



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

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To: Salt Lake City Planning Commission

From: Joel Paterson  
(801) 535-6141  
[joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com)

Date: June 25, 2014

Re: PLNHLC2013-00816 Yalecrest – Harvard Park Local Historic District Designation (Zoning Map Amendment)

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## Zoning Map Amendment

**PROPERTY ADDRESS:** Harvard Avenue between 1700 East and 1800 East. Address range: 1703 E through 1784 E Harvard Avenue  
**PARCEL ID:** See attached list in Attachment F  
**MASTER PLAN:** East Bench Master Plan – Low Density Residential  
**ZONING DISTRICT:** R-1/5,000 (Single Family Residential); YCI (Yalecrest Compatible Infill Overlay)

**REQUEST:** This is a request by Kelly Marinan, property owner, requesting to designate a new local historic district for Harvard Park; a subdivision located on Harvard Avenue between 1700 East and 1800 East 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 all of the lots on Harvard Avenue between 1700 East and 1800 East.

### 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 – Harvard Park local historic district is located within the Yalecrest neighborhood on Harvard Avenue between 1700 East and 1800 East. 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.

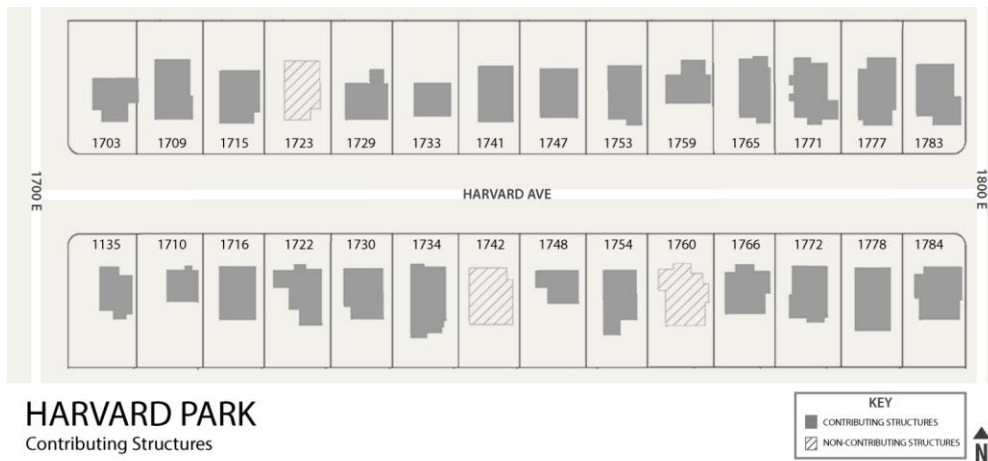
Almost all of the 28 Harvard Park houses are of the type called Period Revival and were constructed in a relatively short time frame between 1928 and 1930. The last home in the subdivision was constructed in 1938.

Interesting architectural features in Harvard Park include 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 in Harvard Park. The English Cottages have all brick exteriors. Some homes incorporate turrets and wall dormers. Other architectural features include round arched doors and windows, door surrounds, leaded glass, and the brick and iron work found on many of the homes. Bricks (and sometimes mortar) are used decoratively to add color and in shaping chimneys and the sides of homes (i.e. rounded/square ledges, circular openings). Brick is also used as accents around doors and windows to create a textured pattern on the main façade.

In the beginning, 25% of Harvard Park homes were built as 2-story homes (7 out of 28). Over the years, changes have been made to the homes and the streetscape. Some homes have added a second story so that today there are 12 two-story homes in Harvard Park. A few homeowners have dug out their basements or expanded off the back of their homes to create more comfortable living spaces.

Although the City's streetcar system, with a line running along 1500 East, was still operating when Harvard Park was developed, Salt Lake City's transition to an automobile oriented city was underway. All of the homes in Harvard Park were built with detached garages located at the rear of the lots. The original garages varied in size but most were much smaller than the typical garages built today. Although many of the original garages have been demolished to make way for larger accessory structures, a few of the original garages remain.

Although additions have been made to many homes in the Harvard Park subdivision, most homes retain their original character and over 80% are still considered to be historically significant and rated as being contributing to the overall character of the proposed local historic district. The following map reflects the contributing status of the homes in Harvard Park as determined during the 2005 historic survey of the Yalecrest neighborhood. The Historic Landmark Commission is reviewing proposed amendments to the contributing status of the homes to bring the ratings up to date.



**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:** The petition was initiated by a property owner with the demonstrated support of 43% of property owners within the proposed local historic district. Some have questioned whether there is sufficient interest from property owners to warrant consideration by the City to designate a 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.

Three property owners within the proposed Yalecrest – Harvard Park local historic district have submitted written objections to the proposed designation. The objections are included in Attachment D Public Process and Comments (see pages 13 – 18 of the staff report).

**Issue 2:** 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 teardowns 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.** Although the homes in the Harvard Park subdivision 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 in Harvard Park.

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 Harvard Park subdivision 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.

**Issue 4.** The 2005 historic survey of the Yalecrest neighborhood rated 24 of the 28 homes in the Harvard Park subdivision as being contributing structures. Some property owners have questioned the accuracy of this survey and suggest that the homes in the Harvard Park subdivision have been significantly altered and that there is not a sufficient density of contributing structures to justify the designation of a local historic district. As part of the review of this petition, the Planning Staff compared the 2005 ratings against the current conditions of the homes in Harvard Park and proposed some modifications to the ratings. The updated ratings, if accepted by the Historic Landmark Commission would rate 23 of the 28 homes (82%) as contributing structures.

#### **DISCUSSION:**

As discussed above, the applicant submitted a request to designate the Yalecrest – Harvard Park local historic district to provide additional protection for the historic architecture of the subdivision. This request was considered by the Historic Landmark Commission on June 5, 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 on pages 10 – 12) the Staff recommends that 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.

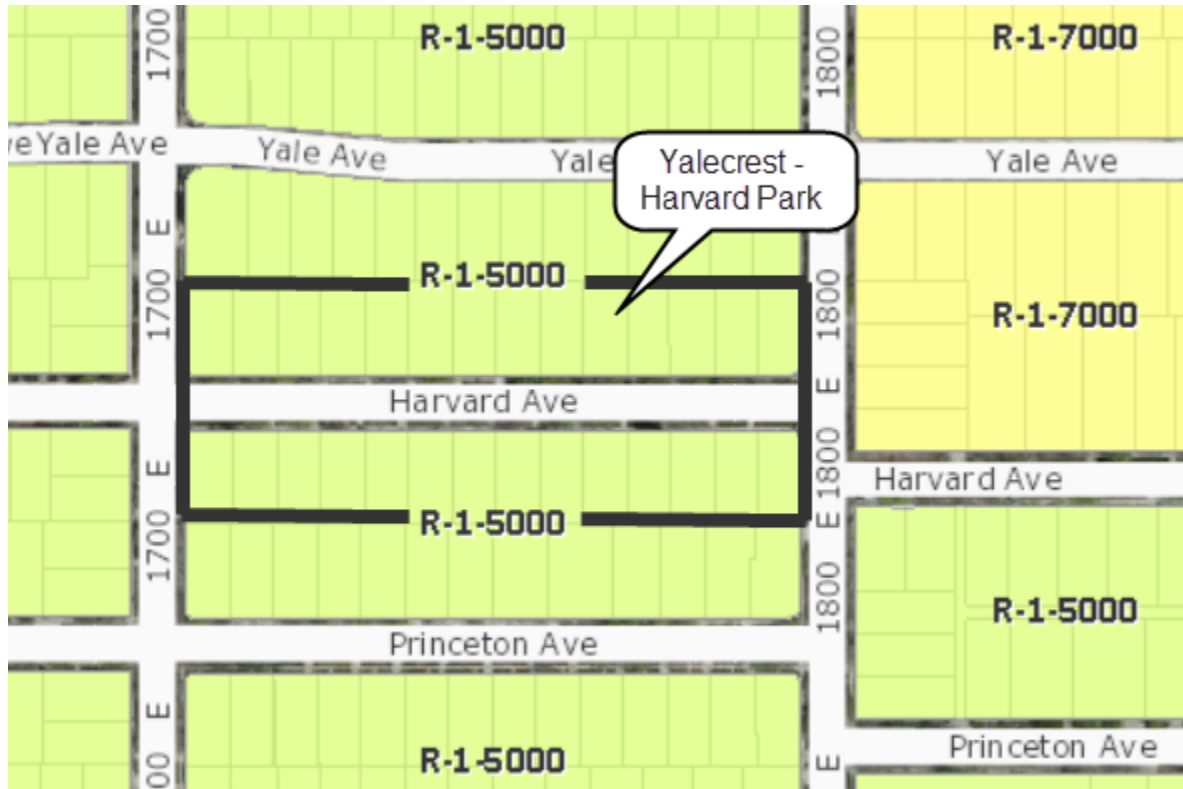
## **ATTACHMENT A: VICINITY MAP**



## **ATTACHMENT B: EXISTING CONDITIONS**



## **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](#)) 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.

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.
- Facilitate the development of complementary neighborhood retail in the Downtown commercial and neighborhood areas.

**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**

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## **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. In Harvard Park 27 of the 28 homes incorporate Period Revival architecture. Based on the Staff's recommended contributing status ratings discussed above, 22 of the 27 Period Revival homes in Harvard Park are rated as being contributing buildings and 15 of the 28 homes are considered to be 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 – Harvard Park 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 – Harvard Park 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 Harvard Park subdivision 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 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.

**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 districts.

**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 development 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, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	The proposed amendment has all utility and public services necessary to serve the property and is consistent with this standard.
NOTES:		

## **ATTACHMENT D: PUBLIC PROCESS AND COMMENTS**

### **Public Comments**

**Public Outreach Meeting:** On April 24, 2014, the Planning Division met with owners of property located within the proposed Yalecrest – Harvard Park 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, the Historic Landmark Commission’s standards, design guidelines and processes. Approximately seven property owners and four other interested individuals attended this meeting. Several property owners expressed their support of the proposed designation and at least two property owners expressed that they would prefer that the area not be designated as a local historic district.

**Yalecrest Neighborhood Council Meeting:** On May 7, 2014, the Planning Division attended the Yalecrest Neighborhood Council meeting to discuss the proposed designation petition.

**Historic Landmark Commission Meeting:** The Historic Landmark Commission held a public hearing to consider the designation of the proposed Yalecrest – Harvard Park local historic district on June 5, 2014. The Commission voted unanimously to recommend that the City Council adopt an ordinance to create the proposed historic district. Draft minutes of the June 5, 2014 Historic Landmark Commission meeting are found on pages 19 – 21.

**Correspondence:** Staff has received some correspondence regarding the proposed designation of the Harvard Park subdivision. The majority of the correspondence has asked for clarification of the designation process. Correspondence that was included in the Historic Landmark Commission staff report has not been included in this staff report ([Click on this link for the Historic Landmark Commission staff report](#). See Exhibit C)

**Letters of Opposition:** At the time that this staff report was written, the following residents have submitted written comments that express opposition to the proposed designation (see the e-mails listed below the summary):

- Annette Gillis, 1771 E Harvard Avenue submitted an e-mail on May 26, 2014 requesting that her home not be included in the proposed historic district.
- David Tanner, 1715 E Harvard Avenue submitted an e-mail on June 9, 2014 stating that he is opposed to the creation of the proposed Yalecrest – Harvard Park local historic district. Mr. Tanner also mailed a letter of opposition which is also attached below.

- Leslie Patterson, 1741 E Harvard Avenue submitted an e-mail on June 10, 2014 stating that she and her husband oppose the creation of the proposed Yalecrest – Harvard Park local historic district
- Elizabeth Steenblik, representing her father William T. Smith, 1778 E Harvard Avenue submitted an e-mail on June 15, 2014 stating that the potential designation of a local historic district may have ramifications on future decisions regarding home maintenance. Mr. William T. Smith also mailed a written letter of opposition

From: [annette.gillis](#)  
To: [Paterson, Joel](#)  
Subject: Case number PLNHLC2013-00816  
Date: Monday, May 26, 2014 9:30:45 PM

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Joel Paterson,

I **DO NOT** want my home at 1771 Harvard Ave to be included in the proposed local historic district for the Harvard Park Subdivision.

My parents were the second owners of the home--purchasing it from Hugh B. Brown in 1952-----the home has been continuously owned by my family since then. Although I like Kelly Marigan as a neighbor, I **DO NOT** agree with her request for the new designation. I do not feel that our block needs to become a historic district. If Kelly succeeds in pushing through her agenda of designating our block as a historic district I **OBJECT** to the inclusion of my home in her historic district.

Respectfully yours,

Annette Kelly Gillis and Kimball Gillis

**From:** [DAVID L. TANNER](#)  
**To:** [Paterson, Joel](#)  
**Subject:** Objection to Harvard Park Local Historic District Designation  
**Date:** Monday, June 09, 2014 4:28:54 PM

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Case number PLNHLC2013-00816

Dear Mr. Paterson,

We understand you are the contact person for Charlie Luke, City Council District 6 representative. We are strongly **opposed** to the creation of a new local historic district for the Harvard Park Subdivision which includes all of the properties located on Harvard Avenue between 1700 East and 1800 East.

We have been strong supporters of Charlie Luke and were one of the few properties affected by the proposed historic designation to display a yard sign for Mr Luke when campaigning in the last election. We respectfully request his vote against the proposed Historic District Designation.

Thank you for your timely consideration in this matter,

David and Stephanie Tanner  
1715 Harvard Avenue  
SLC, UT 84108  
(801) 526-0026



June 9, 2014

Salt Lake City Planning Division  
451 S State Street  
Room 406  
PO Box 145480  
Salt Lake City, UT 84114-5480

To Whom It May Concern,

Concerning the proposed Harvard Park Local Historic District Designation for all properties located on Harvard Avenue between 1700 East and 1800 East, we are filing a written objection to the inclusion of our property in this proposal. We **do not** support the request designating this new local historic district.

Thank you for your consideration of our opinion. We trust this objection will be forwarded to the City Council prior to their voting on this matter.

Sincerely Yours,



David L Tanner  
Stephanie R Tanner

1715 Harvard Avenue  
Salt Lake City, UT 84108  
(801) 526-0026  
City Council District 6  
Case number PLNHLC2013-00816

**From:** [Leslie Patterson](#)  
**To:** [Paterson, Joel](#)  
**Subject:** Harvard Avenue Historic District (Case # PLNHLC2013-00816)  
**Date:** Tuesday, June 10, 2014 8:30:34 PM

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My husband John and I live at and are the property owners for 1741 E. Harvard Avenue. We would like to file our strong objection to being included in the historic district. We feel that since this district is to include only our block that it would negatively effect our property value and are ability to sell our house if we were to ever move. If this email is not addressed to the correct person please let me know.

Thank you for your anticipated help,  
Leslie Patterson

**From:** [elizabeth.steenblik](#)  
**To:** [Paterson, Joel](#)  
**Subject:** Harvard Park Historical designation  
**Date:** Sunday, June 15, 2014 11:38:20 AM  
**Attachments:** [Dear Commission Member.doc](#)

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Dear Mr. Paterson,

I am attaching a letter which my father wrote and sent to each of the commission members on the Historical Commission. The letter is in response to the recommendation to have Harvard Ave. in the 1700 East block designated as a historic district.

I would hope that this matter would carefully look at all the ramifications that it would have on the property owners on this street. My father is 93 years old and if the home is to stay in the family it would need some serious updating and additions. As a family we have no desire to make a monster home on such a small property but we would like the option of being able to make additions without more restrictions which would occur under the historical designation. If the historical designation goes into effect, we would seriously consider using this home as a rental property because of all the building restrictions which we do not want to deal with. This would definitely not be an asset to the neighborhood.

Elizabeth S. Steenblik

June 12, 2014

Dear Commission Member,

I have lived at 1778 Harvard Avenue for 58 years and the appearance of the homes on this street have had little change since that time. There have been a few additions which have enabled owners to stay in their homes to accommodate growing families. These have been tastefully done and have enhanced the appearance of the homes.

I feel there is no need for singling out this one street to accommodate special interest groups in historical designation. I can appreciate their concern but feel that this indeed usurps my power to control what I do with my property. I too have a vested interest in the neighborhood as a homeowner.

If homeowners on Harvard Avenue desire to have their home on the historical designation let them, but don't force the rest of the neighbors to have to follow. I request that my home be excluded from this designation.

I am 93 years old. When my family inherits this home they may have a desire to remodel the home to better suit a family. My home currently has two small bedrooms and a small bathroom. I have only half a basement with a small family room downstairs. I am against over-restrictive policies that would make it more difficult to make improvements to my home that I deem necessary.

Perhaps the regulations that are in effect now for the greater Yalecrest area should be better regulated and observed. I am certainly not in favor of mega homes on these small lots but I do believe that regulations that are currently outlined for this area are sufficient.

I move that the Historic Landmark Commission forward a negative recommendation to the city council regarding the request to designate a new local historic district for the Harvard Park subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Taylor Smith". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

William Taylor Smith  
1778 Harvard Avenue  
Salt Lake City, Utah 84108

## Historic Landmark Commission

### Draft Minutes

June 5, 2014

#### **PUBLIC HEARINGS [6:00:22 PM](#)**

Chairperson Harding reviewed the standards for approval and asked the Public to keep their comments to those key points.

**[Harvard Park Local Historic District Designation](#) – Kelly Marinan is requesting that the City designate a new local historic district for the Harvard Park Subdivision which includes all of the properties located on Harvard Avenue between 1700 East and 1800 East. If the proposed local historic district is approved, the Salt Lake City Zoning Map will be amended to include the Historic Preservation Overlay Zoning District for the properties located in the Harvard Park Subdivision. The proposed local historic district regulations can be found in section 21A.34.020. of the Zoning Ordinance [http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=672%20](http://www.sterlingcodifiers.com/codebook/index.php?book_id=672%20)). Any owner of real property that is proposed to be located within the new local historic district may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission. All written objections will be forwarded to the City Council. The proposed local historic district is located in City Council District 6, represented by Charlie Luke. (Staff contact: Joel Paterson at (801) 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com).) Case number PLNHLC2013-00816**

Mr. Joel Paterson, Planning Programs Coordinator, 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 request.

The Commission and Staff discussed the following:

- The properties that need status changes and why.
- The standards for reviewing conforming and non-conforming structures.
- The tax credits for contributing and non-contributing structures.
- The benefits of having this historic district versus leaving it as it was, since the new listing would not change the tax credits.

Ms. Kelly Marinan, Applicant, discussed the reason for requesting the historic district. She requested that the Commission become the applicant for the petition. Ms. Marinan reviewed the issues with the revolving home owners or developers coming into the area and changing or demolishing the homes. She stated something needed to be done to protect the homes and the character of the neighborhood.

## **PUBLIC HEARING [6:20:27 PM](#)**

Chairperson Harding opened the Public Hearing.

The following individuals spoke to the petition: Mr. Todd Tanner, Ms. Lordes Cook, Ms. Karen Morgan and Ms. Kelly Wright.

The following comments were made:

- The historic district research was interesting but some of the structures are overrated and in need of status changes.
- Some of the homes are being remodeled, have had features removed or are being changed to non-contributing structures.
- If the percentage of contributing to non-contributing is much lower than what was presented. Mr. Paterson noted that the Planning Staff reviewed the contributing status of each building within the proposed historic district with the State Historic Preservation Office. The Planning Staff is recommending that the Commission accept amendments to the contributing status of several homes in the proposed district and that with the proposed changes approximately 82% of the homes in Harvard Park would be rated as contributing buildings
- If the mailed notice gave the option to opt out of the district which did not reflect the process that the State and City agreed on. Ms. Oktay clarified that the state language was mandatory and confusing and that it should not be interpreted to mean that one can opt out of the district. Staff clarified that all comments get forwarded to the City Council.
- It was important to the community and the home owners to have their homes preserved for years to come.
- The historic neighborhoods are disappearing and the remaining ones need to be protected.
- The subject houses are in good repair and those that are in need of repair could easily be fixed.
- There are a lot of ways to modify the homes and have them remain compatible/ contributing.
- The reason for the district would be to protect the homes in the area not just the ones listed on the national registry.
- The process to approve a Historic District is intense and lengthy.
- Area clearly met the designation criteria and what was in the preservation plan.

Ms. Oktay reviewed the state code noticing standards for Map Amendments and the language that was required to be included on the notice.

Chairperson Harding closed the Public Hearing.

The Commission and Staff discussed the following:

- The next steps for the petition.

- The public support ballot and how it would be used in the City Council's decision. After tallying the ballots submitted, the City will calculate the percentage of property owners voting in favor and against the proposed local historic district designation. The level of support will be forwarded onto City Council.
- The standards for review that the Planning Commission would use.
  - Zoning Map Amendment Standards.
- If the Planning Commission's decision was included in the information sent to the City Council.
  - Yes both the Historic Landmark Commission and the Planning Commission recommendations would be included in the information.

**MOTION [6:37:10 PM](#)**

**Commissioner Funk stated regarding PLNHLC2013-00816, based on the findings listed in the Staff Report, testimony and information presented, she moved to forward a recommendation to the City Council to designate a new local historic district for the Harvard Park subdivision. Commissioner McClintic seconded the motion. The motion passed unanimously.**

Staff stated recommendations for conforming and non-conforming status changes could be addressed at a later date after further review.

## **ATTACHMENT E: MOTIONS**

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### **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 Harvard Park subdivision located on Harvard Avenue between 1700 East and 1800 East for the purpose of designating the Yalecrest – Harvard Park 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 Harvard Park subdivision located on Harvard Avenue between 1700 East and 1800 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 ID NUMBERS

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Address	Parcel ID Numbers
1703 E Harvard	16-09-410-015
1704 E Harvard	16-09-410-001
1709 E Harvard	16-09-410-016
1710 E Harvard	16-09-410-002
1715 E Harvard	16-09-410-017
1716 E Harvard	16-09-410-003
1722 E Harvard	16-09-410-018
1723 E Harvard	16-09-410-004
1729 E Harvard	16-09-410-019
1730 E Harvard	16-09-410-005
1733 E Harvard	16-09-410-020
1734 E Harvard	16-09-410-006
1741 E Harvard	16-09-410-021
1742 E Harvard	16-09-410-007
1747 E Harvard	16-09-410-022
1748 E Harvard	16-09-410-008
1753 E Harvard	16-09-410-023
1754 E Harvard	16-09-410-009
1759 E Harvard	16-09-410-024
1760 E Harvard	16-09-410-010
1765 E Harvard	16-09-410-025
1766 E Harvard	16-09-410-011
1771 E Harvard	16-09-410-026
1772 E Harvard	16-09-410-012
1777 E Harvard	16-09-410-027
1778 E Harvard	16-09-410-013
1783 E Harvard	16-09-410-028
1784 E Harvard	16-09-410-014

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

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## Submittal Reqs for Local Historic District Designation: **Yalecrest - Harvard Park**

### **1. Project Description**

The proposed *Yalecrest - Harvard Park* Local Historic District encompasses one complete subdivision, Harvard Park. 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.

The Harvard Park subdivision is exactly one block long. It is located within Block 28 of the Five-Acre Plat C of the Big Field Survey. It includes all homes on the 1700 block of Harvard Avenue. The home on the southeast corner of 1700 East and Harvard Avenue is officially recorded as 1135 South 1700 East, but is also known as 1704 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**

*Yalecrest - Harvard Park* 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 its lone Period Cottage is of high value because it shows 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 Harvard Park's favor is its extremely high percentage of Contributing A and B structures (89%). Yalecrest/Harvard Park is an architecturally unique neighborhood in Salt Lake City.

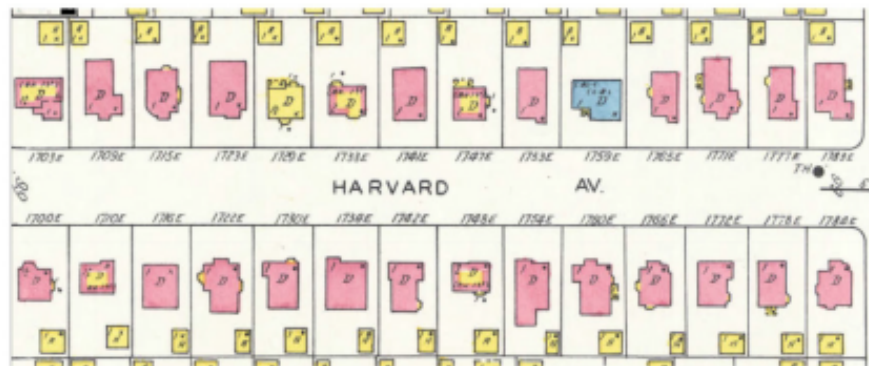
This residential neighborhood containing 28 single family homes is located on the East Bench. All of its homes are Period Revival-style cottages with the exception of one Period Cottage considered to be a Cape Cod sub-type of the Colonial Revival style. This was the last home built, almost in the middle of the block in 1937. The vast majority of its homes (86%) are believed to have been built between 1928-1930. Yalecrest has the highest concentration of Period Revival-style homes within the state of Utah. In Harvard Park, 27 out of 28 are Period Revivals.

All Harvard Park homes were built with similar setbacks. From the beginning it had curbs, gutters, a concrete paved road and sidewalks. The parking strips are a little deeper than parking strips in many other areas of the East Bench. Large trees, Norway maples, were planted in the parking strips and some original home owners also planted trees in their front lawns (1759, 1766). Not all of the trees have made it to the present day, but some still thrive.

## YALECREST - HARVARD PARK

All garages are detached and set to the rear of the lots. Drive strips are an historic site feature that lead from the street to the garage entrances. This feature is almost completely gone. Only 2 homes retain their original drive strip (1760 and 1778).

The original garages varied in size. Some were incredibly small compared to garages today. The 1950 Sanborn map shows 11 of the tiny garages existing in Harvard Park. Today only 2 of those very small garages remain. Too small by today's standards, they are used as storage sheds (1742 and 1754). Some of the torn down garages were replaced with much larger garages that include 2nd floors, though some of the original "not very small" garages are still standing. At least one old garage (1772) has been reinforced, rebuilt from the inside out, rather than torn down. Another had a small addition added to its front (1765) in order to accommodate a bigger car, possibly in the 1960's.



Early Harvard Park residents only had to walk a couple blocks for mass transit via the street car that ran along 1500 East. But, a transportation revolution was underway with the private automobile. The street car service on 1500 East was discontinued in the 1930's.

### **BUILDERS and BUILDING YEARS**

The *Yalecrest - Harvard Park* Local Historic District, was platted in 1928 by the Sisters of the Holy Cross. The Catholic nuns also owned neighboring Princeton Park, the subdivision on its southern border. Harvard Park was built up very quickly as speculative homes. Only a few builders built on the block. Building started on the west end and progressed eastward towards the Wasatch Mountains.

In 1928 Gaskell Romney, a resident of Yalecrest, took out the first building permits for the homes built in Harvard Park. He had permits for 1703, 1709, 1710 and 1716. He sold one lot (1723) to Albert Toronto. Romney also built two LDS Ward Chapels in

## YALECREST - HARVARD PARK

Yalecrest. (Gaskell Romney was the grandfather of Mitt Romney who unsuccessfully ran for President of the United States in 2012.)

Just over half of all Harvard Park homes were built by the end of 1929. Albert Toronto was the owner and operator of Toronto & Company, a Salt Lake real estate, insurance and home building firm. Toronto built quite a few homes in Yalecrest, many on the 1700 block of Princeton. He was a Salt Lake City native, educated in local schools and an active builder in the 1920s and 1930s. In 1929 he built the home at 1723 Harvard Ave.

1929 also saw Graham Doxey of Doxey Real Estate and Howard Layton of Layton Construction working together to build the majority of homes in Harvard Park. During this time they formed a company called Doxey-Layton. In Harvard Park they teamed up to build 11 homes in 1929 ("1704", 1730, 1733, 1734, 1741, 1742, 1747, 1753, 1754, 1759, 1765), 8 homes in 1930 (1715, 1748, 1760, 1766, 1771, 1772, 1777, 1783), finished 1 home in 1931 (1778) and finally 2 homes in 1932 (1722 and 1784). They lived in Yalecrest, built many homes throughout Yalecrest, and served together as the first officers in the newly created Bonneville LDS Ward's Aaronic Priesthood Committee.

Finally, in 1937 Ernest Durtschi built the last home in Harvard Park (1729 Harvard Ave). This home is unique because it was built much later than the others and its style reflects that. Durtschi built few homes in Yalecrest, but as a Contractor he built homes in other parts of Salt Lake City.

**AUTUMN HOME SHOW**  
4 MODEL HOMES FOR YOUR INSPECTION  
COMPLETELY FURNISHED

COME OUT TODAY

OPEN DAILY  
2  
TO  
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P. M.  
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COME OUT TODAY

OPEN DAILY  
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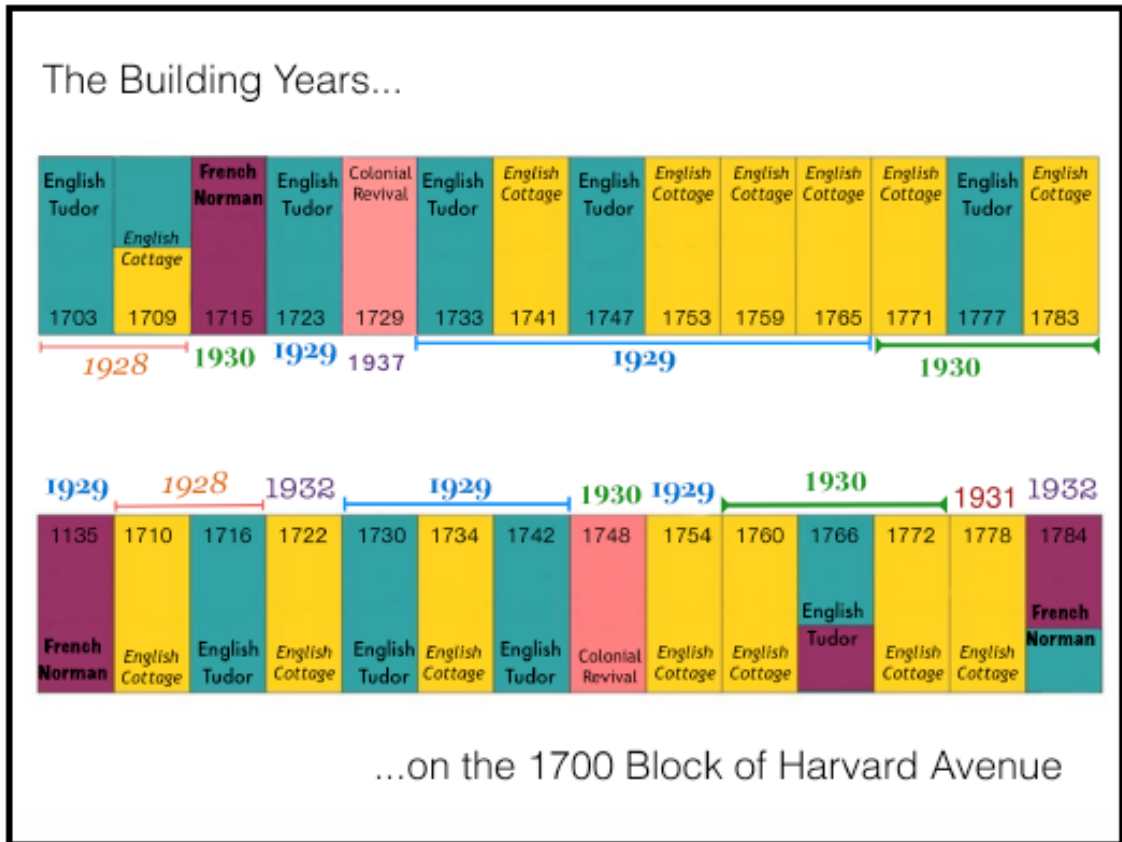
THIS IS ONE OF THE 4 MODEL HOMES  
1730 HARVARD      1733 HARVARD  
1737 HARVARD      1741 HARVARD  
HARVARD AVENUE, BETWEEN 17TH AND 18TH EAST

The Latest in Color Harmony—Convenience—Style and Beauty—Completely Decorated —  
Delightfully Draped—Completely Furnished

**DOXEY-LAYTON CO.**  
"HOMES OF HAPPINESS"

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## ARCHITECTURE

Almost all Harvard Park houses are of the type called Period Revival. The most popular styles within this type are English Cottages and English Tudors. Colonial Revival and French Norman style homes can also be seen in Harvard Park.

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 in Harvard Park. The English Cottages will have an all brick exterior. You can also find touches of French Norman architecture in turrets and wall dormers. Some of the homes use a combination of different styles, making labeling a bit subjective.

Interesting architectural features in Harvard Park include round arched doors and windows, door surrounds, leaded glass, an oriel window, and the brick and iron work found on many of the homes. One house was built with very smooth brick, but the rest use striated brick. Bricks (and sometimes mortar) are used decoratively in adding color, and in shaping chimneys and the sides of homes (i.e. rounded/square ledges, circular openings). It is used as accents around doors and windows. And bricks are used to create a textured pattern on the main facade too. Some homes in Harvard Park were

## YALECREST - HARVARD PARK

originally built with simulated thatched roofs of wood or asphalt shingles. You can still see rolled asphalt shingles (1760 and 1784). And one home retains its wood shingles (1759). The latter home was built with an unusual stucco finish for its time. It is unique as the only stucco home on the block. Replacement windows have resulted in the loss of original fenestrations in some of the homes.

In the beginning, 25% of Harvard Park homes were built as 2-story homes (7 out of 28). This would be the south facing homes at: 1703, 1729, 1733 and 1747 Harvard Ave; and the north facing homes at: 1135 S 1700 East, 1710 and 1728 Harvard Ave. Over the years, changes have been made to the homes and the streetscape. Street lamps consisting of green metal poles on concrete bases were added as decorative lighting in the mid-1990's. Some homes have added a second story so that today there are 12 two-story homes in Harvard Park. A few homeowners have dug out their basements or expanded slightly off the back of their homes to create more comfortable living spaces.

### PEOPLE

Harvard Park's significance extends to its people. The lives of its past land owners, builders, and residents show rich connections to City, State, National and World history in big and small ways. That isn't as well documented.

Early LDS pioneers surveyed, bought and sold Harvard Park (along with Princeton Park) before Catholic groups took ownership. The Marist Fathers had 40 acres in Yalecrest. The Sisters of the Holy Cross bought Harvard Park (and Princeton Park) from them with the idea of building an academy here. From the Charter Book of St Mary's Academy dated Nov 7, 1919: *"As the Judge Mercy Hospital was considered an unsuitable site and building for the new academy it was resolved to erect a building on the property purchased from the Marist Fathers of All Hallows College. As this ten acres might not be sufficient for future extension it was resolved to purchase an adjoining ten acres."* Rather than building in Yalecrest, St Mary of the Wasatch was built higher up on the East Bench. (All Hallows College at 4th East and 2nd South was designed by architect Henry Monheim and demolished in 1941. St Mary's was demolished in 1972.)



Before buying homes and moving to Harvard Park, its first small business owners lived closer to downtown on the same property as their businesses. That was common at one time. William Naylor and his Irish wife Emily lived at 1715 Harvard Ave. He was the son of one of Utah's earliest LDS pioneers and had lived in the same building as the store he operated, Dickinson's Market at 680 E 2nd South. That building has been torn down. J.F. Whitaker and his wife Mary (1771 Harvard) lived off-and-on in the house in front of his Cigar Company at 661 S 4th East.

Harvard Park was also home to quite a few railroad and mining men. A wool grower, Thomas E. Jeremy, and his wife lived at 1730 Harvard before moving to 1477 Harvard. A dictaphone

salesman, Rulon Davis, lived with his wife Bessie at 1784 Harvard.

The 1930 census shows WWI Veterans living on the block. There is an interesting oral history in the Special Collections at the University of Utah regarding Harvard Park WWI Vet, Lynwood Fish. He lived at 1759 Harvard. The day they were digging the foundation for his basement the Depression caught up with him and he lost his job.

Salt Lake County records show the Form 30 clause was used in selling 1766 Harvard in 1934. Form 30 prohibits selling to "*any person that is not of the Caucasian race*".

Hugh B. Brown, a member of the LDS Church's Quorum of the Twelve Apostles and First Presidency lived at 1771 Harvard in the early 1950's. He was an early supporter for rescinding racial bans in the LDS Church.

Some important women have lived in Harvard Park too. Their contributions to our City and State are unknown or mostly forgotten. Charlotte Stewart, the City Recreation Director (1709 Harvard), was an amazing woman. Under her direction SLC saw lots of fun recreational activities going on at Saltair and various City parks: track and field meets, a marble tourney, story telling festivals, snow sculpturing contests. But, Miss Stewart contributed much more than that. Another Harvard Park resident, Margaret McQuilkin (1766), was listed in the "Official Who's Who Among the Women of the Nation" in 1935.

This year's State History Conference was to have a presentation on how the LDS Relief Society brought poor rural women to SLC to work as domestic servants for the rich. That was the story of Martha Tucker and her sister. Mrs Tucker would talk of "the WPA coming through" and giving her family "a fancy two-holer." Her husband, Joseph, was a career soldier serving in WWII and the Korean War. Mrs Tucker said she felt like she had "finally made it" when they moved to 1765 Harvard.

Harvard Park has always had an interesting diversity in widows/widowers, single people, professional couples, and families with children. Doctors and teachers have always lived here. Then and now it has had a mix of religions, and native-born Utahns living alongside out-of-staters or people born in other countries. This long continued diversity gives the *Yalecrest - Harvard Park* Local Historic District a strength that is significant.

## **2. Physical Integrity**

89% of Harvard Park homes are considered Contributing structures. Harvard Park still retains its physical integrity in terms of location, design, setting, materials, workmanship, and overall neighborhood character.



### **3. National Register of Historic Places**

Harvard Park is in the Yalecrest National Historic District, which has been listed on the National Register of Historic Places since 2007.

### **4. Notable Examples of City's History, Development Patterns, Architecture**

The highest concentration of Period Revival style homes in all of Utah is in Yalecrest. Harvard Park has 27 of them built in a relatively short period of time. The majority are still considered Contributing structures.

### **5. Relation to City Policies**

Salt Lake City's Preservation Policy was adopted in 2011. The Salt Lake City Community Preservation Plan was adopted Oct 23, 2012. Harvard Park is a neighborhood that is nationally recognized for its historic value. Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

### **6. Overall Public Interest**

It is in the overall public interest to preserve and protect Yalecrest. An incredible 89% of Yalecrest's Harvard Park homes are Contributing A&B structures. Architecture students at the University of Utah use this area in their studies. The area has been used to lure prospective employees and businesses to relocate 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 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. Such a treasure for the local neighborhood, City and the State deserves recognition and protection as a Local Historic District for all current and future residents of Salt Lake City and Utah.

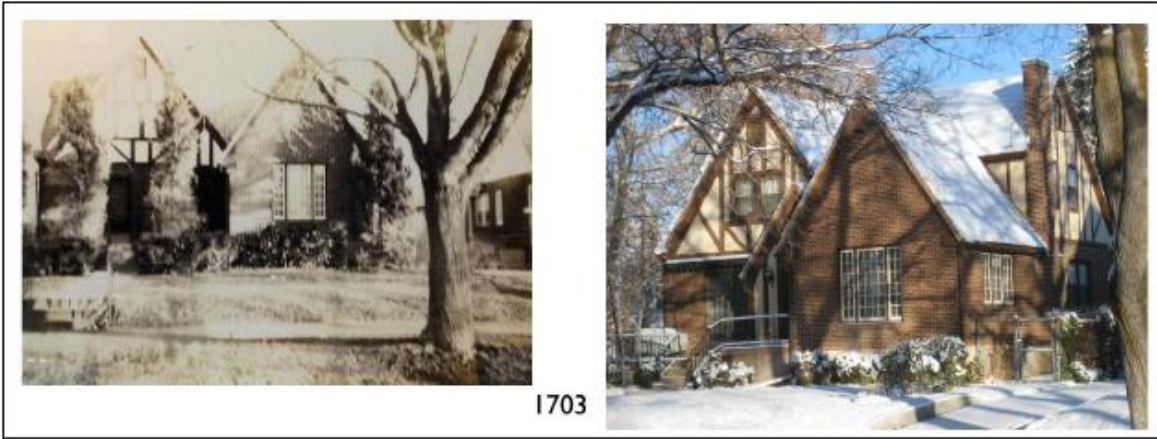
## 2. Photographs

NOTE: The black and white photos, many from the 1930's, are from the Salt Lake County Archives. Most of the color photos were taken while Salt Lake City was under the State-imposed moratorium against establishing any Local Historic Districts within the Yalecrest National Register Historic District.





YALECREST - HARVARD PARK





YALECREST - HARVARD PARK



YALECREST - HARVARD PARK



1715



1716



YALECREST - HARVARD PARK



1722



1723



YALECREST - HARVARD PARK





YALECREST - HARVARD PARK

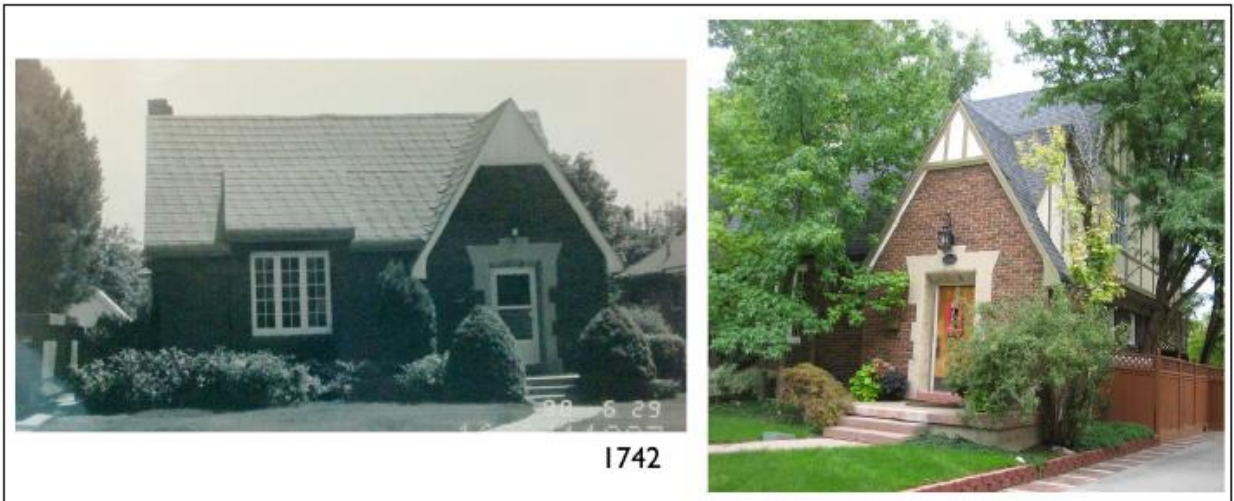
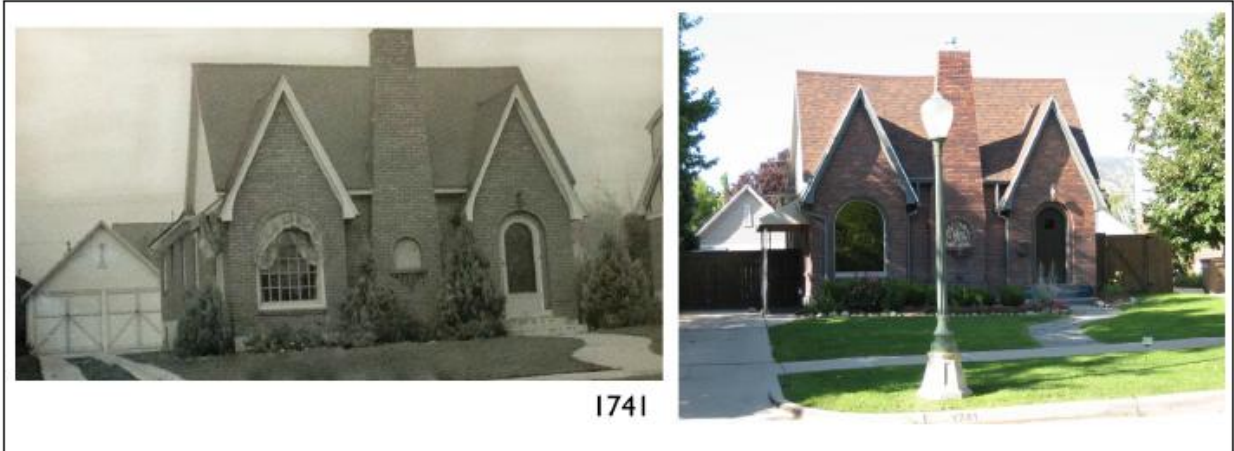


1733



1734

YALECREST - HARVARD PARK



YALECREST - HARVARD PARK



1747



1748







YALECREST - HARVARD PARK



YALECREST - HARVARD PARK





YALECREST - HARVARD PARK



1766



1765



YALECREST - HARVARD PARK



YALECREST - HARVARD PARK





YALECREST - HARVARD PARK



### 3. Research Material

This requirement is meant for designating a single structure. However, many sources were utilized when creating this document. When the building date of a home differed between the 2005 Reconnaissance Level Survey and the Salt Lake County Assessor's website other sources were also consulted in order to come up with a best guess on building dates. This includes tax appraisal cards and tax assessment data found on microfilm at the Salt Lake County Archives. Polk directories were also consulted.

Sources used:

2005 Yalecrest Neighborhood Architectural & Historic Reconnaissance Level Survey -  
by Beatrice Lufkin,  
2007 Yalecrest National Register of Historic Places Nomination,  
1950 Sanborn map,  
Utah State Historical Society,  
Salt Lake County Archives,  
Salt Lake County Recorder's Office,  
Polk's Salt Lake City Directories,  
Special Collections at University of Utah,  
correspondence with Sisters of the Holy Cross, Notre Dame, IN,  
Salt Lake Telegram,  
"A Tradition of Excellence" Salt Lake Bonneville Stake,  
K.E.E.P. Yalecrest (neighborhood non-profit group)

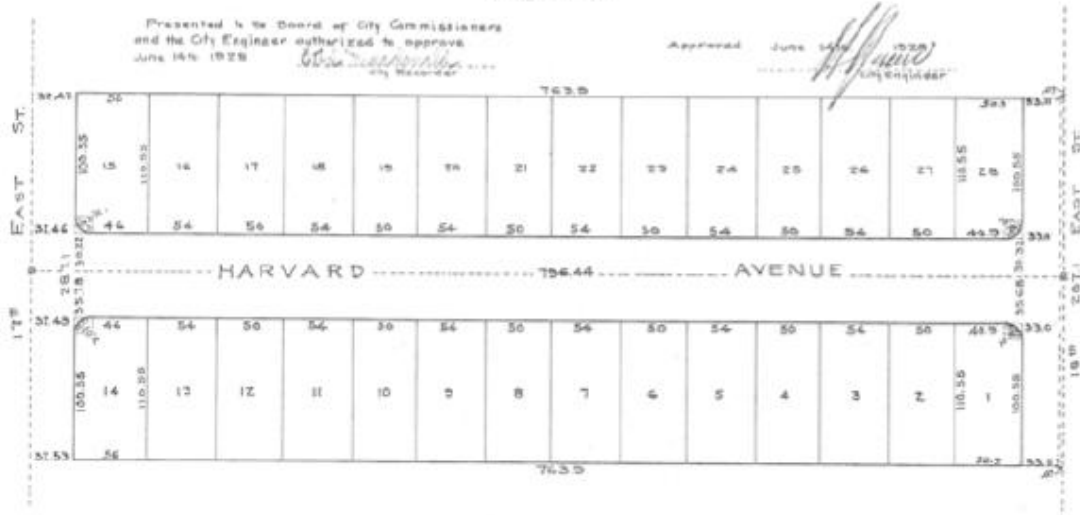
### 4. Landmark Sites

Not Applicable.

(This application is not for an individual building, but for a neighborhood.)

# 5. Boundary Adjustment

## HARVARD PARK A SUBDIVISION OF LOT 5, BLOCK 28, 5-ACRE PLAT C BIG FIELD SURVEY SCALE 1"=50'



Presented to the Board of City Commissioners  
and the City Engineer authorized to approve  
June 14th 1928

Approved June 14th 1928  
City Engineer

### SURVEYOR'S CERTIFICATE

I hereby certify that the tract of land shown on this map and owned by the Sisters of the Holy Cross is shown and described as follows: Front, beginning at the Southwest corner of Lot 5, Block 28, 5 Acre Plat C, Big Field Survey running thence East 763.3 feet, thence North 287.1 feet to place of beginning containing interests and claims of Lot 2, Block 28, 5 Acre Plat C, Big Field Survey, then North westerly of said corner there of subdivided the same and is designated HARVARD PARK and that the plat has been accurately traced out as prescribed by ordinance.

### LAND DESIGNATED FOR PUBLIC USE

HARVARD AVENUE 66 feet wide and 730.9 feet long  
EIGHTEENTH EAST STREET 25 feet wide and 287.1 feet long  
including the four corners cut by 10' Radii

612526

STATE OF UTAH  
FILED AND RECORDED AT REQUEST OF GASKILL, ROUNDI  
JUNE 28 1928 AT 3:30 O'CLOCK P.M.  
IN BOOK 5 OF PLATS PAGE 3  
ABSTRACTED IN C-20, PAGE 92, LINES 819  
8-21 194.

612526

County Recorder

DEPT. REC.

### OWNER'S DEDICATION

Know all men by these presents that The Sisters of the Holy Cross of Salt Lake City owners of the part of said street on this map having caused the same to be subdivided and designated as HARVARD PARK do 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 use, such dedication to become effective at the time this plat is approved by the City Engineer.

Sister M. Bartlett  
President

Sister A. Morehead  
Secretary

### ACKNOWLEDGEMENT

State of Utah  
County of Salt Lake } 55

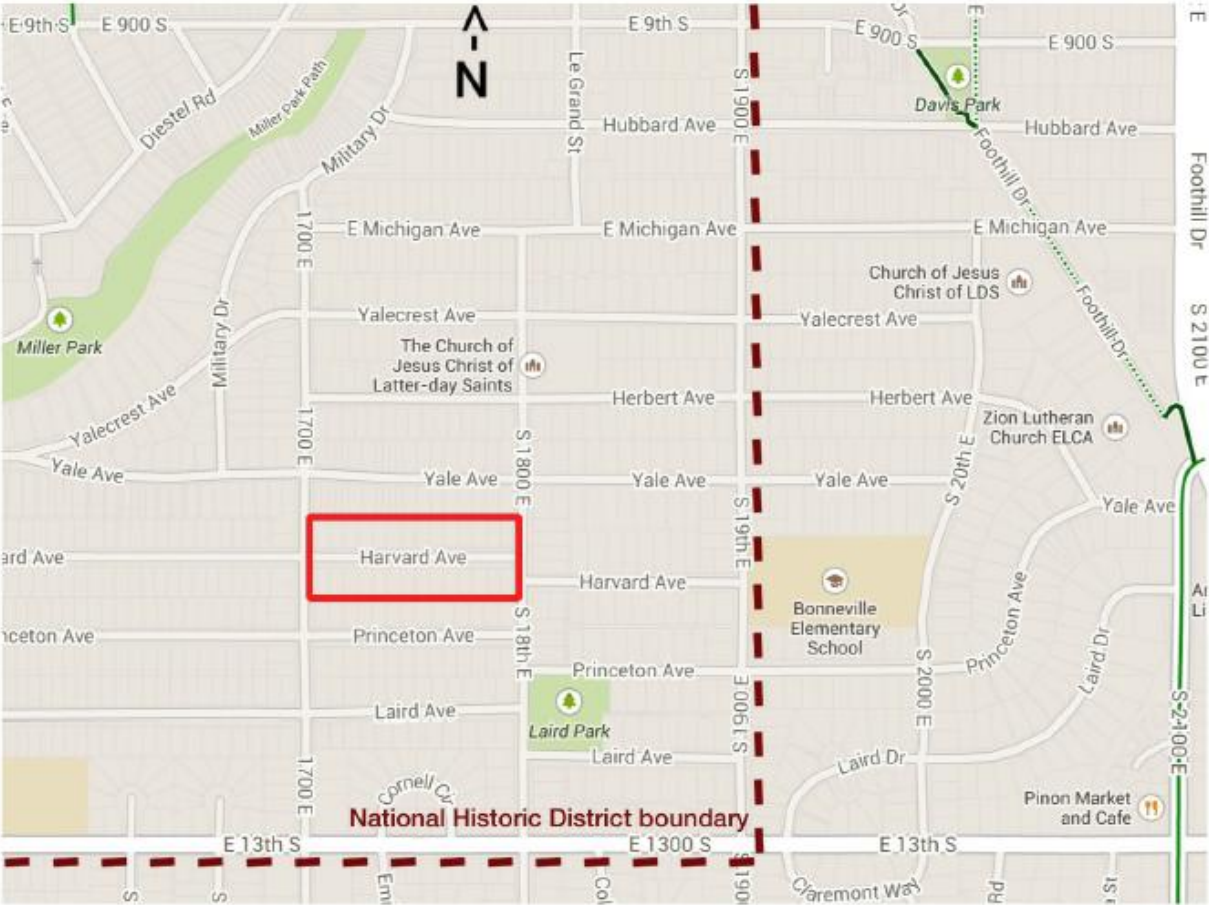
On 14th day of April A.D. 1928 personally appeared before me Sister M. Bartlett President and Sister A. Morehead, Secretary of the Sisters of the Holy Cross of Salt Lake City who being by the city Engineer did say that they are the President and Secretary respectively of the Sisters of the Holy Cross of Salt Lake City and that the above instrument was signed in behalf of said corporation by authority of a resolution of the Board of Directors and the said Sister M. Bartlett and Sister A. Morehead acknowledged to me and the said corporation executed the same.

City Commissioner Expires 4-8-32

Mayor



YALECREST - HARVARD PARK



**YALECREST - HARVARD PARK**

- Visually cohesive.
- Platted in 1928 by Sisters of the Holy Cross.
- High degree of historic integrity.
- 1 Period Cottage, 27 Period Revival Homes.
- Built west to east, starting in 1928.
- English Cottages, English Tudors, French Normans, Colonial Revivals.
- 86% built between '28 and '30.
- Last home built in 1937.
- Builders: Gaskell Romney (Mitt's grandpa), Howard Layton & Graham Doxey, Albert Toronto, Ernest Durtschi.
- Streetscape: Norway maples, consistent setbacks, wider street.
- Residents involved in Early SLC politics, churches, schools, hospitals, businesses.
- Hugh B. Brown lived here...
- Days of '47 Queen...
- WWI, WWII, Korean War Vets...
- Diversity always: Utahns & non, religions, family sizes/types.
- Great neighbors, great neighborhood!