



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Maryann Pickering, AICP
(801) 535-7660
maryann.pickering@slcgov.com

Date: September 24, 2014

Re: PLNHLC2014-00013 – Yalecrest – Upper Yale Local Historic District Designation
(Zoning Map Amendment)

Zoning Map Amendment

PROPERTY ADDRESSES: Yale Avenue between 1700 East and 1800 East.
PARCEL ID: See list in Attachment F
MASTER PLAN: Community Preservation Plan, East Bench Master Plan – Low Density Residential
ZONING DISTRICT: R-1/5,000 (Single Family Residential); YCI (Yalecrest Compatible Infill Overlay), Groundwater Source Protection Overlay

REQUEST: This is a request by Sonja Chesley, property owner, requesting to designate a new 28 property local historic district for Upper Yale; a subdivision located on Yale Avenue (1100 South) between 1700 East and 1800 East in the Yalecrest neighborhood.

The request is before the Planning Commission because the designation of a local historic district requires the approval of a Zoning Map amendment to apply the H Historic Preservation Overlay district. For this type of application the Planning Commission is required to hold a public hearing and forward a recommendation to the City Council.

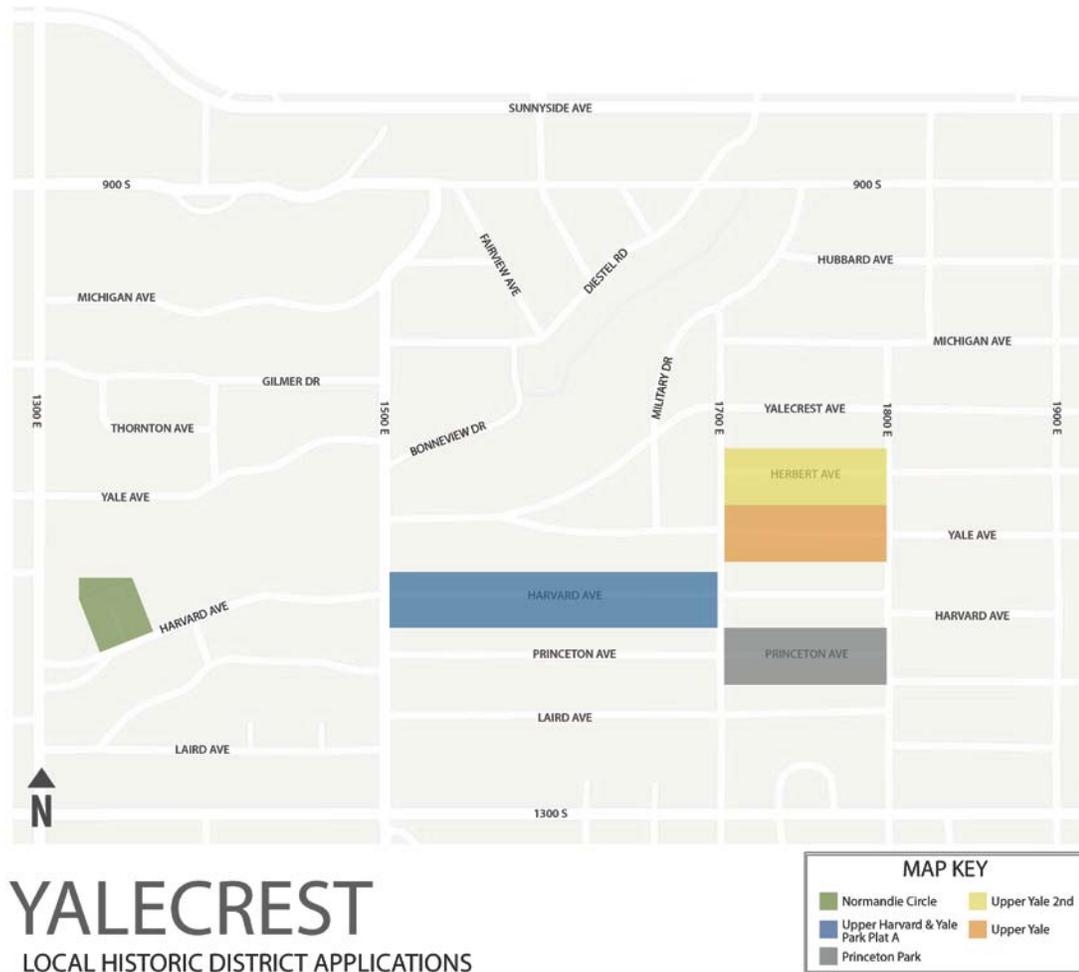
RECOMMENDATION: Based on the findings in this staff report, it is the Planning Staff's opinion that the proposal generally meets the applicable standards and therefore recommends that the Planning Commission transmit a favorable recommendation to the City Council to apply the H Historic Preservation Overlay district to all of the lots on Yale Avenue between 1700 East and 1800 East.

ATTACHMENTS:

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

PROJECT DESCRIPTION:

The proposed Yalecrest – Upper Yale local historic district includes 28 properties and is located within the Yalecrest neighborhood on Yale Avenue between 1700 East and 1800 East. The Yalecrest neighborhood, generally located between 800 South/Sunnyside Avenue and 1300 South from 1300 East to 1900 East, was listed on the National Register of Historic Places in 2007. At this time, no local historic districts have been established within this National Register district.



Almost all of the 28 Upper Yale houses are of the type called Period Revival and were constructed in a relatively short time frame between 1926 and 1928. The last home in the subdivision was constructed in 1928, however, two new homes, located at 1713 and 1738 Yale Avenue, were constructed in 2011 and 2004 respectively.

The most popular styles within the Period Revival type are English Cottage, English Tudor, Bungalow, and Neo-Classical. Most Upper Yale homes were built with front yard uniform setbacks. A majority of the homes also have similar side yard setbacks. The parkstrips are a little deeper than parkstrips in many other areas of the East Bench.

The English Tudor and English Cottage styles both emphasize irregular massing, gabled roofs and the decorative use of various cladding materials. Half-timbering is the most easily recognizable style characteristic of the English Tudors in Upper Yale. The English Cottages will have an all brick exterior. Some of the homes use a combination of different styles, making labeling a bit subjective. Examples of the architectural style can be found below:



English Cottage



English Tudor



Bungalow



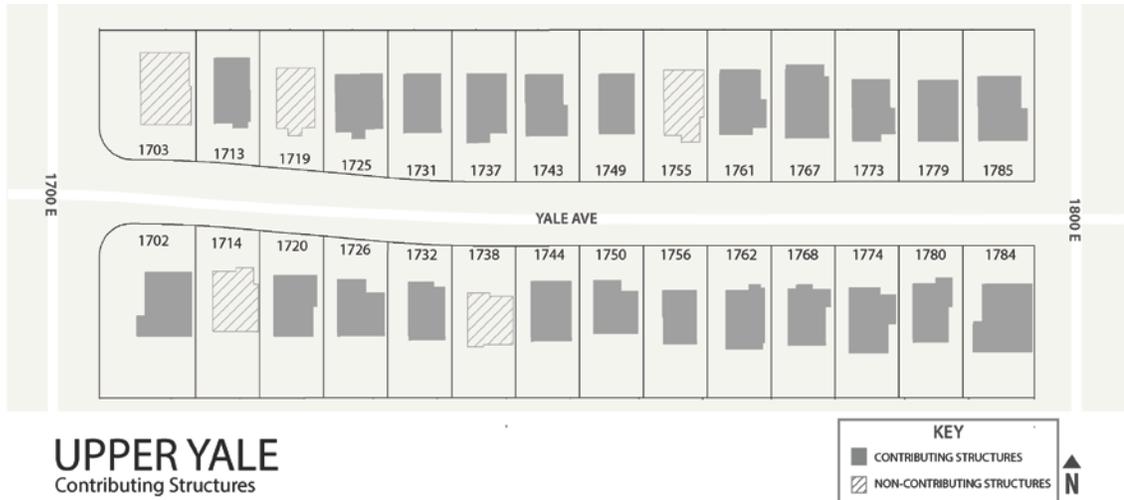
Neo-Classical

Interesting architectural features in the Upper Yale subdivision include: sweeping roof extensions, round arched doors and windows, multi-pane, diamond pane and stained glass windows, neo-classical and colonial columns, tapered chimneys, wall and gable dormers, small attic windows and decorative vents are found on many of the homes. Most houses are built with striated brick. Bricks (and sometimes mortar) are used decoratively in adding color, and in shaping chimneys and the sides of homes (i.e. rounded/square ledges, circular openings). It is used as accents around doors and windows and sometimes used to create a textured pattern on the main facade too. Almost all of the homes in the Upper Yale subdivision have asphalt shingle roofs and a few have wood shingles. Replacement windows have resulted in the loss of original fenestrations in some of the homes.

In the beginning, only a few of the Upper Yale subdivision homes were built as two-story homes. However, many of the single-story residences appear to have been built with large attic spaces that were converted to some sort of living space over the years. This is evident by the number of dormer windows on the front facades, some even being constructed very early on. Over the years, changes have been made to the homes and the streetscape.

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

The homes in the Upper Yale subdivision are relatively intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 23 homes are rated as contributing (20 rated A, 3 rated B) and only 5 homes are rated as non-contributing (see RLS graphic below). Because the original Yalecrest RLS was completed approximately nine years ago, staff has reviewed the ratings and proposed modifications for the Historic Landmark Commission to consider.



Note: The above map denotes the 2005 Reconnaissance Level Survey results and is not the revaluation recommendations for the Historic Landmark Commission from staff.

KEY ISSUES:

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

Issue 1: Petition Support

The petition was initiated by a property owner on the block. The local historic designation process (21A.34.020.C) requires that property owner initiated petitions include 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 17%. Some have questioned whether there is sufficient interest from property owners to warrant consideration by the City to designate a local historic district.

One property owner within the proposed Yalecrest – Upper Yale local historic district has submitted a written objection to the proposed designation. The objection is included in Attachment D – Public Process and Comments.

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 is 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". Upper Yale subdivision is within this area.

Issue 3: Protection of Historic Resources

Although the homes in the Upper Yale subdivision have retained a high degree of architectural integrity, some property owners fear that the existing zoning and the National Register designation of the Yalecrest neighborhood do not provide sufficient protection of the historic architecture found in the Upper Yale subdivision.

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

The H Historic Preservation Overlay district that would be applied to the Upper Yale subdivision, if the local historic district is approved, adds an additional layer of regulation that requires design review for exterior alterations and imposes stringent regulations on demolition of contributing principal buildings.

The Yalecrest neighborhood was designated to the National Register of Historic Places in 2007. Being listed on the National Register is an honorary designation that provides property owners with the ability to seek state and/or federal tax credits for appropriate repairs or restoration work on contributing buildings. The National Register designation provides incentives for appropriate alterations but provides no protection from demolition or additions that may not be compatible with the historic character of the area. National Register status, or eligibility thereto, is also one ordinance standard for consideration in the designation of a new local historic district (21A.34.020.C.10).

Issue 4: Contributing Status

The 2005 historic survey of the Yalecrest neighborhood rated 23 of the 28 homes (82%) in the Upper Yale subdivision as being contributing structures. As part of the review of this petition, the Planning Staff compared the 2005 ratings against the current integrity of the homes in Upper Yale and proposed some modifications to the ratings. The updated ratings, if accepted by the Historic Landmark Commission would rate 21 of the 28 homes (75%) as contributing structures. There is no specific percentage standard required for designation of a local district.

DISCUSSION:

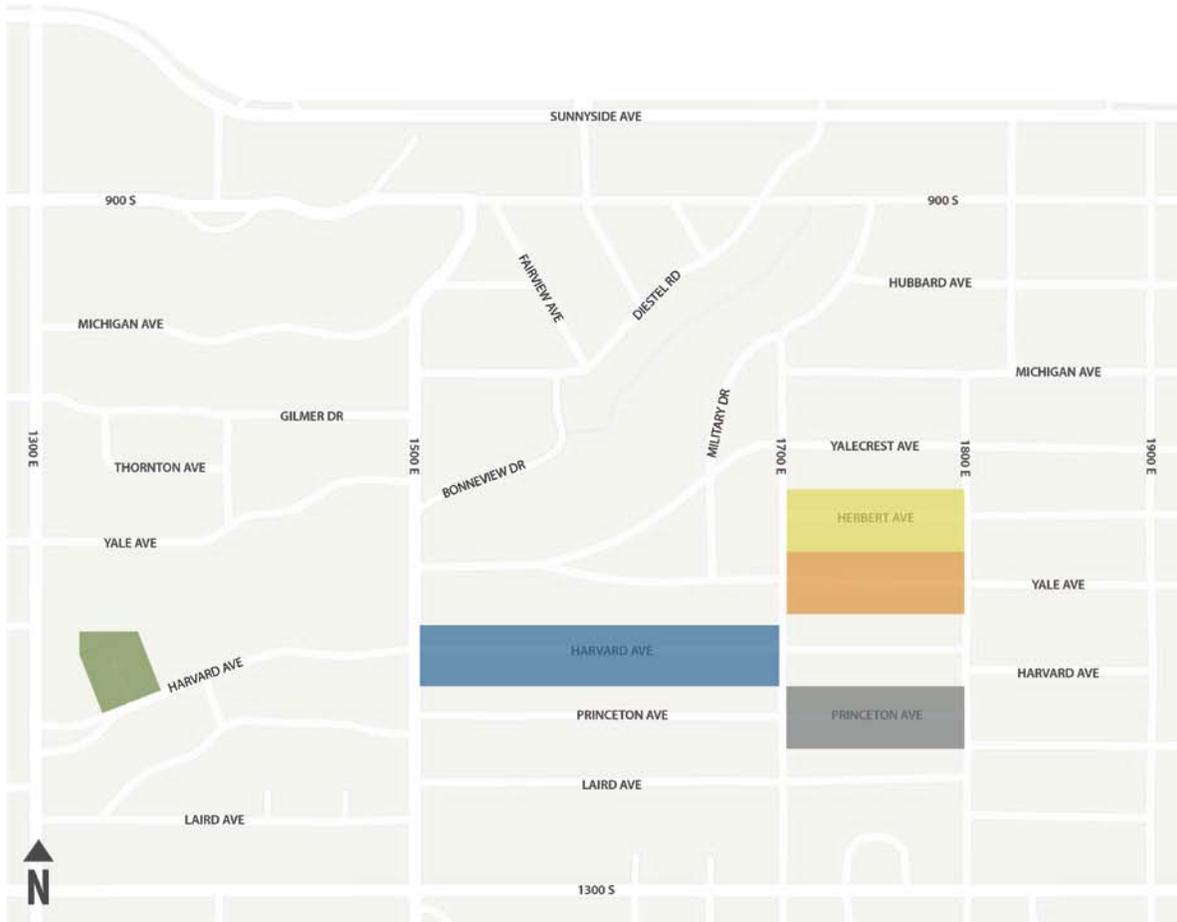
As discussed above, the applicant submitted a request to designate the Yalecrest – Upper Yale local historic district to provide additional protection for the historic architecture of the subdivision. This request was considered by the Historic Landmark Commission on September 4, 2014. The Historic Landmark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

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

NEXT STEPS:

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

ATTACHMENT A: VICINITY MAP



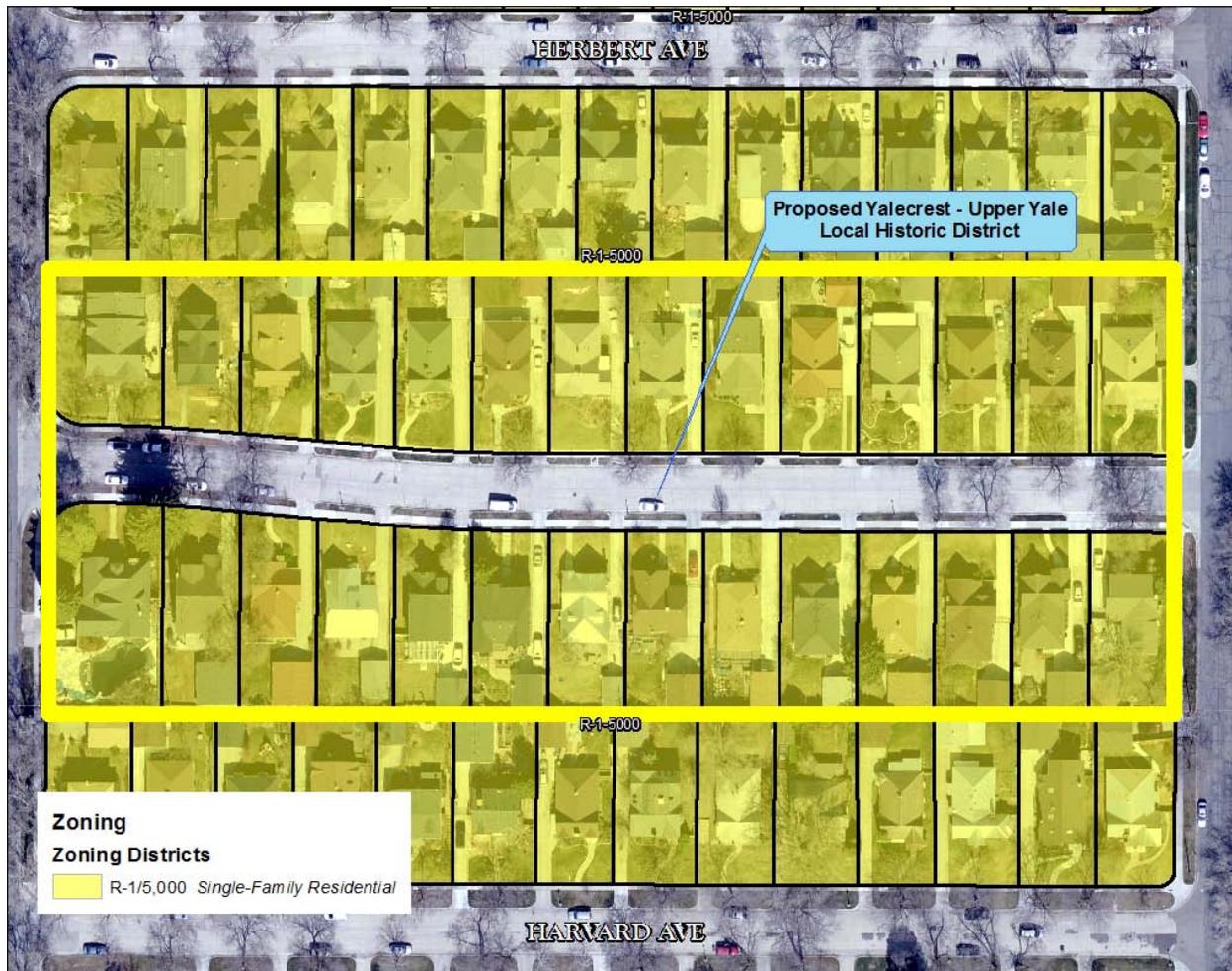
YALECREST

LOCAL HISTORIC DISTRICT APPLICATIONS

| MAP KEY | |
|--|--|
|  Normandie Circle |  Upper Yale 2nd |
|  Upper Harvard & Yale Park Plat A |  Upper Yale |
|  Princeton Park | |

ATTACHMENT B: EXISTING CONDITIONS

Salt Lake City Zoning Map



Historic Preservation Overlay

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

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

Adopted Master Plans and City Policies

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

Relevant Community Preservation Plan Policies

- Policy 3.1a: Identify historic resources in the City through the use of surveys that are consistent with the adopted State Historic Preservation Office survey criteria.
- Policy 3.2a: Local designation of historic resources should occur where the primary purpose is to protect the historic resources for the public interest and not where the primary purpose is something other than that such as to stabilize a neighborhood or preserve neighborhood character.
- Policy 3.2b: The pursuance of new locally designated historic resources should focus on protecting the best examples of an element of the City's history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and/or cultural features and significant character defining features where possible.
- Policy 3.2c: Protect exemplary groupings of historic properties as local historic districts.
- Policy 3.2d: Local designation should only occur after the City has an understanding of the degree of property owner and public support for the proposed designation.
- Policy 3.2e: Local designation of historic properties should only occur, after the City expends resources to inform property owners of the reasons for the proposed designation and what regulations will be included and the incentives offered for local designation.
- Policy 3.2h: Prior to local designation, national designation should be pursued to ensure financial incentives are in place for those historic resources that are regulated locally.
- Policy 3.2i: Professional reconnaissance level survey work should be completed prior to designating a local historic district because it identifies the number and type of historic resources in an area and provides the information needed when determining the appropriateness for change to a specific historic resource.

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

East Bench Community Master Plan (1987) ([click this link to view the East Bench Master Plan](#))

The proposed Yalecrest-Upper Yale 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 also includes the following language 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.

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

- Enforce preservation strategies for buildings and neighborhoods.

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 ensure compatible new development in the Yalecrest neighborhood.

In addition, the Community Preservation plan includes policies on focusing historic preservation efforts on protecting the best examples of elements of the City's History, development patterns and architecture. Yalecrest has the highest concentration of Period Revival style homes in Utah. In Upper Yale, 26 of the 28 homes incorporate Period Revival architecture. Based on the Staff's recommended contributing status ratings discussed above, 21 of the 26 Period Revival homes in Upper Yale are rated as being contributing buildings and 16 of the 26 Period Revival homes are considered to be architecturally significant.

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

Finding: The designation of the proposed Yalecrest – Upper Yale local historic district is generally consistent with purposes, goals, objectives, and policies of the City adopted planning documents. Specifically, the Community Preservation Plan and the East Bench Master Plan are supportive of the creation of new local historic districts in the Yalecrest neighborhood.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.

Analysis: The purpose of the H Historic Preservation Overlay district is to:

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

Local historic district designation generally requires that all exterior modifications to buildings, new construction and demolition to be consistent with the provisions of the Historic Preservation Overlay standards. This type of design review ensures that future changes to properties within local historic districts will not detract from the historic integrity of the district. Designation of the proposed local historic district is consistent with the stated purpose of the Historic Preservation Overlay district.

Finding: Designating Yalecrest – Upper Yale as a local historic district by applying the Historic Preservation Overlay district helps to ensure the preservation of the neighborhood, and thus furthers the purpose statements of the zoning ordinance.

3. The extent to which a proposed map amendment will affect adjacent properties.

Analysis: Approving the proposed Zoning Map amendment will have no direct impact on adjacent property. The Historic Preservation Overlay district does not change the type of land use allowed by the underlying R-1/5,000 zoning district. The proposed local historic district will remain a single family residential district but exterior alteration of the homes will be subject to the additional standards of the Historic Preservation Overlay district.

Finding: The proposed Zoning Map amendment will not have any additional effect on adjacent properties.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and

Analysis: The Upper Yale subdivision has two existing overlay zoning districts. The Groundwater Source Protection Overlay seeks to ensure that the quality of groundwater is protected. The Yalecrest Compatible Infill Overlay is designed to provide additional requirements to encourage compatible new development in relation to the existing character and scale of the neighborhood.

The proposed map amendment would not conflict with the purposes and provisions of the Groundwater Source Protection overlay district. The Historic Preservation Overlay district would introduce a more detailed level of review to ensure that development within the area would be compatible with 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 compliance with the historic district standards and compatible development within the district ensuring that the purpose of each overlay district is met.

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

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

Analysis: All public facilities and services are available.

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

ZONING MAP AMENDMENTS

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

| Factor | Finding | Rationale |
|---|----------|---|
| 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

- **Public Outreach Meeting:** On August 4, 2014, the Planning Division met with owners of property located within the proposed Yalecrest - Upper Yale 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 and the Historic Preservation standards, design guidelines and processes. Approximately ten property owners attended this meeting. Most of those who attended the meeting supported the designation of the neighborhood as a local historic district.
- **Yalecrest Neighborhood Open House Meeting:** On August 21, 2014, Planning Division staff held a community wide open house at the City & County building. All property owners and residents with 300 feet of the local historic district, as well as those individuals on the Planning Divisions listserv were notified of the Open House. There were no members of the public who attended the Open House who provided comments on the proposed Yalecrest - Upper Yale local historic district.
- **Historic Landmark Commission Meeting:** On September 4, 2014, the Historic Landmark Commission held a hearing regarding the proposed Yalecrest – Upper Yale local historic district. At the Historic Landmark Commission meeting, the applicant was the only person who spoke at the meeting. There was no one who spoke during the public hearing. The Historic Landmark Commission unanimously approved the request. Draft minutes of the September 4, 2014 Historic Landmark Commission meeting are found on page 14 (click this link for the [Historic Landmark Commission Staff Report](#)).
- **Email:** One email was received regarding the proposed local historic district designation. A copy of the email can be found in Attachment D. The email notes the property owner's desire to not be part of a local historic district.

From: [Kaufmann, Scott \(RTKC\)](#)
To: [Pickering, Maryann](#)
Subject: Yalecrest Historic District
Date: Tuesday, August 12, 2014 6:48:08 PM

Maryann –

I recently received a notice that SLC Planning Division is considering adding the neighborhood that I live in to a historic district overlay. I live at 1703 E. Yale Ave (NE corner 17th/Yale) and am strongly opposed to such an inclusion. Having watched the fight a few years ago between those seeking to improve their respective homes and those seeking to control what others can do, I would rather take my chances in the free-market theory of value propositions and moral responsibility. I do not see it fit for a small group of individuals to control or influence the direction this area might head. We live in one of the nicest neighborhoods in the State and I am confident it will continue in that path of success without being governed by a separate body or overlay ordinance.

I am unable to attend the meeting on the 21st, so thought I'd send my comments this route to be sure that you have a balanced perspective on what some homeowners desire. My position is that I will decide, with City input or governance, what is best for my home. Unless those in favor of this added layer would like to share in my monthly mortgage payment, I do not need my neighbors to participate in decisions about my home.

Thanks for your consideration of the thoughts above.

Regards,
Scott

Scott R. Kaufmann
Vice President Commercial Development
Rio Tinto | Kennecott Utah Copper
4700 Daybreak Parkway, 3rd Floor
South Jordan, UT 84095
Office: 801.204.2765
Cell: 801.554.7255
scott.kaufmann@riotinto.com

Avis:

Ce message et toute pièce jointe sont la propriété de Rio Tinto et sont destinés seulement aux personnes ou à l'entité à qui le message est adressé. Si vous avez reçu ce message par erreur, veuillez le détruire et en aviser l'expéditeur par courriel. Si vous n'êtes pas le destinataire du message, vous n'êtes pas autorisé à utiliser, à copier ou à divulguer le contenu du message ou ses pièces jointes en tout ou en partie.

Notice:

This message and any attachments are the property of Rio Tinto and are intended solely for the named recipients or entity to whom this message is addressed. If you have received this message in error please inform the sender via e-mail and destroy

**Excerpt of
SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
451 South State Street, Room 326
September 4, 2014**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:33:32 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Commissioners Thomas Brennan, Robert McClintic, Rachel Quist, David Richardson, Charles Shepherd and Heather Thuet. Chairperson Sheleigh Harding was excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Joel Paterson, Program Manager; Carl Leith, Senior Planner; Janice Lew, Senior Planner; Lex Traughber, Senior Planner; Michael Maloy, Principal Planner; Maryann Pickering, Principal Planner; Michelle Moeller, Senior Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the work session. Historic Landmark Commissioners present were: Robert McClintic, Thomas Brennan and Rachel Quist. Staff members in attendance were Michaela Oktay, Joel Paterson, Lex Traughber, Maryann Pickering, and Carl Leith.

- The Commission and Staff drove through the Yalecrest neighborhood and Staff gave an overview of the proposed Local Historic Districts.

PUBLIC HEARINGS [5:39:47 PM](#)

Ms. Michaela Oktay reviewed the five Local Historic District applications on the agenda. She reviewed what was being considered and the process of approval. Ms. Oktay stated Staff was recommending the Historic Landmark Commission forward a favorable recommendation to the City Council regarding the petitions.

[5:43:44 PM](#)

Yalecrest - Upper Yale Local Historic District - A request by Sonja Chesley (property owner) to create a new local historic district for the Upper Yale Addition through the zoning map amendment process. The twenty eight (28) properties are located on the north and south sides of Yale Avenue (approximately 1080 South) between 1700

and 1800 East. All of the properties are zoned R-1/5,000 (Single-family Residential District) and are located in Council District 6 represented by Charlie Luke. (Staff Contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com). Case number PLNHLC2014-00013

Ms. Maryann Pickering, 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.

Ms. Sonja Chesley, Applicant, stated to apply for the district only four signatures were required and they received eight. She stated she agreed with Staff's recommendation for approval.

Acting Chairperson Brennan stated the City Creek petition will be moved to number eight on the agenda.

PUBLIC HEARING [5:47:45 PM](#)

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

The Commission stated the following:

- Discussed how the boundaries were determined for the proposed district.
- The number of contributing structures.
- How different each of the five areas were even though they are in the same general area.
- The loss of street trees in the area.
- If a condition could be added to encourage planting of trees.
- They discussed if programs existed to help with the cost of planting trees.

MOTION [5:51:57 PM](#)

Commissioner McClintic stated regarding PLNHLC2014-00013, based on the findings listed in the Staff Report, testimony and information presented, he moved to forward a positive recommendation to the City Council to designate a new local historic district for the Upper Yale subdivision. Commissioner Shepherd 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 Upper Yale subdivision located on Yale Avenue between 1700 East and 1800 East for the purpose of designating the Yalecrest – Upper Yale local historic district.

Not Consistent with Staff Recommendation:

Based on the testimony and the following findings, I move that the Planning Commission forward to the City Council a negative recommendation for the requested Zoning Map amendment to add the H Historic Preservation Overlay district to the Upper Yale subdivision located on Yale Avenue between 1700 East and 1800 East. The proposal does not meet the minimum standards necessary for a Zoning Map Amendment.

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

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

ATTACHMENT F: PARCEL ID NUMBERS

| Parcel Number | Address |
|---------------|---------------------|
| 16-09-410-001 | 1702 E. YALE AVENUE |
| 16-09-409-016 | 1703 E. YALE AVENUE |
| 16-09-409-017 | 1713 E. YALE AVENUE |
| 16-09-410-002 | 1714 E. YALE AVENUE |
| 16-09-409-018 | 1719 E. YALE AVENUE |
| 16-09-410-003 | 1720 E. YALE AVENUE |
| 16-09-409-019 | 1725 E. YALE AVENUE |
| 16-09-410-004 | 1726 E. YALE AVENUE |
| 16-09-409-020 | 1731 E. YALE AVENUE |
| 16-09-410-005 | 1732 E. YALE AVENUE |
| 16-09-409-021 | 1737 E. YALE AVENUE |
| 16-09-410-006 | 1738 E. YALE AVENUE |
| 16-09-409-022 | 1743 E. YALE AVENUE |
| 16-09-410-007 | 1744 E. YALE AVENUE |
| 16-09-409-023 | 1749 E. YALE AVENUE |
| 16-09-410-008 | 1750 E. YALE AVENUE |
| 16-09-409-024 | 1755 E. YALE AVENUE |
| 16-09-410-009 | 1756 E. YALE AVENUE |
| 16-09-409-025 | 1761 E. YALE AVENUE |
| 16-09-410-010 | 1762 E. YALE AVENUE |
| 16-09-409-026 | 1767 E. YALE AVENUE |
| 16-09-410-011 | 1768 E. YALE AVENUE |
| 16-09-409-027 | 1773 E. YALE AVENUE |
| 16-09-410-012 | 1774 E. YALE AVENUE |
| 16-09-409-028 | 1779 E. YALE AVENUE |
| 16-09-410-013 | 1780 E. YALE AVENUE |
| 16-09-410-014 | 1784 E. YALE AVENUE |
| 16-09-409-029 | 1785 E. YALE AVENUE |

ATTACHMENT G: ADDITIONAL APPLICANT INFORMATION

LOCAL HISTORIC DISTRICT DESIGNATION SUBMITTAL REQUIREMENTS

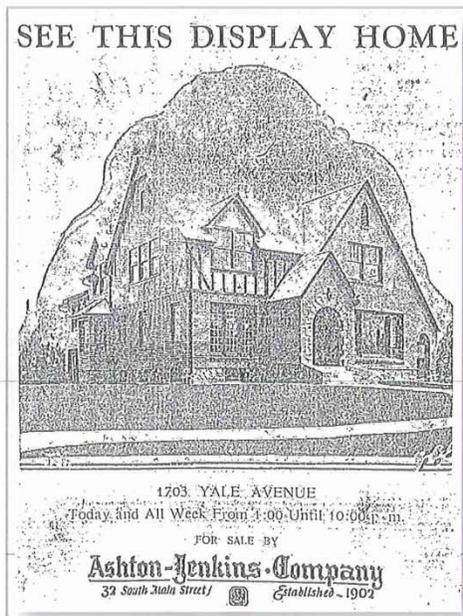
1. Project Description

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

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

One of the earliest residents of what is now Yalecrest was Gutcliffe Beck, whose 10-acre farm was located between 1700 and 1800 East. His 1870s adobe farmstead was located near the intersection of Yalecrest Avenue (two streets north of Yale Avenue) and 1700 East. Another farm, that of Paul Schettler, was situated near the intersection of 1900 East and Herbert Avenue (one street north of Yale Avenue), and had crops that included mulberry orchards for silk worms.

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



Platted in February 1926, the Upper Yale Addition is located in Block 28 of 5-Acre Plat C of the Big Field Survey of 1848. The subdivision of 28 lots is exactly one block long, situated on Yale Avenue between 1700 and 1800 East.

Yale Avenue (Yalecrest-Upper Yale Addition) is a residential street located on the East Bench of Salt Lake City. It contains 28 single-family homes and the vast majority of structures are English Tudor or English Cottage period revival styles.

In concert with the English Tudor and Cottage styles, architectural characteristics of the development include sweeping roof extensions; round arch doorways and windows; multi-pane, diamond pane and stained glass windows; neo-classical and colonial columns; tapered chimneys; Tudor-style half-timbering; multi-colored brick and decorative brickwork; wall and gable dormers; small decorative windows and attic vents; French-door style windows; stained glass windows; and balconettes.

YALECREST - UPPER YALE ADDITION LHD

The street was paved from 1700 to 1800 East in 1926. Homebuilding also began in 1926, a prolific time for builders Philip and Herbert Biesinger, who designed and built nearly all of the Upper Yale Addition houses from 1926-28, which contributes to the consistency in appearance. The Biesingers also built most of the homes in the Upper Yale 2nd Addition on Herbert Avenue, as well as homes on 9th South, Harvard, Thornton and Princeton Avenues. The Biesingers often partnered with another Yalecrest contractor, John R. Reynolds.

Interestingly, a look at U.S. Census records show Philip A. Biesinger's father, Thomas Biesinger from Germany, had three wives. Philip A. and Herbert W. M. Biesinger were born to different mothers. It's not absolutely certain this Herbert is the same who built homes in Yalecrest.

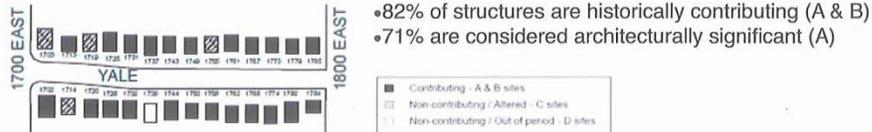


Other Biesingers named George and Wilford, likely Philip and Herbert's brothers, built many more homes on Thornton Avenue and throughout Salt Lake City.

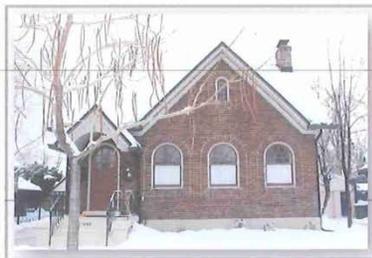
2. PHYSICAL INTEGRITY

The Yalecrest-Upper Yale Addition retains a high degree of historic integrity. Many families have built rear and upper additions to their homes over the years but for the most part have left the facades undisturbed. There are five non-contributing buildings, one of which was a complete demo/new construction in 2004; the other a dramatically tall pop-up. Also, since the survey the home at 1713 Yale has been rebuilt and its new status is unknown.

According to the Yalecrest RLS:



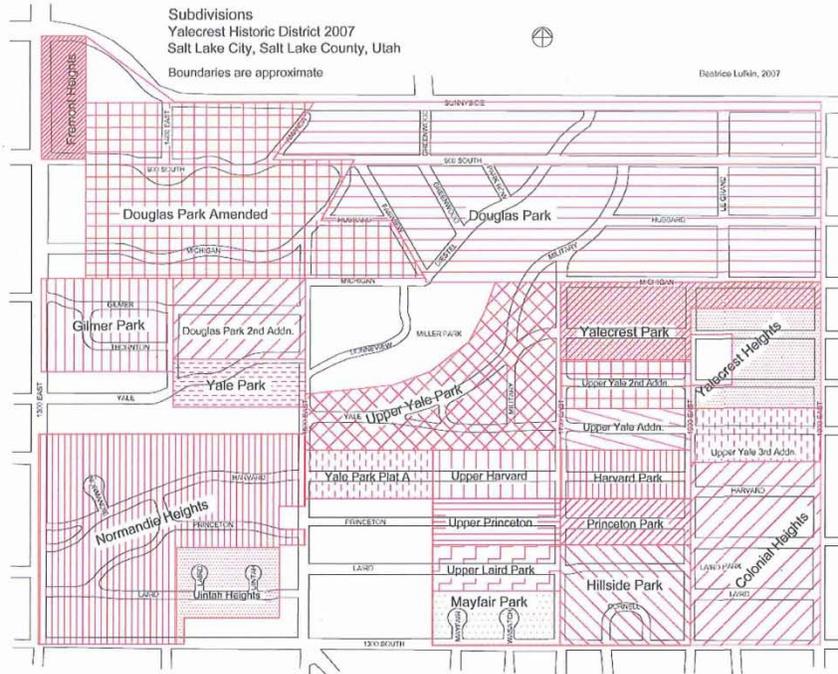
1762 and 1768 Yale, both built in 1926, were recommended in the RLS for intensive level research as they are representative of a block of period cottages.



YALECREST - UPPER YALE ADDITION LHD

3. NATIONAL REGISTER OF HISTORIC PLACES

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



4. NOTABLE EXAMPLES

The home at 1750 Yale, known as the Guy R. and Amy A. LaCoste house, was recommended in the RLS for additional research as an architecturally significant example of the popular period revival English Cottage style and as the residence of a noted newspaperman: "An L-shaped one and one-half story English Cottage with a pentgable roof, ridge parallel to the street, from which pentgable end to the street wing projects. The entry is framed by a round arch opening in the extended roof pitch of the wing. Additional features: casement windows, French doors, iron balconette."



3

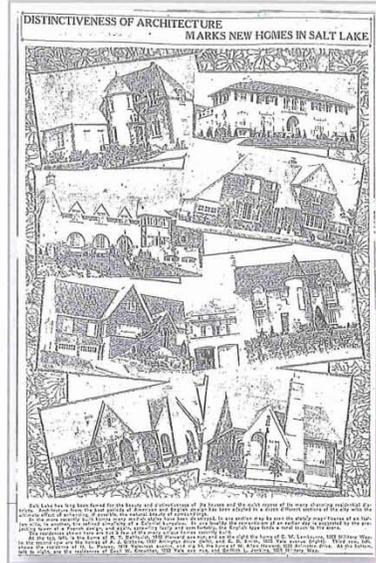
January 2014

YALECREST - UPPER YALE ADDITION LHD

The survey goes on to say: "The house was built about 1926, probably by Philip Biesinger. In 1927 Guy Robert LaCoste and Amy LaCoste bought the house and lived there until Guy's death in 1934 at age 59. He was president of LaCoste and Company brokers, and a former newspaperman. Born in 1875 in New York, he came west early in life and started in the newspaper as city editor of the *Denver Post*. He served as secretary to Sen. Charles B. Hughes of Colorado while in Washington, D.C. Later he was exchange editor of the *St. Louis Republic* and on coming to Salt Lake City was made city editor of the *Salt Lake Telegram*. He lived in Salt Lake for 24 years, retiring from the newspaper business 18 years prior to his death and started his brokerage firm.

Former Utah Supreme Court Chief Justice Christine Meaders Durham, the first woman on Utah's Supreme Court, once lived at 1702 Yale Ave. Nominated to the court in 1982, she later served as chief justice for 10 years before stepping down in 2012, and was the second longest-serving chief justice in Utah's history.

The parents of Mrs. Phillip G. McCarthy (the McCartheys have a rich history in Salt Lake City), Mr. and Mrs. Harry O'Loughlin, lived at 1767 Yale Ave.



This photo collage highlights homes in Yalecrest, and the bottom left home is mentioned as the residence of Cecil W. Crowther, 1732 Yale Avenue; Salt Lake Telegram, May 27, 1928

5. CITY PLANNING POLICIES

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

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

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

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

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

6. PUBLIC INTEREST

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

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

2. Photographs

GOOD HOMES

A Home to be good—whether it be a cottage or a mansion—must be useful, substantial and beautiful.

To make a house useful and livable is to plan it well. The comfort and convenience of those who are to live within it depend upon the size of the rooms, their outlook and exposure, and upon their relation one to the other so that all may function to simplify the administration of the house.

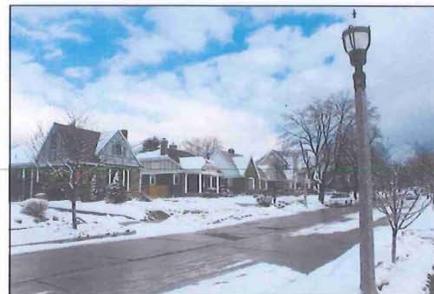
To make a house substantial and durable is to use the right materials, properly selected; and to observe in its building the correct and the best established practices of construction.

To make a house beautiful is to have it conform to the essential qualities of good design—proportions, scale, color, texture, rhythm and repose.

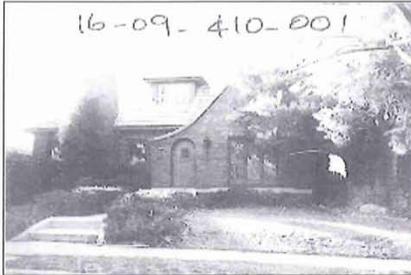
To the proper application of these simple, fundamental principles, the Builders mentioned herewith are pledged—each and every one is earnestly striving to make Salt Lake—the City Beautiful—a community of attractive and substantial homes. Consult them on your building problems.

| | | | | | |
|---|---|---|---|--|--|
| BOWERS BUILDING CO. 1000 SOUTH STATE SALT LAKE CITY | LARKSON BUILDING CO. 1418 SOUTH STATE SALT LAKE CITY | KONIGALL & RICHARDS BUILDING CO. 14 S. FORTWORTH SALT LAKE CITY | HARRISON BUILDING CO. 1441 EAST 100 S. SALT LAKE CITY | NEWTON BROS. CONTRACTORS 1015 SOUTH STATE SALT LAKE CITY | VINCENT PETERSON CO. 48 EAST 100 S. SALT LAKE CITY |
| HERMAN & CO. 212 1/2 W. MAIN SALT LAKE CITY | S. E. HILCKOCK 1018 HUNTER AVE. SALT LAKE CITY | GEO. L. BRESINGER 1018 HUNTER AVE. SALT LAKE CITY | W. A. SYMON 814 WEST AVE. SALT LAKE CITY | E. THOMPSON 1017 SOUTH STATE SALT LAKE CITY | A. JACOB 1018 EAST STATE SALT LAKE CITY |
| C. A. WORKLEY 815 1/2 W. MAIN SALT LAKE CITY | E. A. JOHNSON 1018 HUNTER AVE. SALT LAKE CITY | SAM CAMPBELL 1018 HUNTER AVE. SALT LAKE CITY | SAM COTTAM 1018 HUNTER AVE. SALT LAKE CITY | STEWART & WELLS 1018 HUNTER AVE. SALT LAKE CITY | A. FELDHAUSEN 1018 HUNTER AVE. SALT LAKE CITY |
| H. J. HARRIS, INC. 1018 HUNTER AVE. SALT LAKE CITY | See "The Great Idea" at Pantages Theatre, beginning Wednesday—Parade 12:30 Tomorrow | | | | H. B. WHITMAN 1018 HUNTER AVE. SALT LAKE CITY |

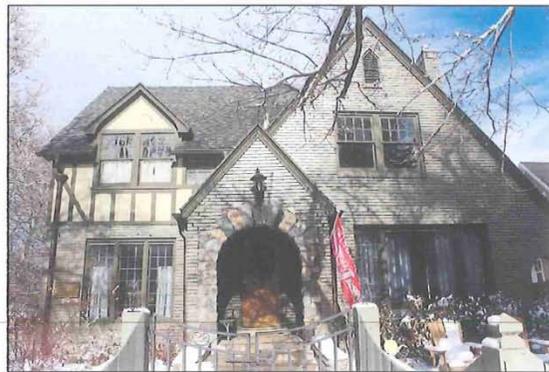
Salt Lake Telegram, October 12, 1924



YALECREST - UPPER YALE ADDITION LHD



1702 Yale Ave.
Built 1926 by P. Biesinger
Regular brick
English Cottage



1703 Yale Ave.
Built 1928 by P. Biesinger
Regular brick with half timbering
English Tudor

YALECREST - UPPER YALE ADDITION LHD



1713 Yale Ave.
Built 1926 by P. Biesinger
Stucco/plaster and striated brick
English Cottage
Remodeled 2011 following fire-caused condemnation



1714 Yale Ave.
Built 1926 by P. Biesinger
Aluminum/vinyl siding with striated brick
English Cottage, other unclear style

YALECREST - UPPER YALE ADDITION LHD



1719 Yale Ave.
Built c. 1926
Striated brick with half timbering
Neoclassical/Period Revival:Other

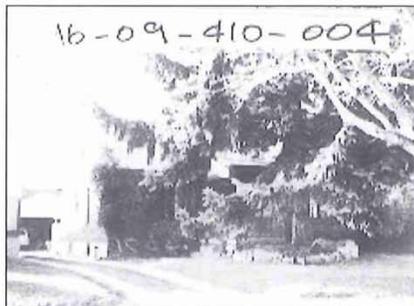


1720 Yale Ave.
Built 1926 by P. Biesinger
Striated brick with half timbering
English Cottage

YALECREST - UPPER YALE ADDITION LHD



1725 Yale Ave.
Built 1926 by Philip Biesinger
Striated brick
English Cottage



1726 Yale Ave.
Built 1926 by P. Biesinger
Striated brick with metal roof
English Cottage

YALECREST - UPPER YALE ADDITION LHD



1731 Yale Ave.
Built 1926 by Philip Biesinger
Striated brick with half timbering
English Tudor



1732 Yale Ave.
Built 1926 by P. Biesinger
Stucco/plaster with striated brick
English Cottage

YALECREST - UPPER YALE ADDITION LHD



1737 Yale Ave.
Built 1926 by Philip Biesinger
Regular brick with half timbering
English Tudor Bungalow



1738 Yale Ave.
Built 2004
Brick with half-timbering and other undefined materials
Neo-Tudor/English

YALECREST - UPPER YALE ADDITION LHD



1743 Yale Ave.
Built 1926 by Philip Biesinger
Striated brick
English Cottage



1744 Yale Ave.
Built 1926 by P. Biesinger
Stucco/plaster
English Cottage

YALECREST - UPPER YALE ADDITION LHD

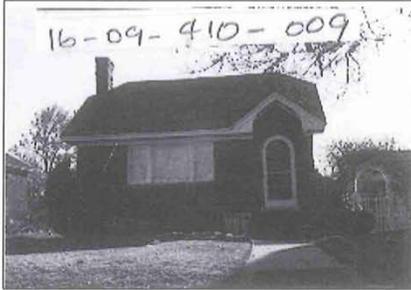


1749 Yale Ave.
Built 1926 by Philip Biesinger
Striated brick with half timbering
English Tudor



1750 Yale Ave.
Built 1927 by Philip Biesinger
Striated brick with half timbering
English Tudor

YALECREST - UPPER YALE ADDITION LHD



1755 Yale Ave.
Built 1926 with later pop-top
Stucco/plaster with striated brick
Neo-Tudor/English

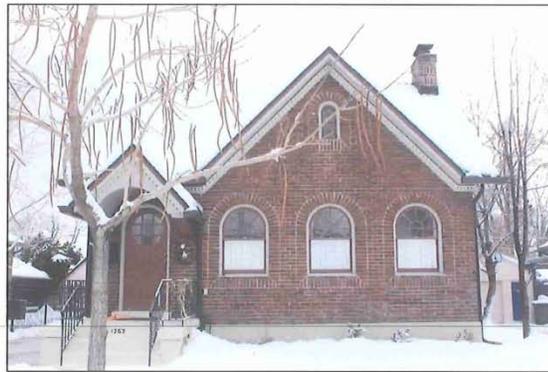


1756 Yale Ave.
Built 1926 by H. Biesinger
Striated brick
Bungalow

YALECREST - UPPER YALE ADDITION LHD



1761 Yale Ave.
Built 1926 by P. Biesinger
Regular brick with half timbering
English Cottage

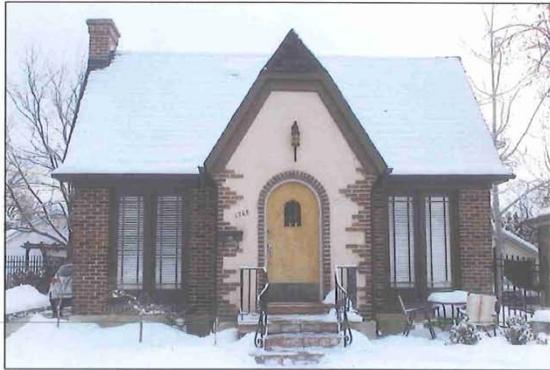
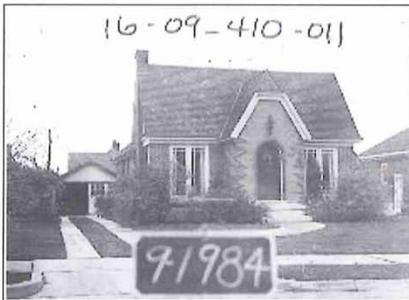


1762 Yale Ave.
Built 1926 by H. Biesinger
Regular brick with half timbering
English Cottage

YALECREST - UPPER YALE ADDITION LHD



1767 Yale Ave.
Built 1926 by Philip Biesinger
Striated brick
English Cottage

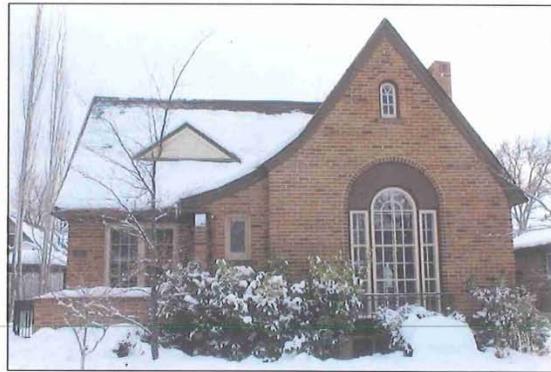


1768 Yale Ave.
Built 1927 by H. Biesinger
Striated brick with stucco/plaster
English Cottage

YALECREST - UPPER YALE ADDITION LHD



1773 Yale Ave.
Built 1926 by Philip Biesinger
Striated brick
English Cottage



1774 Yale Ave.
Built 1927 by H. Biesinger
Striated brick
English Cottage/English Tudor

YALECREST - UPPER YALE ADDITION LHD



1779 Yale Ave.
Built 1927 by P. Biesinger, attic addition in 1983
Regular brick with half-timbering
English Tudor



1780 Yale Ave.
Built 1927 by H. Biesinger
Striated brick
English Cottage

YALECREST - UPPER YALE ADDITION LHD

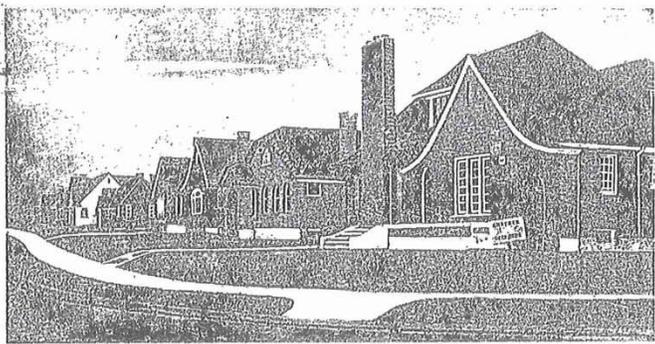


1784 Yale Ave.
Built 1928
Regular brick with half timbering
English Cottage



1785 Yale Ave.
Built 1927 by P. Blesinger
Striated brick with Bartile roof
English Cottage

YALECREST - UPPER YALE ADDITION LHD



"The most attractive block of houses in the city"
(These are not our words, but an expression we hear every day from the public.)

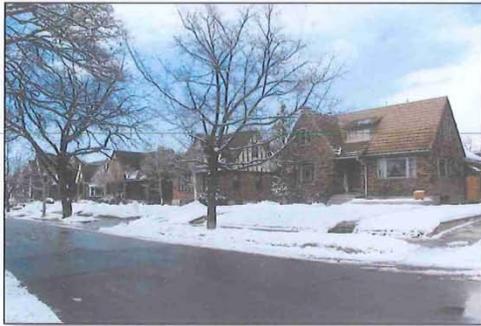
Drive out today to Upper Yale Avenue between 17th and 18th East and see the many beautiful homes we are building. Every house different and distinctive. All sizes and prices ranging from \$6750 to \$9500, which includes garage, walks, strips and ALL street improvements paid in full.

Our houses sell before they are finished—the price and quality does it.

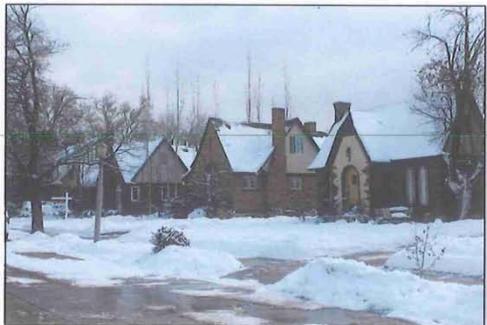
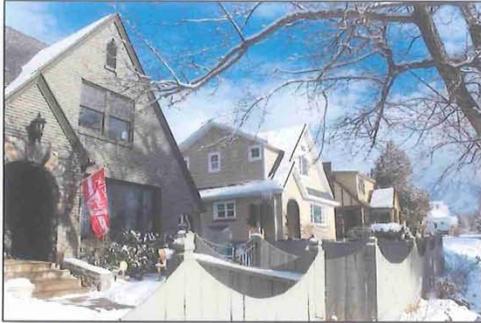
JOHN L. REYNOLDS AND PHILIP BIESINGER
OWNERS AND BUILDERS

Office on the Subdivision—Hy. 5786 —or— 521 McIntyre Bldg.—Was. 8899.

Salt Lake Telegram, May 22, 1927



YALECREST - UPPER YALE ADDITION LHD



3. Research Material

This section of the application is for individual historic sites; however, a Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation. Much of the information in this document about the area's architecture, history, builders and building dates come from that survey. Additional information is on file at the Utah State Historic Preservation Office. The U.S. Census, Ancestry.com, digitalnewspapers.org, and Polk Directories were additional sources.

4. Landmark Sites

Not applicable

5. Boundary Adjustment

