographs of existing building/s
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
 - b. Current photographs of each façade and of the neighborhood
 - c. Historic photographs of the neighborhood if available

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

- 4. Landmark Sites**
 - a. Complete the designation form

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: PATRICIA K CALLAHAN

Name of Proposed Local Historic District: YALECREST - NORMANDIE CIRCLE

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

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

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

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

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



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name Address Signature Date

Katharine Biele 1351 Normandie Cir. *Katharine Biele* 12/19/13

Print Name Address Signature Date

PATRICIA CALLAHAN 1349 NORMANDIE CIR *Patricia K Callahan* 12/19/2013

Print Name Address Signature Date

OT
not file
JOT
not file

Kim Burr 1339 Normandie Cir *Kim Burr* 1-27-2014

Print Name Address Signature Date

Stephen McKellar 1317 Normandie Cir *SMckellar* 8/6/14

Print Name Address Signature Date

Monica Vetter 1341 Normandie Cir *M. Vetter* 8/7/14

Print Name Address Signature Date

Rossmary Shrub 1355 Normandie Cir *Rossmary Shrub* 8/7/14

Print Name Address Signature Date

Jan M 1339 NORMAN → 15 CIR 8/8/14

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

1. Project Description: Yalecrest/Normandie Circle

The proposed *Yalecrest/Normandie Circle* Local Historic District encompasses one complete subdivision, Normandie Circle. 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 in this area, although four applications are pending.

The Normandie Circle subdivision comprises eight homes in the circle plus two homes on Harvard Avenue — one directly east and one directly west of the circle. It is also in the Normandie Heights district. Normandie Heights is bordered by 1300 East on the west, 1500 East on the east, and includes Harvard, Princeton and Laird, as well as Normandie Circle, Laird Circle and Uintah Circle.

Almost all of the homes in Normandie Heights were built between 1926-35 and include Period Revival Cottages, English Tudor and French Norman style homes.

“Period Revival styles became popular during this period because of a renewed interest in a picturesque form of building that was likely due to American exposure to European architecture during World War I and increased awareness and pride in our European and colonial roots following the war,” according to the Utah Heritage Foundation Historic Homes Tour 2000. “Owners wanted the lure of Old World charm and the luxury of New World comfort. Developers touted this stately area as one of distinction, ‘above the din of traffic and surroundings of permanent, protected attractiveness’,” according to advertisements in the *Salt Lake Tribune* and brochures distributed by the developers.

“Increased post-war prosperity allowed for the expensive treatment of exterior facades and the costly materials of the interiors that were called for in Period Revival architecture. Massive stone chimneys, decorative brick and stucco walls, half-timbering, leaded glass and multi-pane windows increased both the picturesque nature and cost of these homes compared with those built in previously popular styles.

“Normandie Heights has been home to many of Salt Lake City’s elite, including Ezra Taft Benson, former U.S. Secretary of Agriculture and LDS Church president; A. Eugene Christensen, partner in Ryberg Construction Co.; and other residents of stature including physicians, dentists and educators.”

YALECREST/NORMANDIE CIRCLE

It is located within Block 30, of the 5-Acre Plat of the Big Field Survey.

- A. Significance in local, regional or state history, architecture, engineering or culture.

Yalecrest/Normandie Circle clearly meets Requirement 1C (Distinctive characteristics of a type, period or method of construction) by its extremely high concentration of Period Revival style homes, making it remarkably visually cohesive. Even the few homes that Colonial Revival and World War II era cottage show a building pattern that was developing in time. The builders were well-known people in Salt Lake City and particularly within Yalecrest. Another point in Normandie Circle's favor is its extremely high percentage of Contributing A and B structures. Normandie Circle is an architecturally unique neighborhood in Salt Lake City.

"The Yalecrest Historic District is visually distinctive from the neighboring areas by its cohesive historic-era architecture, unified tree plantings and landscape design that reacts with the natural topography of the creeks and gullies that cross the area. The architecture is remarkable for the concentration of fine period revival style houses; 74% of the contributing resources were built from 1920-1939. These houses exhibit a variety of period revival styles with the largest portion being English Tudor (240 examples) and English Cottage (313 examples) styles," according to Living Places.

The Normandie Circle neighborhood contains 10 single-family homes located on the East Bench.

All Normandie Circle homes were built with similar setbacks. From the beginning, it had curbs, gutters, a concrete paved road and sidewalks. Large trees, Sycamores, were planted.

Some homes have original attached garages and others have added attached garages and some have always had detached garages.

The original garages varied in size. Some were incredibly small compared to garages today.

Early Normandie Circle residents had to walk only a couple of blocks for mass transit via the streetcar that ran along 1500 East, but a transportation revolution was under way with the private automobile. The streetcar service on 1500 East was discontinued in the 1930s.

The Utah Heritage Foundation considers the Normandie Heights area of the Yalecrest neighborhood to be "one of the city's most prestigious neighborhoods because of its exceptional architecture."

"Consistently large and beautifully landscaped lots characterize the area. The homes all reflect outstanding quality and craftsmanship."

The neighborhood is characterized by winding, walkable, tree-lined streets. Red Butte Creek winds its way through the neighborhood, hidden in a shaded gully on its way to the Great Salt Lake. Developers marketed the area as "offering canyon life in the city."

"The homes in this area were built between 1926 and 1935 and include, Period Revival Cottages, English Tudor and French Norman style homes."

"Period Revival styles became popular during this period because of a renewed interest in a picturesque form of building that was likely due to American exposure to European architecture during World War I and increased awareness and pride in our European and Colonial roots following the war. Owners wanted the lure of Old World charm and the luxury of New World comfort. Developers touted this stately area as one of distinction, "above the din of traffic and surroundings of permanent, protected attractiveness," according to advertisements in *The Salt Lake Tribune* and brochures distributed by the developers."

"Increased postwar prosperity allowed for the expensive treatments of exterior facades and the costly materials of the interiors that were called for in Period Revival architecture. Massive stone chimneys, decorative brick and stucco walls, half-timbering, leaded-glass and multi-pane windows increased both the picturesque nature and cost of these homes compared with those built in previously popular styles."

Builders and Building Years:

B. Physical Integrity

Pending a clarification on 1347 there are 100% contributing structures for this application. And even without 1347, Normandie Circle stands at 90%. Half or more can be considered Significant. Normandie Circle still retains its physical integrity in terms of location, design, setting, materials, workmanship and overall neighborhood character."

YALECREST/NORMANDIE CIRCLE



1327 E. Harvard Ave. - Owner Wright, Robert H &
Alison T
English Tudor
1927



1339 Normandie Circle - Owner: Burr, James C
English Tudor
1929



1341 Normandie - Owner - Vetter, Monica & Mariq,
Andres V
French Norman/Jacobethan
1928



YALECREST/NORMANDIE CIRCLE



1343 Normandie - Owner Rich, Steven H/Melinda S
Neoclassical
1939



1345 Normandie - Owner Rich, Effie D
English Tudor (Period Revival)
1927



1349 Normandie -Owner: Callahan, Patricia K
Period Cottage/English Tudor
1927



YALECREST/NORMANDIE CIRCLE



1351 Normandie - Owner: Biele, Katharine O
English Tudor
1927



1355 Normandie - Owner: Schaub, Rosemary M.
Colonial Revival
1937



1359 E. Harvard Ave - Owner: Bischoff, J Kevin and
Jill H
Colonial Revival, Asbestos Siding/Stone Veneer
1935



Normandie Circle: In 1996, an adventure/comedy film called Paper Brigade (also known as Gunther and the Paper Brigade,) was partially filmed on Normandie Circle. Leucadia Film Corporation distributed the film, which starred Kyle Howard and Robert Englund. The film follows Gunther Wheeler (Kyle Howard) who moves from the large city of New York to the quiet suburb of Pleasant Valley, New York (Salt Lake City.) When he needs money to buy tickets for a date with a girl (Kylee Cochran) he likes, he gets a job as a local paperboy. When several bullies try to take over his neighborhood, Gunther and his new friends must stand up against them. The film crew built a tree house in the large Sycamore/London Plane tree in the center of Normandie Circle, from which the bullies threw tomatoes and other items at Gunther as he tried to deliver newspapers in the circle on his bicycle.



YALECREST/NORMANDIE CIRCLE



1359 E. Harvard Ave - Owner: Bischoff, J Kevin and Jill H
Prop ID 16 09 306 011 0000
Lot 19 Bld 4 Normandie Heights 5603-2365
1935
1936-60 Owner Gilbert Sheets
David & Shar Quinney
Colonial Revival, Asbestos Siding/Stone Veneer

Built by Mr. Gilbert Shoebridge Sheets and Mrs. Florence (McClellan) Sheets, the house has wood shingles on a steel frame so in case of an earthquake, the house would be able to twist and turn without (theoretically) falling down. Mr. Sheets had a long history with earthquakes. When he was just 4½ years old, he was in the 1906 earthquake in San Francisco. His parents moved to Salt Lake City shortly thereafter to get away from earthquakes. In 1923, Gilbert took a trip around the world. He arrived in Japan on September 1, 1923, when one of the great earthquakes of history rocked Tokyo, killing 143,000. He was unhurt and continued his world trip. In 1924 he arrived in Cairo just in time for an earthquake. He and his wife, Florence, eloped to Long Beach, California in 1933 and immediately upon arriving at their honeymoon suite at the Pacific Coast Club in Long Beach, an earthquake struck, killing 115 people. He was in many more small earthquakes in Montana, Utah and California, but never injured.

Mr. Sheets was the president of the E.L. Sheets Company and a member of the Board of Directors at Tracy-Collins Bank and Trust Company. He was the former president of the Uptown Drug Company and the North Fork Club. He was owner-operator of the Sheets Insurance Agency for many years and was instrumental in the development of the Inland Empire, the Wasatch Oil Company and the Idaho Oil and Refinery Company, all of which later merged with Phillips Petroleum Company. Mr. Sheets graduated from the University of Utah and did graduate work at Stanford University and the University of California at Berkeley. He was a member of Beta Theta Pi Fraternity and the Alta Club in Salt Lake City. The Sheets raised two daughters, Carole (Putnam) and Sandra (Denman) in their Harvard Avenue home. Both have since passed on, and a scholarship was established in Carole's memory: The Carole

YALECREST/NORMANDIE CIRCLE

Putnam Fund, established in 2001, provides a one-time scholarship to a woman who is seeking education not part of a degree program at a Utah educational facility. The applicant must have a realistic educational goal and demonstrate financial need. The recipient must be a Utah resident and be recommended by a Utah P.E.O. chapter. The scholarship amount varies. Applications are accepted at anytime during the year.

In 1984, the house was sold to David E. Quinney II and Shari Lee Quinney. David is the grandson of Seymore Joseph (S. Joe) Quinney, who graduated with a law degree from Harvard University in 1919. In 1921, S. Joe Quinney was elected to the Utah House of Representatives, and served as president of the Utah Ski Club from 1935 to 1938. In 1937, he founded Alta Ski Resort, which opened for business in 1939. David is a professional photographer and the director of the Alf Engen Ski Museum Foundation, Park City, Utah. The museum is located in the Joe Quinney Winter Sports Center at Utah Olympic Park.

In 1994, Kevin and Jill Bischoff (only the third owners) purchased the home and reside there currently. Kevin was a vice president of Blue Cross Blue Shield of Utah until he recently retired to join the faculty of the University of Utah Department of Communication.



A view looking east from Normandie Circle on Harvard Avenue



1345 Normandie – Owner Rich, Effie D
English Tudor (Period Revival)
Eligible/contributing
1926

Prop ID 16 09 306 001 0000

Com 14 FT E FR NW COR LOT 24 BLK 4 Normandie Heights E 84.17

A one and one half story brick English Tudor house having a steeply pitched roof with a one and one half story front bay having a half timbered gable. Tall lattice windows and a contiguous entrance bay topped by a halconet.

Additional features include half-timbered wall dormer casement windows, one having transoms.

Alterations: Addition of a concrete tile roof and possibly a bay at the right rear corner.

Built in 1926 for Oscar and Ida Kirkham. The Kirkhams were owner/occupants throughout the historic period.

Oscar Kirkham was instrumental in the LDS Church's adoption of Boy Scouting through the Young Men's Mutual Improvement Association, of which he became field executive in 1919. He was sustained as a member of the 1st Council of 70 in 1941.

The home was sold to John P. and Effie Dean Bowman Rich. Effie Dean was born in the Southern Utah town of Kanab on June 22, 1923 to Harold I. and Nina Nixon Bowman. In that same year her parents established Jacob Lake Inn on the Kaibab Plateau, 44 miles from the North Rim of Grand Canyon. This event was probably the most pivotal in her life. She lived in Kanab with her parents and her younger brother Harold Jr. until she was 6 years old. The family moved to Salt Lake City in 1929, thus beginning a lifetime of spending the tourist season at Jacob Lake Inn and the school year in Salt Lake.

John Perry Rich, Sr. was born November 22, 1920 to Edward Stokes and Eleanor Jane Atkinson Rich.

YALECREST/NORMANDIE CIRCLE

He graduated with high honors from the University of Utah in 1947 with a B.S. in Geology. At the U of U he was president of Delta Phi Fraternity, a member of the varsity football team, and a member of Sigma Chi Fraternity. He served an LDS Mission to Brazil. He enlisted in the U.S. Marine Corps in 1941 and was a member of Carlson's Raider Battalion, serving in the South Pacific. He became a partner in Jacob Lake Inn in the Kaibab Forest in northern Arizona in 1947. Since 1961 he had been general manager. He provided scholarships and generous support to youth and civic groups in northern Arizona. He was highly respected by the Native Americans in the area, and through purchasing and financial support, was instrumental in the development of the pictorial style of Navajo weaving.

His wife, Effie Dean, attended Stewart School through the 9th grade and then went to East High School, graduating in 1940. She got her BS in Nursing, and was in the first graduating class of the College of Nursing at the University of Utah. She married John P. Rich on December 21, 1946 in the Salt Lake LDS Temple. Their first child, John Jr. was born in 1947. In 1948, at the age of 5, our Navajo sister Bonnie joined our family. Then followed the births of Nina, Steven, Chris, Mary Lynne and Matt.

She and her family have employed thousands of young people since 1923. She took the staff to Snake Dances on the Hopi Reservation, and to see Ballet West perform in Zion. Effie Dean spent a summer doing summer stock theater in Martha's Vineyard. She loved the theater, and performed in several productions at the U. She was active in DUP, Bonneville Knife and Fork Club, was a PTA President. She loved her Book Club, and usually hosted their Christmas party at her huge dining room table.

A member of the LDS Yale/Yale II Ward for 84 years, she held the longest membership in the ward.

The Native Americans of the Arizona Strip area benefited from her personal generosity and influence. In 2011 The Symphony of the Canyons honored her with a symphony at Grand Canyon for her contribution to the history of the Kaibab Plateau, and in August of 2012 the city of Kanab honored her as a Western Legend as part of their annual Western Legend Roundup.





1355 Normandie - Owner: Schaub, Rosemary M.
Maddison, Dr. W.E.

1937

Colonial Revival

Prop ID 16 09 306 010 000

Lot 20 Blk 4 Normandie Heights 6157-0001 6156-0305 5060-561, 5701-1339

Assessed value:

The home was occupied by the family of Dr. Edward Girard Hale, who was a great grandson of one of the early mayors of Salt Lake City. Dr. Hale, a dentist, was also the nephew of noted artist Girard Van Barkaloo Hale, one of the painters of the pioneer murals at the Utah State Capitol. Dr. Hale had two important grandfathers: Francis Armstrong and Frederick Albert Hale, as well. Armstrong was elected to the Common Council in 1878, then elected Mayor of Salt Lake City in 1886. In 1896 he was elected Commissioner. He played a large role in bringing a more modern lifestyle to Salt Lake City, such as his success in bringing the first electric cars to the city.

In 1890 Frederick Albert Hale moved to Salt Lake City to build the Commercial National Bank. He became a prominent local architect, who designed more than thirty structures. At one time there were more than 10 mansions along South Temple that were designed by Frederick Hale. Among the ones still standing are the David Keith mansion, the O. J. Salisbury mansion, and the Nelden house. Included among the buildings he designed are the Alta Club, the Elks Club, the Eagles Club, and the First United Methodist Church.

Dr. Hale supervised the Primary Hospital Sunday School for 15 years and served as President of the Sunday School in Brighton for six years. He built an elaborate model train in his basement and created beautiful ornaments to decorate his family Christmas tree. He was a master gardener.

It was later sold to the Samuel Thurman family. Mr. Thurman was dean of the University of Utah School of Law.



1343 Normandie - Owner Rich, Steven H & Melinda S
Lot 25 Blk 4 Normandie Heights Sub 4479-914
Neoclassical

Owners - Mr. And Mrs. Harold Bowman

1939

Harold and Nina N. Bowman were as much a part of Salt Lake City as they were of Jacob Lake, Arizona, splitting their time between their Normandie Circle home and the lodge they built in Arizona. When the Bowmans established Jacob Lake Inn in 1923, their families had been involved in the exploration and settling of much of southern Utah and the Arizona Strip. Nina's grandfather, Franklin B. Woolley, wrote the 1866 cavalry exploration report of the territory from St. George to the Kaibab Plateau to the mouth of the Green River. The report included the first official descriptions and map of the area. Harold's father, Henry E. Bowman, engineered and supplied the cable tram that crossed the Colorado River in the Grand Canyon. Henry also built (with a lot of help from the people of Kanab, Glendale, and Orderville) the first road from Kanab, Utah to Mt. Carmel. This made the area more accessible to travelers and tourists.

When Harold learned that the location of the new highway junction was positioned at the base of a large hill, and that it would be an inconvenient location for travelers headed to the Grand Canyon, Harold borrowed a BPR grader and built a better road. This shifted the junction of the road from the base of the hill to the flatter land right in front of the Jacob Lake Inn. Harold's road became the more traveled route, and when the highway was paved in the mid-'30s, it became the official highway.

Harold Sr. lived in the Normandie Circle home until he passed it on to his nephew, Steven. Steven's wife, Melinda, had grown up with her aunt and uncle, Oscar and Ida Kirkham - the original owners of the Normandie Circle home next door to the Bowmans - after the death of her parents in a plane crash. In fact, it was the Kirkhams who planted the stately Sycamore tree that grows in the middle of the cul de sac.



1347 Normandie -Owner: Stephen & Angela McKeller

Period Revival

1926

WWII Era Cottage

Prop ID 16 09 306 007 0000

Lot 23 Blk 4 Normandie Heights 5715-2325 9319-8504, 8507, 8508, 8530, 9582-8252,
8270 966-8493 9787-6892

The home was occupied by the Carleson family, Fred and Lucille, Fred A.. Carleson became the Intermountain distributor for Pontiac and Cadillac automobiles. Carleson Hall, one of two freshman residence halls at Westminster College, was named in honor of the Harry E. and Fred A. Carleson families. Fred Carleson was president of the Utah Automobile Dealers Association during the 1970s.

He later sold to Russell M. Nelson, a heart surgeon who was called to the Quorum of the Twelve Apostles of the LDS Church in 1984. He raised his 10 children in the home with his wife, Dantzel, who was a member of the Mormon Tabernacle Choir for 20 years.

Elder Nelson is now a member of the Quorum of the Twelve Apostles of the Church of Jesus Christ of Latter-day Saints (LDS Church) and an internationally renowned cardiothoracic surgeon. He began working with the team of doctors which created the first heart-lung machine and in 1951, the machine was used in the first open-heart operation on a human being. Four years later, Nelson was the first doctor in Utah to perform successful open-heart surgery using a heart-lung machine.

In a unique combination of spiritual and professional obligations, Nelson performed heart surgery on LDS Church president Spencer W. Kimball.

YALECREST/NORMANDIE CIRCLE

In 1985, Dr. Nelson along with his colleague, Conrad B. Jensen, performed a quadruple bypass surgery on the Chinese opera performer Fang Rongxiang. He also established a research facility at LDS Hospital.

Currently, he is the fourth most senior apostle among the ranks of the church.

After Dantzel Nelson died in February 2005, he sold to his daughter, Marjorie Helsten. She has since sold to her nephew, Elder Nelson's grandson.

The home includes a cabin that faces Red Butte Creek, which winds by the property.



The cabin on the creek



1341 (or 1342) Normandie – Owner – Vetter, Monica & Mariq, Andres V
Eligible/significant

French Norman/Jacobethan

1928

Cottam/Hansen, G. Aaron & Louise

Prop ID 16 09 306 003 0000

Lot 26 Blk 4, Normandie Heights 4488-1413 6144-2645 6494-0145 8252-2159 8668-8593,
8610

A one and one-half story brick French Norman style house having a steeply pitched gable roof with ridge parallel to the street and shingles in a simulated thatch pattern. The asymmetrical façade has a stuccoed cross gable on the left side which is overlapped by a gabled brick entry bay.

Additional features include: fanlight above front doorway; quoin like terra cotta door surrounds; segmental arched windows; half timbered upper story; gabled wall dormer with round-arched window and iron balconet.

Probably built in 1928 by Bowers Building and Investment Company, which sold it that year to Samuel and Bertha Cottam, who were not local residents of Salt Lake City. Mr. Cottam was involved in numerous real estate transactions in the area. In 1929, they sold the house to Mr. G. Aaron and Louise Hansen. Mr. Hansen was a woolbuyer and lived in the house for two years before selling it to Dr. Ezra and Ethel (Moss) Waddoups.

Dr. Waddoups was born in Bountiful, Utah in 1882, the fourth of ten children of Thomas and Mary (Call) Waddoups. After his conversion to the Mormon faith, Thomas Waddoups had immigrated from England to Bountiful in 1864, where he made a good living through farming and ranching. Ezra Waddoups went to grade school in Bountiful and graduated from Latter Day Saint's University in 1909. After leaving college he went to Lost River, Idaho, where he purchased a ranch and there followed farming and stock raising, devoting most of his time to wool growing. He continued in business there for six years before he took up the study of dentistry, graduating from the Chicago College of Dental Surgery in 1914 with the DDS degree.

He practiced dentistry in Park City, Utah, for four and a half years. He also served as bishop of Park City ward for two years, from July 5, 1916, until October, 1918. He was also active in the work of the Sunday school and the Young Men's Mutual Improvement Association. He practiced dentistry in Brigham, Utah for many years. Dr. and Mrs. (Ethel Moss) Waddoups lived at 1341 Normandie Circle from 1932 to 1936.

The house sat empty in 1937.

In 1938, Mr. Thomas Young moved in and purchased the house in 1941. Born in Sunderland, England, in 1895, Thomas Young was 15 years old when he immigrated with his family to Ogden, Utah in 1910. He became a Master Sign Writer and created wall-lettering and gold-leaf window signs for the Electric Service Company and the Redfield-King Sign Company in Ogden. In 1916, he married Elmina Carlisle. In 1920, he founded his own sign company: Thomas Young Sign Company (YESCO,) which specialized in coffin plates, gold window lettering, lighted signs and painted advertisements. In 1932, Mr. Young expanded his business to Las Vegas. By 1934, he had purchased the Ogden Armory for \$12,000 so he could expand production capacity. At the same time, he also started a branch in Salt Lake City. Thomas Young was elected president of the National Sign Association in 1936 and served for two terms. The following year he moved his family and YESCO headquarters to Salt Lake City, and shortly thereafter, moved into his home on Normandie Circle, where he raised his children. In 1969, he turned the leadership of his company over to his son. Thomas Young died in 1971.

YESCO currently offers a complete and comprehensive range of services for signs of all types and sizes. They design, fabricate, install and maintain signs. They make "green" signs, which substantially reduce energy consumption and thus operating costs for customers. Some of the most notable sign projects that have produced by YESCO include the NBC Experience globe in New York City's Rockefeller Center, the historic El Capitan Theatre and Wax Museum marquees in Hollywood, the Reno Arch, the Vegas Vic 40-foot tall electronic cowboy, the 90-foot, four-block vaulted canopy Fremont Street Experience, the Astrolabe in the Venetian Hotel and the Wynn Las Vegas 135-foot tall marquee "moving eraser" resort sign.

YESCO continues to thrive as a privately-owned company today. It employs approximately 1500 people with more than 40 offices and four state-of-the-art manufacturing plants. Additional smaller manufacturing and service facilities are located throughout the United States and Canada. YESCO offers sign and lighting service franchises in states east of Colorado and throughout Canada.

An architecturally significant example of French Norman style speculative house by Bowers Building & Investment Co.,



1351 Normandie
Miller, J. Melrose & Marion House
Eligible/Significant

Owner: Biele, Katharine O

1929

English Tudor

Prop ID 16 09 306 009 0000

Lot 21 Blk 4 Normandie Heights 7169-1751 8331-4213

Architect: A.E. Jorgensen

A one and one-half story brick English Tudor style house having a gable roof with ridge parallel to the street and a major cross gable facing the street with a decoratively half timbered peak. The right side of the façade is half-timbered and has a hip roof, with a garage on the lower level. The entry porch, a possible addition, is half timbered and features a round arched doorway topped with finials. The upper level features a gabled dormer of half timbering.

Probably built on speculation by builder A.E. Jorgensen in late 1929/early 1930. The date of sale to the house's first owner, Mr. J. Melrose Miller, is unclear. Miller, an attorney with the firm of Cowley and Thomas, and wife Marion were resident through 1935. Mrs. Miller was active in the Child Conservation League of America and hosted a "better babies" exhibit and tea in their Normandie Circle home in May 1933. Mr. Miller, who also was a real estate executive, ran unsuccessfully for city commissioner in 1933.

The Millers sold in 1935 to Henry J. Plumhof, general manager of the Union Pacific Railroad, and his wife, Rose, great aunt of the present owner, whose father, attorney I.H. Biele, owned it before her. The Plumhofs were resident through the end of the historic period. Mrs. Plumhof was active in the Girl Scouts, and sat on the national board. With the Plumhofs featured, a KSL Radio program broadcast from Camp Cloud Rim in July 1939, and the *Salt Lake Tribune* reported that the Plumhofs "were largely responsible for the erection of the present lodge named in memory of their daughter Helen Jane." Also, the Plumhofs hosted Mrs. Herbert Hoover in the home in 1938. Mrs. Plumhof wrote a journal of their early years and the family's history in Utah (<https://sites.google.com/site/roseofutah/>).

Mr. Plumhof was instrumental in persuading Interior Secretary Harold Ickes and the National

Parks Service to change their fee policy, thus allowing the first major feature film within the boundaries of Zion National Park, and setting Utah on the path of becoming a destination for the motion picture industry.

Mr. Plumhof was featured prominently in "When Hollywood Came to Town — A History of Moviemaking in Utah" by James D'Arc. July 24, 1947 marked the one hundredth anniversary of the entrance of Mormon pioneers into the Salt Lake Valley. The Utah Centennial Commission felt that, among other things, there should be a centennial motion picture. *Ramrod*, starring Joel McCrae and Veronica Lake, would become the state's centennial film, as a result of policy changed at the National Park Service. Since the 1930s, movie companies had been concerned about escalating fees charged by the National Park Service to film in national parks. Representatives of Utah's Department of Publicity & Industrial Development (PID) began annual trips to Hollywood to meet with studio executives. PID commissioner H.J. Plumhof worked to persuade the Park Service and Secretary Henry Ickes. "Our national parks should not undertake to make a profit from taking pictures within National parks and that their fee should merely be sufficient to reimburse them for out-of-pocket expenses." Thus, *Ramrod* became the first major feature film to be made within the boundaries of Zion National Park.

In 1931, Mr. Plumhof was board chair of the Salt Lake Chamber of Commerce, and was also a member of the Salt Lake City School Board.



Katharine Blele and her great uncle, Henry Plumhof.



1349 Normandie -Owner: Callahan, Patricia K
Eligible/Significant

1926

Period Cottage/English Tudor

Prop ID 16 09 306 008 0000

Lot 22 Blk 4 Normandie Heights 6177-2413 6180 2718 6180-2720

Browning, Archibald and Frances, House

Architect – Vincent & Peterson Construction Co.

One and one half story brick English Tudor house having a steeply pitched gable roof with ridge parallel to the street and a half timbered steeply pitched gabled bay overlapped by a patterned brick entry gable of randomly projecting headers and stretchers. Additional features include: wooden roof shingles in an undulating thatch pattern; arched door opening; strap door hinges, stuccoed dormer.

Built by Archibald and Frances Browning in 1926, for the relatively grand sum of \$14,000. Browning, general manager of the Browning Auto Co., and his wife were resident through 1931.

In October 1931, the Brownings sold to Verner O. Hewlett, president of Hewlett Bros., grocers, and his wife, Venice. The Hewletts were resident through the end of the historic period.

The house sits on 1/3 acre of land adjacent to Red Butte Creek. Vincent & Peterson also built the administration building at the Salt Lake City airport in 1934. The first inhabitants of the home were Archibald V. Browning (also known as Arch and Archie,) and Frances Ruth Bassett Browning. Arch Browning, (a relative of John Moses Browning who is regarded as one of the most successful firearms designers of the 20th Century,) was the owner of the Browning Automobile and Supply Co., agents for Willys(Knight)-Overland automobiles and Master trucks, located at 570 South Main Street in Salt Lake City. Their state-of-the-art showroom was built in 1917 by Bowers Building Company (see Salt Lake Telegram article.) At that time, it was one of the largest, if the not the largest of its kind in the intermountain region. Browning Auto had an enviable reputation for a very high level of service. To

enhance that reputation, in the new 1917 facility, Mr. Browning implemented a policy where every owner could expect an interview with the service manager each time he/she brought their car in for service. Mr. Browning was an active member of the Commercial Club, the Auto Club and the Kiwanis Club of Utah. The Brownings lived in the house until 1931.

In October 1931, Mr. Verner O. and Mrs. Venice (Lambert) Hewlett purchased the home. Mr. Hewlett started working at his family's grocery store, Hewlett Brothers Company, in 1905 at the age of 12, so he could learn the business from the ground up. He put in five-hour days for a weekly wage of \$1.25. The grocery store was founded in 1887 by Verner's father, Orson H., and his uncles Franklin J. and Albert J. Hewlett. It was located at 744 South State Street in Salt Lake City. They produced soda water and sold such items as coffee, tea, spices, extracts and baking soda. After 1918, they went into the business of producing crushed fruit and eventually frozen fruit for the soda fountain trade. Hewlett Brothers Company was the first in Utah and probably the first in the nation to quick-freeze fruit, including raspberries that they harvested in Bountiful, Utah. Mr. Verner graduated from Latter-day Saints High School in 1913 and began studies at the University of Utah. After one year of college, in 1914, he served a two-year mission in England. When he returned in 1916, at the age of 21, he entered the family business as secretary-treasurer and credit manager. For the next 44 years, Verner served as an officer of the company and as its president for 39 years. Mr. Hewlett was a member and served as president of Utah Manufacturers Association. He was a member and served as president of the Salt Lake Kiwanis Club and served as governor of the Utah-Idaho District of Kiwanis International. He was a member of the Salt Lake City Chamber of Commerce. He was active in the Boy Scout movement for 44 years, serving as both scoutmaster and on the executive board of the Greater Salt Lake Council, including two terms as its president. In 1948, his scouting activity earned him the Silver Beaver award, one of scouting's highest honors. For four years, he represented the Great Salt Lake Council of the National Council of the Boy Scouts of America. He was also an avid trout fisherman. Mrs. (Venice) Hewlett was known in the community for her superior cooking skills (see Salt Lake Telegram article 8-5-1943.) She was an active member of the Republican Women of Utah Club. Together, the Hewlett's raised one son, Jimmy, in their Normandie Circle home. He eventually took over the family grocery business.

In the mid-1940s, Maurice and Vera Yates purchased the home. They raised one son, Gordon, there. Mr. Yates headed the Mountain Mesa Uranium Corporation. He was also a local real estate developer and sports booster. He served as executive vice president of the Utah Apartment House Association, built several Salt Lake City office buildings, developed two industrial parks and refurbished several Avenues buildings. Mr. Yates served as president of the No.1 Club, boosters of professional basketball's Utah Stars, and the Utah Hot Stove League, a booster club for the Salt Lake Bees Triple A baseball team. He was a major stockholder in the Pacific Coast League's Salt Lake Bees and was instrumental in bringing a PCL baseball team to Hawaii. He was elected president of the Ambassador Athletic Club and he served on the Utah Jazz Advisory Board. He was on the Board of Directors of the Utah Society to Prevent Blindness. Mr. Yates was an avid traveler, visiting Europe, South America, Australia and hunted big game in Africa. He was one of the first Americans to visit the Soviet Union when the country opened to tourists in the 1950s.

The Yates completely remodeled their Normandie Circle kitchen in 1947 for \$750.

Mr. Yates had a gun collection that filled two rooms in this home and included guns that were more than 500 years old. After Maurice died July 6, 1984, his widow, Vera, who was active in the women's Republican Party of Utah, continued to live in the house until 1989.



1339 Normandie Circle – Owner: Burr, James C

English Tudor

Eligible/contributing

1929

Prop ID 16 09 306 005 0000

Lot 27 Blk 4 Normandie Heights 6059-0515 6282-1619 9483-5913 9483-5919

A one and one half story brick English Tudor style house having a gabled tile and parallel to the street, with a gabled front bay of half timbering which is overlapped by a gable of brick infill and a small gabled entry porch having a recessed, round arched doorway. Alteration: concrete tile roof

Additional features: gabled wall dormer with iron balconet; French doors, surrounded by stained glass, opening onto small porch with wrought iron railing; casement windows.

Built by contractor Olof Nilson, probably on speculation. Perhaps due to "The Crash" the house remained vacant in 1930 until being purchased by Frank A. Johnson, an attorney with the firm of Dey, Hoppaugh, Mark and Johnson, and wife, Edna. The Johnsons were resident through the end of the historic period.

An architecturally significant example of a brick masonry English Tudor residence.

Likely due to the stock market crash, the house remained vacant in 1930 until being purchased by Frank A. and Edna (Evans) Johnson in the early 1930s. Mr. Johnson was an attorney with the local Salt Lake City firm of Dey, Hoppaugh, Mark and Johnson. Edna Johnson was an opera singer and a music teacher who often hosted student recitals at the home. She was also an active member of the Republican Women of Utah Club. The Johnsons raised five daughters in the Normandie Circle home. They were all very musical and all learned to play the violin and to sing.

Their oldest daughter, Afton Audrey Johnson (Slade Worcester) graduated from East High School and

the University of Utah. After her marriage to her second husband, Bruce A. Worcester, she lived for a number of years in Los Angeles and became known as the "Smog Lady" for her work as president of Stamp Out Smog, a Southland organization whose innovative demonstrations (children wearing gas masks) attracted wide media coverage of the battle against air pollution. For this work, she was honored in the White House by President Lyndon Johnson at the signing of the Clean Air Act and was appointed by Governor Reagan to his air pollution panel. Afton worked as the executive secretary to the actress Joan Bennett and the producer Walter Wanger. She was president of the Footlighters during a funding program for a children's hospital and chapter president of Amnesty International. She was an accomplished pianist and when she was younger, sang in a professional quintet with her four sisters.

In 1942, when their middle daughter, Frances Johnson (Darger,) was 17, she auditioned for and joined the Utah Symphony. She made \$37.50 per week. She played in the symphony for two years. Then she and her sisters went to California to perform together as a "swing" group. The five girls lived in a one-bedroom apartment and shared a car. They had five performances on a local Los Angeles radio show. They sang at the Hollywood Canteen in 1944-1945 as World War II was winding down. They even received a thank-you note from Bette Davis for singing at the Hollywood Canteen. After two years in Los Angeles, their parents insisted the girls return to Salt Lake City to complete their college studies. Frances returned to the Utah Symphony in 1945. The symphony had many guest conductors before hiring Maurice Abravanel from New York City. They performed 18 weeks each year all over the state of Utah, including in many public schools, as well as all over the United States and the world. Frances played tours that took her to Greece in 1966 to perform for the Royal Family, to Washington, D.C. in Constitution Hall, then to Caribbean and then to South America for five weeks. In 1975, she played in England and Scotland and then in 1977, they went back to Greece, Austria, Germany and Spain. In 1979 she played in Hawaii (an exchange with the Hawaii Symphony.) In 1981, she went to Belgium, Holland and Denmark. In 1986, they went back to Germany with guest Symphony Conductor Silverstein. After 1985, the Utah Symphony no longer had the financial resources to travel. Finally, in 2005, under the tutelage of Conductor Keith Lockhart, they went to Germany and Austria once again. Once, when Frances broke her shoulder skiing, she received an admonishment from Conductor Abravanel because she was unable to perform until she recovered. After 69 years performing with the Utah Symphony Orchestra, Frances retired in the summer of 2012. (see YouTube interview <https://www.youtube.com/watch?v=WxG3XGyROWg> of Frances by Tad Calcara with great photos of her time with the Symphony.)

The Johnson's fourth daughter, Janice Johnson (Richards,) was born in 1927 and attended Stewart Training School, the University of Utah's Laboratory School which was very much steeped in "whole child" philosophy. She played the violin in both the orchestras of East High School and the University of Utah. After college graduation, marriage and child-raising in Germany and Los Angeles, Janice returned to Salt Lake City where she served as a member of the Mormon Tabernacle Choir for 19 years.

Subsequent owners of 1339 Normandie Circle include Mr. Christian and Susan Draayer who lived there for many years. Mr. Draayer ran Chris Draayer Harley-Davidson motorcycle retail store, which was established by Chris' father in 1941, and which he ran it until 1987. Mr. Draayer died in a motorcycle accident in 2004. The dealership still exists today at 2928 South State Street in Salt Lake City.



1327 E. Harvard Ave. - Owner Wright, Robert H & Alison T
English Tudor
1927
Prop ID 16 09 306 004 0000
Lot 28 Blk 4 Normandie Heights 6632-0273
Striated Brick, Half Timbering, Bowers Building Co.; Bartile

During the 34 years following construction, the home had six different owners. For approximately 17 of those years, the house was occupied by H. Irving and (Aileen "Nonnie" Dunn) Schmitt. He was a café and restaurant operator who owned A&W Root Beer Station at 476 South State Street. In 1945, he served as president of the Salt Lake Restaurant Association.

In 1943, Mr. Schmitt also began working as director and chairman of Victory house, the bond-selling headquarters in downtown Salt Lake City located at 215 South Main Street. Victory house was constructed and opened during the World War II loan drive and at the end of the drive was closed for finishing touches by volunteer workers from labor organizations.

The Schmitt's were members of the Exchange Club. Mr. Schmitt served as its president in 1944 and 1945. In January 1946, their daughter Marilyn Claire Schmitt, a graduate of the University of Utah, married William Gerald Shields of Fairbanks, Alaska, in St. Mark's Cathedral. The Schmitts were known in the Normandie Heights neighborhood for their annual festive Christmas Eve open house.