



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Tracy Tran
(801) 535-7645
tracy.tran@slcgov.com

Date: April 22, 2015

Re: PLNHLC2015-00410 Yalecrest – Yale Park Local Historic District Designation (Zoning Map Amendment)

Zoning Map Amendment

PROPERTY ADDRESS: The proposed Yalecrest – Yale Park local historic district, includes 142 parcels, and is located within the Yalecrest neighborhood generally between 1300 East and 1500 East along Gilmer Drive, Thornton Avenue, and Yale Avenue.

MASTER PLAN: East Bench Master Plan – Low Density Residential

ZONING DISTRICT: R-1/5,000 and R-1/7,000 (Single Family Residential); YCI (Yalecrest Compatible Infill Overlay)

REQUEST: This is a request by Judy Krall, property owner, to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest – Yale Park Local Historic District are generally between 1300 East and 1500 East along Gilmer Drive, Thornton Avenue, and Yale Avenue.

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 142 parcels located generally between 1300 East and 1500 East along Gilmer Drive, Thornton Avenue, and Yale Avenue 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. Applicant Information

PROJECT DESCRIPTION:

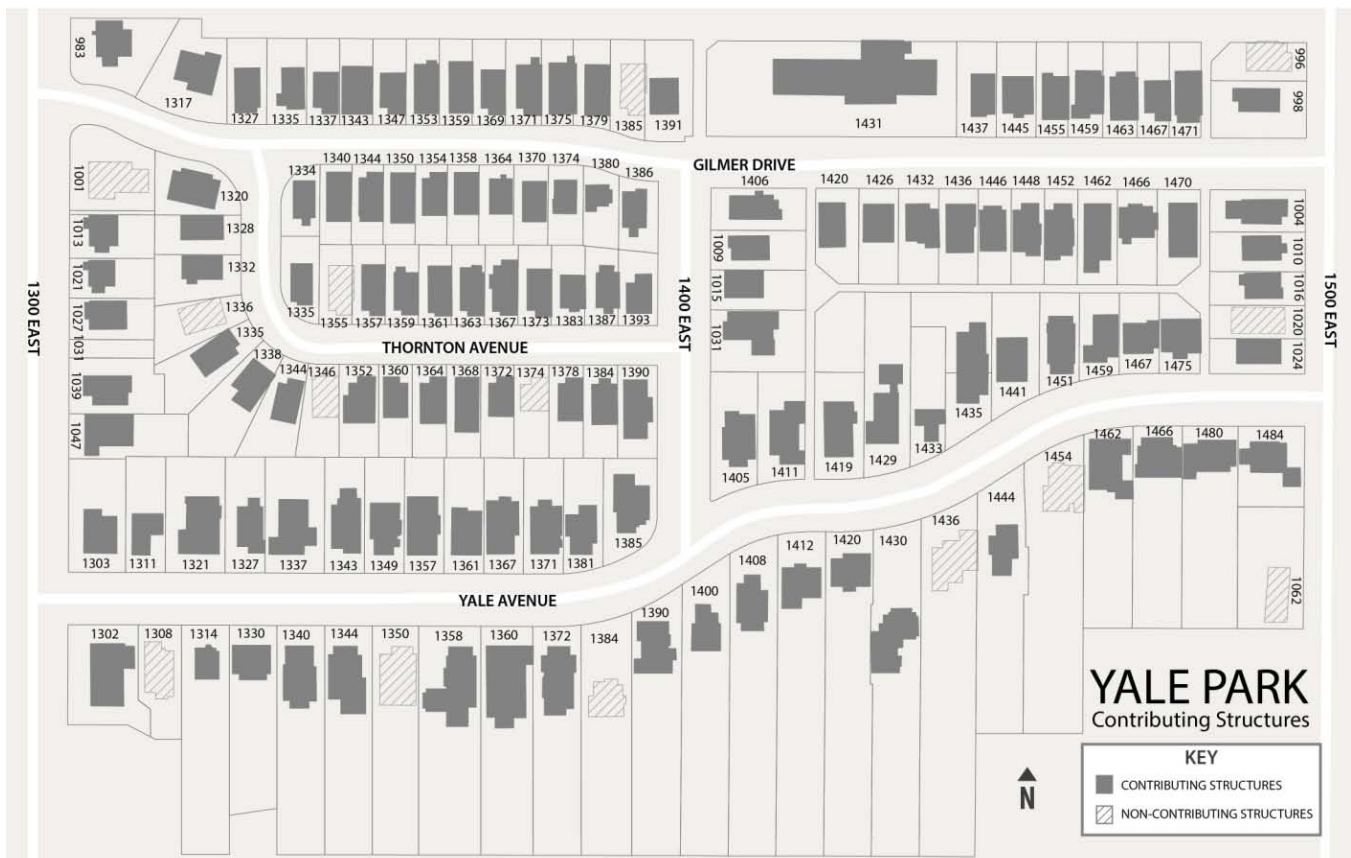
The proposed Yalecrest – Yale Park local historic district is located generally between 1300 East and 1500 East along Gilmer Drive, Thornton Avenue, and Yale Avenue in the Yalecrest Neighborhood.

On June 23, 2014, an application was submitted to the City by Judy Krall, a property owner in the proposed district, requesting that the City designate a new local historic district within the Yalecrest neighborhood. The application was submitted with approximately 27% of property owner’s signatures (representing a majority ownership interest in a given lot) in the proposed district, which exceeds the required 15% necessary to initiate a petition of this nature. A report regarding the proposed district was presented to the City Council on December 9, 2014, at which time the Council instructed Planning Staff to proceed with processing the request.

The proposed Yalecrest – Yale Park local historic district is made up of the western portion of Yale Avenue between 1300 East and 1400 East (not part of an original subdivision) and portions of three subdivisions, Gilmer Park, Douglas Park 2nd Addition, and Yale Park. The proposed district consists of 142 parcels, containing 138 structures. 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. In recent history, four (4) new local historic districts have been established within this National Register district.

The majority of houses in the proposed Yalecrest – Yale Park local historic district are of the bungalow type. Popular styles include Prairie School, Arts and Crafts, California, and Neoclassical. Other types within the proposed district include English Cottage, English Tudor, Colonial Revival, Minimal Traditional, English Contemporary/Ranch, and French Norman.

The homes in the proposed Yalecrest – Yale Park local historic district are largely intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 124 structures are rated as contributing and fourteen (14) structures are rated as non-contributing. The following map reflects contributing and non-contributing status of the home in the proposed district according to the 2005 RLS.



Planning Staff, along with State Historic Preservation Office (SHPO) Staff, re-visited the ratings of all the homes in the proposed district. In the time since the last RLS was conducted in 2005, physical changes have occurred to many of the homes. The Historic Landmark Commission approved changes to the 2005 RLS survey that resulted in four (4) structures moving from “contributing” to “non-contributing” status and two (2) structures moving from “non-contributing” to “contributing” status. With these accepted changes, there are 122 “contributing” principal buildings and sixteen (16) “non-contributing” principal buildings.

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 within the proposed district. 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 approximately 27%.

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 – Yale Park 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 this proposed Yalecrest – Yale Park area.

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 – Yale Park 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:

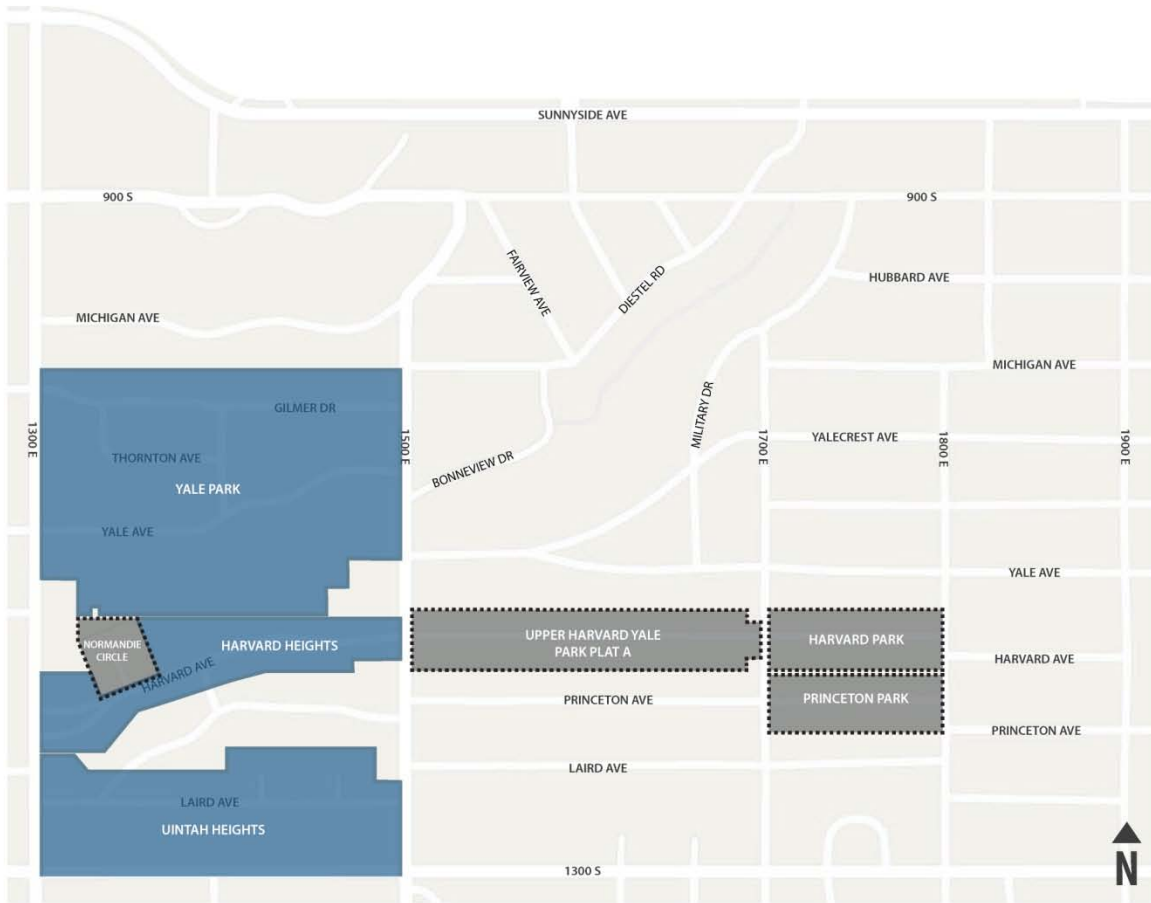
As discussed above, the applicant submitted a request to designate the Yalecrest – Yale Park local historic district to provide additional protection for the historic architecture of the proposed area. This request was considered by the Historic Landmark Commission on April 9, 2015. The Historic Landmark 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.

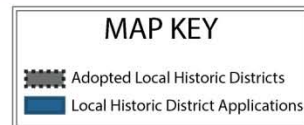
NEXT STEPS:

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

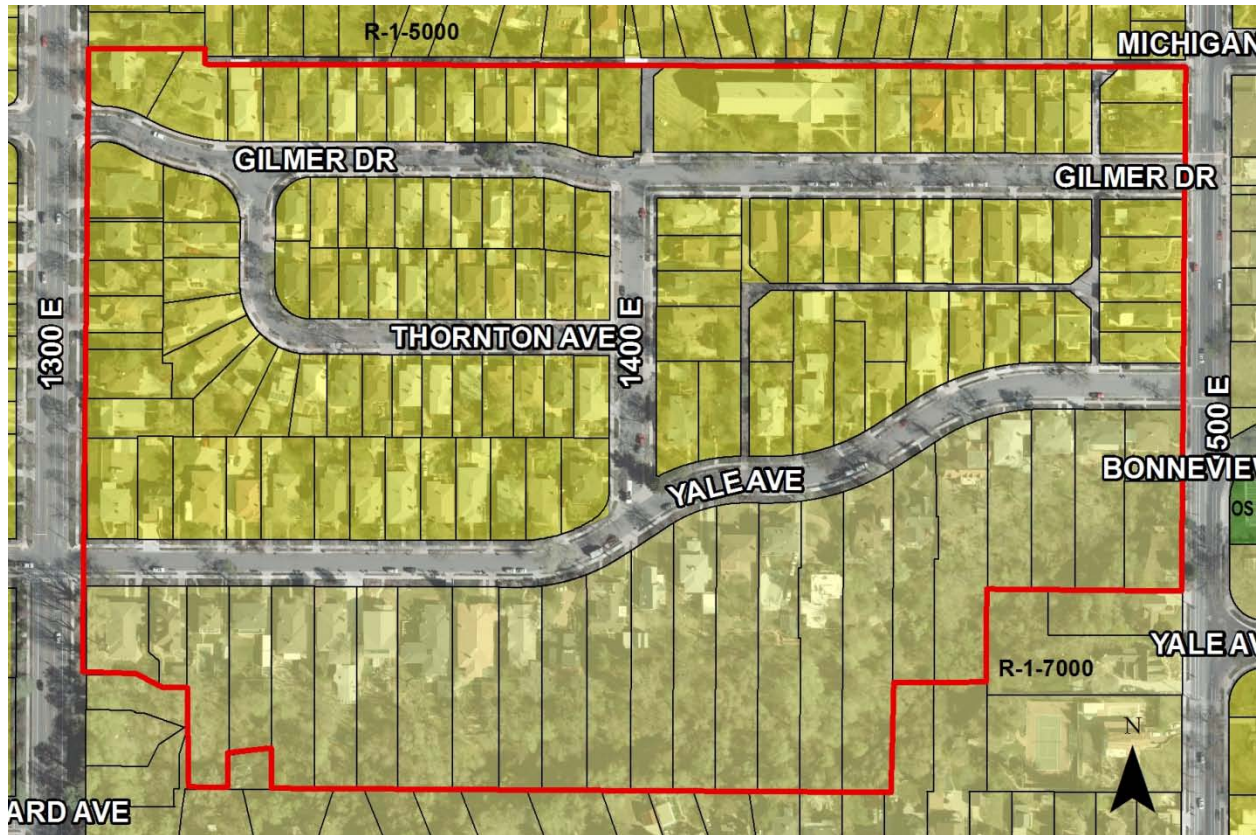


YALECREST LOCAL HISTORIC DISTRICT APPLICATIONS



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 – Yale Park local historic district is located within the area covered by the East Bench Community Master Plan. A stated goal of the Urban Design section of the plan is to “enhance the visual and aesthetic qualities and create a sense of visual unity within the community.” The Plan identifies the following elements which detract from the residential character:

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

The Plan includes the following in regards to Yalecrest:

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

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

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

Salt Lake City Community Housing Plan (2000):

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

City Vision and Strategic Plan (1993)

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

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

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

ATTACHMENT C: ANALYSIS OF STANDARDS

21A.50.050 Standards for General Amendments

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

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

Analysis: The City Council adopted the Community Preservation Plan in October 2012. The Plan is the key strategic document that will guide Salt Lake City's preservation efforts into the future. The purpose of the plan is to address the important goals of historic preservation and community character preservation to ensure the continued preservation of the City's neighborhoods. The Plan provides vision and established policies that will help preserve those areas of the City that are uniquely historic and tell the story of the City's historic past. The Community Preservation Plan assigned a high priority to develop stronger regulations to protect against demolitions and tear-downs in the Yalecrest neighborhood.

In addition, the Community Preservation plan includes policies on focusing historic preservation efforts on protecting the best examples of elements of the City's History, development patterns and architecture. The majority of homes in the proposed Yalecrest – Yale Park local historic district were built between 1913-1930 and include the following styles: Bungalow, Period Revival, English Cottage, English Tudor, and Colonial Revival, Ranch, Contemporary, Minimal Traditional, and Neoclassical. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 124 homes are rated as contributing and 14 homes are rated as non-contributing. The HLC made the decision to update four (4) homes as "non-contributing" and two (2) as "contributing" for a final count of 122 "contributing" and sixteen (16) "non-contributing" structures.

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 – Yale 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 the proposed Yalecrest – Yale Park 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 and R-1/7,000 zoning districts. 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 – Yale Park local historic district has two existing overlay zoning districts. The Groundwater Source Protection Overlay seeks to ensure that the quality of groundwater is protected. The Yalecrest Compatible Infill Overlay is designed to provide additional requirements to encourage compatible new development in relation to the existing character and scale of the neighborhood.

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

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

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

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

Finding: All public facilities and services are available.

ZONING MAP AMENDMENTS

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

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

ATTACHMENT D: PUBLIC PROCESS AND COMMENTS

Public Comments

- **Correspondence:** Staff received several questions and comments via email and phone about this proposal throughout this process. Many of the calls and emails received were questions regarding the proposed boundaries, the process, and general questions about what it means to live in a historic district and meeting information. Seven (7) residents have voiced their opposition and one (1) person voiced their support for the proposal. These comments can be found below.
- **Neighborhood Meeting:** On January 12, 2015, the Planning Division met with owners of property located within the proposed local historic district. The purpose of the meeting was to inform the property owners about the designation process and to discuss how local historic district designation will impact the property owners. The meeting included discussions regarding the process for obtaining a Certificate of Appropriateness, historic preservation standards, design guidelines and processes. Approximately thirty (30) property owners attended the meeting.
- **Open House:** On February 19, 2015, the Planning Division held an Open House at the City & County Building to discuss the proposed designation petition. Approximately seven (7) members from the public attended the Open House.
- **Historic Landmark Commission Meeting:** The Historic Landmark Commission held a public hearing to consider the designation of the proposed Yalecrest – Yale Park local historic district on April 9, 2015. The Commission voted unanimously to recommend that the City Council adopt an ordinance to create the proposed historic district. Draft minutes of the April 9, 2015 Historic Landmark Commission meeting are found below.

From: [REDACTED]
To: [Tran, Tracy](#)
Subject: case #PLNHLC2014-00410
Date: Monday, January 12, 2015 12:34:50 PM

Jan. 12, 2015

Dear Tracy Tran, I will be unable to be at the meeting for the proposed local historic designation of Yalecrest - Yale Park case #PLNHLC2014-00410 tonight. I do want to voice my opinion. I am very against the proposal. As a home owner on Gilmer Drive I do not want the area designated as a historic district.

Thank you,
Janet Nixon

From: [Tran, Tracy](#)
To: [REDACTED]
Subject: RE: Case#PLNHLC2014-00410 and 1308 E Yale Ave
Date: Wednesday, April 01, 2015 3:22:00 PM

Hi Jim,

I'm sorry for the delay in getting back to you. The properties to the south along 1300 East were not included in the application for the proposed Yalecrest – Yale Park local historic district, though they could eventually be a part of a future proposed local historic district if a new application is submitted.

A notice was sent out last week for the Historic Landmark Commission meeting to review the Yalecrest – Yale Park proposal on April 9, 2015. The notice includes language that says "Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission." Please refer to the mailed notice.

In regards to the property lines, those are the lines the City has on record. If that is different than what is on your deed, you may want to have those updated with the City.

Please let me know if you have additional questions.

Thank you,

TRACY TRAN
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7645
FAX 801-535-6174

www.SLCGOV.COM

From: [REDACTED]
Sent: Wednesday, January 21, 2015 10:44 AM
To: Tran, Tracy
Subject: RE: Case#PLNHLC2014-00410 and 1308 E Yale Ave

Hey Tracy,

Understood, but then why is the new home at 1081 South 1300 East (adjacent to my home) being excluded?

I'd like my home excluded as well. The property lines for my lot, the 1081 lot are incorrect.

Thanks,

Jim

From: Tran, Tracy [<mailto:Tracy.Tran@slcgov.com>]
Sent: Tuesday, January 13, 2015 11:48 AM
To: Clarken, James
Subject: RE: Case#PLNHLC2014-00410 and 1308 E Yale Ave

Hi James,

Thank you for your email. The application that was submitted is looking at the designation of the neighborhood as a historic district as a whole. Although, your home is newer and not considered a historic structure, the neighborhood as a whole is considered historic. Notices will be sent out for a few more upcoming meetings in regards to this application and I am happy to answer any questions you may have regarding what it would mean if this area were to become a historic district.

Can you speak more to the error pertaining to your property? I will look into our system.

Please let me know if you have any questions.

Thank you,

TRACY TRAN
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

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WWW.SLCGOV.COM

From: [REDACTED]
Sent: Monday, January 12, 2015 11:09 AM
To: Tran, Tracy
Subject: Case#PLNHLC2014-00410 and 1308 E Yale Ave

Good morning,

Responding to the notice that I received in the mail re: tonight's meeting for Property Owner Meeting for Proposed Local Historic District Designation of Yalecrest-Yale Park.

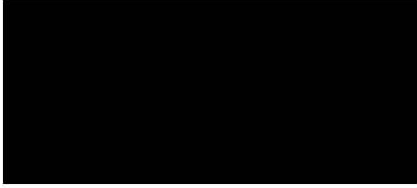
Given that my home was built in 2004-2005, it's hardly "historic" and such, should be eliminated from this proposal in entirety.

Further, the lot map on the mailer is also in error pertaining to my property.

Regards and thanks in advance,

James Clarken
1308 E Yale Ave

SLC, UT 84105-1613



From: [REDACTED]
To: [Tran, Tracy](#)
Subject: Historic district
Date: Monday, January 19, 2015 12:34:49 PM

Historic District case number PLNHLC2014-00410

I live at 1009 South 1400 East and I wanted to let you know that I am opposed to the changes in the historic district. I was unable to attend the meeting.

Pat Nixon

From: [REDACTED]
To: [Catherine Hamilton](#)
Subject: [Tran, Tracy](#)
Date: RE: Case Number PLNHLC2014-00410
Sunday, February 22, 2015 6:29:02 PM

“we do look at things on a case by case basis”? My point is...YOU (whoever you are) should not be voting on what is good for me and my family. YOU have already added your second stories or garages up to the side of my child’s bedroom window despite the codes in place to prevent that...and now you want to place restrictions on the rest of us. If those restrictions are approved, then all those additions should be required to be removed. I understand my suggestion is absurd and so is the proposed restrictions on the rest of us.

Catherine Hamilton

From: Tran, Tracy [mailto:Tracy.Tran@slcgov.com]
Sent: Friday, February 20, 2015 4:36 PM
To: 'Catherine Hamilton'
Subject: RE: Case Number PLNHLC2014-00410

Hi Catherine,

Thank you for your email, I will keep a record of this.

Please feel free to contact me if you have any questions regarding what it means if this area were to be designated as a historic district.

There is a lot of misinformation regarding historic districts out there and I want to clarify some points. In terms of energy efficient features (including solar panels, doors, and windows), additions, and replacement materials, these things are allowed in historic districts. Typically, the philosophy is repair first before replacement, but we do look at things on a case by case basis. The front of the house and what can be seen from the front of the house is typically most important in terms of preservation, but we allow a lot more flexibility on the sides and the rear of the home. Landscaping elements such as raised gardens and xeriscaping is up to the homeowner’s choice and is not restricted within historic districts. Grade changes on the property would be something that would require approval, but not landscaping.

If the proposed area were to become a historic district, the ordinance has different standards that address structures that are considered “contributing” and those that are considered “non-contributing.” The ultimate goal is to preserve the historic features and character of the neighborhood as much as possible and to ensure any future alterations are compatible.

We have additional information and resources on our website:
www.slcgov.com/historicpreservation

We also have a frequently asked questions section: <http://www.slcgov.com/historic-preservation/historic-preservation-FAQs>

Please let me know if you have additional questions.

Thank you,

TRACY TRAN
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7645
FAX 801-535-6174

WWW.SLCGOV.COM

From: Catherine Hamilton [REDACTED]
Sent: Thursday, February 19, 2015 7:56 AM
To: Tran, Tracy
Subject: Case Number PLNHLC2014-00410

Charlie Luke-

I am working today so I cannot attend the open house.

I am a 20 year resident of Thornton Avenue and I do not support the proposed Yalecrest-Yale Park historic district. In the 20 years I have lived here, I have seen many improvements made to the homes on this street. Not all of those would meet the historic district restrictions, but they were necessary and improved our neighborhood. Most of the homes on this street would not meet the restrictions proposed so they would apply to very few of us. I would not support adding these restrictions for the following reasons:

- Homeowners should be free to add energy efficient features to their homes (solar panels, doors and windows made of improved energy-efficient materials).
- These neighborhoods need to be welcoming of young families and addition of second levels.
- These old homes sometimes require replacement of old materials to keep structures sound. We should be able to use new materials that do not necessarily meet the restrictions placed on us by historic district status.
- Front yards should be landscaped as the homeowner wishes. From raised beds with vegetable gardens to xeriscape to lawn, it should be the homeowner's choice.

Please do not restrict the residence on Thornton Avenue by naming this street a historic district.

Sincerely,
Catherine Hamilton
1352 E Thornton Ave

Yale Park
Local Historic District Designation
Public Comment Form
Open House
February 19, 2015



Planning and Zoning Division
Department of Community and
Economic Development

Name: CHRISTINE MARTINDALE

Address: 1430 E YALE AVE

Zip Code: 84105

Phone: 

Email: 

Comments: I WOULD LIKE TO EXPRESS MY
DESIRE FOR THE YALE PARK AREA TO REMAIN
AS IS & NOT BE DESIGNATED HISTORICAL.

You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at tracy.tran@slcgov.com or via mail at the following address: Tracy Tran, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Friday, March 6, 2015.**



I am totally in favour
of a historic district.
When is the vote?

Melanie Pechter
1400 Yale Ave.
Salt Lake City
UT 84105

April 2, 2015

Salt Lake City Planning Division
Salt Lake City Historic Landmark Commission
Salt Lake City Council
Council District 6 Representative Charlie Luke
451 South State Street, Room 406
Salt Lake City, Utah 84114-5480

The undersigned individual(s) falls into the class of an "owner of real property that is proposed to be rezoned" in the **Yalecrest-Yale Park Local Historic District**. The address of the subject property which I (we) own is:

_____, Salt Lake City, Utah 84105.

The undersigned hereby objects to the inclusion of the above property in the proposal. Please take note of this objection and include it as a part of the permanent record in this matter.

Signed as of the date above written by:

(signature) (printed)

(signature) (printed)

Contact address of the owner (if different from the property address):

One call was received on March 28, 2015 from Monte Luker, 1452 E Gilmer, opposing the proposed Yalecrest – Yale Park local historic district.

One call was received on April 9, 2015 from an anonymous caller, opposing the proposed Yalecrest – Yale Park local historic district stating that the homes in the area are not suitable for a modern family.

From: [Preston Hayes](#)
To: [Tran, Tracy](#)
Subject: signature removal request
Date: Sunday, April 05, 2015 12:12:43 PM

Hi Tracy,

My name is Preston Hayes, I live in the proposed Yalecrest - Yale Park Local Historic District. We spoke on the phone last week. Thank you again for taking the time to discuss my questions and concerns.

As I said, I signed the petition that was submitted as the request to start the process of considering our neighborhood to become a local historic district.

I would like my name removed from this petition. This is due to the fact that when I signed the petition, I was not given totally correct and full information regarding this process. I was not informed that my signature would be used to initiate this process. I was not told that my signature could be used to grant this designation regardless of how I, or any of my neighbors vote.

I do not believe that I was intentionally misled, but I think the person collecting signatures did not understand the implications of the petition either. However, if my signature, and possibly others, were collected without full and correct disclosure, these signatures should be voided.

Please advise what steps I need to take to have my name removed. Also, please forward this information along to the council so are fully aware of the situation.

Thank you for you assistance.

Regards,

Preston Hayes

[5:48:48 PM](#)

Yalecrest - Yale Park Local Historic District - A request to create a new local historic district known as Yalecrest – Yale Park. The proposed boundaries of the Yalecrest - Yale Park Local Historic District are generally between the east side of 1300 East and the west side of 1500 East, along Gilmer Drive, Thornton Avenue, and Yale Avenue. As part of this request, the Historic Landmark Commission will also be reviewing the Yalecrest 2005 Reconnaissance Level Survey to consider recommendations to update the survey for the homes in the proposed district. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission. All written objections will be forwarded to the City Council. The subject district is located in Council District 6 represented by Charlie Luke. (Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com). Case number PLNHLC2014-00410

Ms. Tracy Tran, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She 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:

- How changing the contributing status affected the home.
 - The contributing status determined the evaluation standards the structure would be reviewed under.

Ms. Judy Krall, applicant, stated she applied for the district because of the number of the contributing structures, streetscape and history of the area. She stated the homes needed to be protected for the future.

PUBLIC HEARING [5:59:21 PM](#)

Vice Chairperson Harding opened the Public Hearing.

Ms. Lynn Pershing, Yalecrest Community Council, stated all of Yalecrest was listed on the National Historic Registry with Yale Park being the oldest part of the area. She reviewed the history and contributing status of the homes in the area. She stated the area met the standards of the Local Historic District and that would help to educate people on the architecture and history of the era. Ms. Pershing stated the Community Council supported the designation of the Local Historic District and encouraged the Commission to vote favorably.

The following individuals spoke in opposition to the petition: Mr. David Vickery and Mr. Monte Luker.

The following comments were made:

- Homes needed to evolve to allow families to grow and remain in the area.
- Residences need to be able to use their best judgment on what they need from the home not be told what they could do.
- The historic district would be too restrictive on allowing modifications to the existing homes.
- It was not right that home owners paid more taxes to help support the city functions but could not do what they wished with their properties.
- Circumstances change and the homes needed to be able to changed.
- Residents didn't need any additional fees or issues with living in a historic district.

Vice Chairperson Harding closed the Public Hearing.

Ms Krall stated home owners would be allowed to make changes to their homes under the Historic District there would just be a review process which was required currently. She stated the process was not a restrictive as everyone thought.

The Commission discussed the following:

- If changes to the ordinance had been made regarding what was allowed and not allowed to be done in a historic district over the years.
- The Public input for the petition.
- The ballot process for designation.
- If there was a way for residences to opt out of the designation.
- The purpose of the ballot and the results.
- The Commission was only reviewing if the petition met the standards and not if it was a good idea.

The Commission made the following observations:

- The fabric of the area was of great quality.
- The updates to the Reconnaissance Level Survey seem appropriate for the area.
- The number of contributing homes in the area.
- It was easier to do an addition to a home in a Local Historic District versus a National Historic District.

MOTION [6:12:58 PM](#)

Commissioner Shepherd stated regarding PLNHLC2014-00410 Yalecrest Yale Park Local Historic District, based on the findings listed in the Staff Report, testimony and information presented, he moved that the Historic Landmark Commission find that the updates to the Reconnaissance Level Survey are appropriate and acceptable and to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest – Yale Park as proposed. Commissioner Quist seconded the motion. The motion passed unanimously.

ATTACHMENT E: MOTIONS

Recommended Motion:

Based on the analysis and findings listed in the staff report, testimony, and information presented, I move that the Planning Commission transmit a favorable recommendation to the City Council to amend the Zoning Map by adding the H Historic Preservation Overlay district to the proposed Yalecrest – Yale Park local historic district, consisting of 142 parcels, and located within the Yalecrest neighborhood generally between 1300 East and 1500 East along Gilmer Drive, Thornton Avenue, and Yale Avenue.

Not Consistent with Staff Recommendation:

Based on the testimony and the following findings, I move that the Planning Commission transmit a negative recommendation to the City Council to amend the Zoning Map by adding the H Historic Preservation Overlay district to the proposed Yalecrest – Yale Park local historic district, consisting of 142 parcels, and located within the Yalecrest neighborhood generally between 1300 East and 1500 East along Gilmer Drive, Thornton Avenue, and Yale Avenue. 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

PARCEL ID	Address
16-08-431-001-0000	983 S 1300 E
16-08-431-002-0000	1317 E GILMER DR
16-08-432-001-0000	1308 E GILMER DR
16-08-432-002-0000	1009 S 1300 E
16-08-432-003-0000	1013 S 1300 E
16-08-432-004-0000	1021 S 1300 E
16-08-432-005-0000	1027 S 1300 E
16-08-432-006-0000	1031 S 1300 E
16-08-432-009-0000	1047 S 1300 E
16-08-432-010-0000	1320 E GILMER DR
16-08-432-011-0000	1328 E THORNTON AVE
16-08-432-012-0000	1332 E THORNTON AVE
16-08-432-013-0000	1336 E THORNTON AVE
16-08-432-014-0000	1303 E YALE AVE
16-08-432-015-0000	1311 E YALE AVE
16-08-432-016-0000	1321 E YALE AVE
16-08-432-017-0000	1039 S 1300 E
16-08-433-009-0000	1308 E YALE AVE
16-08-433-012-0000	1302 E YALE AVE
16-09-301-001-0000	1327 E GILMER DR
16-09-301-002-0000	1335 E GILMER DR
16-09-301-003-0000	1337 E GILMER DR
16-09-301-004-0000	1343 E GILMER DR
16-09-301-005-0000	1347 E GILMER DR
16-09-301-006-0000	1353 E GILMER DR
16-09-301-007-0000	1359 E GILMER DR
16-09-301-008-0000	1369 E GILMER DR
16-09-301-009-0000	1371 E GILMER DR
16-09-301-010-0000	1375 E GILMER DR
16-09-301-011-0000	1379 E GILMER DR
16-09-301-012-0000	1385 E GILMER DR
16-09-301-013-0000	1391 E GILMER DR
16-09-301-014-0000	1431 E GILMER DR
16-09-301-015-0000	1437 E GILMER DR
16-09-301-016-0000	1445 E GILMER DR
16-09-301-017-0000	1455 E GILMER DR

16-09-301-018-0000	1459 E GILMER DR
16-09-301-019-0000	1463 E GILMER DR
16-09-301-020-0000	1467 E GILMER DR
16-09-301-021-0000	1471 E GILMER DR
16-09-301-022-0000	996 S 1500 E
16-09-301-023-0000	998 S 1500 E
16-09-302-001-0000	1334 E GILMER DR
16-09-302-002-0000	1340 E GILMER DR
16-09-302-003-0000	1344 E GILMER DR
16-09-302-004-0000	1350 E GILMER DR
16-09-302-005-0000	1354 E GILMER DR
16-09-302-006-0000	1358 E GILMER DR
16-09-302-007-0000	1364 E GILMER DR
16-09-302-008-0000	1370 E GILMER DR
16-09-302-009-0000	1374 E GILMER DR
16-09-302-010-0000	1380 E GILMER DR
16-09-302-011-0000	1386 E GILMER DR
16-09-302-012-0000	1335 E THORNTON AVE
16-09-302-013-0000	1355 E THORNTON AVE
16-09-302-014-0000	1357 E THORNTON AVE
16-09-302-015-0000	1359 E THORNTON AVE
16-09-302-016-0000	1361 E THORNTON AVE
16-09-302-017-0000	1363 E THORNTON AVE
16-09-302-018-0000	1367 E THORNTON AVE
16-09-302-019-0000	1373 E THORNTON AVE
16-09-302-020-0000	1383 E THORNTON AVE
16-09-302-021-0000	1387 E THORNTON AVE
16-09-302-022-0000	1393 E THORNTON AVE
16-09-303-001-0000	1338 E THORNTON AVE
16-09-303-002-0000	1344 E THORNTON AVE
16-09-303-003-0000	1346 E THORNTON AVE
16-09-303-004-0000	1352 E THORNTON AVE
16-09-303-005-0000	1356 E THORNTON AVE
16-09-303-006-0000	1360 E THORNTON AVE
16-09-303-007-0000	1364 E THORNTON AVE
16-09-303-008-0000	1368 E THORNTON AVE
16-09-303-009-0000	1372 E THORNTON AVE
16-09-303-010-0000	1374 E THORNTON AVE
16-09-303-011-0000	1378 E THORNTON AVE
16-09-303-012-0000	1384 E THORNTON AVE
16-09-303-013-0000	1390 E THORNTON AVE

16-09-303-014-0000	1327 E YALE AVE
16-09-303-015-0000	1337 E YALE AVE
16-09-303-016-0000	1343 E YALE AVE
16-09-303-017-0000	1349 E YALE AVE
16-09-303-018-0000	1357 E YALE AVE
16-09-303-019-0000	1361 E YALE AVE
16-09-303-020-0000	1367 E YALE AVE
16-09-303-021-0000	1371 E YALE AVE
16-09-303-022-0000	1381 E YALE AVE
16-09-303-023-0000	1385 E YALE AVE
16-09-304-001-0000	1408 E GILMER DR
16-09-304-002-0000	1009 S 1400 E
16-09-304-003-0000	1015 S 1400 E
16-09-304-004-0000	1031 S 1400 E
16-09-304-005-0000	1420 E GILMER DR
16-09-304-006-0000	1426 E GILMER DR
16-09-304-007-0000	1432 E GILMER DR
16-09-304-008-0000	1438 E GILMER DR
16-09-304-009-0000	1446 E GILMER DR
16-09-304-010-0000	1448 E GILMER DR
16-09-304-011-0000	1452 E GILMER DR
16-09-304-012-0000	1462 E GILMER DR
16-09-304-013-0000	1466 E GILMER DR
16-09-304-014-0000	1470 E GILMER DR
16-09-304-015-0000	1405 E YALE AVE
16-09-304-016-0000	1411 E YALE AVE
16-09-304-018-0000	1429 E YALE AVE
16-09-304-019-0000	1433 E YALE AVE
16-09-304-020-0000	1435 E YALE AVE
16-09-304-021-0000	1435 E YALE AVE
16-09-304-022-0000	1441 E YALE AVE
16-09-304-023-0000	1451 E YALE AVE
16-09-304-024-0000	1459 E YALE AVE
16-09-304-025-0000	1467 E YALE AVE
16-09-304-026-0000	1475 E YALE AVE
16-09-304-027-0000	1004 S 1500 E
16-09-304-028-0000	1010 S 1500 E
16-09-304-029-0000	1016 S 1500 E
16-09-304-030-0000	1020 S 1500 E
16-09-304-031-0000	1024 S 1500 E
16-09-304-032-0000	1417 E YALE AVE

16-09-304-033-0000	1419 E YALE AVE
16-09-305-001-0000	1314 E YALE AVE
16-09-305-002-0000	1330 E YALE AVE
16-09-305-003-0000	1340 E YALE AVE
16-09-305-004-0000	1344 E YALE AVE
16-09-305-007-0000	1360 E YALE AVE
16-09-305-008-0000	1372 E YALE AVE
16-09-305-009-0000	1384 E YALE AVE
16-09-305-010-0000	1390 E YALE AVE
16-09-305-011-0000	1400 E YALE AVE
16-09-305-012-0000	1408 E YALE AVE
16-09-305-013-0000	1412 E YALE AVE
16-09-305-014-0000	1420 E YALE AVE
16-09-305-015-0000	1430 E YALE AVE
16-09-305-016-0000	1436 E YALE AVE
16-09-305-018-0000	1454 E YALE AVE
16-09-305-019-0000	1462 E YALE AVE
16-09-305-020-0000	1466 E YALE AVE
16-09-305-021-0000	1480 E YALE AVE
16-09-305-022-0000	1484 E YALE AVE
16-09-305-023-0000	1350 E YALE AVE
16-09-305-025-0000	1358 E YALE AVE
16-09-305-026-0000	1444 E YALE AVE
16-09-306-028-0000	1062 S 1500 E

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1. Project Description

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

The proposed Yalecrest-Yale Park Local Historic District encompasses the area 1300 E to 1500 E of the streets Gilmer Drive, Thornton Ave, Yale Avenue (see **APPENDIX A**), including 133 homes in block 30 within the complete subdivisions of Gilmer Park, Douglas Park 2nd Addn, Yale Park and Yale Ave (unnamed) in the Yalecrest National Register Historic District, which was designated in 2007. This area is the oldest part of the Yalecrest neighborhood. An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005¹, by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register application. Much of the information in this document comes from that survey¹. The proposed Yalecrest-Yale Park LHD area contains the oldest houses in Yalecrest, with construction beginning in 1913 (1441 E Yale Ave and 1352 E Yale Ave) and extending through 1930 (1314 E Yale Ave) in the historic era.

See Map of Yalecrest and the proposed boundaries of the Yalecrest-Yale Park LHD (**APPENDIX A**)

Public buildings were in the center of the city, surrounded by residential lots and farmland to the south and west. The Big Field Survey in 1848 divided the land to the south of the Salt Lake City settlement (900 South today) into five and ten acre plots to be used for farming for the “mechanics and artisans” of the city.¹ The Yalecrest survey area is located on the northeastern section of land that was initially set apart as Five-Acre Plat “C” of the Big Field Survey¹

The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. Yalecrest occupies Blocks 28, 29, and 30. The original blocks are bordered by the major north-south streets of the survey area: 1300, 1500, 1700 and 1900 East and the east-west streets of 900 and 1300 South. (The Utah Historic Sites Database). The area north of 2100 South was a Five-Acre Plat “A” and the area south was a Ten-Acre Plat. The majority of Yalecrest with the exception of strips along the north and west sides are part of Five Acre Plat “C”.¹

Today, Yalecrest boundaries are represented by 800 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

Property within the area was distributed by the LDS church authorities, by lot, for use in raising crops and farming.¹ Dividing the plots for land speculation was discouraged: 1875 maps of Salt Lake City show no development in the southeast section of the city beyond 1000 East or 900 South. The earliest identified residents in the Yalecrest area begin to appear in the 1870s.¹

A number of factors contributed to the Yalecrest development in the early twentieth century; 1) the population of Salt Lake City almost doubling from 1900 to 1910, 2) air pollution in the valley from coal burning furnaces led residents to seek higher elevations East of 1300 East for cleaner air to breathe for their residences recently developed by in-state and out-of state land developers.

Transportation options made the Yalecrest area easily accessible to the downtown area. The primary means of transportation in the early part of this era was the streetcar line along 1500 East.¹ The streetcars serving the Yalecrest area traveled from downtown to 1300 East in front of East High, traveling East along 900 South to 1500 East, then south on 1500 East to the State Prison located at 2100 S. The former State Prison on 2100 South is the current site of Sugar House Park.

Developers, Builders, Architects¹

Douglas Park was platted across the northern section of the study area later in 1911 by the W.E. Hubbard Investment Company. Hubbard was a medical doctor from Chicago who came to Utah via Los Angeles and became involved in real estate sales, investments and mining. He was a prolific businessman. By 1919 he had platted, developed and sold 41 subdivisions including Douglas Park Amended and Douglas Park 2nd Addition comprising a total of 1158 building lots in an area that includes the ravine surrounding Red Butte Creek and another gully that runs between Michigan and 900 South between 1300 and 1500 East.

Initial development consisted of large, geographically dispersed bungalows on the western section, overlooking the city¹. Some of the earliest houses in the proposed Yalecrest-Yale Park LHD area are bungalows on 1400 East and 1500 East. House construction in the Douglas Park(s) occurred over the period 1913-1950's. Speculative houses were constructed by Samuel Campbell, Anderson Building (Anderson Lumber Company), Doxey-Layton, Capitol Building Company, Rogers Building Company, and H. (Henning) Henderson, Ashton-Jenkins Co., among others. Henning Henderson was born in Denmark in 1887 and worked as a building contractor in Salt Lake City from 1913 until his retirement in 1950¹.

Yale Ave is the oldest section of Yalecrest. It was platted in 1913. Gilmer Park (including Thornton Ave and Gilmer Ave) owned by Kimball and Richards was platted in 1919 (Pt. Block 30). Douglas Park 2nd addition (N2/Block 30) owned by Katherine C. Belcher, was platted in 1911. Yale Park owned by Ashton-Jenkins Company (Block 30) was platted in 1911.

The Ashton-Jenkins Company, one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in the survey area: Yale Park in 1913, Yale Park Plat A in 1915 and Upper Yale Park in 1924. Yale Park was heavily promoted in the newspapers and attracted prominent homeowners. The Frank Lloyd Wright-trained Utah architect, Taylor A. Woolley, designed the

Prairie style house at 1408 Yale Avenue for William W. and Leda Rawlins Ray, the U.S. District Attorney for Utah.

Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate, development, construction, architecture and allied occupations. Edward T. Ashton and his brother of George S. Ashton were sons of Edward T. Ashton, a cut stone contractor, who supplied stone for many church and public buildings in Utah. They were partners in the firm of Ashton Brothers, contractors and builders, and later the Ashton Improvement Company. They were responsible for the construction of thousands of houses in Salt Lake City. Edward T. Ashton's sons continued the family business with construction: Raymond J. was an architect, Marvin O. was manager of the Rio Grande Lumber Company, and Edward M. was a contractor.¹

Edward M. Ashton lived in one of the earliest houses (1913) at 1352 Yale Ave, designed by his brother, architect, Raymond Ashton, and built by the Ashton Improvement Company. Raymond Ashton designed his own house at 1441 Yale as well as a number of other Yale Park houses and other commercial and institutional buildings. The Jacobean Irving School and Sprague Library demonstrate his use of period revival styles. He also designed the Prairie Style bungalow at 1302 Yale Avenue, home to George Albert Smith, a President of the LDS Church. Edward M. Ashton was allied with the above Ashton businesses as well as the Ashton-Parry Company and Ashton and Evans Architects. Other prominent homeowners in the Ashton-Jenkins subdivisions include Utah Governor Charles R. Mabey at 1390 Yale, a number of attorneys (Athol Rawlins at 1475 Yale, William C. Ray at 1408 Yale), as well as various businessmen, dentists and physicians. Edward M. Ashton went into real estate by himself in 1900, thereafter founding the realty firm of Ashton & Jenkins in 1905 with Edward Elmer Jenkins, a businessman involved in real estate and banking. The Ashton-Jenkins Company was also involved in real estate sales for other subdivisions In Yalecrest, such as Normandie Heights.

Gilmer Park was a created by Kimball and Richards in 1919. Most of the 295 building lots lie outside of the current proposed Yalecrest-Yale Park LHD area in Gilmer Park National Register Historic District to the west of 1300 East. Gilmer Drive and Thornton Avenue between 1300 and 1400 South are in the Yalecrest section of that Gilmer Park subdivision. The majority of the residences were constructed in the 1920s for private individuals. A number of notable builders constructed speculative houses; the Romney Brothers (Junius, Gaskell), R. W. Larson (Larson Building), Kimball and Richards, and the Modern Housing Corporation, Samuel Campbell, Ashton-Jenkins Co, Raymond Ashton (architect), Birkenshaw (Thomas and Joseph), and Howard J McKean¹. Don Carlos Kimball and Claude Richards formed Kimball & Richards Land Merchants in 1908 and were responsible for developing over 30 subdivisions and constructing many homes in Yalecrest between 1900 and 1925.

The Biesinger brothers (George, Wilford, Herbert) built homes on 900 South, Harvard, Thornton and Princeton Avenues. George and Wilford Biesinger built many homes on Thornton Avenue. The Ashton-Jenkins Company was one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in Yalecrest.

Resident Occupations

Historically, there have a large range of occupations in Yalecrest-Yale Park LHD, ranging from coal mine operator, food and drug inspector, Governor, state legislator, cadastral engineer, automobile salesman, mining and electrical engineers, U.S. District Attorney for Utah, builders, sales manager for a furniture company, a 1903 Russian immigrant who worked as a clothing salesman, gas station attendant, LDS Church President, hotel proprietor, bookkeeper for the Utah-Idaho Sugar Co and educators. It was not uncommon to find residences in this area with servants.

Significant persons of the Yalecrest-Yale Park LHD

David Willey

Several generations shared the Willey house at 1455 E Gilmer Dr. David Willey was an attorney, his son, David Willey Jr. was a salesman for a paint company, and two daughters Dorothy and Katherine Willey, were a stenographer and a clerk, respectively. Other residents of the house included three grandchildren, a daughter-in-law and mother.

William Rawlins Ray

The home at 1408 E Yale Ave was built for William C. and Leda Rawlins Ray in 1918 for \$5000, while he was U.S. District Attorney for Utah. Mr. Ray was also a Democratic candidate for the U.S. House of Representatives in 1912. The Rays resided in the home until 1957. It is an excellent example of a house influenced by the Prairie School design associated with Frank Lloyd Wright's early career. It was designed by Utah native Taylor A. Woolley, who studied 5 years under the well-known Prairie School Style-architect Frank Lloyd Wright.

Taylor Woolley (1884-1965)

Taylor Woolley, a Utah native, studied 5 years under Frank Lloyd Wright before relocating back to Utah. Mr. Taylor Woolley designed three LDS church houses: 1925 red brick Colonial revival LDS Church ward chapel at 1431 Gilmer Dr., Yale Garden Park and the 13th Ward church. Other prominent projects to his credit include Highland Park, Social Hall Avenue and landscape developments in Memory Grove Park from 1917-1919. He is confirmed to have designed two homes in Yalecrest-Yale Park LHD in the Prairie School style; 1408 E Yale Ave for William W and Leda Rawlins Ray and 1330 E Yale Ave for his uncle, Albaroni H. Woolley, a manager for Zions Cooperative Mercantile Institution (ZCMI). He was President of the Utah Chapter of the American Institute of Architects (AIA). He was also the State architect of the "This is the Place Monument" along with Mahonri Young

Charles Rendall Mabey, 5h Governor of Utah

The house at 1390 Yale Ave was built in 1924 for Utah's fifth Governor, Charles Rendall Mabey served on the Bountiful City Council, was Mayor of Bountiful and a two-term state legislator. He also served a tour of duty in the Spanish-American War, and a mission for the LDS Church. He was a strong advocate of public education and promoted new highway construction in Utah. Gov. Mabey, his wife Afton and four sons lived in the home for 25 years. The Governor was an amateur geologist and rock hound and used rocks collected in his pickup to terrace the entire Yale side portion of the property with magnificent stone retaining walls, concrete pathways edged in stone, three fish ponds, stone chair seats and a couple of patio areas. After the death of Gov. Mabey and his wife, the property was sold to Llewellyn R. McKay, who was the youngest son of long-time LDS Church President David O McKay. The house was constructed by The Ashton-Jenkins Co., which was heavily involved in real estate development, sales and architecture in Yale Park and other subdivision within Yalecrest, such as Normandie Heights.

George D.D. and Grace G. Kirkpatrick/ Bowers Building Co.

The first owners of the 1915 Arts and Crafts style bungalow built with regular brick and cobblestone at 1367 E Yale Ave was George D.D. and Grade G. Kirkpatrick. George was a cadastral engineer, otherwise known as a surveyor, for the U.S. Department of the Interior. He and others were involved with the preservation and retracement of the *Public Land Survey System (PPLS)* also known as the "rectangular system", which was key to the expansion west in the early history of the U.S. Samson and Elizabeth Jane Trotter Kirkpatrick (George's parents) immigrated from Scotland to the U.S. All of them are buried in the Mt Olivet cemetery. This Arts and Crafts styled-bungalow style is the most popular early 20th century style (1900-1925) in Utah and represents 19% of homes in Yalecrest. The house was built by the Bower Building Company in 1926, who along with the Bower Investment Company, platted 140 lots in the Normandie Heights subdivision of Yalecrest. Brothers George, Louis and Frank Bowers together constructed over 3,000 buildings by 1946 in Utah, Wyoming and Nevada. Louis J. Bowers built all the homes on Uintah Circle on speculation between 1937 and 1938.

Wallace F. Bennett (1898-1993)

Wallace F. Bennett owned a 1923 Prairie School-styled house at 1412 E Yale Ave that had been previously owned by David D. Crawford of the Crawford Furniture Company. Bennett, a Republican served in the U.S. Senate from 1950-1974. His son, Robert Bennett, also a Republican served in the U.S. Senate 1993-2011. Wallace Bennett resided at 1412 E Yale Ave from 1936-1948, after which he sold the house to Dorothy and Oscar Moyle.

S Grove and Mildred Rich

S Grove Rich was an active independent businessman in the wool industry of Utah and Idaho. Developed the town of Burley, Idaho. During the depression, Rich served as vice president and general manager of the Regional Agriculture Credit Corporation and headed Bankers Livestock Loan Association. The Rich's built the English Tudor/Period Revival house at 1400 Yale Ave in 1925.

Hyrum G Smith (Martha)

Born in 1879, ordained in 1909, and appointed patriarch of the LDS Church in 1912, Hyrum G Smith was the longest serving patriarch in the LDS Church. He was the great grandson of Church Martyr Hyrum Smith. He built the rectangular, one story brick Prairie style bungalow with a hip roof, wide eaves and a centered projecting front porch at 1358 E Yale Ave in 1918. The square brick columns and a brick railing wall with concrete coping.

George and Edith Elliot / Howard J. McKean

The French Norman two-story house at 1314 Yale was built in 1930 for George and Edith Elliot. Edith's father was George Albert Smith, the 8th president of the LDS Church, who lived next door at 1308 E. Yale Ave. George was a bookkeeper. Most of his career was spent working in the sugar beet industry for the Utah-Idaho Sugar Co, which operated factories in Utah, Idaho, Montana, Washington and South Dakota. In 1979 the family sold the home. The house was built by Howard J. McKean, a popular builder in Yalecrest, particularly on Yale Ave. He constructed Period Revival, Prairie School- and California-style bungalows. McKean is also credited in 1930 with building a "mammoth stage" inside the LDS Tabernacle -- the largest stage ever erected in the Western United States. It was constructed for a big pageant production of the History of Man during the centennial celebrations of the LDS Church.

Isaac A. Hancock, George Albert Smith

The Prairie style bungalow house at 1302 E. Yale Ave was built for Isaac A. Hancock, former vice president of the one of Utah's earliest fruit and produce wholesale companies. The most prominent owner was George Albert Smith, President of the LDS Church from 1945 to 1951. The home was used to entertain all elected U.S. Governors in 1947 for a Centennial celebration commemorating the arrival of the pioneers to Utah. The house was listed on the National Register of Historic Places in 1993. The house was constructed by Raymond Ashton of the Ashton Improvement Company for \$5000 and is one of the first built in the Yale Park subdivision, advertised a subdivision for "permanent homes, no apartment houses or flats allowed". There is a "summer house" on the property near Red Butte Creek, which was used to escape the hot Salt Lake City summer heat. Near the creek bed there is a giant cottonwood tree, which is believed to be as old as those found in Liberty Park.

Gaskell Romney (1871-1955)

Gaskell Romney was a builder in Yalecrest-Yale Park LHD. He is credited for building the recently restored red brick, Colonial revival LDS Yale Ward Chapel at 1431 E. Gilmer Dr. in 1925, and the English Tudor at 1391 E. Gilmer Dr. He was the grandfather of Mitt Romney, the Republican candidate for the President of the United States of America in 2012.

Raymond Ashton

Raymond Ashton was an architect who designed a number of fine homes in Yale Park: one of the earliest built homes in Yale Park at 1352 E. Yale Ave for his brother, Edward Ashton, his own home at 1441 E. Yale Ave and the Isaac Hancock/George Albert Smith home (1913) listed on the National Register Historic Places at 1302 E. Yale Ave. He is also credited for designing the Jacobethan-styled Irving School and Sprague Library in Sugarhouse.

Athol Rawlins (1883-1963)

Athol Rawlins lived at 1475 E Yale Ave. He was the son of U.S. Senator J.L. and Julia Davis Rawlins, and a noted Utah attorney. He was widely recognized as an authority in the fields of municipal bonds, banking, public utilities, trusts, wills and estates. He served as a member of the "Committee of Nine", who made a comprehensive study of state government in the 1930's that changed how state government was conducted.

David and Inge Chapman

David and Inge Chapman currently live at 1471 Gilmer Dr. He is a Geology Professor and previous Dean of the Graduate School at the University of Utah. Their home, a stucco/plaster Prairie-school styled bungalow was built in 1915.

Schools

Schools were built to accommodate the growing population in the proposed LHD area. LDS Churches were built to accommodate the growing population in this area. Uintah School was constructed in 1915 and enlarged in 1927 to support the growing elementary school age population on the East Bench.

Religious Buildings

A red brick Colonial Revival LDS ward chapel was built in 1925 at 1431 Gilmer Drive. It was designed by Taylor Woolley of Evans and Woolley Co. and built by Gaskell Romney. The LDS Ward chapel was recently carefully restored (2013). Both Woolley and Romney were residents within the proposed area of Yalecrest-Yale Park LHD. Taylor Woolley, a Utah native, worked with Frank Lloyd Wright for 5 years before relocating back to Utah. Gaskell Romney was the grandfather of Mitt Romney, the Republican candidate for the President of the United States of America in 2012. January 31, 1926, Gaskell Romney was chosen as Bishop of the new ward, and John L. Reynolds and Allan Tingey appointed as his counselors. The cornerstone of the Chapel was laid September 24, 1924 and the chapel was dedicated March 18, 1926 by LDS Church President Grant.

Commercial Buildings

The proposed Yalecrest-Yale Park LHD contains no commercial buildings, as this area was primarily a highly desirable residential area for Salt Lake residents.

Distinctive characteristics of the type/period/method of construction

Bungalows were a ubiquitous housing type and style in the first quarter of the 20th century and the first houses to appear in Yalecrest. Stylistic elements of the Prairie School and Arts and Crafts movement appear in the bungalow architectural style. Because of the very high percentage of contributing houses (A and B) in the proposed area, there is a remarkably visually cohesive streetscape; consistent setbacks, house architectural design (bungalows), scale and materials (brick, stucco), and mature trees, (original Ash and some Maples) that are well suited to the respective small and large lots within the proposed LHD.

The vast majority (78%) of houses in the Yalecrest-Yale Park LHD (104/133, 78%) are represented by the Bungalow style architecture. Of those 104 bungalows, 60% are designated as Prairie school-styled bungalows, 30% are bungalows/neoclassical-styled bungalows, and 11% are Arts and Crafts-styled bungalows. Other architectural types represented in the area include 14, English Cottages, 2 English Tudors, 2 Colonial Revival, with 3 Minimal Traditional, 2 Contemporary/Ranch, and 1 French Norman.

The bungalow (circa 1905-1925) expressed comfort and a sense of shelter, qualities that were emphasized by the texture of exposed beams, rafters, shingles, bricks, cobblestones and other structural features. Bungalow plans were advertised as open, informal and economical. The front door opened directly into the dining room. The bungalow became the basic middle class house, replacing the Victorian cottage of the latter 19th century. Its popularity was due to numerous pattern books, many published in California, and to a period of economic prosperity that allowed families to purchase their first homes.²

Characteristics of a Prairie school/Arts and Crafts bungalows²:

- 1) one or more half stories on a rectangular plan,*
- 2) low-pitched hipped roof in the California bungalows or hip roofs in the Prairie-style bungalows*
- 3) cobblestone and/or brick foundations*
- 4) horizontal bands of cast stone or concrete coping*
- 5) shingle, stucco and brick siding*
- 6) exterior wood banding*
- 7) exposed rafters, purlins, ridge beams and bracket*
- 8) casement and double hung windows*
- 9) battered (rough textured) stone piers supporting porch roofs*
- 10) wide porches*
- 11) wide, overhanging eaves*

Importance to Salt Lake City History

The proposed area described by the proposed Yalecrest-Yale Park LHD contains one the highest number of historically contributing early 20th century bungalows of the Prairie School, Arts and Crafts, California, and Neoclassical styles in the State. Further these homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, political, business, education, legal and philanthropic aspects of the city and state.

2. Physical integrity

The proposed Yalecrest-Yale Park LHD retains a very high degree of historic integrity. The vast majority of homes have not been altered: 2 historic houses of the 133 houses in the proposed area have been demolished (1350 E Yale Ave and 1430 E Yale Ave).

According to the Yalecrest RLS 2005: 91% of structures are historically contributing (A & B); 67% are considered architecturally significant (A) and 27% are contributing. In addition to the 126 single-family residences, there are six duplexes, and 1 contributing religious building (A), the LDS Church Yale Ward Chapel located at 1431 Gilmer Dr.

Contributing Status of Houses In Yalecrest-Yale Park LHD^a

Street	A	B	C	D	X	NL	Total houses
1300-1500 E Gilmer Dr	28 (65.1%)	14 (32.6%)	1 (2.2%)	0 (0.0%)	0 (0%)	0 (0%)	43
1300-1500 E Thornton Ave	19 (70.4%)	4 (14.8%)	4 (14.8%)	0 (0%)	0 (0%)	0 (0%)	27
1300-1500 E Yale Ave	30 ^x (62.5%)	13 ^x (27.1%)	2 (4.2%)	3 (6.2%)	0 (0.0%)	0 (0%)	48
1300 E Gilmer Dr-Yale Ave	3 (50.0%)	2 (33.3%)	0 (0%)	1 [#] (16.7%)	0 (0%)	1* (100%)	6
1400 E Gilmer Dr-Yale Ave	3 [@] (75.0%)	1 (25.0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4
1500 E Gilmer Dr-Yale Ave	2 (40.0%)	2 (40.0%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	5
TOTAL	85 (63.9%)	36 (27.1%)	8 (6.0%)	4 (3.0%)	0 (0.00%)	NA	133 (100%)

^aAccording to the RLS Yalecrest 2005 and corrected by applicant with current house photos
A= eligible/significant, B= eligible/contributing, C= ineligible/non-contributing, D=out-of-period,
X=demolished, *NL (not listed, but present on RLS map at 1031 South 1300 East), # number of front door
accesses to duplex multiple dwelling located at 1308 E Gilmer Dr, @ duplex with two entrances 1003 S
1400 E and 1408 Gilmer Dr. ^x1337,1343, 1433 E Yale Ave not listed in the RLS 2005

The following homes have historical significance and/or recommended in the Yalecrest RLS 2005 for intensive level research:

E Gilmer Dr

- 1317 E. Gilmer – built 1925 – expansive bungalow
- 1337 E. Gilmer – built 1921 – Prairie School bungalow built by Romney Brother builders
- 1340 E. Gilmer—built 1921—Prairie school bungalow, Paula Margetts, daughter of Sumner Margetts (original owner) married Leland Swaner, whose family donated their ranch, establishing the Swaner Preserve and Eco Center in Park City, Ut.
- 1343 E. Gilmer—built 1921—Prairie school, neoclassical by Junius Romney
- 1347 E. Gilmer—built 1921—Prairie school, bungalow by Junius Romney
- 1353 E. Gilmer—built 1920—Prairie school, by Romney Brother builders
- 1359 E. Gilmer—built 1921—Prairie school bungalow, by Romney Brother builders
- 1369 E. Gilmer—built 1921—Prairie school bungalow, built by Junius Romney
- 1371 E. Gilmer—built 1921—Prairie school bungalow, build by Junius Romney
- 1375 E. Gilmer—built 1921—Prairie school bungalow, built by Romney Brother builders
- 1379 E. Gilmer—built 1921—Prairie school bungalow, built by Romney Brother builders
- 1385 E. Gilmer—built 1922—Prairie school bungalow, built by Romney Brother builders
- 1391 E. Gilmer—built 1922—English Tudor, Gaskell Romney, builder
- 1431 E. Gilmer – built c. 1925 – Colonial Revival LDS ward house
Designed by Woolley & Evans, built by Gaskell Romney. Both Woolley and Romney were residents of Yalecrest
- 1438 E. Gilmer—built 1916-bungalow, Thomas Birkenshaw, builder
- 1446 E. Gilmer—built 1916-Prairie school bungalow, Joseph W. Birkenshaw, builder
- 1448 E. Gilmer—built 1916-California bungalow, Joseph W. Birkenshaw, builder
- 1452 E. Gilmer—built 1916-Prairie school-styled bungalow, Joseph W. Birkenshaw, builder
- 1459 E. Gilmer – built 1919-Arts & Crafts-styled bungalow with cobblestone
- 1466 E. Gilmer – built 1916-unusual California-styled bungalow having a cross-axial plan (Arts & Crafts by RLS listing), Thomas Birkenshaw, builder
- 1471 E. Gilmer –built 1915-Prairie school bungalow, residence of David Chapman, Dean of the Graduate School, University of Utah

E Thornton Ave

- 1344 E. Thornton – built in 1922-unusual picturesque cottage
- 1364 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by George Biesinger
- 1372 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by Wilford M. Biesinger
- 1373 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by Herbert W. George Biesinger

1378 E. Thornton Ave—built 1921-English Tudor, bungalow, built by Biesinger
1384 E. Thornton Ave—built 1922-bungalow, built by Phil Biesinger

E Yale Ave

1302 E. Yale—built 1919-Prairie School-styled Bungalow, Hancock/Smith House
1314 E. Yale – built 1930-French Norman two-story
1330 E. Yale – built 1914-Taylor Woolley House-two story Prairie house
1350 E. Yale – built 1913-R.J. Ashton-designed Prairie School-styled bungalow,
demolished
1371 E. Yale—built 1915-Arts & Craft (California bungalow)
1372 E. Yale—built 1915-Arts & Craft (California bungalow), built by
Bowers Bldg Co
1390 E. Yale—built 1928-Residence of Utah Governor Charles R. Mabey, Ashton-
designed
1408 E. Yale – built 1915-Taylor Woolley-designed Prairie foursquare
1412 E. Yale – built 1923-Crawford/Bennett House, Prairie four square
1435 E. Yale – built 1914-Prairie School, House of LDS Church President Joseph F
Smith's daughter
1441 E. Yale – built 1913-Prairie School-styled bungalow home of architect
Raymond Ashton
1467 E. Yale – built 1915-brick Taylor Woolley-designed two-story

1300 E Gilmer Dr-Yale Ave

1013 S. 1300 East – built c. 1915-brick Neoclassical foursquare by George Dixon
1021 S. 1300 East- built 1925-Neoclassical Period cottage built by Samuel Campbell

1500 E Gilmer Dr-Yale Ave

1010 S 1500 East--bungalow built 1923 by Samuel Campbell

3. Eligibility Listing on National register of historic places

As previously stated, the proposed Yalecrest- Yale Park LHD is located within the boundaries of the existing Yalecrest National Register Historic District established in 2007 (#07001168).

4. Notable examples of elements of the City's history

An Intensive Level Survey was completed of Yalecrest in 2005 by Beatrice Lufkin of the Utah State Historic Office (SHPO). Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office.

Important Salt Lake City Builders and Developers that built in Yalecrest-Yale Park LHD

Thomas and Joseph Birkenshaw (Gilmer Dr), Bowers Building Company/Bowers Investment Co (Yale Ave), Builders Loan and Trust (Gilmer Dr), Samuel Campbell (Yale Ave), JR Cummings/Cummings Investment Co (Thornton Ave), Doxey-Layton

Construction Co (Yale Ave), Gaddis Investment Co (Yale Ave), Kimball and Richards (Thornton Ave), RW Larsen (Gilmer Dr, Thornton Ave), Romney Brothers (Gilmer Dr, Yale Ave), Ashton-Jenkins Co.

5. Consistent Designation Of Proposed LHD Designation With Adopted Planning City Policies

The proposed Yalecrest-Yale Park LHD is currently zoned under the Yalecrest Infill Overlay (YCIO) zoning ordinance adopted by the City in 2005³. The purpose of the ordinance is to “encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood”. The YCIO regulates building height, minimum front yard size, and several aspects of garages or accessory structures, but does not protect against demolitions.

The City's Preservation Policy was adopted in 2011⁴. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. The proposed boundaries of Yalecrest-Yale Park LHD (**Appendix A**) represents four subdivisions (Gilmer Park, Douglas Park 2nd Addn, Yale Park and Yale Ave (unnamed) in the greater Yalecrest neighborhood that is nationally recognized for its historic value (National Register of Historic Places 2007). Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

6. Public Interest in the Proposed LHD Designation

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 Ave (800 S). 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.

To date, 45% of the home owners (60/133) within the proposed area of Yalecrest-Yale Park LHD have signed a petition in support of creating a Local History District; 42% property owners on E Gilmer Dr, 59% on E Thornton Ave, 46% on E Yale Ave, 17% on 1300 E between Gilmer Dr and Yale Ave, 50% on 1400 E between Gilmer Dr and Yale Ave and 20% on 1500 E between Gilmer Dr and Yale Ave. All block faces demonstrate greater than 15% support of property owners required by the HLC designation guidelines. The largest block faces in the proposed LHD boundaries support the LHD designation at greater than or equal to 42%.

Designating the Yalecrest-Yale Park Local Historic District would address items such as demolitions, in addition to character defining features and compatibility that the current YCIO zoning ordinance does not. Designation of Yalecrest-Yale Park LHD would maintain the historic character and scale of the neighborhood and provide homeowners and district residents protection from demolition and dismantling of intact historic structures and the resulting loss of character. Designation of Yalecrest-Yale Park LHD will also provide 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 the Cultural and City History of notable residents and fine architectural examples of Prairie School styled-, California-styled and Arts and Crafts-styled-one and two-story bungalows.

2. **Photographs**

Original and current photographs of the individual homes in the proposed Yalecrest-Yale Park LHD are listed with addresses in APPENDIX B.

3. **Research Material**

One home, 1302 Yale Ave, the George Albert Smith House, also called, “the Hancock Smith House” has received an individual distinction on the National Register of Historical houses. The Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation, which was awarded in 2007. Much of the information in this document about the area’s architecture, history, builders and building dates comes from that survey. Additional information is on file at the Utah State Historic Preservation Office. Research material used to prepare this application are listed in **APPENDIX C**. See <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>

4. **Landmark Sites** Not applicable

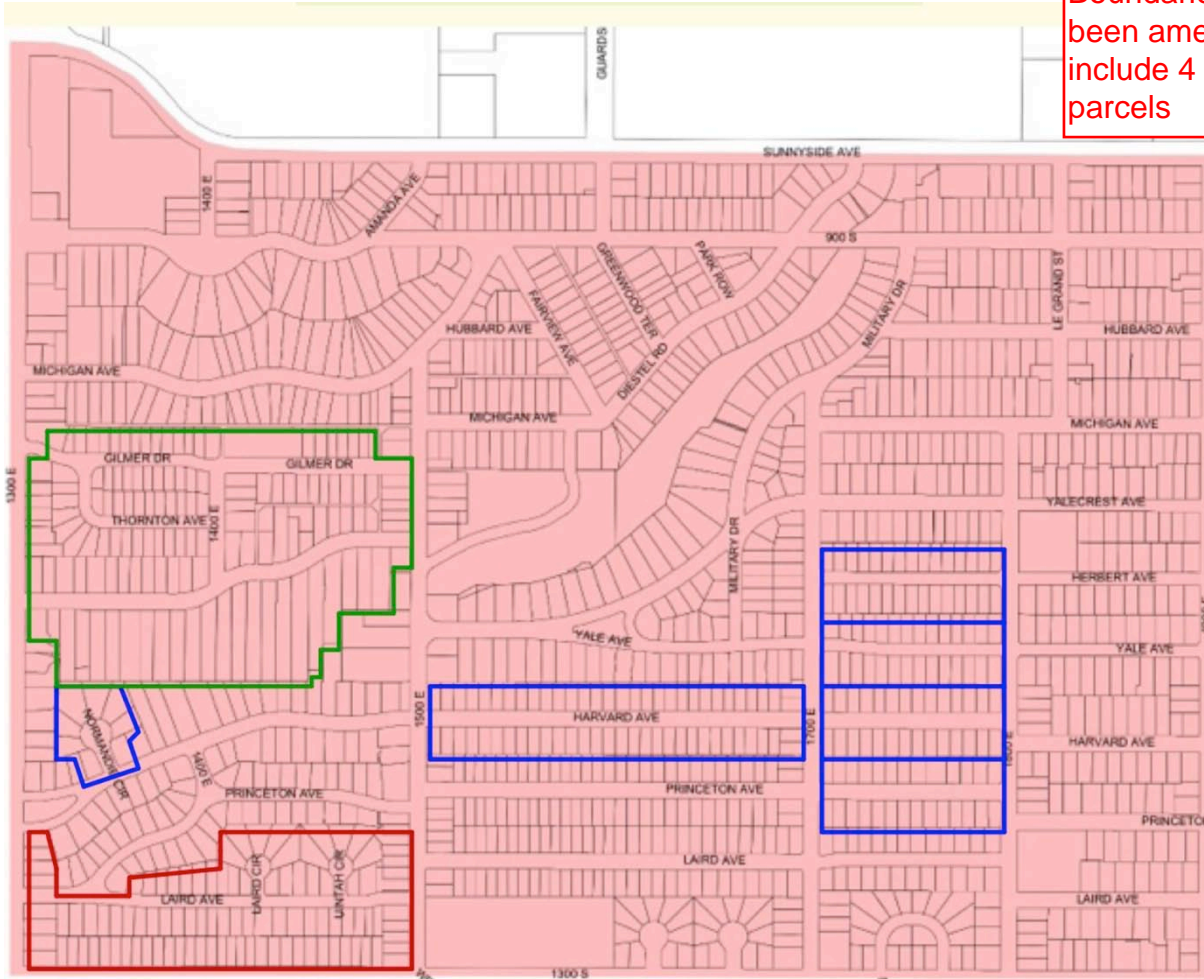
5. **Boundary Adjustment:**

Map for the proposed Yalecrest-Yale Park LHD for the boundary adjustment within the Yalecrest neighborhood on the East Bench is shown in APPENDIX A. A detailed map of the proposed Yalecrest-Yale Park LHD with streets and houses is also shown.

Proposed boundaries of the Yalecrest-Yale Park LHD include addresses located within 1300 E to 1500 E for street faces E Gilmer Dr, E Thornton Ave, and Yale Ave within the Yalecrest National Historic District.

APPENDIX A
Map of the proposed Yalecrest-Yale Park LHD boundary adjustment (green outline) within the Yalecrest Neighborhood on the East Bench

Boundaries have been amended to include 4 additional parcels

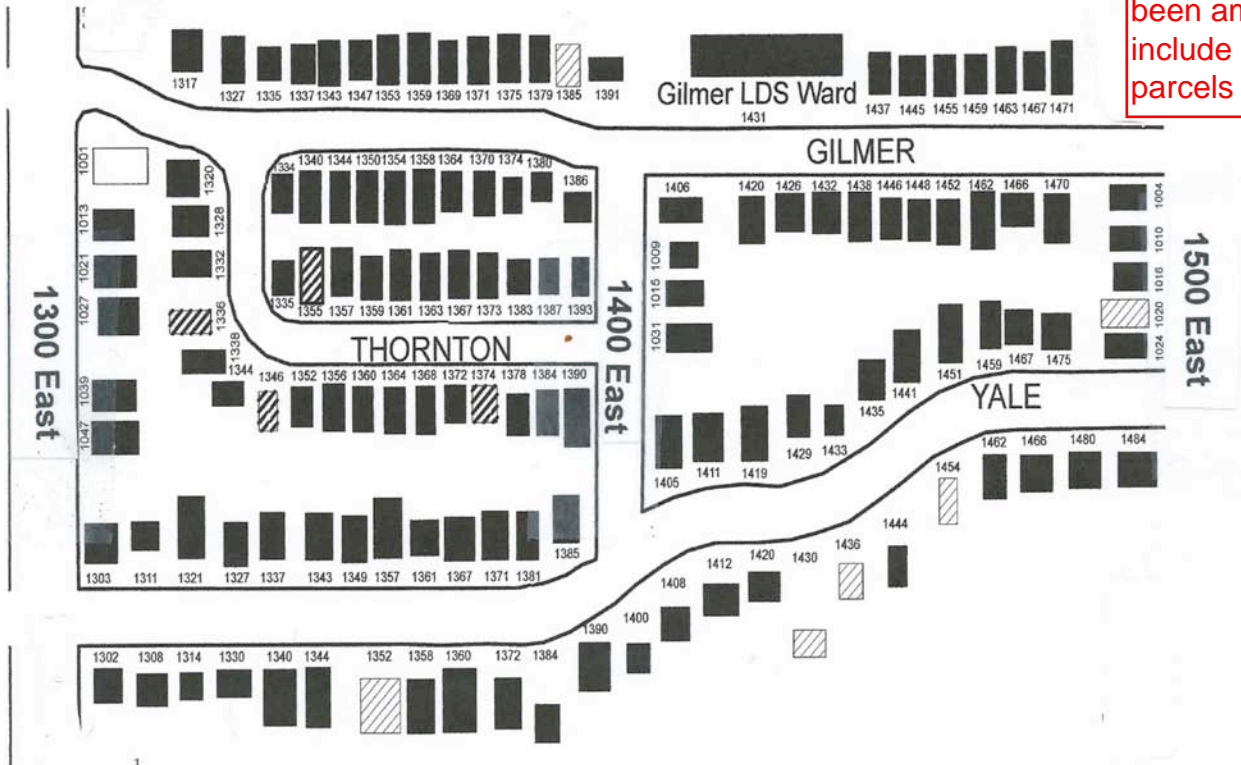


APPENDIX A (cont)

Expanded view of the Yalecrest-Yale Park LHD

1300 E to 1500E including street faces E Gilmer Dr, E Thornton Ave and E Yale Ave

Boundaries have been amended to include 4 additional parcels



Note: There are 6 Duplexes in the proposed Yalecrest-Yale Park LHD. Each duplex was counted as 1 structure, despite having two addresses.

1. 1001 S 1300 E/1308 E Gilmer Dr
2. 1003 S 1400 E/1406 E Gilmer Dr*
3. 1336 E Gilmer Dr/1334 E Thornton Dr#
4. 1320/1321 E Gilmer Dr
5. 1331 E Thornton Ave/1335 E Thornton Ave
6. 1303 E Yale Ave

*Address on the house is currently 1408 not 1406 E Gilmer as listed in RLS 2005

#Address on the house is currently 1336, not 1334 as listed in the RLS 2005

APPENDIX A

Contradictory documentation between RLS 2005 text, RLS 2005 map and current existing house photographs

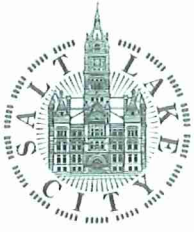
Address	RLS 2005 text	RLS 2005 map	Current confirmation
1308 E Gilmer Ave	Yes	No	Duplex with 1001 S 1300 E
1331 E Thornton Ave	Yes	No	Duplex with 1335 E Thornton Ave
1334 E Gilmer Dr	Yes	Yes	Current addresses posted as 1336 E Gilmer Dr and 1334 E Thornton Ave
1337 E Yale Ave	No	Yes	Correct address
1343 E Yale Ave	No	Yes	Correct address
1433 E Yale Ave	No	Yes	Correct address
1003 S 1400 E	Yes	1406 E Gilmer Dr	Duplex Posted address is 1003 S 1400E/1408 E Gilmer
1001 S 1300 E	Yes	Yes	Duplex with 1308 E Gilmer Dr

APPENDIX B

**Photographs of the 133 houses in the proposed Yalecrest-Yale Park LHD, streetscapes,
and the LDS Church Yale Ward (attached CD in Powerpoint® format)**

APPENDIX C Research Materials (References)

1. Lufkin, Beatrice. *Yalecrest Reconnaissance Level Survey 2005*. Utah State Historic Preservation Office.
2. Bungalow architectural design characteristics. <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>
3. Yalecrest Compatible Infill Overlay. Sterling Codifier 21A.34.120. December 2005.
http://www.sterlingcodifiers.com/codebook/getBookData.php?id=&chapter_id=49078&keywords=#s928586
4. Salt Lake City Community Preservation Plan. October 2012
<http://www.slcdocs.com/Planning/Projects/CommunityPreservationPlan/AdoptedPlan.pdf>



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: Judy Krall

Name of Proposed Local Historic District: Yalecrest - Yale Park

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
Judy Krall	1356 Thornton Ave	Judy Krall	5-9-2014

Print Name	Address	Signature	Date
Michelle Bachman	1360 Thornton Ave	Michelle Bachman	5-10-14

Print Name	Address	Signature	Date
"Mickey" Smith	1364 Thornton	Mickey R. Smith	5/10/14

Print Name	Address	Signature	Date
Jonathan Franklin	1359 E Thornton Ave	[Signature]	5/10/14

Print Name	Address	Signature	Date
Daniel Torsak	1355 E Thornton Ave	[Signature]	5/10/14

Print Name	Address	Signature	Date
Cathene Nelson	1357 E. Thornton Ave	[Signature]	5/10/14

Print Name	Address	Signature	Date
Rudiger von Arnim	1344 Thornton Ave	[Signature]	5/15/14

Print Name	Address	Signature	Date
GREG LACUNA	1301 THORNTON AVE	G.S. LACUNA	5-15-14

Print Name	Address	Signature	Date
DOUG + MELISSA GLICK	1363 THORNTON	[Signature]	5-13-2014

Print Name	Address	Signature	Date
David Vickery	1374 Thornton Ave	David Vickery	5-13-2014

Print Name	Address	Signature	Date
McCoye Christianson	1384 E. Thornton Ave.	McCoye Christianson	5/13/14

Print Name	Address	Signature	Date
Anne Alder	1383 Thornton Ave	[Signature]	5/13/14



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
Karen Hayes	1338 Thornton	K Hayes	5/14/2014
Markus Babst	1378 Thornton	M. Babst	5.14.2014
Evin Fink	1031 S. 1400 E	[Signature]	5/14/2014
Clover Sanders	1405 Yale	[Signature]	5/14/2014
Patricia Marlowe	1412 Yale	Patricia Marlowe	5/14/14
Jenny Pulsipher	1408 Yale	Jenny Pulsipher	5/14/14
LINDA F SMITH	1337 YALE AVE	Linda F. Smith	5/15/2014
Martha M Lang	1367 E. Thornton Ave	[Signature]	5/17/2014
Kathy Van Orden	1390 Thornton	Kathy Van Oa	5/17/14
Tom Flaherty	1381 Yale Ave	[Signature]	5/17/2014
Carolyn Wallin	1367 Yale Ave	Carolyn Wallin	5/17/2014
H. Howard Lindgren	1357 Yale Ave	[Signature]	5/17/14



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
John Bernette	1343 Yale		5/17/14
Brandon Mark	1015 S 1400 East		5/17/14
Kristin Bonacci	1024 S 1500 East		5/18/14
John Hill	1429 Yale		5/19/14
John Hill	1426 Gilmer		5/19/14
Arley Curtz	1349 Yale Ave		5.19.14
F. Mickisch	1454 Yale		5-20-14
Joy Harst	1441 Yale		20 May 2014
LES SHANKLE	1462 YALE		5-20-14
Elaine E. Crockett Elaine England	1475 Yale Ave.		5/21/14
Print Name	Address	Signature	Date

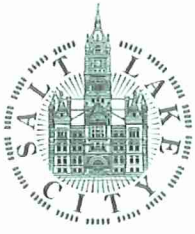


Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
MIKE BREHM	1335 E. GILMER DRIVE SLC UT 84105		5/10/14
Peter Hauschildt	1344 Gilmer Dr.		5/10/14
Lora King	1370 Gilmer Dr.		5/10/14
Britt Chulkeigh	1380 Gilmer Dr.		5/10/14
Carson Burian	1386 Gilmer Dr.		5/10/14
JOHN R. BURTON	1340 GILMER DR		5/10/14
Ann Coker	1350 Gilmer Dr		5/10/14
Alan Hayes	1432 GILMER DR		5/13/14
Richard Hayes	1374 Gilmer Dr		5/13/14
Millie Fletcher	1455 Gilmer		5/13/14
SANDI RAINES	1463 E. GILMER		5-13-14
Chris Colgan	1467 Gilmer		5/13/14



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
Inga Chapman	1471 Gilmer	Inga Chapman	5/13/14
andria matlin	1371 E. Gilmer Dr.	andria matlin	5/13/14
Jahul Ruiz	1354 Gilmer Dr	Jahul Ruiz	5/16/14
Stephanie Christian	1347 Gilmer Dr.	S. Christian	5/16/14
DAVE RAINES	1163 E Gilmer	[Signature]	5.16.14
Mike Burnett	1341 Gilmer Dr.	[Signature]	5/17/14
Ann Cude	1021 So. 1300 E.	Ann Cude	5/17/14
Rebecca England	1372 Yale Ave.	[Signature]	5/17/2014
Patricia Wirmill	1360 Yale	Patricia Wirmill	5/20/14
Scott Pyres	1358 Yale Ave	[Signature]	5/20/14
Buzanne Hokanson	1330 Yale	Buzanne Hokanson	5/20/14
Jay K. Keeler	1314 Yale	[Signature]	5/20/14



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
JAMES L. CLARKEN	1308 YALE AVE		5/20/14

Print Name	Address	Signature	Date
Marghi Barton	1340 yale		5/21/14

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

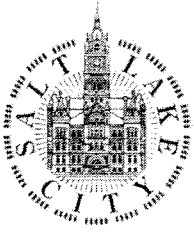
Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Joint Owner Signatures



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Proposed Yalecrest - Yale Park 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.

For properties held in a trust, the trustee must sign. For properties held in joint tenancy, both names in the joint tenancy must sign.

1015 S. 1400 E. Weston Clark Weston Clark 9/15/14

1467 E Gilmer Dr. Marilyn Colgan & Nancy Colgan 9/15/14

1471 Gilmer Dr. David Chapman David S. Chapman 9/15/14

1344 Thornton Ave. Codriva von Arnim 9/15/14

1337 YALE AVE LEE K SHUSTER Lee K Shuster 09/14/14

1355 Thornton Ave. Alyson Torsak Alyson Torsak 09/16/14

1338 Thornton Ave. Preston Hayes Preston Hayes 9/16/14

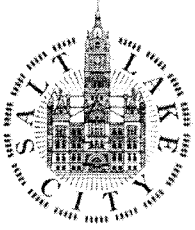
1347 GILMER DR. GARY CHRISTIAN Gary Christian 9/17/14

1021 SQ 13TH ST. IRVINE CURSE Irvine Curse 9/17/14

1340 Yale Ave George Barton George Barton 9/17/14

1330 Yale Ave John Needham John Needham 9/17/14

Joint Owner Signatures



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Proposed Yalecrest - Yale Park 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.

For properties held in a trust, the trustee must sign. For properties held in joint tenancy, both names in the joint tenancy must sign.

1370 Gilmer Dr.	Denny King	<i>Denny King</i>	9-17-14
Address	Printed Name	Signature	Date
1344 Gilmer Dr.	Helga Hauschildt	<i>Helga Hauschildt</i>	9-18-14
Address	Printed Name	Signature	Date
1360 Yale Ave.	Bryce D. Panzer	<i>Bryce D.</i>	9-20-14
Address	Printed Name	Signature	Date
1349 Yale Ave.	Diane T. Curtz	<i>Diane Curtz</i>	9/20/14
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date

1001 S 1300 E / 1308 E Gilmer listed twice in RLS 2005

No original
photo
available



1013 S 1300 E



1021 S 1300 E



1027 S 1300 E



1039 S 1300 E

No original
photo
available



1047 S 1300 E

No original
photo
available



1003 S 1400 E /1406 (1408) E Gilmer Dr Duplex



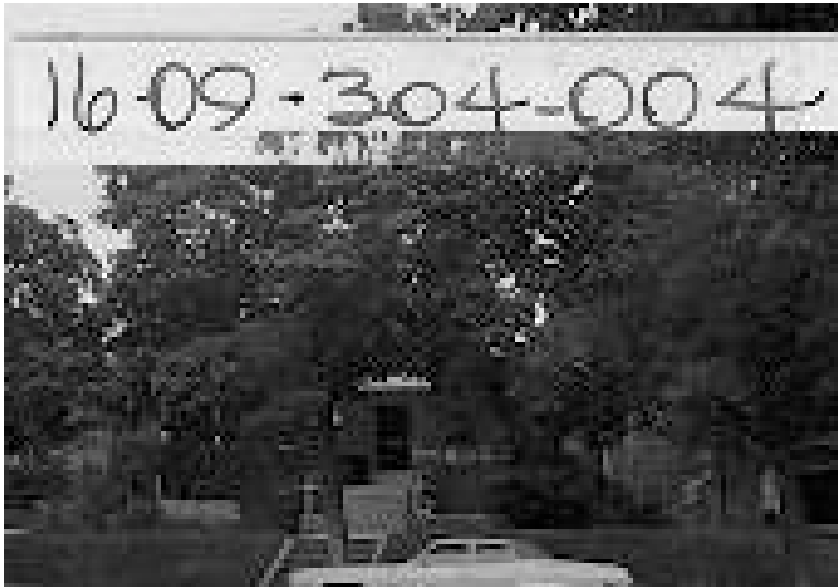
1009 S 1400 E



1015 S 1400 E



1031 S 1400 E



1004 S 1500 E



1010 S 1500 E



1016 S 1500 E



1020 S 1500 E



1024 S 1500 E



E Gilmer Dr streetscape



1317 E Gilmer Dr



1320/1321 E Gilmer Dr Duplex



1327 E Gilmer Dr



1336 E Gilmer Dr/1334 E Thornton Ave Duplex



PLNHLC2014-00410



Published: April 15, 2015

1335 E Gilmer Dr



1337 E Gilmer Dr



1340 E Gilmer Dr



1343 E Gilmer Dr



1344 E Gilmer Dr



1347 E Gilmer Dr



1350 E Gilmer Dr



1353 E Gilmer Dr



1354 E Gilmer Dr



1358 E Gilmer Dr



1359 E Gilmer Dr



1364 E Gilmer Dr



1369 E Gilmer Dr



1370 E Gilmer Dr



1371 E Gilmer Dr



1374 E Gilmer Dr



1375 E Gilmer Dr



1379 E Gilmer Dr



1380 E Gilmer Dr



1385 E Gilmer Dr



1386 E Gilmer Dr



1391 E Gilmer Dr



1420 E Gilmer Dr



1426 E Gilmer Dr



1431 E Gilmer Dr LDS Church Yale Ward



1432 E Gilmer Dr



1437 E Gilmer Dr



1438 E Gilmer Dr



1445 E Gilmer Dr



1446 E Gilmer Dr



1448 E Gilmer Dr



1452 E Gilmer Dr



1455 E Gilmer Dr



1459 E Gilmer Dr



1462 E Gilmer Dr



1463 E Gilmer Dr



1466 E Gilmer Dr



1467 E Gilmer Dr



1470 E Gilmer Dr



1471 E Gilmer Dr

No original photo



E Thornton Ave Streetscape



1328 E Thornton Ave



1332 E Thornton Ave



1331 E Thornton Ave/1335 E Thornton Ave



1336 E Thornton Ave



1338 E Thornton Ave



1344 E Thornton Ave



1346 E Thornton Ave



1352 E Thornton Ave



1355 E Thornton Ave



1356 E Thornton Ave



1357 E Thornton Ave



1359 E Thornton Ave



1360 E Thornton Ave

No original
photo
available



1361 E Thornton Ave



1363 E Thornton Ave



1364 E Thornton Ave



1367 E Thornton Ave



1368 E Thornton Ave

No original
photo
available



1372 E Thornton Ave



1373 E Thornton Ave



1374 E Thornton Ave



1378 E Thornton Ave



1383 E Thornton Ave



1384 E Thornton Ave



1387 E Thornton Ave



1390 E Thornton Ave



1393 E Thornton Ave



1400 E Yale Ave looking West Streetscape



1302 E Yale Ave George Albert Smith House



1303 E Yale Ave



1308 E Yale Ave



1311 E Yale Ave



1314 E Yale Ave



1321 E Yale Ave



1327 E Yale Ave



1330 E Yale Ave



1337 E Yale Ave



1340 E Yale Ave



1343 E Yale Ave



1344 E Yale Ave



1349 E Yale Ave



1352 E Yale Ave new build 1350 (original demolition)

No original
photo
available



1357 E Yale Ave



1358 E Yale Ave

No original
photo
available



1360 E Yale Ave



1361 E Yale Ave



1367 E Yale Ave

No original
photo
available



1371 E Yale Ave



1372 E Yale Ave



1381 E Yale Ave



1384 E Yale Ave



1385 E Yale Ave



1390 E Yale Ave



1400 E Yale Ave



1405 E Yale Ave



1408 E Yale Ave



1411 E Yale Ave



1412 E Yale Ave



1419 E Yale Ave



1420 E Yale Ave

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photo
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1429 E Yale Ave



1430 E Yale Ave

No original
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1433 E Yale Ave



1435 E Yale Ave

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photo
available



1436 E Yale Ave



1441 E Yale Ave



1444 E Yale Ave

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available



1451 E Yale Ave



1454 E Yale Ave



1459 E Yale Ave



1462 E Yale Ave



1466 E Yale Ave



1467 E Yale Ave

No original
photo
available



1475 E Yale Ave



1480 E Yale Ave



1484 E Yale Ave



From: [Judy Krall](#)
To: [Tran, Tracy](#)
Subject: RE: LHD PLNHLC2012-00410
Date: Monday, December 22, 2014 2:40:36 PM

Tracy,

I am requesting that the Yale Park LHD (PLNLC2012-00410) application be amended and the following homes be included.

The homes I would like to add are:

1062 S 1500 E
998 S 1500 E
996 S 1500 E
983 S 1300 E.

The south border would then be Red Butt Creek and the North border would be the Utility passage-way.

Any further questions or any further information you need please let me know.

Thanks for your help,
Judy Krall

From: Tran, Tracy [mailto:Tracy.Tran@slcgov.com]
Sent: Thursday, November 13, 2014 10:00 AM
To: Judy Krall
Subject: RE: LHD PLNHLC2012-00410

Hi Judy,

The Director's Report was transmitted to the City Council about 2 weeks ago and we are waiting for them to schedule this item for a City Council meeting. I will let you know as soon as I hear from them.

Please let me know if you have any additional questions.

Thanks,

TRACY TRAN
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7645
FAX 801-535-6174