



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

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

Date: September 24, 2014

Re: PLNHLC2013-00862 Yalecrest – Upper Yale 2<sup>nd</sup> Addition Local Historic District Designation (Zoning Map Amendment)

## Zoning Map Amendment

**PROPERTY ADDRESS:** The proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision is located on Herbert Avenue (1055 South) between 1700 East to 1800 East in the Yalecrest neighborhood

**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)

**REQUEST:** This is a request by Tracey Harty, property owner, to designate a new local historic district (30 properties) for the Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision located on Herbert Avenue (1055 South) between 1700 East to 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 the proposed thirty (30) properties located on Herbert Avenue (1055 South) between 1700 East to 1800 East in the Yalecrest neighborhood.

### ATTACHMENTS:

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

## H. Public Comment

### PROJECT DESCRIPTION:

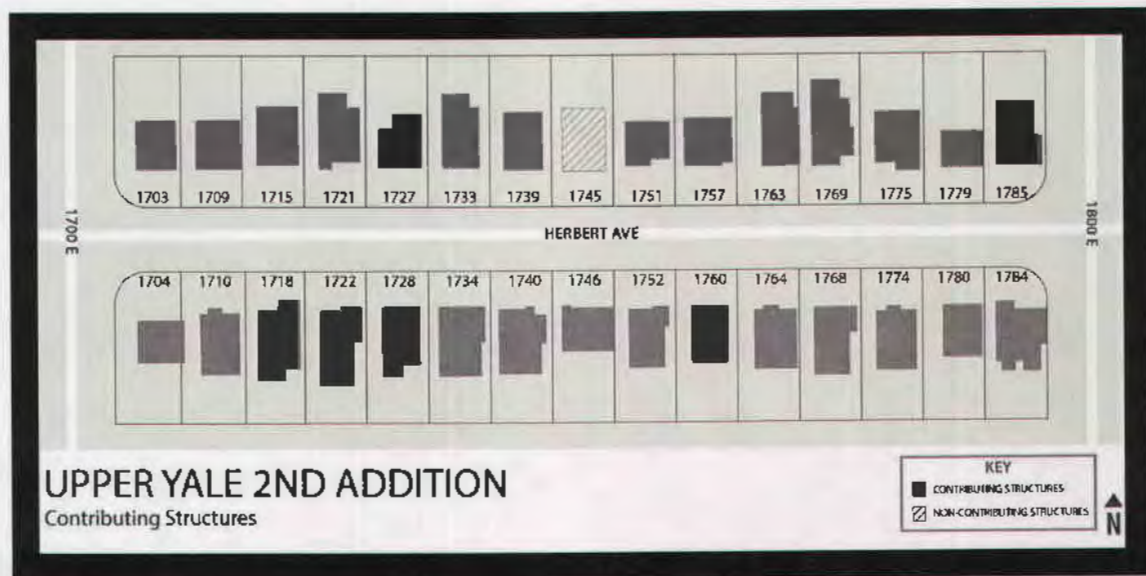
The Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision was platted in April 1927 and consisted of thirty (30) lots. The Yalecrest neighborhood, generally located between 800 South/Sunnyside Avenue and 1300 South from 1300 East to 1900 East, was listed on the National Register of Historic Places in 2007. At this time, no local historic districts have been established within this National Register district.

Almost all of the thirty houses in the Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision are of the type called “Period Revival” and were constructed in a relatively short timeframe between 1926 and 1929. The last home in the subdivision was constructed in 1937. The most popular styles within this type are English Cottages and English Tudors, and constitute the majority of houses on the block. Examples of Jacobethan Revival, Colonial Revival, Dutch Colonial, and French Norman are also present on the block. All Upper Yale 2<sup>nd</sup> Addition Subdivision homes were built with uniform setbacks. Please see Exhibit G for photos of the subject homes.

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 the Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision. The English Cottages will have an all brick exterior. Touches of French Norman architecture can be found in turrets and wall dormers. Some of the homes use a combination of different styles, making labeling a bit subjective. Interesting architectural features in the homes of the Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision include round arched doors and windows, door surrounds, leaded glass, oriel windows, and the brick and iron work found on many of the homes.

The street, lined with Norway maple trees, was paved in 1927 with poured aggregate concrete, rather than asphalt, and remains in good condition to this day. Original cast concrete street lamps that are characteristic of the neighborhood also line the street.

The homes in the proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district are relatively intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that twenty-nine (29) homes are rated as contributing and only one (1) home is rated as non-contributing.



## KEY ISSUES:

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

**Issue 1: Petition Support** - The petition was initiated by a property owner on the block. The local historic designation process (21A.34.020.C) requires that property owner initiated petitions include signatures of at least 15% of the lots within the proposed district to demonstrate support for initiation and to have the proposed district move forward for consideration. For the lot to be included in the calculation of the required 15%, owners representing a majority of ownership interest in that lot must sign. The applicant obtained 23%. Some have questioned whether there is sufficient interest from property owners to warrant consideration by the City to designate a local historic district.

**Issue 2: Policy Support** - Several Salt Lake City policy documents generally support historic preservation efforts. The Community Preservation Plan and the East Bench Master Plan specifically address preservation and the protection of architectural and character defining features found in Yalecrest.

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

**Issue 3. Protection of Historic Resources** - Although the homes in the proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district have retained a high degree of architectural integrity, some property owners fear that the existing zoning and the National Register designation of the Yalecrest neighborhood do not provide sufficient protection of the historic architecture found in the Upper Yale 2<sup>nd</sup> Addition Subdivision.

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

The H Historic Preservation Overlay district that would be applied to the proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district, if approved adds an additional layer of regulation that requires design review for exterior alterations and imposes stringent regulations on demolition of contributing buildings.

The Yalecrest neighborhood was designated to the National Register of Historic Places in 2007. Being listed on the National Register is an honorary designation that provides property owners with the ability to seek state and/or federal tax credits for appropriate repairs or restoration work on contributing buildings. The National Register designation provides incentives for appropriate alterations but provides no protection from demolition or additions that may not be compatible with the historic character of the area.

**DISCUSSION:**

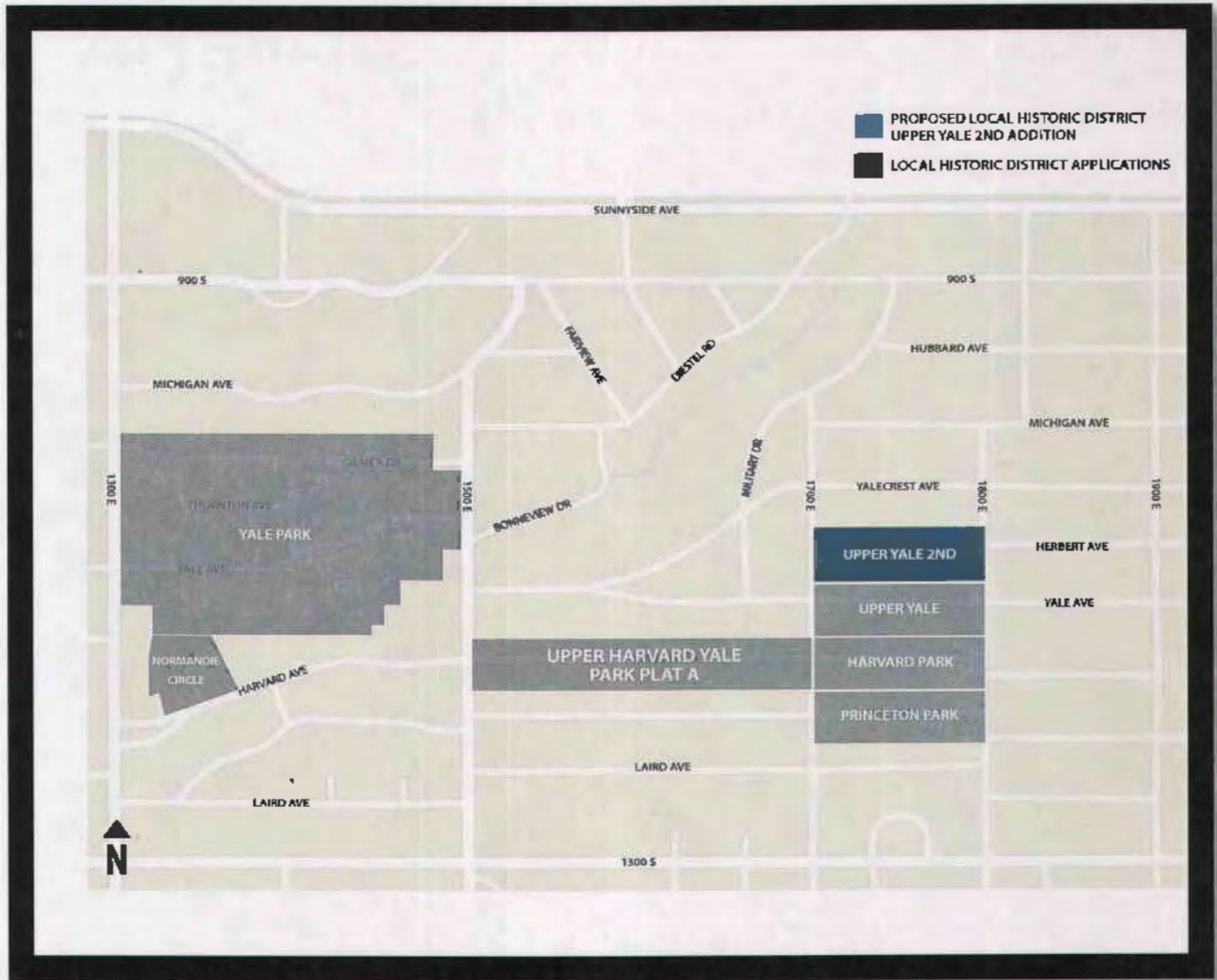
As discussed above, the applicant submitted a request to designate the Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district to provide additional protection for the historic architecture of the proposed area. This request was considered by the Historic Landmark Commission on September 4, 2014. The Historic Landmark Commission found that the proposal met the local historic district designation criteria (21A.34.020.C.10) and recommended that the City Council approve the request (click this link for the [Historic Landmark Commission Staff Report](#)).

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

**NEXT STEPS:**

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

# ATTACHMENT A: VICINITY MAP



## ATTACHMENT B: EXISTING CONDITIONS

### *East Bench Community Zoning Map*



#### **Historic Preservation Overlay**

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

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

## Adopted Master Plans and City Policies

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

### Relevant Community Preservation Plan Policies

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

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

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

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

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

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

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

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

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

**East Bench Community Master Plan (1987):** ([click this link to view the East Bench Master Plan](#)) The proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district is located within the area covered by the East Bench Community Master Plan. A stated goal of the Urban Design section of the plan is to “enhance the visual and aesthetic qualities and create a sense of visual unity within the community.” The Plan identifies the following elements which detract from the residential character:

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

The Plan includes the following in regards to Yalecrest:

- “The older Harvard-Yale area contains many buildings of architectural and historic significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character. The city is in the process of conducting a survey of the community to document sites of architectural and historic significance and to evaluate the potential for establishing a historic district.”

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

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

**Salt Lake City Community Housing Plan (2000):**

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

**City Vision and Strategic Plan (1993)**

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

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

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



## **ATTACHMENT C: ANALYSIS OF STANDARDS**

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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 in the Yalecrest neighborhood.

In addition, the Community Preservation plan includes policies which focus 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. Almost all of the thirty houses in the Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision are of the type called "Period Revival" and were constructed in a relatively short timeframe between 1926 and 1929. The homes in the proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district are relatively intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that twenty-nine (29) homes are rated as contributing (eighteen rated A, eleven rated B) and only one (1) home is rated as non-contributing

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

**Finding:** The designation of the proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision 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 the proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision 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 proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district has two existing overlay zoning districts. The Groundwater Source Protection Overlay seeks to ensure that the quality of groundwater is protected. The Yalecrest Compatible Infill Overlay is designed to provide additional requirements to encourage compatible new development in relation to the existing character and scale of the neighborhood.

The proposed map amendment would most likely not conflict with the purposes and provisions of either overlay district. The Historic Preservation Overlay district would introduce a more detailed level of review to ensure that development within the area would be compatible with character and scale of the homes in the proposed local historic district.

If there is a conflict between the provisions of the H Historic Preservation overlay district and the provisions of the Yalecrest Compatible Infill overlay district, the Historic Landmark Commission has the authority to allow changes in height and setback requirements to ensure compatibility with the historic district standards and compatible development with the district ensuring that the purpose of the overlay district is met.

**Finding:** The proposed map amendment would not be in conflict with the purposes and provisions of the Groundwater Source Protection Overlay, and the Historic Landmark Commission would ensure that the purpose of the Yalecrest Compatible Infill Overlay district is met in the event that the specific provisions of the H Historic Preservation Overlay and Yalecrest Compatible Infill Overlay conflict.

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

**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 should prove complimentary to the provisions of the Yalecrest Compatible Overlay.                       |
| 5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection. | Complies | The proposed amendment has all utility and public services necessary to serve the properties and is consistent with this standard.  |

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

### **Public Comments**

- **Correspondence:** Staff received no written correspondence regarding the proposed local historic district as of the time of the staff report preparation and distribution. Staff has received several phone calls regarding the proposal; both from property owners on the subject block of Herbert Avenue, as well as from another citizen that does not live on the block. A log of phone calls received and the concerns raised are attached as Exhibit H.
- **Public Outreach Meeting:** On July 15, 2014, the Planning Division met with owners of property located within the proposed local historic district. The purpose of the meeting was to inform the property owners about the designation process and to discuss how local historic district designation will impact the property owners. The meeting included discussions regarding the process for obtaining a Certificate of Appropriateness, historic preservation standards, design guidelines and processes. Three property owners attended this meeting.
- **Open House:** On August 21, 2014, the Planning Division held an Open House at the City & County Building to discuss the proposed designation petition. Seven property owners attended this meeting. One written comment was received regarding mailing instructions for the property owner's ballot. The Sign-in-Sheets and comment form from this meeting are attached (Exhibit H).
- **Historic Landmark Commission Meeting:** The Historic Landmark Commission held a public hearing to consider the designation of the proposed Yalecrest -- Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district on September 4, 2014. The Commission voted unanimously to recommend that the City Council adopt an ordinance to create the proposed historic district. Draft minutes of the September 4, 2014 Historic Landmark Commission meeting are found below.

**Historic Landmark Commission**

**Draft Minutes**

**September 4, 2014**

**Yalecrest - Upper Yale 2nd Addition (Herbert Avenue between 1700 and 1800 E) Local Historic District** - A request by Tracey Harty (property owner) to create a new local historic district for Herbert Avenue through the zoning map amendment process. The thirty (30) properties are located (approximately 1055 South) between 1700 and 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: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com).) Case number PLNHLC2013-00862

Mr. Lex Traughber, 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.

Ms. Tracey Harty, Applicant, stated the neighborhood was intact and they would like to protect it.

**PUBLIC HEARING 6:32:26 PM**

Acting Chairperson Brennan opened the Public Hearing.

The following individuals spoke to the petition: Mr. Warren Lloyd and Mr. Charles Williams

The following comments were made:

- Concern that the full options are not being explained which was failing to educate the public about historic preservation.
- Should promote Character Conservation Districts.
- The historic nature of the neighborhood is intact.
- There are some concerns over property rights and the limits that will be put on remodeling or expanding to the homes.
- Concerned over the vote being over ridden.

The Commission stated they had discussed Character Conservation Districts and that it was an additional option.

Acting Chairperson closed the Public Hearing.

The Commission stated it is important to educate the public about the processes. They encouraged Staff to get the information out to the public on the proper way to initiate petitions for Character Defining Districts and Local Historic Districts. The Commission stated the Historic Landmark Commission takes very seriously the issues of historic preservation and the integrity of not only the individual homes but the neighborhood and recognizes the living patterns. The explained there are accommodations that allow for appropriate remodeling and maintenance in historic districts.

**MOTION [6:41:11 PM](#)**

**Commissioner McClintic stated regarding PLNHLC2013-00862, based on the findings listed in the Staff Report, testimony and information presented, he moved to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest-Upper Yale 2nd Addition Subdivision (Herbert Avenue between 1700 E to 1800 E) as proposed. Commissioner Quist seconded the motion. The motion passed unanimously.**

[6:41:59 PM](#)

## **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 proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district, consisting of thirty (30) properties, and located at approximately 1055 South between 1700 and 1800 East in the Yalecrest neighborhood.

### **Not Consistent with Staff Recommendation:**

Based on the testimony and the following findings, I move that the Planning Commission forward to the City Council a negative recommendation for the requested Zoning Map amendment to add the H Historic Preservation Overlay district to the proposed Yalecrest – Upper Yale 2<sup>nd</sup> Addition Subdivision local historic district, consisting of thirty (30) properties, and located at approximately 1055 South between 1700 and 1800 East in the Yalecrest neighborhood. The proposal does not meet the minimum standards necessary for a Zoning Map Amendment.

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

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

## **ATTACHMENT F: PARCEL ID NUMBERS**

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|               |                    |
|---------------|--------------------|
| 16-09-408-015 | 1703 E HERBERT AVE |
| 16-09-409-001 | 1704 E HERBERT AVE |
| 16-09-408-016 | 1709 E HERBERT AVE |
| 16-09-409-032 | 1710 E HERBERT AVE |
| 16-09-408-017 | 1715 E HERBERT AVE |
| 16-09-409-031 | 1718 E HERBERT AVE |
| 16-09-408-018 | 1721 E HERBERT AVE |
| 16-09-409-004 | 1722 E HERBERT AVE |
| 16-09-408-019 | 1727 E HERBERT AVE |
| 16-09-409-005 | 1728 E HERBERT AVE |
| 16-09-408-020 | 1733 E HERBERT AVE |
| 16-09-409-006 | 1734 E HERBERT AVE |
| 16-09-408-021 | 1739 E HERBERT AVE |
| 16-09-409-007 | 1740 E HERBERT AVE |
| 16-09-408-022 | 1745 E HERBERT AVE |
| 16-09-409-008 | 1746 E HERBERT AVE |
| 16-09-408-023 | 1751 E HERBERT AVE |
| 16-09-409-009 | 1752 E HERBERT AVE |
| 16-09-408-024 | 1757 E HERBERT AVE |
| 16-09-409-010 | 1760 E HERBERT AVE |
| 16-09-408-025 | 1763 E HERBERT AVE |
| 16-09-409-011 | 1764 E HERBERT AVE |
| 16-09-409-012 | 1768 E HERBERT AVE |
| 16-09-408-026 | 1769 E HERBERT AVE |
| 16-09-409-013 | 1774 E HERBERT AVE |
| 16-09-408-027 | 1775 E HERBERT AVE |
| 16-09-408-028 | 1779 E HERBERT AVE |
| 16-09-409-014 | 1780 E HERBERT AVE |
| 16-09-409-015 | 1784 E HERBERT AVE |
| 16-09-408-029 | 1785 E HERBERT AVE |



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

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# HLC: Designation

RECEIVED  
OCT 21 2013  
BY: JEX T

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

|                    |              |                |          |
|--------------------|--------------|----------------|----------|
| Project #:         | Received By: | Date Received: | Zoning:  |
| PLNHLC 2013-008162 | R Anglin     | 10/15/13       | R-1-5000 |

Name of the Proposed Historic District or Site:

Upper Yale 2nd Addition

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Proposed Historic District or Site:

Yalecrest-Upper Yale 2nd Addition, Herbert Avenue 1700-1800 East

|                       |              |
|-----------------------|--------------|
| Name of Applicant:    | Phone:       |
| Tracey Harty          | 801-953-5678 |
| Address of Applicant: |              |
| 1752 Herbert Ave.     |              |
| E-mail of Applicant:  | Cell/Fax:    |
| tracey_harty@me.com   | 801-953-5678 |

→ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

→ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

### FEE

→ No application fee is required.

### WHERE TO FILE THE COMPLETE APPLICATION

|                  |   |            |   |
|------------------|---|------------|---|
| Mailing Address: | Planning Counter<br>PO Box 145471<br>Salt Lake City, UT 84114 | In Person: | Planning Counter<br>451 South State Street, Room 215<br>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: | Date:    |
|                              | 10/15/13 |

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**SUBMITTAL REQUIREMENTS**

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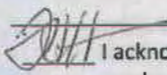
Staff Review

- 1. Project Description** (please attach additional sheet)
- Written description of your proposal**  
Please include a discussion on how the proposed local historic district meets the following criteria:
1. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
    - a. Events that have made a significant contribution to the important patterns of history, or
    - b. Lives of persons significant in the history of the city, region, state or nation, or
    - c. The distinctive characteristics of a type, period or method of construction, or the work of a notable architect or master craftsman, or
    - d. Information important in the understanding of the prehistory or history of Salt Lake City; and
  2. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;
  3. The proposed local historic district is listed, or is eligible to be listed, on the National Register of Historic Places;
  4. The proposed local historic district contains notable examples of elements of the City's history, development patterns or architecture.
  5. The designation is generally consistent with the adopted planning policies of the City; and
  6. The designation would be in the overall public interest.
- 2. Photographs**
- a. Historic photographs of existing building/s  
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
  - b. Current photographs of each façade and of the neighborhood
  - c. Historic photographs of the neighborhood if available
- 3. Research Material**
- a. Title search
  - b. Building permits card and invoice
  - c. Tax card information and photo
  - d. Biographical information or obituary for any previous owners
  - e. Information about the architect and/or builder
- 4. Landmark Sites**
- Complete the designation form
- 5. Boundary Adjustment**
- a. A map with information to clearly delineate the boundaries of the proposed local historic district
  - b. Signatures from each of the property owners who agree to the proposal

---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

---

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

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# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

**Applicant:** Tracey Harty

**Name of Proposed Local Historic District:** Yalecrest - Upper Yale 2nd Addition

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

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

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

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

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



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

| Print Name               | Address                | Signature        | Date       |
|--------------------------|------------------------|------------------|------------|
| Tim Denny                | 1760 Herbert           | Tim Denny        | 10-2-2013  |
| June Glaser              | 1757 Herbert Ave       | June Glaser      | 10-5-13    |
| Leo & Jane Walz          | 1775 Herbert Ave.      | Leo Walz         | 10-5-13    |
| Rick Deames              | 1745 Herbert Ave       | Rick Deames      | 10-5-13    |
| Dan Heist                | 1751 Herbert Ave       | D Dan Heist      | 10/5/13    |
| Merilyn Westland         | 1733 Herbert Ave       | Merilyn Westland | 10/5/2013  |
| Carolyn Crooks           | 1734 HERBERT AVE       | Carolyn Crooks   | 10/5       |
| Carla Cantor             | 1740 Herbert Ave       | Carla Cantor     | 10-5-13    |
| Linda & Don Price        | 1746 E. Herbert Avenue | Linda Price      | 10-5-13    |
| William HART             | 1752 Herbert Ave       | Will Hart        | 10-5-2013  |
| Greg Paul                | 1784 Herbat Av         | Greg Paul        | 10-14-2013 |
| JACQUES + WENDY REYNOLDS | 1774 E. Herbert        | Jacques Reynolds | 10/14/13   |

## LOCAL HISTORIC DISTRICT DESIGNATION SUBMITTAL REQUIREMENTS

### 1. Project Description

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

The proposed Yalecrest-Upper Yale 2<sup>nd</sup> Addition Local Historic District encompasses one complete subdivision in the Yalecrest National Register Historic District, which was designated in 2007. An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005 by Beatrice Lufkin for Salt Lake City, in preparation for the National Register application, and much of the information in this document comes from that survey.

One of the earliest residents of what is now Yalecrest was Gutliffe Beck, whose 10-acre farm was located between 1700 and 1800 East. His 1870s adobe farmstead was located near the intersection of Yalecrest Avenue (one street north of Herbert Avenue) and 1700 East. Another farm, that of Paul Schettler, was situated near the intersection of 1900 East and Herbert Avenue, had crops that included mulberry orchards for silk worms. Herbert Avenue residents claim an original mulberry tree from early farming days still thrives in the backyard at 1709 Herbert.

The 1920s were a tremendous growth period in Yalecrest with 11 subdivisions platted by a variety of developers. Alice Felkner owned the Upper Yale 2<sup>nd</sup> Addition property at the time it was platted, as well as the land platted as the neighboring Upper Yale Addition. Prominent in Utah mining and industrial pursuits, she was born in 1854 in Indiana and moved to Idaho with her brother, William H. Felkner, in 1886 to engage in stock, mercantile and mining businesses. The siblings moved to Salt Lake City in 1909 and lived at 270 E. South Temple St.

Platted in April 1927, the Upper Yale 2<sup>nd</sup> Addition is located in Block 28 of 5-Acre Plat C of the Big Field Survey of 1848 and consists of 30 lots. The subdivision is exactly one block long, situated on Herbert Avenue (approximately 1050 South) between 1700 and 1800 East.

Herbert Avenue (Yalecrest-Upper Yale 2<sup>nd</sup> Addition) is a residential street located on the East Bench of Salt Lake City. It contains 30 single-family homes and is remarkably visibly cohesive as the vast majority of structures are English Tudor or English Cottage revival styles.

Twenty-four of the homes were built between 1927-29, with the remaining lots filled in 1931 and 1935-37. With developer John S. Reynolds, partners Philip and Herbert Biesinger built at least 23 of the homes, contributing to the consistency in appearance, as well as the tight development time frame. The Biesingers also built most of the homes in the first Upper Yale Addition on Yale Avenue, as well as homes on 9th South, Harvard, Thornton and Princeton Avenues. Other Biesingers named George and Wilford built many more homes on Thornton Avenue. Additionally, Capitol Building Co. completed construction of one of the last homes built in 1936, and Capsom-Bowman Realty Co. was involved with the last home built in Upper Yale 2<sup>nd</sup> Addition in 1937.

In addition to the predominant English Tudor and English Cottage styles of the subdivision, two



"Thatched roof" at 1757 Herbert Avenue

homes located at the end of the street on the 1700 East corners show Jacobethan Revival characteristics in the stone front entry door surrounds. Colonial Revival styles also dot the street, including a Dutch Colonial and a French Norman Colonial Revival with eyebrow dormers, located at 1779. A French Norman English Cottage located at 1757 has a pyramid roof and rolled eaves to imitate the thatched roofs in England and was a model home in 1928 for the primary builder on the street, Philip Biesinger. The home at 1769 Herbert also has rolled eaves. Another home at 1722 features an unusual grayish colored smooth brick not typically seen in the neighborhood.

Additional architectural characteristics of the development include round arch doorways, some with projected gables and some with multiple levels of brick arches; rectangular multi-pane windows; round arch windows; leaded glass windows, some in diamond pane patterns; turreted bay windows, Tudor-style half-timbering; multi-colored brick; wall dormers and gable dormers; small decorative windows on the front and side facades; French-door style windows; stained glass windows; and balconettes.

The street, lined with Norway maple trees, was paved in 1927 with poured aggregate concrete, rather than asphalt, and remains in good condition to this day. Original cast concrete street lamps that are characteristic of the neighborhood also line the street.

Developers and builders played a primary role in the growth of Yalecrest. Most of the builders were active on numerous streets in the area. The Ashton-Jenkins Company was one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in Yalecrest.

With the help of mortgages from Ashton-Jenkins and the Romney Lumber Company, Philip Biesinger designed and built his model house at 1757 Herbert Avenue in 1927-28. A *Salt Lake Tribune* advertisement noted that it is located in "the best residential section this city affords" and is built with "the finest of materials" and "presents a most imposing appearance." The names of the workmen and suppliers are proudly listed in the model home advertisement, as are the "electric sink" and "automatic refrigeration." The property did not immediately sell so Biesinger sold this property to the Romney Lumber Company who used it as a rental property until 1940. The Romney Lumber Company was involved in the construction and financing of a number of houses in the surrounding subdivision as well as a retail operation supplying building materials.

## 1928 Model Home—Open for Inspection TODAY

Completely Furnished  
by  
**The Co-Op Furniture  
Co.**

Interior by  
**E. A. Goodfield**

Plumbing  
Installed  
by  
**H. and E.  
Plumbing Co.**

1500 West  
of  
**Salt Lake Hill**

Plastered  
by  
**C. H. Post**

Floor Sanded  
by  
**Earl B. Webb**

Painting  
by  
**Carlton A. Embler**

Lathing  
by  
**Jeth Sturgeon**



1757 HERBERT AVENUE—UPPER YALE

A model home, having central electric refrigerator and automatic sink, hot or cold through the year, built for comfort, it is fully equipped and ready to be occupied.

Constructed on the best residential section this city affords, it is built with the finest of materials, it presents a most imposing appearance.

Just a few of the many features are the electric sink, the automatic refrigerator, the automatic sink, the hot or cold water with the electric control, the electric lights, the large elegant decorated rooms, etc., etc.

Model home on this street prepared by Philip Biesinger, J. H. Goodfield and William W. Biesinger have been 62 1/2% OFFER and this one will be no exception.

We invite you to see this home and the others to have in this section.

Open From 1 p. m. to 10 p. m. For One Week  
**SEE IT!**

1928—Model Home in the Upper Yale Part of This Area

Designed and Built  
by  
**Philip Biesinger**

Painted  
by  
**H. J. Coleman**

Tile Work  
by  
**Tilley Installing  
Company**

Richardson  
Construction  
Co.

Hardware  
**Granite Hardware  
Company**

Electrical  
Appliances  
by  
**Utah Power &  
Light Co.**

Light Fixtures  
by  
**Fried Arts Studio**

Cement Work  
by  
**A. J. Olson**

|  |   |   |
|--|---|---|
| Lumber by<br><b>ROMNEY LUMBER<br/>COMPANY</b>          | Carpenter Work<br>by<br><b>E. Edmonson<br/>Ed Martin<br/>Chas. T. Hardy</b> | General Electric<br>Automatic Refrigerator by<br><b>MOTOR EQUIPMENT CO.</b> |
| Brick by<br><b>SALT LAKE PRESSED BRICK<br/>COMPANY</b> | Iron Work<br>and<br>Electrical Wiring<br>by<br><b>J. W. Huggan</b>          | Gas Fitters<br>and Water Meters by<br><b>UTAH GAS &amp; COKE CO.</b>        |

THESE, TOO, ARE "MODEL HOMES" IN THEIR CLASS AND PRICE

|                       |                     |
|-----------------------|---------------------|
| 1740 Yalecrest Avenue | 1774 Herbert Avenue |
| 1742 Herbert Avenue   | 1780 Herbert Avenue |
| 1788 Herbert Avenue   | 1790 Yale Avenue    |

Ranging in Price From \$7500 to \$11,500—Terms  
subject to the terms of the plan and contract.

YALECREST - UPPER YALE 2ND ADDITION LHD

2. PHYSICAL INTEGRITY

The Yalecrest-Upper Yale 2nd Addition retains a very high degree of historic integrity. Many families have built rear and upper additions to their homes over the years but have left the facades undisturbed. According to the Yalecrest RLS:

- 96.7% of structures are historically contributing (A & B)
- 43% are considered architecturally significant (A)



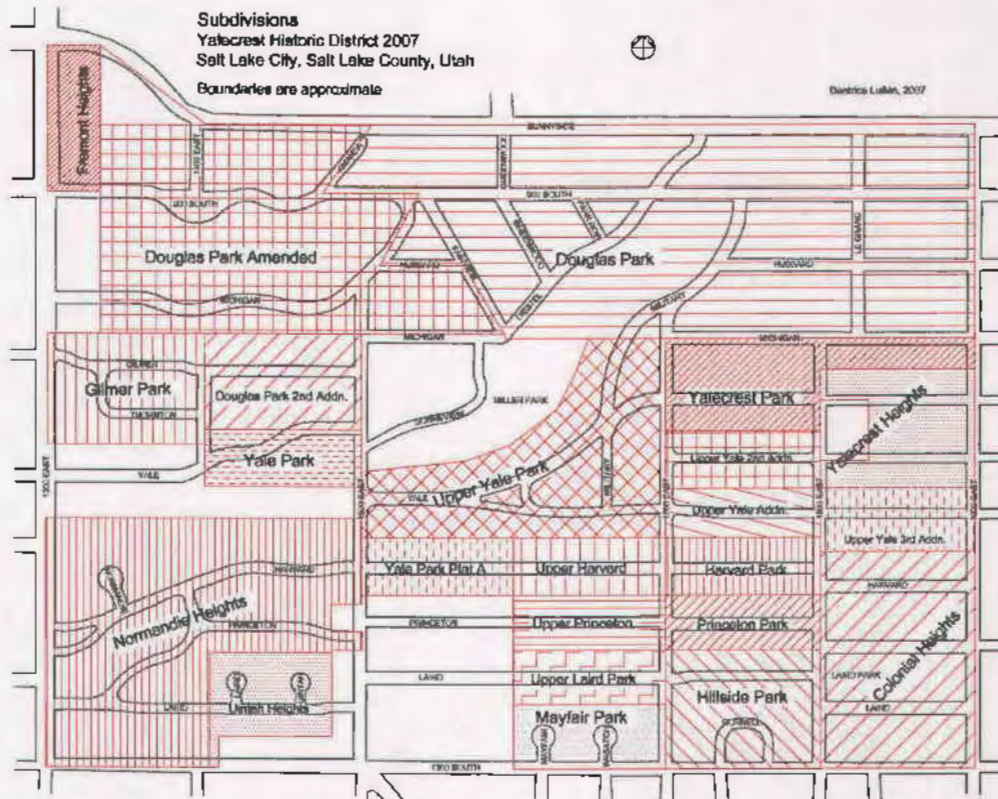
The following homes were recommended in the Yalecrest RLS for intensive level research:

- 1722 E. Herbert, built 1927 – unusual brick English cottage
- 1757 E. Herbert, built 1928 – rolled eaves, model home in 1928 for P. Biesinger
- 1779 E. Herbert, built 1937 – 1-1/2 story French Norman with eyebrow dormers

3. NATIONAL REGISTER OF HISTORIC PLACES

As previously stated, the proposed Yalecrest-Upper Yale 2nd Addition LHD is located within the boundaries of the Yalecrest National Register Historic District (#07001168).

Residents on the 1700 block of Herbert Avenue also have in their view an historic LDS Church building, the Art Deco style Yalecrest Ward Chapel at 1035 South 1800 East, built in 1936 of exposed reinforced concrete. This property was recommended for National Register Level Research in the Yalecrest RLS.





#### 4. NOTABLE EXAMPLES

An Intensive Level Survey was completed on 1757 Herbert in 2007 by Beatrice Lufkin. Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office. The current owners, Leslie and June Glaser, purchased the home in 1970 and have lived in the same home on Herbert Avenue longer than most other residents. The original garage, built in 1930, still stands on the property. Built in 1928-29 by Philip Biesinger, the home was eventually sold to Romney Lumber Co. who rented the home to Fred B. and Hazel Provol. Mr. Provol was secretary-treasurer of Hudson Bay Fur Company ("furs, coats, dresses, lingerie and costume jewelry"). In late 1940, the home was purchased by F. Bryant Crawford, president-manager of Crawford and Day Home Furnishers, and his wife Carrie. The Crawford's lived there from 1941-65.

A few doors up is 1779 Herbert, another especially unique home built in 1937 by Capson-Bowman Builders. This is one of the last homes built in the subdivision and the only one built by this contractor. A 1-1/2 story brick residence with a pyramid roof containing wall dormers with segmental arched roofs, the French Norman Colonial Revival features a flat-roofed entry bay with a wrought-iron balcony on top.

It was sold the year after it was built to Clyde M. Bridgeman and his wife Lilah. Mr. Bridgeman was manager of Nehi Beverage Co. of Utah and later manager of Canada Dry Bottling Co. of Utah. They left the area in 1942, renting the home to Cecil C. Burnes. They sold the home in 1943 to Marvin E. and Elda K. Wallis, who continued renting the property to Mr. Burnes. Norton T. Faus and his sister Bettye purchased 1779 Herbert in 1945 as a residence for their mother Bess T. Faus, widow of Charles A. Faus, vice president and manager of the wholesale drug and fountain supplies firm Smith-Faus Drug Company. A victim of "one of the most cold-blooded crimes ever committed in Salt Lake," Norton Faus was shot to death in February 1922 at age 48 by a pair of intruders of the family home at 996 E. South Temple.

Noted Utah architect and historic preservationist Peter L. Goss lived at 1734 Herbert Avenue in the 1970s while he was a professor at the University of Utah.

According to Polk Directories, the first residents of the Upper Yale 2nd Addition in 1927-28 were Lambert Kennebeck at 1709 Herbert and Anton Nelson at 1740 Herbert. Sixteen more residents moved in during 1928-29. And the first time an occupation of a resident was listed it belonged to Mrs. Alice G. Smith, wool grower, living at 1721 Herbert. In 1937, Mr. Andrew J. Swenson at 1768 Herbert has no occupation listed, however, Mrs. F.H. Swenson (a sister?) was listed as a "corsetiere."

The longest resident of the 1700-1800 block of Herbert Avenue is Mrs. Beverly Patterson. She lives at 1722 Herbert where her grandparents Joseph and Elizabeth Robinson were the original owners. She moved into the home in the summer of 1964, with her husband Foster Shewell, and their children. Their daughters later married and purchased homes next door and two doors down from their childhood home: Craig and Paula Ludwig moved to 1728 Herbert in 1985; and Paula's sister and husband, Robin and Rick Robison, bought 1710 Herbert in 1979, renting it until they moved in during the summer of 1982. They all currently reside in their respective homes.

Additional long-term residents include Leo Walz at 1775 Herbert, who bought his home in 1967, followed by the Glasers (mentioned previously) in 1970 and Michael Welch at 1785 Herbert, arriving in 1972.

Another family who were longtime residents of the Upper Yale 2nd Addition is the Rich family. Sterling Rich and his family moved in with his mother-in-law Mrs. Hazel Pocock at 1752 Herbert in 1963 and lived there into the 1990s. His son, Paul Rich, purchased 1733 Herbert in 1989, residing there until 2005.

#### 5. CITY PLANNING POLICIES

According to slcgov.com, *"The older neighborhoods, buildings and settlement patterns of Salt Lake City define the incremental development of the city, and provide its unique identity and 'sense of place,' as well as a solid foundation for its cultural, social, economic and environmental sustainability and 'livability.'"*

Developed from 1911-1938, Yalecrest shows a deliberate pattern of growth with the organized sectioning of farmland to the platting of subdivisions and planning of lots. Yalecrest is an excellent example of progressive development from one decade to the next, where styles of each subdivision are unique to its era.

Designating the Yalecrest – Upper Yale 2<sup>nd</sup> Addition adheres to the City's preservation philosophy adopted by Salt Lake City in 2011, specifically directives number 2 and 3:

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

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

#### 6. PUBLIC INTEREST

The attractive neighborhoods of Yalecrest have mature street trees, single-family owner-occupied well-maintained houses with landscaped yards and continue to be a desirable residential area. No major roads have been built through the neighborhood, although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside. Zoning ordinances have restricted commercial building to a few locations on these major streets. Also, the neighborhood avoided the blight common to many urban residential neighborhoods in the 1960s and beyond.

Designating the Yalecrest-Upper Yale 2<sup>nd</sup> Addition Local Historic District provides not only the homeowners and residents of the district protection from demolition and dismantling of intact historic structures and the resulting loss of character, but also provides the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from which to learn and appreciate.

2. Photographs

**New Model Home**  
**OPENS TODAY** 1 70 & P. 24  
 NOV 23 TO 27  
 IN  
**BEAUTIFUL UPPER YALE ADDITION**  
 Seventeenth East and Herbert Avenue  
**EVERYBODY WELCOME**

Today  
 And Every Day  
 This Week

On West and  
 Herbert Ave.  
 Between Yale and  
 Yalcrest Aves.



Through the courtesy of H. Dixonway Furniture Co. the house has been elegantly furnished for your inspection. This home is but one of the forty houses built by J. L. Reynolds and Philip Biesinger in Upper Yale Addition during the last eighteen months. See this elegant home and six other equally beautiful places just being completed, ranging in price from \$7200 to \$18,000.

**REYNOLDS & BIESINGER**  
 Promoters and Builders of Upper Yale Addition  
 Office, 1714 East and Yale Ave. Phone B3. 5789

The following firms have contributed to the elegance of this home:

|  |  |
|--|--|
| Draperies and Furnishings—Gleason's Furniture Co.<br>Carpets—W. A. Chatfield<br>Paints—W. J. Conner<br>Electrical Fixtures—Harkness Electric Co.<br>Heating and Air Conditioning—Harkness Electric Co.<br>Glass and Yields—Elliott Glass & Ice Co.<br>Street Furniture—C. J. Burtch—Burtch House and Lot Co.<br>Electric Appliances—Ullrich Power & Light Co.<br>Lumber—Rumsey Lumber Co.<br>1617 West—Burtch Lumber Co. | Floor Coverings—Quality Lumber & Hardware Co.<br>Brickwork—Lutz-Pfeiffer Brick Co.<br>Plumbing—Billings Plumbing Co.<br>Electric Work—W. J. Conner<br>Paper Hanging—Hall & Hall<br>Ornamental Iron—Vanderbilt Iron & Brass Works<br>Stone Work—W. J. Conner<br>Roofing—H. J. Conner<br>Frame Furniture—Manufacturing Lumber Co.<br>Plans and Specifications—W. J. Conner<br>Concrete Construction—Albert J. Dean |
|--|--|



\$8850



HERBERT AVENUE, 17TH TO 18TH EAST

THESE HOMES SELL THEMSELVES — TERMS TO SUIT

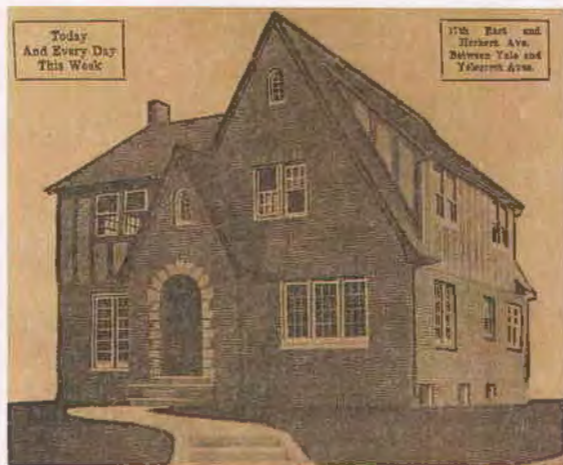




YALECREST - UPPER YALE 2ND ADDITION LHD



**1703 Herbert Ave.**  
Built 1936 by Capitol Building  
Striated brick  
English Cottage Jacobethan Revival



**1704 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Multi-color brick, half-timbering  
English Tudor Jacobethan Revival

YALECREST - UPPER YALE 2ND ADDITION LHD



**1709 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Striated brick, clapboard siding  
Porch added later by owner  
Colonial Revival



**1710 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Multi-color, striated brick  
English Cottage

YALECREST - UPPER YALE 2ND ADDITION LHD



**1715 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Striated brick, half-timbering  
English Tudor



**1718 Herbert Ave.**  
Built c. 1927  
Brick, half-timbering  
English Tudor

YALECREST - UPPER YALE 2ND ADDITION LHD



**1721 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Regular brick, half-timbering  
Rear addition added later  
English Tudor



**1722 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, half-timbering  
English Cottage English Tudor

YALECREST - UPPER YALE 2ND ADDITION LHD



**1727 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, siding added later  
English Cottage



**1728 Herbert Ave.**  
Built 1927 by Philip Biesinger



YALECREST - UPPER YALE 2ND ADDITION LHD



**1733 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, siding added later  
English Cottage



**1734 Herbert Ave.**  
Built 1929 by Philip Biesinger  
Striated brick  
English Cottage

YALECREST - UPPER YALE 2ND ADDITION LHD



**1739 Herbert Ave.**  
Built 1929  
Striated brick, stucco/plaster  
English Cottage



**1740 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Striated brick, half-timbering  
English Cottage English Tudor

YALECREST - UPPER YALE 2ND ADDITION LHD



**1745 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Regular brick, half-timbering  
Rear addition added later  
English Tudor



**1746 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Striated brick, half-timbering  
English Tudor

YALECREST - UPPER YALE 2ND ADDITION LHD



**1751 Herbert Ave.**  
Built 1927 by Herbert Biesinger  
Regular brick, half-timbering  
English Tudor



**1752 Herbert Ave.**  
Built 1928 by Herbert Biesinger  
Striated brick  
English Cottage

YALECREST - UPPER YALE 2ND ADDITION LHD



**1757 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Regular brick, rolled roof  
English Cottage French Norman



**1760 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Striated brick, half-timbering  
English Tudor

YALECREST - UPPER YALE 2ND ADDITION LHD



**1763 Herbert Ave.**  
Built 1935  
Brick, shingle siding  
Dutch Colonial Revival



**1764 Herbert Ave.**  
Built 1927 by Herbert Biesinger  
Striated brick, half-timbering  
English Tudor

YALECREST - UPPER YALE 2ND ADDITION LHD



**1769 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, half-timbering, ceramic tile  
English Tudor



**1768 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Regular brick  
English Cottage

YALECREST - UPPER YALE 2ND ADDITION LHD



**1775 Herbert Ave.**  
Built 1936  
Regular brick  
English Cottage



**1774 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Striated brick  
English Cottage



YALECREST - UPPER YALE 2ND ADDITION LHD



**1779 Herbert Ave.**  
Built 1937 by Capsom-Bowman Builders  
Regular brick  
French Norman Colonial Revival



**1780 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Regular brick  
Colonial Revival

YALECREST - UPPER YALE 2ND ADDITION LHD



**1785 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, half-timbering  
Bay window added later  
English Tudor



**1784 Herbert Ave.**  
Built 1929 by Philip Biesinger  
Regular brick, half-timbering  
English Tudor

YALECREST - UPPER YALE 2ND ADDITION LHD



**ATTACHMENT H – PUBLIC COMMENT**

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## Traughber, Lex

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**From:** adamp080878 . [adampmccormick@gmail.com]  
**Sent:** Monday, September 08, 2014 3:13 PM  
**To:** Pickering, Maryann  
**Cc:** Traughber, Lex; Emily McCormick  
**Subject:** Re: Yalecrest Historic District

Thanks Maryann for the quick reply.

Lex...it sounds like I'll be meeting you in person on Wednesday night at Hank Williams home. I just want to make it known that I'm opposed to this happening on our block for numerous reasons that I'll voice at that meeting, but I did want to submit an official opposition to this process.

Thanks.

Adam

On Mon, Sep 8, 2014 at 3:08 PM, Pickering, Maryann <[Maryann.Pickering@slcgov.com](mailto:Maryann.Pickering@slcgov.com)> wrote:

Hi Adam.

The planner for your block is Lex Traughber. You can direct any correspondence to him about the Herbert Avenue petition. He is cc'd on this message.

Thanks, Maryann

---

**From:** adamp080878 . [mailto:[adampmccormick@gmail.com](mailto:adampmccormick@gmail.com)]  
**Sent:** Monday, September 08, 2014 3:04 PM  
**To:** Pickering, Maryann  
**Cc:** Kaufmann, Scott (KUCC)  
**Subject:** Re: Yalecrest Historic District

Maryann,

Scott Kaufmann is my neighbor directly to the south of me on Yale. I'm on Herbert Ave and I understand my property is part of a separate application process.





## SIGN IN SHEET

Herbert

MEETING FOR: PLNHLC2013-00862, ~~Yalecrest~~ - Upper Yale 2<sup>nd</sup> Addition Historic District Designation

DATE: August 21, 2014

PLEASE PRINT

| FULL NAME           | MAILING ADDRESS<br>(INCLUDE ZIP CODE)        | PHONE #          |
|---------------------|--|------------------|
| Michael A. Welch    | 1785 Herbert Ave<br>Salt Lake City, UT 84108 | 801-<br>582-9864 |
| Stuart Simmons      | 1769 Herbert Ave                             | 801-<br>865-0424 |
| Charles L. Williams | 1763 Herbert + ACP<br>SLC, UT                | 801<br>582-7217  |
| Wendy Raymond       | 1774 E. Herbert                              | 801<br>582-3139  |
| George T. Denny     | 1760 Herbert Ave<br>SLC UT                   | 801<br>710-6241  |
| Francine Williams   | 1779 Herbert Ave                             | 801-582-7217     |
|                     |  |                  |
|                     |  |                  |
|                     |  |                  |
|                     |  |                  |
|                     |  |                  |



**YALECREST -  
UPPER YALE 2<sup>ND</sup> ADDITION  
COMMENT FORM**



Planning and Zoning Division  
Department of Community and  
Economic Development

Petition PLNHLC2013-00862, Yalecrest - Upper Yale 2<sup>nd</sup> Addition Historic  
District Designation

Name: Leo J. Walz Winter:  
Leo Walz +  
Jane Holden

Address: 1775 Herbert Ave. 2725 W. 2200th Cir A  
Blvd  
# 307

Phone: 801-582-3049 E-mail: Palmetto FL

34221

Comments: FRANK-KIDS @ AOL-com.

• Send a hand copy to (application)  
address + email as  
well

make sure  
vote ballot  
are there.  
Will have  
mail forwarded  
but want  
to make sure  
Oct-April

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of tonight's meeting, or you can provide your comments via e-mail at [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or via U. S. Mail at the following address: Lex Traughber, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments as soon as you are able.