



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Carl Leith  
(801) 535-7758  
[carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)

Date: September 24, 2014

Re: PLNHLC2013-00861 Yalecrest – Princeton Park Local Historic District Designation (Zoning Map Amendment)

## Zoning Map Amendment

**PROPERTY ADDRESS:** Princeton Avenue between 1700 East and 1800 East.  
**PARCEL ID:** See 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); Groundwater Source Protection Overlay

**REQUEST:** This is a request by Jon Dewey, property owner, requesting to designate a new local historic district for Princeton Park; a subdivision located on Princeton 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.

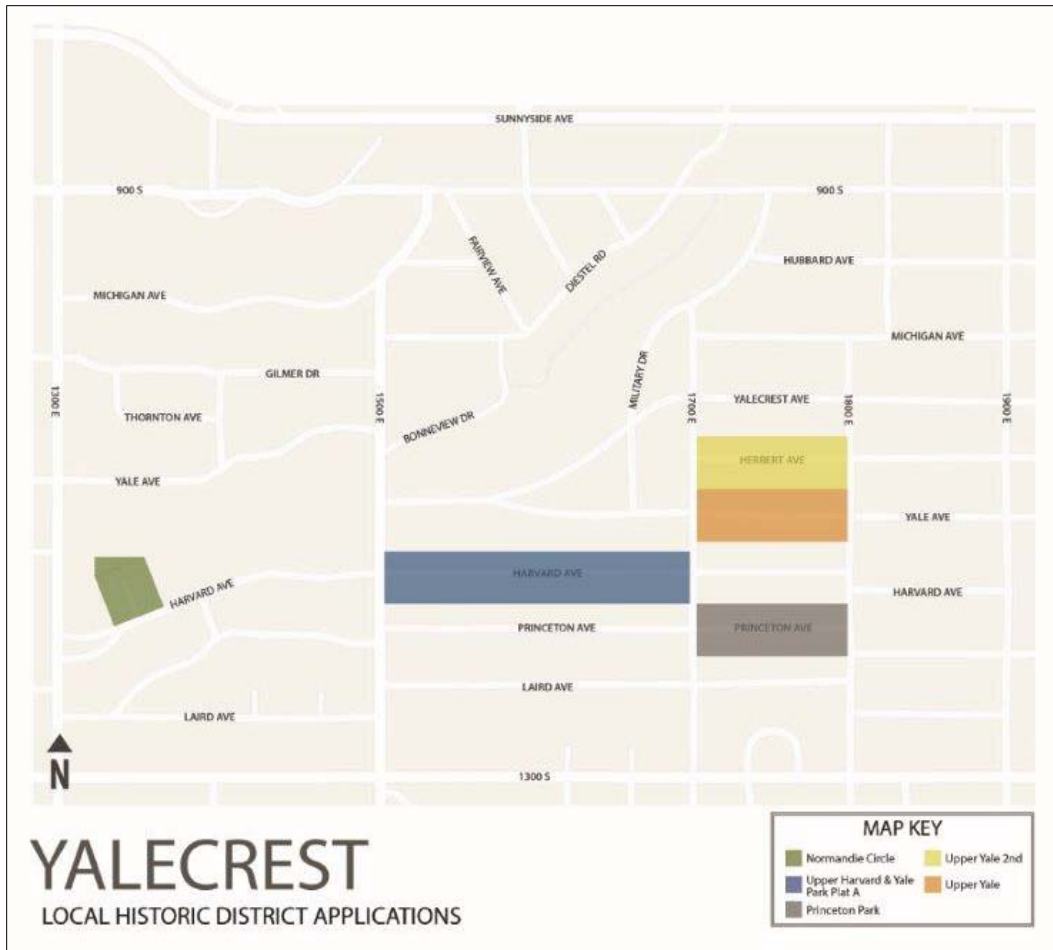
**RECOMMENDATION:** Based on the findings in this staff report, it is the Planning Staff's opinion that the proposal generally meets the applicable standards and therefore recommends that the Planning Commission transmit a favorable recommendation to the City Council to apply the H Historic Preservation Overlay district to all of the lots on Princeton 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 – Princeton Park local historic district is located within the Yalecrest neighborhood on Princeton 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.



The majority of the 27 Princeton Park houses are of the type called Period Revival, with later phases of development represented by subsequent architectural styles, including Minimal Traditional and Early Ranch examples. Earlier period revival styles were constructed in a relatively short time frame between 1928 and 1932. The subdivision continued to be built out through the next two decades, with the last home in the subdivision constructed in 1951.

Interesting architectural features in Princeton Park include steep gables, prominent chimney stacks and round arched doors and windows of many of the period revival houses. In the later phases of development house styles began to exhibit a shallower roof pitch and plainer, more horizontally proportioned windows. Pronounced eaves lines, porches, decorative door surrounds, leaded glass, and the creative use of brick detailing establish the individuality and

character of many of the houses. Iron work is also a feature of many of the raised front porches in the spectrum of buildings.

Initially, Princeton Park was platted as 28 lots, although one of these was then split between several of the others, resulting in the eventual construction of 27 houses. Two buildings were initially developed as duplex properties, although one has subsequently been converted to single-family use. The two principal builders in Princeton Park were N.L. Herrick and Albert Toronto, who between them constructed 22 of the houses. Both builders were important in the overall residential development of the Yalecrest neighborhood and the East Bench of Salt Lake City.

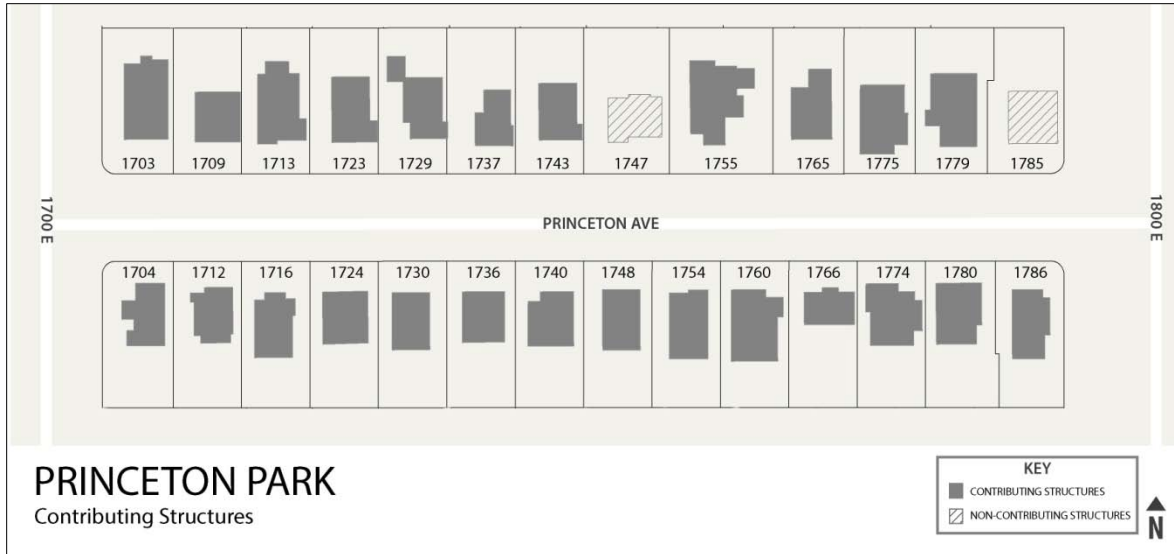
Residents of note within Princeton Park include Brewster and Olive Ghiselin. Brewster, originally from St. Louis and subsequently California, was an American poet and academic, taught English at the University of Utah and was responsible for the establishment of the Utah Writer's Conference in 1947, and remained as director until 1966. His publications included "Against the Circle" in 1946 and his collection of poems, "Country of the Minotaur" in 1970. Olive Ghiselin was also a celebrated writer and published "The Testimony of Mr. Bones."

In the earlier stages of the development of Princeton Park the city streetcar system ran along 1500 East, although Salt Lake City's transition to an automobile oriented city was underway. Houses in Princeton Park were built with detached garages located at the rear of the lots. Although many of the original garages have been replaced with larger structures, many of the original garages remain.

The houses in Princeton Park exhibit a high degree of architectural integrity. The Yalecrest Reconnaissance Level Survey (RLS), which was conducted in 2005, identifies 25 houses as contributing buildings and two houses as non-contributing. Of the 25 identified as Contributing in the 2005 survey, 23 are classified as category A buildings, or "Eligible/Significant", to the character of Princeton Park. Only two houses were rated as Non-Contributing (category C) from subsequent alterations.

Since that time, further research has indicated that one of these houses, 1785 E Princeton Avenue, where in 2005 the second story was assumed to be a later addition, in fact appears to be largely unaltered, with the second story being original to the house as built. Consequently, the 2005 survey should be revised to reflect this re-evaluation in the light of subsequent information. Therefore, subject to concurrence from the Historic Landmark Commission, 26 of the 27 buildings in Princeton Park are identified as contributing to the architectural integrity and character of the Princeton Park subdivision. This is in excess of 96% of the total buildings in this section of Princeton Avenue, and the Princeton Park subdivision proposed for local historic designation.

The following map reflects the contributing status of the homes in Princeton Park as determined during the 2005 historic survey of the Yalecrest neighborhood. The Historic Landmark Commission will review 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: Petition Support**

The petition was initiated by a property owner with the demonstrated support of 33% of property owners within the proposed local historic district. There has been one email inquiry from a property owner relating to what it would mean to be inside a historic district. No specific objections have been received from residents within the proposed district, although there has been one objection by phone from a resident outside the proposed 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.

Further information on communication from property owners and/or residents in the general neighborhood is included in Attachment D: Public Process and Comments (page 14 of the staff report).

**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 the Yalecrest neighborhood.

The Community Preservation Plan places a high priority on providing additional regulations to control demolitions and ensure compatible new development within the Yalecrest neighborhood. The East Bench Master Plan states that “the older Harvard-Yale area contains many buildings of architectural and historic significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character”. The Princeton Park subdivision is within this area.

### **Issue 3. Protection of Historic Resources**

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

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

The H Historic Preservation Overlay district that would be applied to the Princeton 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. National Register status, or eligibility thereto, is also one ordinance standard for consideration in the designation of a new local historic district (21A.34.020.C.10).

### **Issue 4. Contributing Status**

The 2005 historic survey of the Yalecrest neighborhood rated 25 of the 27 houses in the Princeton Park subdivision as being contributing structures. As part of a review of this petition the Planning Staff compared the 2005 ratings against the current conditions of the homes in Princeton Park and has proposed one modification to the ratings. Research appears to confirm that one of the houses was classified inaccurately as non-contributing because of a later second story that was in fact an original second story. The revised rating, if accepted by the Historic Landmark Commission, would rate 26 of the 27 houses (in excess of 96%) as contributing structures.

### **DISCUSSION:**

As discussed above, the applicant submitted a request to designate the Yalecrest – Princeton 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 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](#)).

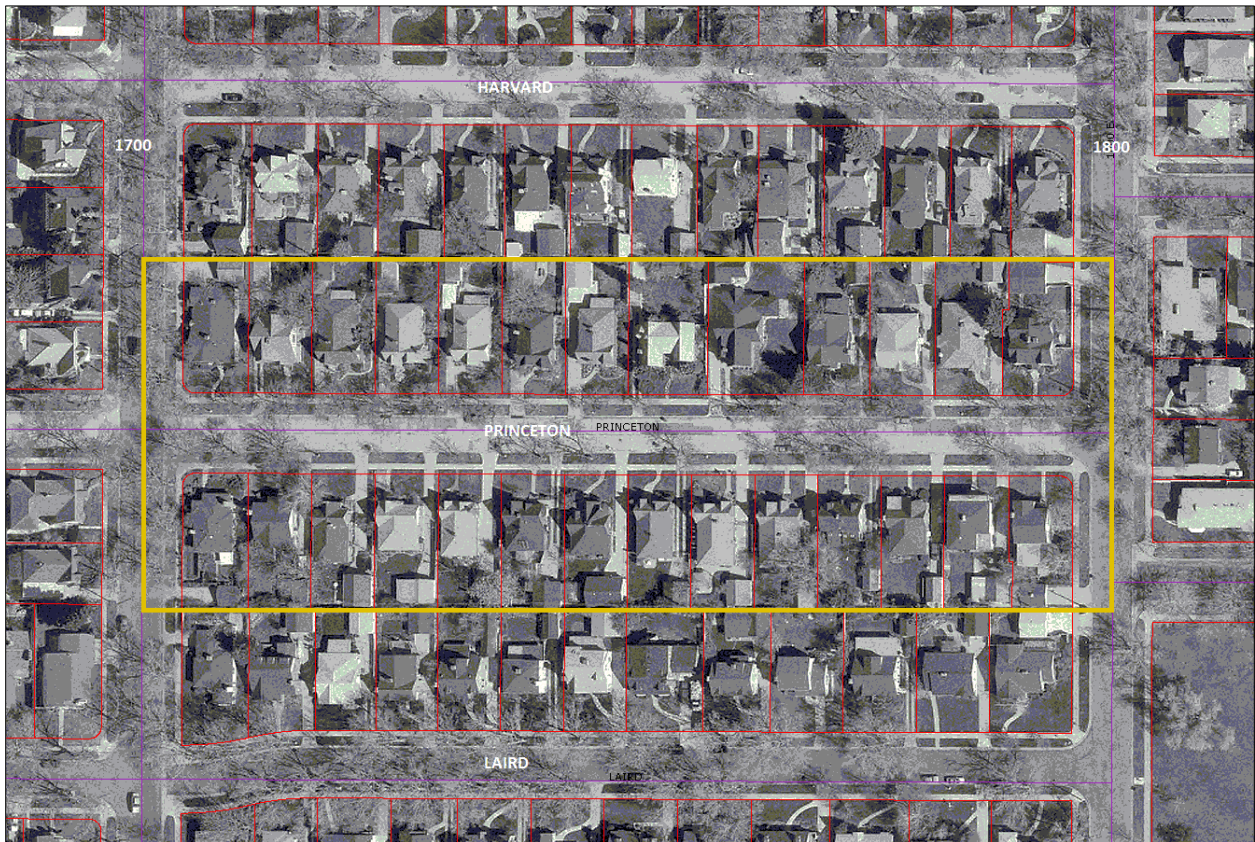
Because creating a local historic district requires that the Zoning Map be amended by adding the H Historic Preservation Overlay district, the Planning Commission must hold a public hearing and make a recommendation to the City Council. Based on the analysis of the Zoning Map amendment standards (see Attachment C on pages 11 – 13) 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.

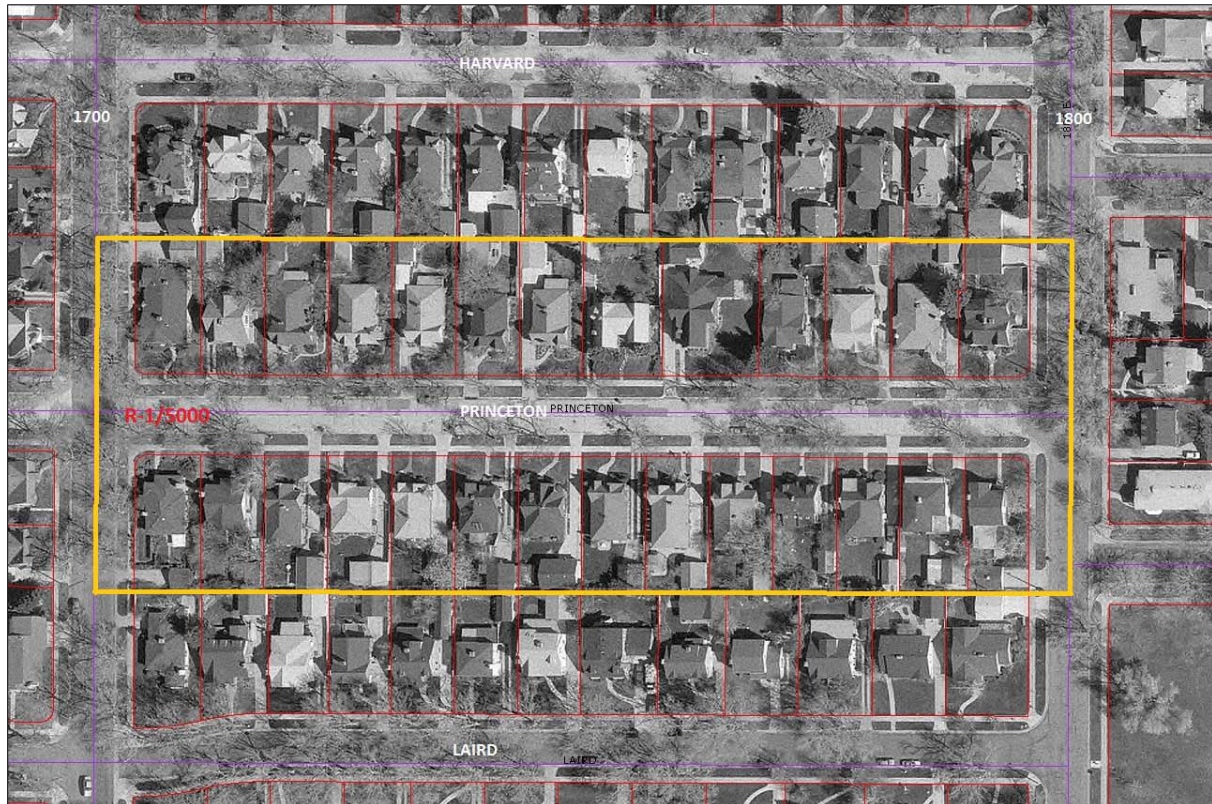
# ATTACHMENT A: VICINITY MAP

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PROPOSED YALECREST – PRINCETON PARK LOCAL HISTORIC DISTRICT

## ATTACHMENT B: EXISTING CONDITIONS



### PROPOSED YALECREST-PRINCETON PARK LOCAL HISTORIC DISTRICT - RESIDENTIAL ZONING

#### 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.

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

### Other adopted City policy documents 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.

**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 ensure compatible new development in the Yalecrest neighborhood.

In addition, the Community Preservation plan includes policies on focusing historic preservation efforts on protecting the best examples of elements of the City's History, development patterns and architecture. Yalecrest has the highest concentration of Period Revival style homes in Utah. In Princeton Park 21 of the 27 houses are identified as Period Revival, while others represent the later phases and architectural forms associated with the development of Yalecrest. Based on the Staff's recommended contributing status ratings discussed above, 26 of the 27 homes in Princeton Park would be rated as contributing buildings and 23 or 24 of the 27 homes, depending on reclassification, would be considered architecturally significant.

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

**Finding:** The designation of the proposed Yalecrest – Princeton 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 – Princeton 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 Princeton 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 the Groundwater Sources Protection overlay district. The Historic Preservation Overlay district would introduce a more detailed level of review to ensure that development within the area would be compatible with the character and scale of the homes in the proposed local historic district. If there is a conflict between the provisions of the H Historic Preservation overlay district, the Historic Landmark Commission has the authority to allow changes in height and setback requirements to ensure compliance with the historic district standards and compatible development within the district ensuring that the purpose of each overlay district is met.

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

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

**Analysis:** All public facilities and services are available.

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

**ZONING MAP AMENDMENTS**

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

Factor	Finding	Rationale
<b>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;</b>	<b>Complies</b>	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.
<b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b>	<b>Complies</b>	The Zoning Map amendment is consistent with the purposes of the H Historic Preservation Overlay district
<b>3. The extent to which a proposed map amendment will affect adjacent properties;</b>	<b>Complies</b>	The proposed Zoning Map amendment will not have any additional effects on the adjacent properties
<b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b>	<b>Complies</b>	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.
<b>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.</b>	<b>Complies</b>	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

**Public Outreach Meeting:** On July 29, 2014, the Planning Division met with owners of property located within the proposed Yalecrest - Princeton 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 discussion regarding the process for obtaining a Certificate of Appropriateness, the historic preservation standards, design guidelines and processes, the economic impact of historic designation and tax incentives available for historic rehabilitation. Three property owners and two other interested individuals attended this meeting, expressing general support for the proposal.

**Salt Lake City Planning Open House Meeting:** On August 21, 2014, the Planning Division held a Public Open House meeting at the City and County Building to discuss the proposed designation petition. The meeting was attended by perhaps twenty members of the public, including at least four residents from the proposed Yalecrest – Princeton Park local historic district. Residents had a series of questions relating to process, additional review for alterations, economic impacts and historic tax credits.

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

**Correspondence:** Staff has received one email inquiry from a resident in the proposed district regarding the proposal. This inquiry related to what it might mean to have property located within a local historic district, would everything have to go through the Commission, what were the implications for new windows and height restrictions. Two phone inquiries were received from residents outside the proposed district, one inquiring whether one could vote if not within the application area, and one in opposition to any historic district designation in the general Yalecrest area. No other public correspondence relating to this proposed local historic district designation has been received at the time of the staff report preparation and distribution. Staff will forward any information received later to the Commission. Correspondence that was included in the Historic Landmark Commission staff report has not been included in this staff report ([Click on this link for the Historic Landmark Commission staff report](#). Exhibit C)

## Historic Landmark Commission

### Draft Minutes

September 4, 2014

[6:41:59 PM](#)

**Yalecrest – Princeton Park (Princeton Avenue between 1700 & 1800 E) Local Historic District - A request by Jon Dewey (property owner) to create a new local historic district for Princeton Avenue through the zoning map amendment process. The twenty seven (27) properties are located (approximately 1155 South) between 1700 & 1800 East. All properties are zoned R-1/5,000 (Single-family Residential District) and are located in Council District 6 represented by Charlie Luke. (Staff Contact: Carl Leith at (801) 535-7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).) Case number PLNHLC2013-00861**

Mr. Carl Leith, 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 owners of the property during the development of the area.

Mr. Jon Dewey, Applicant, reviewed the history of the property and the Profits through Preservation Study. He reviewed the addition to his house and the standards he was held to stating without those standards he would not have the stellar addition to his home that exists today. Mr. Dewey stated there are ways to add to historic homes that are in a historic district. He reviewed why a Character Conservation District would not work for the subject block and that a Character Conservation District may not prevent tear downs which was a great benefit of the local Historic District.

### **PUBLIC HEARING** [6:49:13 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 this was a great block with many great examples of historic architecture.

### **MOTION** [6:50:55 PM](#)

**Commissioner Quist stated regarding PLNHLC2013-00861, based on the findings listed in the Staff Report, testimony and information presented, she moved to forward a positive recommendation to the City Council to designate a new local historic district for the Princeton Park subdivision. Commissioner Shepherd seconded the motion. The motion passed unanimously.**

## **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 Princeton Park subdivision located on Princeton Avenue between 1700 East and 1800 East for the purpose of designating the Yalecrest – Princeton 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 Princeton Park subdivision located on Princeton 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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<b>Address</b>	<b>Parcel ID Numbers</b>
1703 E Princeton	16-09-411-015
1704 E Princeton	16-09-454-001
1709 E Princeton	16-09-411-016
1712 E Princeton	16-09-454-002
1713 E Princeton	16-09-411-017
1716 E Princeton	16-09-454-003
1723 E Princeton	16-09-411-018
1724 E Princeton	16-09-454-004
1729 E Princeton	16-09-411-019
1730 E Princeton	16-09-454-005
1737 E Princeton	16-09-411-020
1736 E Princeton	16-09-454-006
1743 E Princeton	16-09-411-021
1740 E Princeton	16-09-454-007
1747 E Princeton	16-09-411-022
1748 E Princeton	16-09-454-008
1755 E Princeton	16-09-411-023
1754 E Princeton	16-09-454-009
1765 E Princeton	16-09-411-024
1760 E Princeton	16-09-454-010
1766 E Princeton	16-09-454-011
1775 E Princeton	16-09-411-029
1774 E Princeton	16-09-454-012
1779 E Princeton	16-09-411-027
1780 E Princeton	16-09-454-013
1785 E Princeton	16-09-411-028
1786 E Princeton	16-09-454-014

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

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SALT LAKE CITY PLANNING

# HLC: Designation

### OFFICE USE ONLY

Received By: <i>A Anglin</i>	Date Received: <i>10/15/13</i>	Project #: <i>PLNHLC2013-00961</i>
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### PLEASE PROVIDE THE FOLLOWING INFORMATION

Project Name: <i>YALECREST - PRINCETON PARK</i>	
Name of Applicant (property owner): <i>JON R. DEWEY</i>	
Address of Property Owner: <i>1724 E. PRINCETON AVE</i>	Phone: <i>801-582-7836</i>
Address of Applicant: <i>1724 E. PRINCETON AVE SLC UT 84108</i>	
E-mail of Applicant: <i>jon dewey @ msn . com</i>	Cell/Fax: <i>-</i>
E-mail of Property Owner: <i>jon dewey @ msn . com</i>	Phone: <i>801-582-7836</i>

➔ 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.

### REQUIRED 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: <i>Jon R. Dewey</i>	Date: <i>10/12/13</i>
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## **Submittal Requirements for LHD "Yalecrest - Princeton Park"**

### **LOCATION and BOUNDARIES**

The proposed Yalecrest (Princeton Park) Local Historic District encompasses one complete subdivision, Princeton Park. It is located inside the Yalecrest National Register Historic District. The entire Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. The Princeton 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 north and south sides of the 1700 East block of Princeton Avenue.

See Map.

### **1. Project Description**

#### **1. Significance in local, regional, state or national history, architecture, engineering or culture:**

Princeton Park as well as the greater Yalecrest neighborhood is significant, exceeding beyond the recommended criteria noted in the application.

The Yalecrest-Princeton Park development was platted in August of 1929 when the Sisters of the Holy Cross owned the land. The Catholic Nuns' also owned neighboring Harvard Park, the subdivision on its northern border. Prior to the Nuns' ownership and before building began, the Marist Fathers of All Hallows College owned the land. Their Salt Lake schools, All Hallows College and St. Mary of the Wasatch, have since been demolished.

Princeton Park subdivision, within the Yalecrest National Register historic District, is a residential neighborhood containing 27 lots located on the East Bench of Salt Lake City. The distinctive characteristics of Princeton Park are numerous. The period of development/construction began in 1928 and continued through 1951. Originally this block of Princeton contained 28 lots, however one lot was sacrificed on the North side and divided up amongst 5 other lots. Lot 23 was the greatest beneficiary and now boasts the largest street frontage at 79 feet. (The original widths of lots on Princeton were developed at 52 feet). There are 13 lots on the North side vs. 14 lots on the South side. All but one are single family homes. There is one original duplex at 1703 Princeton but this wasn't always the case. There was another duplex originally built at 1785 Princeton but has since been turned into a single family home. Another transformation happened at 1730 Princeton. It was a single family home, and then turned into a duplex, then back again to a single family home.

The builders were well-known people in SLC and particularly within Yalecrest. N. L. Herrick, residing in Yalecrest at 1603 Harvard, of Herrick Building Company was the most prolific builder completing 13 homes on the block. Albert Toronto followed as the second most prolific builder with nine to his name, including the aforementioned larger lot on the North side. Unfortunately he was forced to sell that large lot to cover delinquent taxes. 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. He was a Salt Lake City native, educated in local

schools and an active builder in the 1920s and 1930s. Both builders contributed to other subdivisions within Yalecrest.

The most notable couples from Princeton Park were Brewster and Olive Ghiselin, who resided for a number of years at 1747 Princeton. Brewster (June 13, 1903 – June 11, 2002) was an American poet and academic. Ghiselin was born in Webster Groves, a suburb of St. Louis. At the age of sixteen he moved to California where he lived until 1934. He then went on to be a member of the English faculty at the University of Utah where he taught English. He was also responsible for creating the Utah Writer's Conference in 1947 where he remained its director until 1966.

He published *Against the Circle* in 1946. The poem "Rattlesnake" from this book of poems is made mention of in Richard Hugo's *Triggering Town*, a book of lectures and essays on the writing of poetry. In 1970, he published the book *Country of the Minotaur*, a compilation of many of his poems. His wife Olive was a celebrated writer in her own right, with a book published under her name; *The Testimony of Mr. Bones*.

## **2. Physical Integrity (location, design, setting, materials, workmanship, feeling):**

Princeton Park contains an astounding degree of historic structural integrity. Ninety-six percent of the structures are classified contributing structures. Of those that are considered contributing all but one are categorized in the highest category of eligible/significant. Because of these incredible percentages the block is remarkably visually cohesive. From the consistent setbacks and the mature Maple trees (some of them original) to the clean subdivision lines that repeat uniformly throughout the 1700 blocks of Yalecrest on the streets of Princeton, Harvard, Yale, Herbert and Yalecrest to the original scale of the homes whose designs are well suited on the small lots. It is clear this is a notable, desirable well kept neighborhood. Property values reflect this as well. The location is convenient and attractive to many because of the proximity to downtown, the University of Utah, and the foothills to the East. In some of the original advertisements for the area it is stated you could live above the pollution of the city. The consistency and uniformity in blocks, landscaping, architecture and materials is an unmistakably contributing factor in the feeling and desirability of the area. The original materials are recognizable and prominent on every single house in Princeton Park. Decorative brick work and trim still exists on these homes as well as the original zinc and leaded glass windows prominently displayed on the fronts and even sides of the houses. These are clearly distinctive features notable on the block. There have been no demolitions on this block further lending itself to its extreme cohesiveness.

## **3. Nation Register of Historic Places:**

The entire Yalecrest Neighborhood was listed on the National Register of Historic Places in 2007. The Princeton Park subdivision is located within the Yalecrest National Register boundaries.

## **4. Notable examples of elements of the City's history, development patterns or architecture:**

The development pattern and architecture of this specific subdivision is extremely notable in the fact it was built out relatively slowly beginning in 1928 and continuing through 1951 thus telling

its story through the architecture of this subdivision. Because of this lengthy period the block exhibits different styles and designs reflective of the period in which they were built. Consequently the architecture is varied and diverse yet the block is extremely cohesive and exhibits a range of character all within scale. The styles include English Tudor, WWII Era Cottage, Minimal Traditional, English Cottage, Colonial Revival, Early Ranch and Neo Tudor English, with a large majority of its homes being English Tudor. More than half of the homes were built before 1932.

All garages are detached and set to the rear of the lots. Grass strip driveways or ribbon driveways are an historic site feature that leads from the street to the garage entrances. The block originally contained at least 17 ribbon driveways. This feature is almost completely gone; however there have been efforts to return them, two residences recently poured new concrete ribbon driveways instead of the full concrete driveway. Also of note, this block contains a Utah Heritage Foundation, Heritage Award Winner for a compatible addition.

Early Princeton 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. Since the original street cars were removed to accommodate 'progress' it is fascinating to watch the reintroduction of street cars and TRAX, again in the name of 'progress'. The same case can be made for structures. New housing developments, such as Daybreak, site "Harvard Yale" as a building model to emulate while the original still exists and thrives.

#### **5. Designation is generally consistent with the adopted planning policies of the city:**

The City's Preservation Policy was adopted in 2011. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. Princeton 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:**

Princeton Park, as well as the greater Yalecrest neighborhood has commanded much public attention and interest. From the building of the so called Garagemahal (featured in cartoons, articles, pictures) to Salt Lake City's first compatible infill ordinance the neighborhood has regularly been in the news. The Yalecrest Infill Ordinance was used as a reference in passing additional zoning throughout Salt Lake City. The entire neighborhood was recognized with the placement on the National Register of Historic Places in 2007, which required a Reconnaissance Level Survey, funded by the city and clearly demonstrating the interest of preserving the neighborhood. The interest continued throughout the Local Historic District designation process in which the entire Yalecrest neighborhood was more than half way through. Positive and supportive comments were received from persons not only in other parts of the city, but from residents throughout the State and even from out of State. During this process it was noted that Yalecrest exceeded the standards required for the Local Historic District designation and the RLS study recommended Historic District designation.

The adopted Salt Lake Preservation Plan notes that Yalecrest is compromised and received a 'High' priority rating for considering stronger protections to control demolitions and teardowns. Out of twelve neighborhoods that are National Districts (with no local protection or designation)



there is only one other that also received a high priority rating. The plan's recommendation follows:

While the Yalecrest Historic District generally continues to exhibit a good level of physical integrity relative to many other neighborhoods in the City, numerous comments received during this planning process expressed concern about teardowns and inappropriate infill. The Yalecrest neighborhood residents are committed to adopting stronger local controls to prevent demolitions of historic resources and to ensure that additions and alterations are sensitive to the local historic character. Active discussions are underway at the time of this planning process to determine the most effective tool. The city council budget allocation for the plan and study began in 2006. Seven years later no viable or binding protection exists for Princeton Park or Yalecrest as a whole. The need for designation is more important now than ever as the economy is rebounding and dozens of projects are occurring within Yalecrest with no guidelines in place to ensure compatible historic and character defining features are retained as the houses in the neighborhood evolve.

Historic Landmarks Commission voted overwhelmingly to forward a positive recommendation for designation. Of note the 91% contributing status number of structures throughout the entire neighborhood is nearly unmatched nationwide for such an area. Princeton Park exceeds that with a 96% contribution rate.

The interest continued when the Utah State Legislature stepped in and the Governor signed a bill prohibiting any Local Historic Districts from being enacted, initially for one year then for an additional year. During this time the City created a new process and an additional tool for preserving character. This application is for a Local Historic District and the protective guidelines that come with it. The current local historic district guidelines offered and being successfully used in several neighborhoods in Salt Lake City provide the type of historic and character preservation that is appropriate for Princeton Park, particularly since all original structures remain. It is the most effective tool in existence and readily available.

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

## **2. Photographs**

See attached

## **3. Research Material**

N/A

## **4. For Landmark Site**

N/A

## **5. For Boundary Adjustment**

N/A

## Yalecrest – Princeton Park

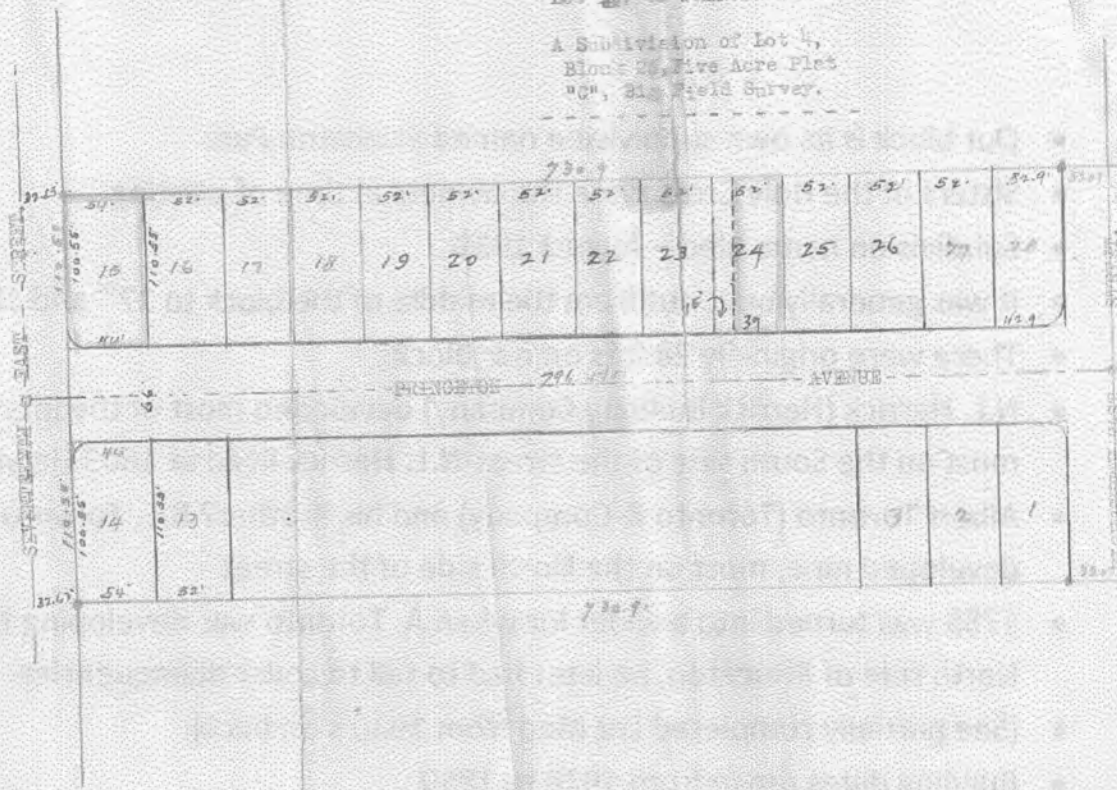
- Our block is its own subdivision named Princeton Park
- Sisters of the Holy Cross were the owners at time of platting
- Subdivision name filed – August 1929
- There were originally 28 lots on our block
- It was generally built out from the middle of the block to 17<sup>th</sup> and 18<sup>th</sup> East
- N.L. Herrick (Herrick Building Company) developed most of the lots (13) most on the South side of the street-N.L. Herrick lived at 1603 Harvard
- Albert Toronto (Toronto & Company) and his brother? R.E. Toronto developed nine, most on the North side of the street
- 1755 was turned into a wider lot when A. Toronto was developing the North side of Princeton, he later had to sell to cover delinquencies
- (See partially completed Lot Map from 1930s on back)
- Building dates range from 1928 to 1950
- More than half the homes were built prior to 1932
- Due to the length of time for the street to be fully developed we have several styles of homes, reflecting how architecture changed with the times
- 17 of the home types are period cottage
- The styles include English Tudor (this represents the most common on the street-13) English Cottage, Colonial Revival, Minimal Traditional, Early Ranch
- 96% of the houses are considered contributing structures with 92% of those ranking the highest degree 'A' maintaining their original integrity
- These are remarkable numbers for a street of 85 years
- Streetscape: Norway Maples, consistent setbacks, wider street, visually cohesive

34 APR 1919

PLAN OF PART OF

Lot 21 of PRINCETON PARK

A Subdivision of Lot 4,  
Block 26, Five Acre Plat  
"C", Big Field Survey.



730.9

PRINCETON AVENUE

SOUTH PRINCETON

730.9



**1703 E. Princeton Ave.**  
Minimal Traditional c. 1938



**1704 E. Princeton Ave.**  
Minimal Traditional c. 1941



**1709 E. Princeton Ave.**  
English Tudor c. 1929



**1712 E. Princeton Ave.**  
Minimal Traditional c. 1940



**1713 E. Princeton Ave.**  
English Tudor c. 1929



**1716 E. Princeton Ave.**  
English Cottage c. 1930



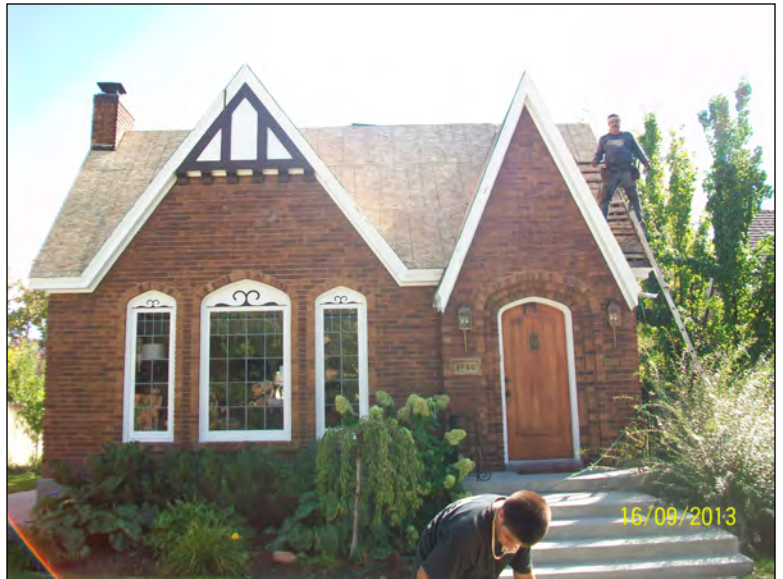
**1723 E. Princeton Ave.**  
English Tudor c. 1930



**1724 E. Princeton Ave.**  
English Tudor c. 1937



**1729 E. Princeton Ave.**  
English Tudor c. 1930



**1730 E. Princeton Ave.**  
English Tudor c. 1930





**1736 E. Princeton Ave.**  
English Tudor c. 1928



**1737 E. Princeton Ave.**  
English Tudor c. 1931



**1740 E. Princeton Ave.**  
English Tudor c. 1930



**1743 E. Princeton Ave.**  
English Tudor c. 1928



**1747 E. Princeton Ave.**  
Period Revival c. 1928



**1748 E. Princeton Ave.**  
English Tudor c. 1930



**1754 E. Princeton Ave.**  
English Cottage c. 1931



**1755 E. Princeton Ave.**  
English Tudor c. 1930



**1760 E. Princeton Ave.**  
English Tudor c. 1930



**1765 E. Princeton Ave.**  
Minimal Traditional c. 1940



**1766 E. Princeton Ave.**  
Colonial Revival c. 1939



**1774 E. Princeton Ave.**  
English Cottage c. 1939



**1775 E. Princeton Ave.**  
Early Ranch c. 1951



**1779 E. Princeton Ave.**  
Minimal Traditional c. 1941



**1780 E. Princeton Ave.**  
Period Revival c. 1940

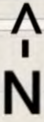
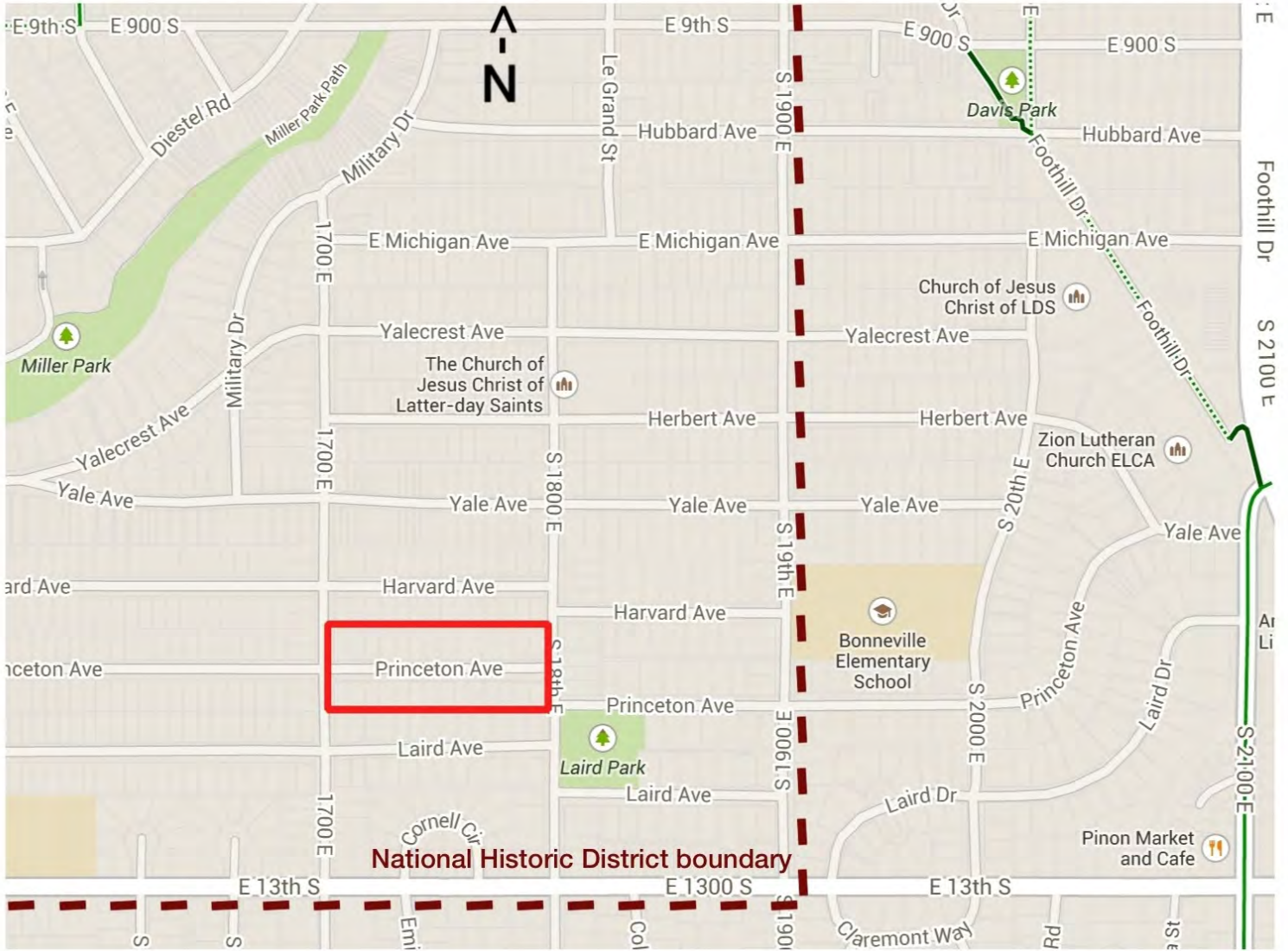


**1785 E. Princeton Ave.**  
Neo-Tudor-English c. 1936





**1786 E. Princeton Ave.**  
Colonial Revival c. 1940



**National Historic District boundary**

Princeton Ave

Bonneville Elementary School

The Church of Jesus Christ of Latter-day Saints

Davis Park

Miller Park

Laird Park

Pinon Market and Cafe

Church of Jesus Christ of LDS

Zion Lutheran Church ELCA

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# Local Historic District Designation Property Owner Support Form

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.

1785 Princeton Ave.	JUNE S TAYLOR Bruce Duncan	<i>June S. Taylor</i> <i>Bruce Duncan</i>	15 Sep 2013
Address	Printed name	Signature	Date
1766 E Princeton Ave.	Brian Stevens	<i>Brian Stevens</i>	9/15/2013
Address	Printed name	Signature	Date
1704 E Princeton Ave	Nancy Taylor	<i>Nancy Taylor</i>	9/15/13
Address	Printed name	Signature	Date
1754 E Princeton Ave	Katherine A Fox	<i>Katherine A Fox</i>	09/15/13
Address	Printed name	Signature	Date
1712 PRINCETON AVE	LUBHA SHAM	<i>Lubha Sham</i>	9/15/2013
Address	Printed name	Signature	Date
1748 Princeton Ave	Kimberly Damsie	<i>Kimberly Damsie</i>	9/16/2013
Address	Printed name	Signature	Date
1736 Princeton Ave	Robert E. Finley	<i>Robert E. Finley</i>	9/17/2013
Address	Printed name	Signature	Date
1724 PRINCETON	JON DEWEY	<i>Jon Dewey</i>	9/20/2013
Address	Printed name	Signature	Date
1743 Princeton	Gina Kiechle	<i>Gina Kiechle</i>	9/22/13
Address	Printed name	Signature	Date

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