



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Amy Thompson
(801) 535-7281
amy.thompson@slcgov.com

Date: February 24, 2016

Re: PLNHLC2015-00697 Yalecrest – Hillside Park Local Historic District Designation (Zoning Map Amendment)

Zoning Map Amendment

PROPERTY ADDRESS: The proposed Yalecrest – Hillside Park local historic district, includes 53 parcels, and is located within the Yalecrest neighborhood generally between 1700 East and 1800 East along Laird Avenue, Cornell Circle and 1300 South.

MASTER PLAN: East Bench Master Plan – Low Density Residential

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

REQUEST: This is a request by William Lapsley, property owner, to designate a new 53 parcel local historic district for Hillside Park; the proposed local historic district boundary is located approximately between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South.

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 for a Zoning Map Amendment and therefore recommends that the Planning Commission transmit a favorable recommendation to the City Council to approve the request.

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 – Hillside Park local historic district, consisting of 53 parcels, and located within the Yalecrest neighborhood generally between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South.

ATTACHMENTS:

- A. Application
- B. Vicinity Map
- C. Parcel ID Numbers
- D. Existing Conditions

SALT LAKE CITY CORPORATION
451 SOUTH STATE STREET, ROOM 406
PO BOX 145480 SALT LAKE CITY, UT 84114-5480

WWW.SLCGOV.COM
TEL 801-535-7757 FAX 801-535-6174

- E. Public Process and Comments
- F. Analysis of Standards
- G. Motions

PROJECT DESCRIPTION:

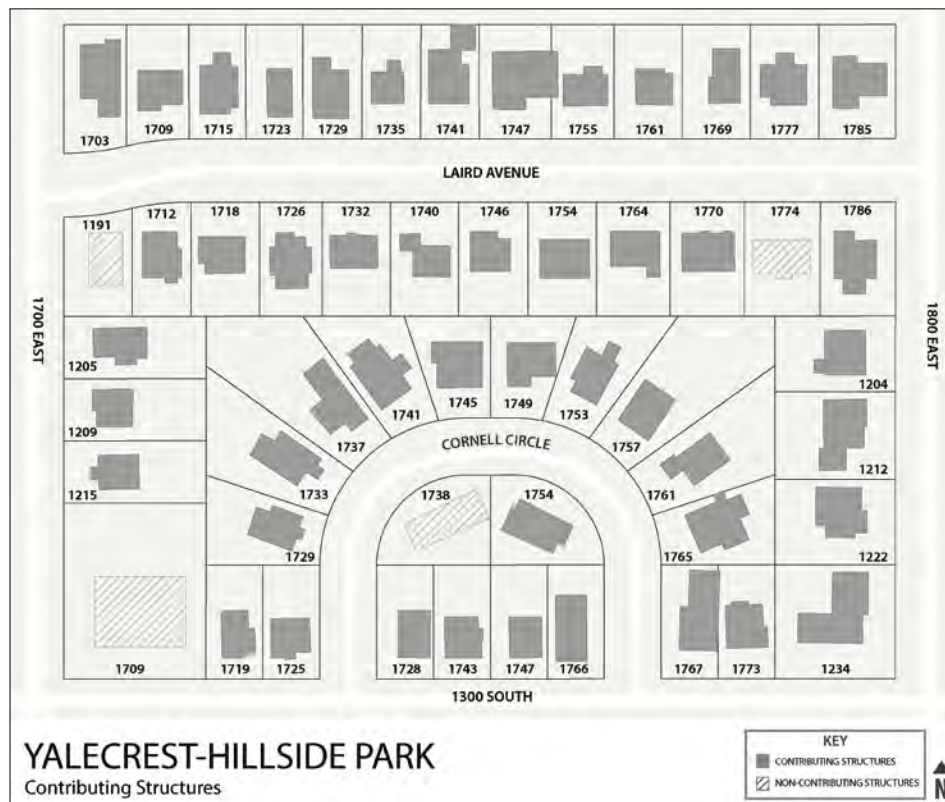
The proposed Yalecrest – Hillside Park local historic district is located generally between 1700 East and 1800 East along Laird Avenue, Cornell Circle and 1300 South in the Yalecrest Neighborhood.

On August 28, 2015, an application was submitted to the City by William Lapsley, 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 60% 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 November 17, 2015, at which time the Council instructed Planning Staff to proceed with processing the request.

The proposed Yalecrest – Hillside Park local historic district includes all of the properties that were within the original plat of the Hillside Park subdivision that was registered in 1937. The proposed district consists of 53 parcels (52 residential properties and 1 commercial property). 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 – Hillside Park local historic district are World War II Cottages. Other styles within the proposed district range from Colonial Revival Cottages to early Ranch houses in a range of wall cladding. Some contemporary or “modern” examples are also found. Styling in this era is simplified, with Minimal Traditional and Colonial Revival examples predominate.

The homes in the proposed Yalecrest – Hillside 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 49 of 53 structures are rated as contributing and 4 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 some of the structures. The Historic Landmark Commission approved changes to the 2005 RLS survey that resulted in four (5) structures moving from “contributing” to “non-contributing” status, one (1) structure moving from “out of period” to “non-contributing” status, and one is moving from “non-contributing” to “contributing” status. With these accepted changes, there are 45 “contributing” principal buildings (85%) and 8 “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 Initiation - The petition was initiated by a property owner within the proposed district. The local historic designation process (21A.34.020.C) in place at the time required 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 through the designation process 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 60% to initiate the Yalecrest-Hillside Park petition.

Issue 2: Petition Opposition - A property owner in the proposed district collected signatures in opposition to the Yalecrest-Hillside Park proposal and submitted them at the Historic Landmark Commission meeting on February 4th 2016. There have been some disputes regarding misinformation that was given while obtaining those signatures in opposition to the proposal. It's important to note that the list of signatures gathered is considered public input. The result of the balloting process is what the city acknowledges as the official canvass, however all public comment received during the public outreach process will be transmitted to City Council. More detailed information on communication with property owners and residents are included in Attachment F - Public Process and Comments.

Issue 3: Character Conservation District - As of the date of this Staff Report, there have not been any applications for a Character Conservation District submitted to the City.

There have been several questions throughout the public process about creating a Character Conservation District in this area. Both a Local Historic District and a Character Conservation District require a Zoning Map Amendment. Because there is an existing Local Historic District application pending for the Yalecrest-Hillside Park subdivision, a property owner initiated Conservation District application could not be filed for this area at the same time, and would require a one year waiting period before a property owner initiated petition for a Conservation District could be applied for concerning the Hillside Park area. This information can be found in section 21A.50.060 of the Salt Lake City zoning ordinance, “Limitation on Amendments.”

Issue 4: 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”. See Attachment D for more information on related to policy support.

Issue 5: Protection of Historic Resources - Although the homes in the proposed Yalecrest – Hillside 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 – Hillside 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, and that the mass and scale of the homes that can be built within the requirements of the existing zoning is not compatible with the existing character of the homes in the area.

The H Historic Preservation Overlay district that would be applied to the proposed Yalecrest – Hillside 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.

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. City Council will be the final decision making body.

ATTACHMENT A: APPLICATION



HP: Designation

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNHLC2015-00697	Received By: K. Lindquist	Date Received: 8-28-15
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PLEASE PROVIDE THE FOLLOWING INFORMATION

Name of the Proposed Historic District or Site:

Yalecrest-Hillside Park LHD

Location of the Proposed Historic District or Site:

Yalecrest

Name of Applicant:

William G. Lapsley

Phone:

[Redacted]

Address of Applicant:

1726 E. Laird Ave, Salt Lake City, 84108

E-mail of Applicant:

[Redacted]

Cell/Fax:

[Redacted]

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

AVAILABLE CONSULTATION

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

FEE

- No application fee is required.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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SIGNATURE

- If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: August 28, 2015
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Updated 7/8/15

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)

Written description of your proposal

Please include a discussion on how the proposed local historic district meets the following criteria:

1. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - a. Events that have made a significant contribution to the important patterns of history, or
 - b. Lives of persons significant in the history of the city, region, state or nation, or
 - c. The distinctive characteristics of a type, period or method of construction, or the work of a notable architect or master craftsman, or
 - d. Information important in the understanding of the prehistory or history of Salt Lake City; and
2. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;
3. The proposed local historic district is listed, or is eligible to be listed, on the National Register of Historic Places;
4. The proposed local historic district contains notable examples of elements of the City's history, development patterns or architecture.
5. The designation is generally consistent with the adopted planning policies of the City; and
6. The designation would be in the overall public interest.

2. Photographs

a. Historic photographs of existing building/s
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)

b. Current photographs of each façade and of the neighborhood

c. Historic photographs of the neighborhood if available

3. Research Material

a. Title search

b. Building permits card and invoice

c. Tax card information and photo

d. Biographical information or obituary for any previous owners

e. Information about the architect and/or builder

4. Landmark Sites

Complete the designation form

5. Boundary Adjustment

a. A map with information to clearly delineate the boundaries of the proposed local historic district

b. Signatures from each of the property owners who agree to the proposal

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



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



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: William G. Lapsley

Name of Proposed Local Historic District: Yalecrest - Hillside Park LHD

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.

Updated 7/8/15



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
William G. Lapsley Mary Ann Lapsley	1722 Laird Ave	<i>William G. Lapsley</i>	August 2, 2015
Lynn K Pershing	1715 Laird Ave	<i>Lynn K Pershing</i>	8/2/15
Carol Sutton	1740 LAIRD Ave	<i>Carol Sutton</i>	aug 1, 2015
Juanita Hurley	1729 Laird Ave	<i>Juanita Hurley</i>	8/2/15
Brent Marchant	1718 Laird Ave	<i>Brent Marchant</i>	8-2-15
JOHN D STEPHENS	1723 E LAIRD AVE	<i>John D Stephens</i>	8-2-15
MORRIS BENNETT	1723 LAIRD AVE	<i>Morris Bennett</i>	8/2/15
WINNIE M. HOLLENBERG	1741 LAIRD AV	<i>Winnie Hollenberg</i>	8-2-15
L A L RENE HINES	1712 LAIRD Ave	<i>L A L RENE HINES</i>	8/3/15
Kathy Torkelson	1215 So. 17th East	<i>Kathy Torkelson</i>	8/5/15
Mark Brisky	1755 E. Laird Ave	<i>Mark Brisky</i>	8-5-15
Lucinda Lashley Casey Lashley	1205 S. 1700 E.	<i>Lucinda Lashley</i>	8-5-15



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
Daise Kimball Edward Kimball	1747 Land Ave	<i>[Signature]</i>	8/5/15

Print Name	Address	Signature	Date
Leigh Stevens	1754 Land Ave	<i>[Signature]</i>	8/5/15

Print Name	Address	Signature	Date
Virginia Hytton	1209 So. 1700 E. SLC	<i>[Signature]</i>	8/8/15

Print Name	Address	Signature	Date
David Blair	1191 S. 1700 E	<i>[Signature]</i>	8/8/15

Print Name	Address	Signature	Date
Joseph Steele	4174 Alvinclai SLC (1204 South 18th East)	<i>[Signature]</i>	8/11/15

Print Name	Address	Signature	Date
Rebecca Tribe	1732 Land Avenue SLC	<i>[Signature]</i>	11 August 2015

Print Name	Address	Signature	Date
Daryl V. Hoole	1222 S. 1800 East	<i>[Signature]</i>	12 Aug 2015

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

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
Polly H. Potter	1729 Cornell Cir.	<i>Polly H. Potter</i>	8-6-15

Print Name	Address	Signature	Date
WESTER S. POTTER	1729 E. CORNELL CIR.	<i>Wester S. Potter</i>	8/8/15

Print Name	Address	Signature	Date
Marilyn Copeland	1925 E. 1300 S.	<i>Marilyn Copeland</i>	8-8-2015

Print Name	Address	Signature	Date
Andrew Sealfield	1738 E. Cornell Cir.	<i>Andrew Sealfield</i>	8/8/15

Print Name	Address	Signature	Date
Andrew Williams Sealfield	1738 Cornell Cir.	<i>Andrew Williams Sealfield</i>	8/8/15

Print Name	Address	Signature	Date
A. ROBERT THURMAN	1737 Cornell Circle	<i>A. Robert Thurman</i>	8/8/15

Print Name	Address	Signature	Date
Margo Thurman	1737 Cornell Circle	<i>Margo Thurman</i>	8/8/2015

Print Name	Address	Signature	Date
NORMAN R BROWN	1719 E 1300 S	<i>Norm R Brown</i>	8/8/2015

Print Name	Address	Signature	Date
Sue S. Brown	1719 E. 1300 S.	<i>Sue S Brown</i>	8-8-15

Print Name	Address	Signature	Date
Margrit S. Schneider	1733 E. Cornell Cir.	<i>M S Schneider</i>	8-10-15

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

Jacqueline Gardner 1745 Cornell Cir. Jacqueline C. Gardner 8/8/2015

Print Name Address Signature Date

Reed M. Gardner 1745 Cornell Cir. Reed M. Gardner Aug 2015

Print Name Address Signature Date

Tom Dubinski 1766 Cornell Cr. Tom Dubinski 8/15/2015

Print Name Address Signature Date

To Ann Dubinski 1766 Cornell Cr. John Dubinski 8/15/2015

Print Name Address Signature Date

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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

RISLON R. HORSLEY

1746 LAIRD

8/9/15

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

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Print Name

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Print Name

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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
NATE RUDEN	1212 S 1800 E	<i>Nate Ruden</i>	8/22/15
Camie Ruden	1212 S 1800 E	<i>Camie Ruden</i>	8/22/15
Sarah Albano	1786 E Laird Ave	<i>Sarah Albano</i>	8/22/15
Damon Toth	1786 E Laird Ave	<i>Damon Toth</i>	8/22/15
Laura Hornsby	1747 Laird	<i>Laura Hornsby</i>	8/22/15



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
MARY Elizabeth Null	1728 Cornell Circle	SLC, UT 84108 <i>[Signature]</i>	8.24.2015

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

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Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

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1. Project Description

Significance of area in local, regional or state history

In the mid 1800's, Salt Lake City was platted and developed with public buildings in the center of Salt Lake 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

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

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.

On July 31, 1936, The Sisters of the Holy Cross conveyed lots 2 and 3, block 28, five Acre Plat "C" to Anderson Lumber Company. On September 3, 1937, the Laird Ave and Cornell Circle streets were platted and dedicated to Salt Lake City. On May 14, 1938, Anderson Lumber Company dedicated the Hillside Park

subdivision in Yalecrest and published restrictive covenants that ended January 1, 1964.

A photograph of the early Hillside Park subdivision of Yalecrest is shown below in an August 10, 1938 photograph. The street at the top of photograph is the 1700 East block of Princeton Ave containing ~8 houses on the South side of the street. The next street down in the map is 1700 East block of Laird Ave containing only 1 house; 1709 Laird Ave built in 1938. The street on the left hand side of the photo is 1700 East containing 2 houses midblock. The bottom street in the photograph is 1300 South, containing 3 houses on the north side of the street and showing Cornell Circle with no houses at this time.

1700 East block of Princeton Ave



1700 East block of Laird Ave

1700 East block of Cornell Circle

1700 East block of 1300 South

The proposed Yalecrest-Hillside Park Local Historic District (LHD) is located on Block 28 and encompasses the above properties located on East street face side of 1700 East from 1300 South to Laird Ave (**1700 East**), the West street face side of 1800 East from 1300 South to Laird Ave (**1800 East**), the 1700 East block of Laird Ave (**Laird Ave**), 1700 East block of Cornell Circle (**Cornell Circle**) and the North street face side of the 1700 East block of 1300 South (**1300 South**) (see **APPENDIX A**). The original platted subdivision dated from 1937 as established by the Anderson Lumber Company describes 59 properties, however, today there are 53 properties; 52 single-family properties and 1 commercial property from the commercial neighborhood zone located at 1700 East and 1300 South intersection.

The name "Laird Ave" first appears in 1908 in the Polk directory and is associated with development of Laird Ave near 900 and 1000 East by Edward Laird (1852-1925), who migrated at the age of 4 into Utah as part of the infamous Willie Handcart Company of 1856. As an adult he homesteaded in Mountain Dell of Parley's Canyon. After selling water rights to Salt Lake City in 1900, he relocated to Salt Lake City bought a lot of land and developed a number of lumber and real

estate and development companies in Salt Lake City (see **Significant persons in the area** section below).

The Yalecrest neighborhood avoided the blight common in many urban residential neighborhoods in the 1960's. Only 1 house was built in the Hillside Park subdivision in that era at 1191 S 1700 E. That lot originally was owned by the property owner of lot 28 on the original 1937 Plat by Anderson Lumber Company. There was no population pressure as the population of Salt Lake City slightly decreased during this time period. No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South were experienced and continue to increase. Zoning ordinances restricted commercial building to a few spots on the major streets. 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.¹

The current practice of razing an existing small historic structure and replacing it with a residence several/many times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance was created called the Yalecrest Infill Overlay ordinance was passed by the Salt Lake City Council in 2005. 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.

That infill overlay zoning regulated building height, minimum front yard size, and several aspects of garages or accessory structures. Due to liberal interpretation of the current City and State demolition ordinances, houses in Yalecrest continue to be demolished above ground and replaced with out-of-size, mass and architectural incompatibility. This application seeking a Local Historic District designation is the only current legal option to minimize those detrimental activities in our established, mature neighborhood.

Physical Integrity of houses in the Area

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 survey. The proposed Yalecrest-Hillside Park LHD area contains houses constructed over the time period from 1937 (1700 East) and extending through 1951 (1223 South 1800 East) in the historic era.

There is a very high degree of retained historic integrity in the proposed Yalecrest-Hillside Park LHD according to the 2005 RLS. The vast majority of houses are eligible/significant and eligible contributing (94.23%): 50.0% were considered eligible and significant (A) and 41.5% were considered eligible and contributing (B).

One house, located at 1709 East Laird Ave, a late brick period cottage built in 1938 by Paul Lawson, was the only property in the Hillside Park subdivision recommended for intensive level research in the Yalecrest Reconnaissance Level Survey (RLS) 2005.¹

In addition to the 52 single-family residences, there was 1 out-of character, noncontributing business building (X and D). To date, no residential properties have been demolished amongst the Hillside Park LHD. The commercial property at 1709 E 1300 S (Chuck's Chevron Station as described in the 2005 RLS) however, was demolished in 2009 and replaced with a new 2 story-stone veneer building in 2010 housing a restaurant (Sea Salt), Urban Retreat Spa and a women's apparel boutique (Whimsey), and offices on the second floor.

The proposed boundaries of the Yalecrest-Hillside Park LHD are outlined in orange (**APPENDIX A-1**). It will join 4 other LHDs created in Yalecrest: Harvard Park, Princeton Park, Yale Plat A/Upper Harvard and Normandie Circle outlined in blue.

Developers, Builders, Architects¹

Hillside Park was platted in 1937 in the southwest section of lot 2-3, Block 28, five acre plat "C", Big Field Survey in the Yalecrest study area by the Anderson Lumber Company. Some of the earliest houses (1938-39) in the proposed Yalecrest-Hillside Park LHD area are English Cottages. House construction in the Hillside-Park LHD occurred over the period 1937-1951's. The subdivision was platted by Anderson Lumber Company, which also developed parts of Michigan Ave, Park Row, and Princeton Ave.

The builders of the majority of houses in the Hillside Park Subdivision are unknown. Two builders, Hugh E Newton and Stanley J Quick built multiple houses in the subdivision. Hugh E Newton built 6 houses on Laird Ave (1712, 1718, 1726, 1754, 1764 and 1774 Laird Ave), 1 house on Cornell Circle (1753 Cornell Circle), between 1939-1941 and 1 house on 1300 South (1773 E 1300 S). Jesse H Newton, likely a brother, built the house at 1746 East Laird Ave in 1941. Stanley J Quick is believed to have built 2 houses on Laird Ave (1732 and 1740 Laird Ave). Paul Lawson is known to have built the Neoclassical/Period Cottage architecture/floor plan-styled house at 1723 East Laird Ave (built 1939), which was cited for additional investigation in the 2005 Reconnaissance Level Survey¹.

Significant persons in the area

Historically, Yalecrest has been home to many professional residents who have shaped the city's development and economic base. There has been a diversity of professional occupations amongst past and current property owners in Yalecrest-Hillside Park LHD; mortician, teachers, engineers, dentists, business, military leaders, physicians, lawyers, actresses, judges, bankers and athletes.

A number of notable professional people lived in Hillside Park, who advanced the economic base of Salt Lake City. Those individuals are listed as a function of the street address at which they resided.

1703 East Laird Ave

Robert/Sherrie Rosenblatt (business)

Robert was the son of Joe Rosenblatt, president and CEO of EIMCO, a steel and mining equipment manufacturing company in Salt Lake City

William/Judy Banner

Bill was a physician at Primary Childrens' Hospital. He established the Poison Control Center at the University of Utah.

1709 East Laird Ave

Carly Christenson (KWAL paint store)

Owner of KWAL Paint Store located at State St and 4400 South in Salt Lake City that created paint specifically designed for the Intermountain West climate. Today, KWAL Paint is part of the Comex Group, along with Frazee Paint, General Paint, Parker Paint, Color Wheel Paint and Comex (Mexico) to provide "international expertise" with "regional quality and performance". Collectively, it is the fourth largest architectural paint manufacturer in North America.

Richard A Garibaldi, (Infectious Disease Physician)

From 1971-1981, Richard Garibaldi was a faculty member at the University of Utah Medical Center, serving many roles including that of hospital epidemiologist. He joined faculty at the University of Connecticut Health Center in 1981, where he served as Vice Chairman of the Department of Medicine (1981-1997), Chief of Infectious Disease Division (1981-1990), Program Director for the Internal Medicine Residency Training Program (1982-1997), and Chairman of the Department of Medicine (1997-2006). He was the James E.C. Walker/PHS Professor of Medicine at the University of Connecticut Health Center and authored more than 80 medical literature articles and more than 20 books / book chapters in the disciplines of infectious disease, hospital epidemiology, and graduate medical education. UConn School of Medicine recently dedicated the Richard A. Garibaldi Humanitarianism in Medicine Award.

(<http://www.legacy.com/obituaries/hartfordcourant/obituary.aspx?pid=132487071#sthash.g62lp8v8.dpuf>)

Anne Stewart Mark (actress) and Jack Mark (M & M distributing business)

Ms. Ann Stewart Mark is a member of the professional live theatre group at Pioneer Theatre Company. Jack Mark is the previous owner of M & M Distributing Company that distributed Coors Brewery products throughout the Intermountain West.

1712 East Laird Ave

Lyman G / Laurene Newman Daines (Dentist/athlete).

Lyman G Daines was a dentist. His father, Lyman L Daines, Ph.D (1883-1941) was Dean of the University of Utah School of Medicine (1932-1941). Laurene Newman Daines (Reenie), wife of Lyman G Daines, was presented the Presidential Gold Medal for Fitness Award by Michael Leavitt (former Utah Governor), Head of the Department of Health and Human Services on her 90th birthday. Reenie is an avid tennis player, having participated in the Huntsman Senior Games for more than 17 years and earning a trophy case full of hardware. <http://www.deseretnews.com/article/705342135/89-year-old-athlete-always-finds-ways-to-stay-fit-lively.html?pg=all>

1726 East Laird Ave

Malcolm Kildale (1899-1959)

“Mike” born in Eureka, CA and graduated from Stanford University, worked as a mining geologist in Salt Lake City for International Smelting and Refining Company, a subsidiary of Anaconda Geological Department. He worked on the Tintic, Park City, and Bingham mines in Utah, as well as Mountain City, Nevada and other western mining districts. In 1942, he deciphered the structural geology that led to the bonanza lead-silver ore shoot discovery at the Shosone Mines in southeastern California. *Memorial to Malcolm B Kildale by Vincent D Perry. Proc Vol Geo Soc Amer pp113-114, PL 10, Feb 1962.*

William G Lapsley (Bank President)/ Mary Ann

“Bill” was an Officer of Tracy-Collins Bank and Trust, President and CEO of Pioneer Bank. Mary Ann retired from Delta Airlines as a customer service representative after nearly 30 years of service.

1729 East Laird Ave

William Hurley (Director, Utah Department Of Transportation, UDOT)

As UDOT Director, Bill Hurley oversaw the restoration of Salt Lake City roads after the 1983 floods and the reconstruction of I-15 for the 2002 Winter Olympics.

1732 East Laird Ave

Edward D Smith, (owner of Smith Machinery Company)

Founder and owner of the Smith Machinery Company, a manufacturer and supplier of heavy industrial equipment to the defense industry. Still in operation today, the company is still controlled by the Smith family, passing from Edward to his son, Tracy, and then onto his grandson.

1735 East Laird Ave

Colonel Shepard Lawrence Pike (1879-1949) (Military).

Former Commandant of Ft Douglas, born 1879 in Plattsburg, NY, buried in Ft Douglas Cemetery location K_26A. US Army rank of Colonel. Served in WWI and WWII. His wife, Iva M Pike, born Clinton IA in 1888, died 1962 is also buried in Ft Douglas Cemetery, Salt Lake City, UT at location K_25A
http://www.rootsweb.ancestry.com/~utsaltla/archive/cemeteries/FortDouglas/PhotoSurvey_names.html

1746 East Laird Ave

Rulon “Edward” Horsley (business)

Owner of a Sporting Equipment Company. Father, Rulon Horsley owned Western Trading Company located in downtown Salt Lake City between State St and 1st and 2nd South. Rulon Horsley also owned a Pharmacy and office building on North Temple just over the viaduct around 600 W. The house is currently owned by Rulon Edward Horsley’s daughter and son-in-law.

1754 East Laird Ave

Elizabeth (Betty) Lewis Apparel (womens’ retail clothing)

Her store was well known for its distinct quality of great fashion. The boutique was located at 1430 Foothill Dr in Foothill Village.

1755 E Laird Ave

J Steven Eckland (attorney/judge)

An attorney and Administrative Judge in the Department of Commerce, Salt Lake City, UT.

1764 East Laird Ave

Clisbee Kimball (businessman) (1898-1985).

Traffic manager for the Utah Idaho Sugar Company, membership on the Boards of Directors of the National Industrial Traffic League, Transportation committee of the US Chamber of Commerce. He bought the house in building stage at 1764 East Laird Ave for \$9000 (“the best investment we ever made”)
<https://familysearch.org/photos/documents/6710415?pid=KWCL-VL5&returnLabel=Clisbee%20Kimball%20%28KWCL-VL5%29&returnUrl=https%3A%2F%2Ffamilysearch.org%2Ftree%2F%23view%3Dancestor%26section%3Dmemories%26person%3DKWCL-VL5>

Clisbee Kimball was the son of Albert Heber Kimball (1854-1944) and grandson of Heber Chase Kimball (1801-1858), Apostle, and 2nd president to Brigham Young in the Church of Jesus Christ of Latter Day Saints 1868.

1770 E Laird Ave

Kendall D Garff: (Ken Garff Automotive Group, 1948-1960)

Ken Garff founded his automotive business over 81 years ago in downtown Salt Lake City. He was very community oriented and best known for his personal dealings with customers. Today, Ken Garff Automotive Group has 45 stores throughout Utah, Texas, Iowa, Nevada and California, with today's sales totaling over \$1.5 billion.

Dixon Merrill (Banker)

Dixon Merrill was a Trust Officer of Tracy-Collins Bank in Salt Lake City.

1777 East Laird Ave

Max S Larkin, (Larkin Mortuary)

Larkin Mortuary's pioneer founder, George William Larkin, arrived in the Salt Lake Valley in 1863, having emigrated from Cambridge, England. His first jobs were to cut stones for the Salt Lake Temple and to ride Pony Express. Later Brigham Young sent him to oversee the Ogden cemetery. In 1885 George William began the Larkin tradition of arranging funerals in Ogden. In 1912 a Larkin Mortuary was opened in Salt Lake City under the direction of his son, Alma J. Larkin. In 1925 the business moved to its present location, the Hagenbarth Mansion, at 260 East South Temple. Alma was the driving force of growth for Larkin Mortuary until his untimely death in 1946. His two sons, Alma J. "Jay" Larkin Jr. and Max S. Larkin, assumed management of the company until 1984. Robert "Bob" Larkin served as president of Larkin until 2002.

1786 East Laird Ave

Frank Baker (banker)

Frank Baker was a Trust Officer of Continental Bank in Salt Lake City.

1737 Cornell Circle

William Thurman (Physician)

Physician at the Veterans Administration Hospital. The home is currently owned by his son and daughter-in-law.

1754 Cornell Circle

LeRoy Axland (attorney)

An attorney who worked originally for the Parsons, Behle & Latimer law firm, then formed Switter Axland PLLC specializing in commercial litigation, including products liability, construction defects, real property disputes and other expert intensive claims and litigation.

Commercial Buildings

The proposed Yalecrest-Hillside Park LHD contains 1 commercial building located at 1709 East 1300 South. This property parcel has been the site to a variety of businesses including Ralph Painter's A&W Root Beer, a drive-up hamburger and root beer stand into the 1950's. He sold the property to Chevron Oil and it became Chuck's Chevron Service Station/ Garage (Chuck Hudson and son Rocky Hudson, 1950's-2009). The Service Station was sold to MarketPlace Concepts LLC and demolished in 2009. A new 2 story, stone veneer, noncontributing building (2012) was erected in its place. The new commercial business building contains an Italian restaurant (Sea Salt), a clothing/spa boutique (Urban Retreat Spa and Whimsey) as well as offices on the second floor. The current building is a noncontributing structure. It is part of the 3 other buildings at the 1300 South and 1700 East intersection not in the Hillside Park subdivision, but that collectively constitute a Commercial Neighborhood (CN) Zone in this area of the City; 1) Harmon's Emigration Market at 1706 E 1300 S, previously owned by JT Martin 1999-2010 (District 6 City Councilperson 2007-2011), and Louis James Bowers III 1942-1997), 2) Jolley's Pharmacy (previously containing a variety/dry goods store, Fernwood Candy/soda fountain store) and 3) Eggs in the City restaurant (previously a Sinclair gas station)

The Naming of Laird Ave

Originally, Laird Ave was listed as Edith Ave. Land records and personal history accounts lend credence to Edward Laird (1852-1925) as the source of the current street name, Laird Avenue.

According to the local paper, he was involved in a number of real estate transfers in 1907 and 1908 in a subdivision named, "Laird". Those lots were located at what is now Laird Avenue between 9th and 10th East. All these land transfers occurred immediately before the street named "Laird Avenue" first appeared in the city directory in 1908. Therefore, there is credence that the street was named after Edward Laird. A relative, William Naylor, was likely also invested in that land, as the name of one of the dead-end courts that runs north off of 13th South just east of 9th East is named "Naylor Court."

Edward Laird was born in Scotland in 1852 and died in Salt Lake in 1925. Edward was a child of four when his family immigrated as handcart pioneers in the infamous Willie Handcart Company of 1856 where more than a hundred of the pioneers perished in frigid Wyoming. Edward Laird's family however arrived unscathed. Living first in Spanish Fork, then Heber City, Edward grew up accustomed to hard work on his father's farm but never attended school. While camping in Park City, Edward found some silver ore. Edward and his brother had their camp ground assayed and sold their claim (which is now Silver King) for \$1500. With this money, Edward purchased land in Parley's Canyon (now Mountain Dell), began raising sheep and hauling silver ore from Park City to Salt

Lake. A little farther down the canyon was the Hardy Station, a halfway house run by the Hardy family. It was in the Hardy home that Edward met Valeria Ann Flint.

When grown, Laird homesteaded land in Parley's Canyon at Mountain Dell and became a successful sheep farmer. He owned water rights of Parley's Canyon Creek and sold some of them to Salt Lake City in 1900 during a severe water drought. Thereafter, he relocated to Salt Lake City and started buying real estate in Salt Lake City. He bought a property near 1st South and 5th West and eventually started Rio Grande Lumber Company there. He also had ownership in Sugarhouse Lumber Company, which was located on 21st South near 12th East. Later, he joined with Misters Ashton and Jenkins of the Ashton-Jenkins Company, who developed much of Yalecrest. He latter became a vice-president of the Ashton-Jenkins Company.

The family moved to 840 East Twelfth South (later becoming 840 East 2100 South), after selling their property in Mountain Dell in Parley's Canyon. He and his wife, Valeria Ann Flint Laird had eight children, five daughters and three sons. The sons continued with the sheep farming part of the family business and moved to Dubois, Idaho. Edward also owned much of the block around his house and that's why there are other family members showing in the Polk directories living at the other addresses, 817 and 820 East Twelfth South. (compiled by Kim Childs, Yalecrest)

Edward Laird (1852-1925)

1922 50th Wedding Anniversary of Edward Laird and Valeria Laird with their children.



Back row left is Fidella Laird Snelgrove, wife of Charles Rich Snelgrove

Laird and Snelgrove Families

Edward's youngest daughter, Fidella married Charles Rich Snelgrove, who in 1929 created Snelgrove's Ice Cream Company. After the deaths of Edward and Valeria in 1925 and 1930 respectively, Charles and Fidella lived in his parents house at 840 E. 1200 South (changed later to 840 E 2100 South) in Sugarhouse. The year before Valeria died, she allowed Charles and Fidella to open their ice cream business up the street at one of their properties at 1055 E. 2100 South. Eventually, sometime after 1940, the houses at 820 and 840 E. 2100 South were razed to make room for the Snelgrove factory and main store with the iconic giant spinning ice-cream cone sign at 850 E. 2100 South. The oldest son of Charles Rich Snelgrove (husband to Fidella Laird, the youngest daughter of Edward Laird) was Charles Laird Snelgrove. He worked with his father and later ultimately took over ownership and expanded the business throughout Salt Lake City (compiled by Kim Childs, KEEP Yalecrest)

Distinctive characteristics of the type, period, and construction material

The majority of single-family residences in Hillside Park subdivision were built in the late 1930's through the 1940's (51/52 or 98%).

**Construction Years of Original Single Family Residences in
Yalecrest-Hillside Park^a**

Date	1300 South	1700 East	1800 East	Cornell Circle	Laird Ave	TOTAL
1930's	3	2	0	1	7	13
1940's	2	1	4	14	17	38
1950's	0	0	0	0	0	0
1960's	0	1	0	0	0	1
TOTAL	5^a	4	4	15	24	52

^adoes not include the 1 commercial building located at 1709 E 1300 S

Houses of the Hillside Park LHD contain a variety of architectural style types, including Minimal Traditional (46.2%), Colonial Revival (23.1%), Ranch (7.7%), English Cottage (7.7%), Period/other (5.8%), Neoclassical (3.8%), English Tudor (3.8%), and Split-Entry (1.9%).

Architectural Types in Yalecrest-Hillside Park Residential Structures^a

Type	1300 South	1700 East	1800 East	Cornell Circle	Laird Ave	TOTAL
Minimal Traditional	1	2	0	12	9	24 (46.2%)
Colonial Revival	2	0	1	0	9	12 (23.1%)
Ranch	0	0	3	1	0	4 (7.7%)
English Cottage	2	0	0	0	2	4 (7.7%)
Period/Other	0	0	0	1	2	3 (5.8%)
English Tudor	0	1	0	0	1	2 (3.8%)
Neoclassical	0	0	0	1	1	2 (3.8%)
Split-Entry	0	1	0	0	0	1 (1.9%)
TOTAL	5	4	4	15	24	52 (100.0%)

^aexcludes the commercial property located at 1709 East 1300 South

The Plan type in the Yalecrest-Hillside Park LHD structures are primarily represented by WWII cottage (48.1%), Period Cottage (19.2%), Other 20th century (11.5%), Cape Cod (11.5%), Ranch (7.7%) and Split Entry (1.9%). The various plan types amongst the Hillside Park residential structures on the 5 streets are tabulated below.

Plan Types of Residential Structures in Yalecrest-Hillside Park^a

Type	1300 South	1700 East	1800 East	Cornell Circle	Laird Ave	TOTAL
WWII cottage	2	2	0	11	10	25 (48%)
Period Cottage	3	1	1	0	5	10 (19%)
Other 20 th cent	0	0	0	3	3	6 (11%)
Cape Cod	0	0	0	0	6	6 (11%)
Ranch	0	0	3	1	0	4 (8%)
Split Entry	0	1	0	0	0	1 (2%)
TOTAL	5^b	4	4	15	24	52 (100%)

^aaccording to the 2005 RLS. ^bexcludes the commercial building at 1709 E 1300 S previously demolished and currently a ineligible noncontributing structure.

Exterior construction materials of houses in Yalecrest-Hillcrest Park include regular and striated brick, aluminum/vinyl siding, asbestos shakes, cedar shakes, lap siding and stucco/stone veneer. The majority (69.2%) of residential houses in Yalecrest-Hillside Park have striated brick (20/52 or 38.5%) or aluminum siding over the original wood planking (16/52 or 30.8%)¹. The distribution of the various exterior construction materials is tabulated below. Note that 3 of the 4 houses on Laird Ave, 2 houses on Cornell circle and 1 house on 1700 E listed as asbestos exteriors in the RLS 2005, but are actually cedar shakes. Thus only 1 structure in Hillside Park has asbestos siding. The other 6 are painted cedar shakes.

**Exterior Construction Materials of Residential Structures in
Yalecrest-Hillside Park^a**

Type	1300 South	1700 East	1800 East	Cornell Circle	Laird Ave	TOTAL
Striated Brick	0	1	4	7	8	20
Aluminum/vinyl	3	2	0	4	7	16
Regular Brick	1	0	0	2	2	5
Asbestos	0	1 ^c	0	2 ^c	4 ^c	7
Lapsiding	1	0	0	0	0	1
stucco/stone/veneer	0	0	0	0	3	3 ^b
TOTAL	5	4	4	15	24	52

^a2005 RLS assessment

^bthe commercial property located at 1709 East 1300 South is excluded from this analysis, but its exterior construction is stone veneer.

^cmislabelled in the 2005 RLS. Siding is cedar shakes on the 1 house on 1700 East, 2 houses on Cornell Circle and 3 houses on Laird Ave.

Importance to Salt Lake City History

The proposed area described by the proposed Yalecrest-Hillside Park LHD contains a diverse collection of historically contributing architecture styles; English Cottage, English Tudor, Neoclassical, Colonial Revival, Ranch, and other late 20th century eclectic. These homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, defense, business, medical, education and legal aspects of the city and state.

2. Physical integrity

The proposed Yalecrest-Hillside Park LHD retains a very high degree of historic integrity. The vast majority of houses are eligible/significant and eligible contributing (94.23%)¹. No houses have been demolished amongst the Hillside Park LHD houses. The commercial property at 1709 E 1300 S (Chuck’s Chevron Station as described in the 2005 RLS) was demolished in 2008-9 and replaced with a new 2 story-stone veneer building in 2012 housing a restaurant (Sea Salt), Urban Retreat Spa and a women’s apparel boutique (Whimsey), and offices on the second floor.

Contributing Structures in Yalecrest-Hillside Park LHD

The 2005 Reconnaissance Level Survey (RLS) documented a very high percentage (49/52 or 94.2%) of eligible significant (A=25/52 or 48.1%) and eligible contributing (B=24/52 or 46.1%) single family structures in the proposed Yalecrest-Hillside Park LHD. Ineligible noncontributing (C=2/52) represented only 3.9%. Out-of-period structures (D=2) represented 1.9%. No demolitions (X=0) of residential houses were documented in the 2005 RLS.

The number of currently (2015) eligible significant (A) plus eligible contributing structures (B) may have decreased to 42/52 or ~80.8% due to remodeling projects adding changes to house fronts, front dormers, house heights, exterior materials and overall mass that have altered their contributing status. The number of contributing structures in 2015 remains to be verified by the City Planning Department / Preservation Office and Historic Landmarks Commission. The single commercial structure in the Hillside Park subdivision located at 1709 E 1300 S was demolished and replaced with an out-of-period structure.

Contributing Structure Status of Single-Family Residential Properties in Yalecrest-Hillside Park^{a,c}

Street	A ^b	B ^b	C ^b	D ^b	X ^b	Total
Laird Ave	10	13	1	0	0	24
Cornell Circle	10	4	1	0	0	15
1700 East	2	1	0	1	0	4
1800 East	2	2	0	0	0	4
1300 South	1	4	0	0	0	6
TOTAL	25 (48.1%)	24 (46.2%)	2 (3.9%)	1 (1.9%)	0 (0.0%)	52^a (100%)

^aaccording to the 2005 RLS, there are 52 single family residential structures and 1 commercial property not included in this analysis. That commercial property listed at 1709 East 1300 South was demolished and replaced with a new building that is an out-of-period structure.

^bA= eligible significant, B= eligible/contributing, C=ineligible/noncontributing, D=out of period, X=demolished

^c1937 plat of Hillside Park lists 59 properties, In 2015 there are 53 property parcels, 52 of which are single family dwelling properties.

The following home has historical significance and was recommended in the Yalecrest RLS 2005 for intensive level research:

1700 East Laird Ave

1723 E. Laird Ave – built 1939 – Neoclassical Period Cottage built by Paul Lawson.

It is interesting to note that Yalecrest in general, and Hillside Park subdivision in particular, attracts home buyers that stay in residence for extended periods of time. Many property owners on Laird Ave and Cornell Ave have live in the same residence for more than 45 years. Many properties have been passed to the next generation. This continuity lends consistency, character and stewardship to the area. The mature (75 yr old) London Plane Sycamore and Ash tree-lined streets with streetlights provide shade, shelter and safety in the neighborhood. Driving access to major interstates I-15 and I-80, and walkability to integrated neighborhood

commercial districts (grocery, pharmacy, restaurants, library and public parks and schools) makes Hillside Park one of the safest neighborhoods and most sought after real estate in Salt Lake City. Houses are well-maintained, appropriately updated for modern living while maintaining their original charm. Neighbors are friendly, walk the environs often and interact socially. Collectively, its an enviable lifestyle that makes Hillside Park in particular and Yalecrest Neighborhood in general, a highly sought after real estate area for single family homes.

3. Eligibility Listing on National register of historic places

As previously stated, the proposed Yalecrest- Hillside 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 by Beatrice Lufkin, of the Utah State Historic Office (SHPO) in 2005. 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 in Yalecrest-Hillside Park

Hillside Park subdivision was platted for 59 properties in 1937 by the Anderson Lumber Co. Currently, there are 52 single-family residences and 1 commercial business within the subdivision, for a total of 53 property parcels. Anderson Lumber Company also developed parts of Michigan Ave, Park Row, and Princeton Ave in Yalecrest.

The builders of the majority of houses in the Hillside Park Subdivision are unknown. Two builders, Hugh E Newton and Stanley J Quick built multiple houses in the subdivision. Hugh E Newton built 6 houses on Laird Ave (1712, 1718, 1726, 1754, 1764 and 1774 East Laird Ave), 1 house on Cornell Circle (1753 Cornell Circle), between 1939-1941 and 1 house on 1300 South (1773 E 1300 S). Jesse H Newton, likely a brother, built the house at 1746 East Laird Ave in 1941. Stanley J Quick is believed to have built 2 houses on Laird Ave (1732 and 1740 East Laird Ave). Paul Lawson is known to have built the Neoclassical/Period Cottage architecture/floor plan-styled house at 1723 East Laird Ave (built 1939), which was cited for additional investigation in the 2005 Reconnaissance Level Survey¹.

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

The proposed Yalecrest-Hillside Park LHD is currently zoned under the Yalecrest Infill Overlay (YCIO) zoning ordinance adopted by the City in 2007³. 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 or out-of-

mass, scale and architecture character of additions or new structures.

The City's Preservation Policy was adopted in 2011⁴. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. Yalecrest was suggested for protection in both plans. The proposed boundaries of Yalecrest-Hillside Park LHD (**Appendix A**) represents one subdivision on the South East corner 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 Hillside Park subdivision is located in the South East corner of Yalecrest. It contains 53 property parcels; 52 single-family parcels and 1 commercial property parcel (1709 East 1300 South). The attractive neighborhood 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 blight common to many urban residential neighborhoods in the 1960s with multi-family residential structures has been avoided in Yalecrest.

To date, 31/52 or 59.6% of the single-family home owners within the proposed area of Yalecrest-Hillside Park LHD have signed an application petition in support of opening the process to create a Local History District; 62.5% (15/24) property owners on Laird Ave, 46.7% (7/15) on Cornell Circle, 100% (4/4) on 1700 East, 75% (3/4) on 1800 East, and 40.0% (2/5) on 1300 South. The overall support on the application for Hillside Park LHD among the 52 single family dwelling residential properties is 59.6%, which is greatly exceeds the minimum support of 15% required by the LHD designation ordinance guidelines.

Residential Support for Local Historic District Designation in Yalecrest-Hillside Park

Street	# Property Parcels	# Signatures Supporting	% Support
1300 South	5 ^a	2	40.0%
Cornell Circle	15	7	46.7%
1700 East	4	4	100.0%
Laird Ave	24	15	62.5%
1800 East	4	3	75.0%
TOTAL	52	31	59.6%

^a excludes the 1 commercial property located at 1709 East 1300 South (Market Concepts, LLC).

Both signatures were collected on the application signature form for property parcels that have Joint tenants (JT) and the appropriate trustee signature was obtained for Trusts on associated property parcels.

Designating the Yalecrest-Hillside Park a Local Historic District would address items such as demolitions, in addition to character-defining features and mass and scale compatibility that the current Yalecrest Infill Overlay (YCIO) zoning ordinance does not. Designation of Yalecrest-Hillside Park LHD would maintain the historic character and scale of houses within the subdivision while providing homeowners and district residents protection from demolition and dismantling of intact historic structures that result in loss of neighborhood character.

A Yalecrest-Hillside Park LHD designation 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, well-maintained, diverse architectural examples of Minimal Traditional (and Neoclassical Minimal Traditional), Colonial Revival, Early Ranch, English Cottage, English Tudor, post WWII architectural designs

B. Photographs

Original and current photographs of the individual homes in the proposed Yalecrest-Hillside Park LHD are listed with addresses in **APPENDIX B**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the Lynn Kennard Pershing, resident in Hillside Park subdivision.

C. Research Material

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, Family Search website, Ft Douglas cemetery website, and newspapers(s) Research material used to prepare this application are listed in **APPENDIX C**. See <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>

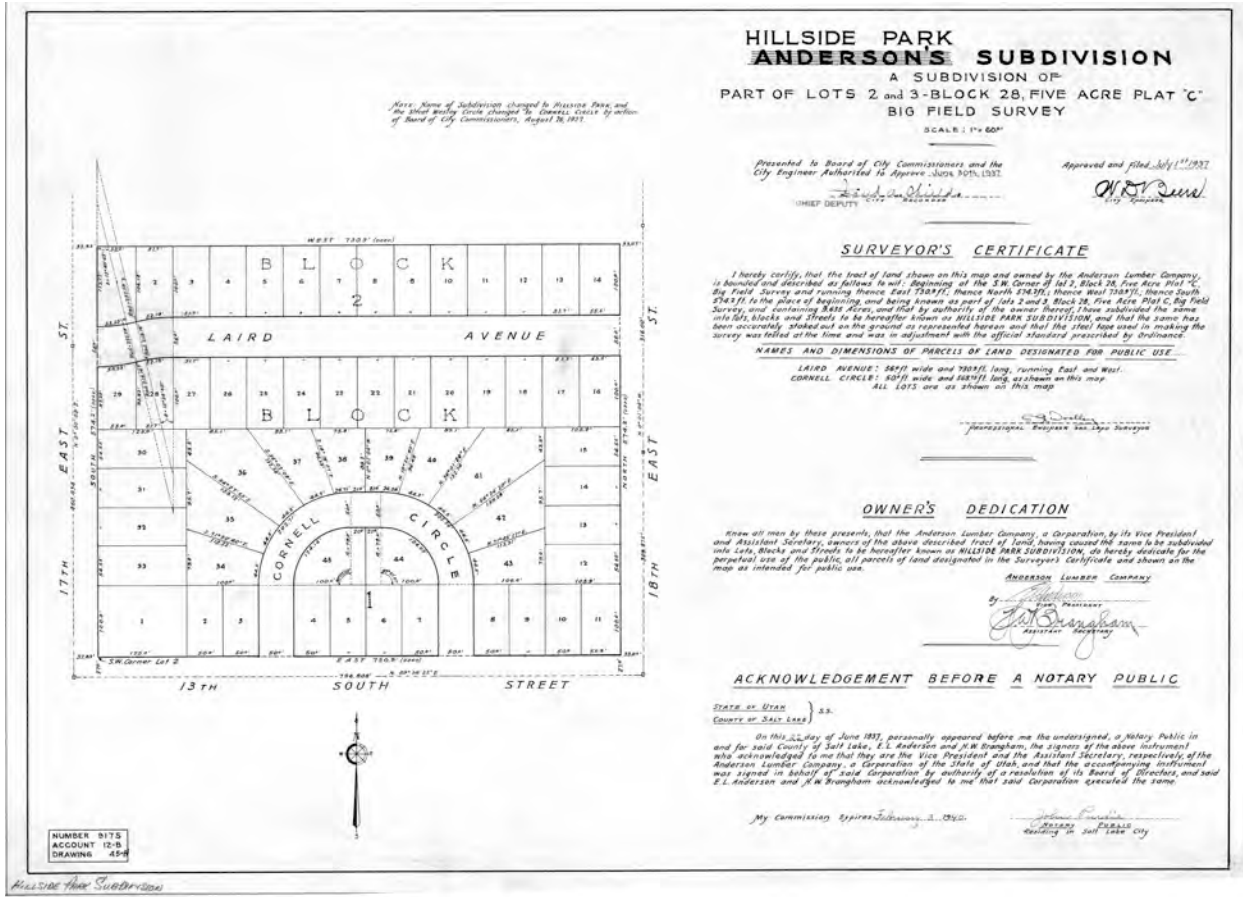
D. Landmark Sites Not applicable

E. Boundary Adjustment:

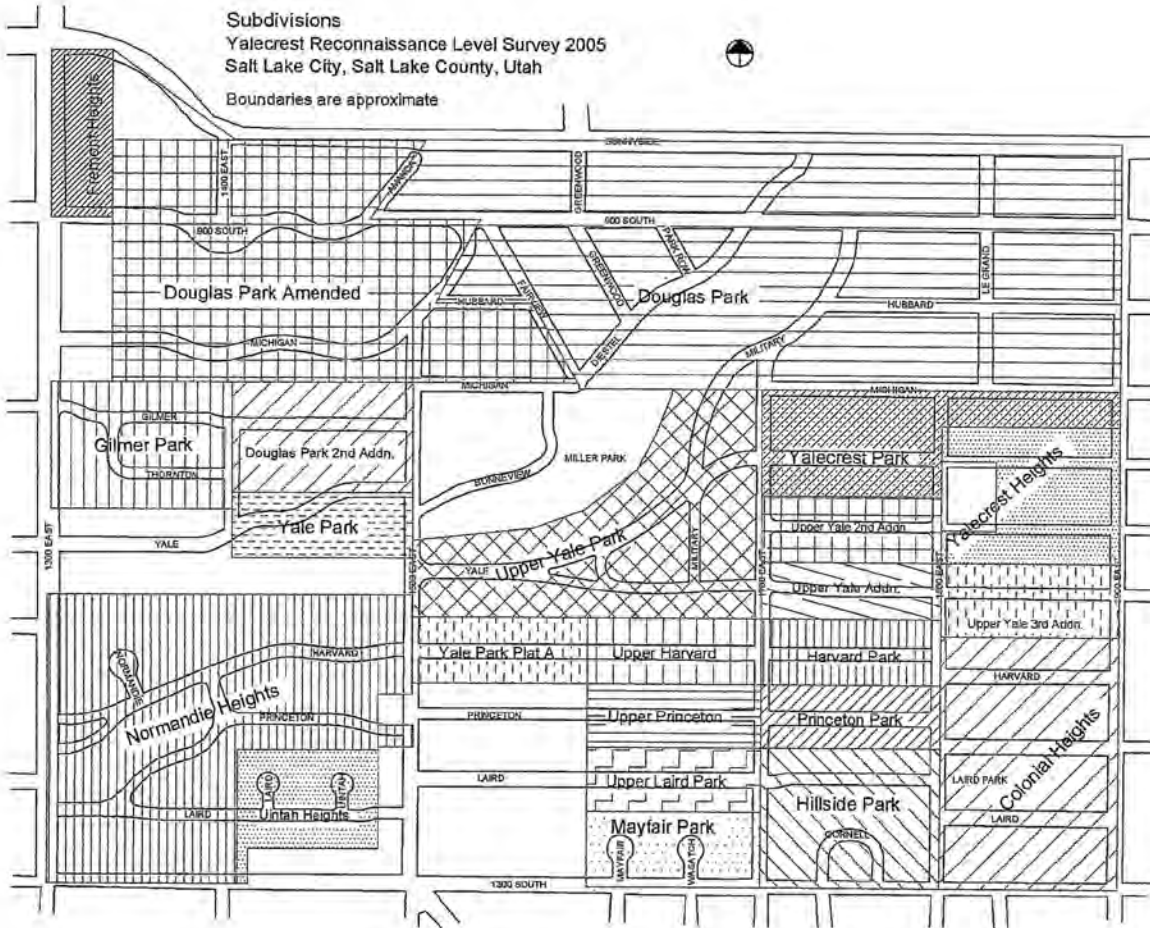
Map for the proposed Yalecrest-Hillside Park LHD for the boundary adjustment within the Yalecrest neighborhood on the East Bench is shown in **APPENDIX A**. A detailed map of the proposed Yalecrest-Hillside Park LHD with streets and houses is also shown, as outlined in orange. This proposed LHD will join other LHDs established in Yalecrest previously on Harvard Ave, Princeton Ave and Normandie Circle (shown outlined in blue).

Proposed boundaries of the Yalecrest-Hillside Park LHD include addresses located within 1700 East block of Laird Ave, the west street face of 1700 East from Laird Ave to 1300 South, 1700 East block of 1300 South, 1700 East Cornell Circle and the East street face of 1800 East from Laird Ave to 1300 South within the Yalecrest National Historic District.

APPENDIX A-1
Original plat of Hillside Park Subdivision
July 1, 1937, Pr. Lots 2-3, Block 28
Anderson Lumber Company



APPENDIX A-2
Map of the proposed Yalecrest-Hillside Park LHD boundary adjustment (green outline) within the East Bench Yalecrest Neighborhood



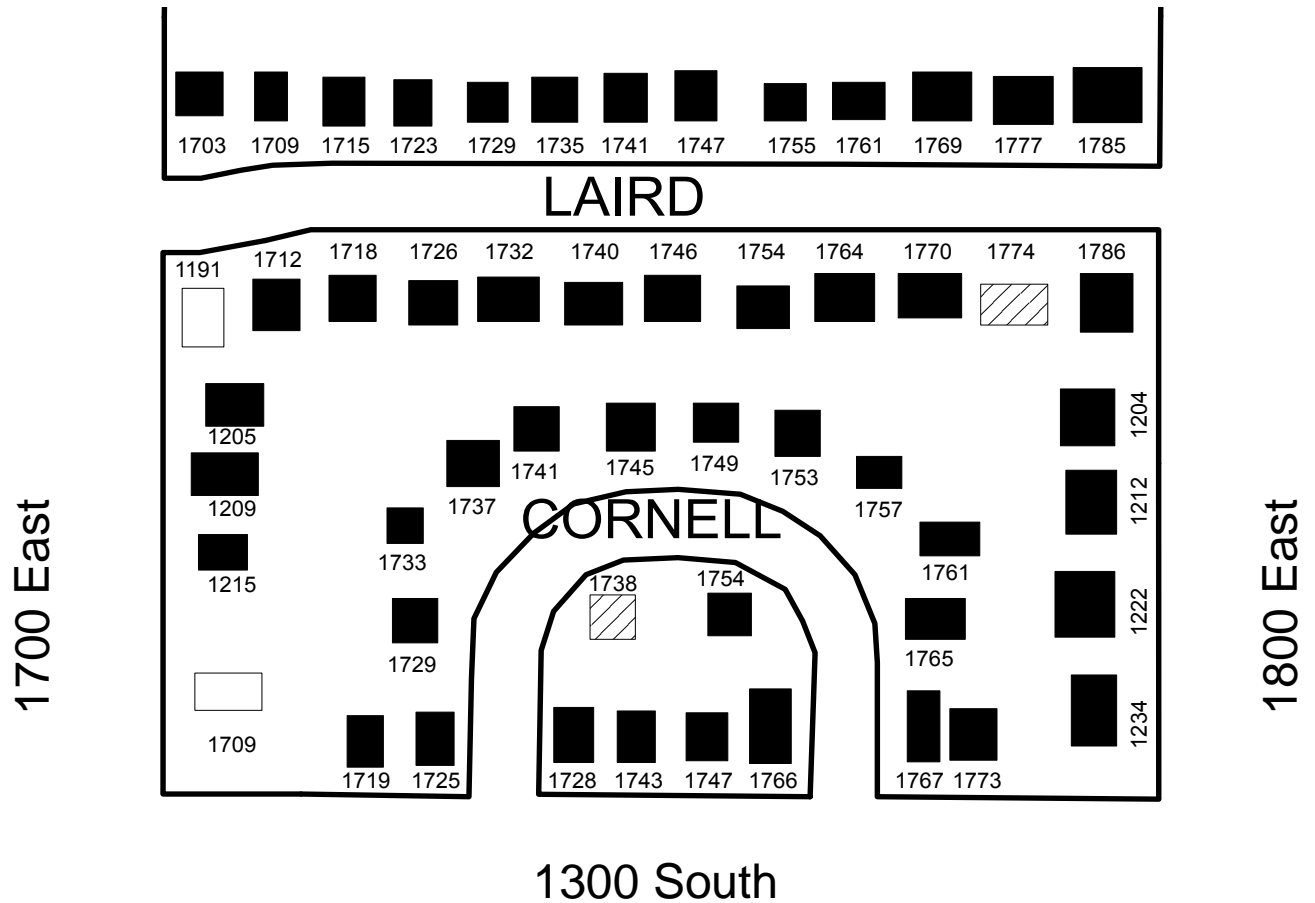
Yalecrest-Hillside Park LHD (orange)

Existing LHDs in Yalecrest

- Harvard Park (blue)
- Yale Park Plat A/Upper Harvard (blue)
- Princeton Park (blue)
- Normandie Circle (blue)

APPENDIX A-3
Expanded view of the Yalecrest-Hillside Park LHD

1700 East block Laird Ave,
1700 East block Cornell Circle,
1700 East block of 1300 South,
the West street side of 1700 East from 1300 South to Laird Ave,
the East street side of 1800 East from 1300 South to Laird Ave,



Filled structures boxes denote significant (A) or eligible (B) contributing structures
Open structure boxes denote noncontributing structures

APPENDIX B

Contradictory documentation between RLS 2005 text and existing house photographs

Address	RLS 2005 text	RLS 2005 map	Current confirmation
1709 E 1300 S	Yes	Chuck's Place/ Chevron Oil Service Station	Sea Salt Restaurant
1743 East 1300 South Parcel # 16-09-456-004-0000	Yes	Owner address Brian Brown Diana Combs 692 W 3500 S Bountiful, UT 84010	Owner address Brian Brown Diana Combs 1743 East 1300 South SLC, UT 84108
1718 E Laird Ave 1726 E Laird Ave 1732 E Laird Ave 1754 E Laird Ave 1205 E 1700 E 1729 E Cornell Circle 1753 E Cornell Circle	Asbestos siding		Cedar Shakes

APPENDIX C
Photographs of Hillside Park LHD

Laird Ave	13 pages
1700 East	3 pages
1300 South	4 pages
Cornell Circle	10 pages
1800 East	4 pages

Yalecrest-Hillside Park LHD

Laird Ave Streetscape



Yalecrest-Hillside Park LHD

Laird Ave

1703 Laird Ave (1941)



1703 Laird Ave (2015)



1709 Laird Ave (1938)



1709 Laird Ave (2015)



Yalecrest- Hillside Park LHD

Laird Ave

1712 Laird Ave (1940)



1703 Laird Ave (2015)



1715 Laird Ave (1939)



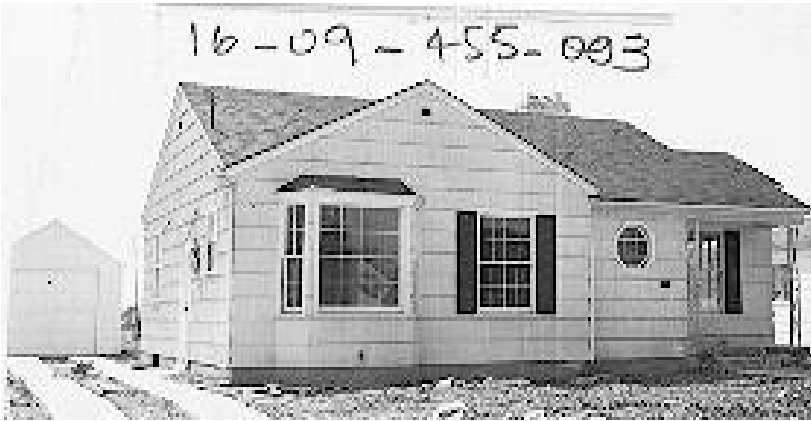
1715 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1718 Laird Ave (1938)



1718 Laird Ave (2015)



1723 Laird Ave (1939)



1723 Laird Ave (2015)



Yalecrest-Hillside Park LHD Laird Ave

1726 Laird Ave (1940)



1726 Laird Ave (2015)



1729 Laird Ave (1939)



1729 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1732 Laird Ave (1940)



1732 Laird Ave (2015)



1735 Laird Ave (1940)



1735 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1740 Laird Ave (1940)



1740 Laird Ave (2015)



1741 Laird Ave (1940)



1741 Laird Ave (2015)



Yalecrest-Hillside Park

Laird Ave

1746 Laird Ave (1941)



1746 Laird Ave (2015)



1747 Laird Ave (1939)



1747 Laird Ave (2015)



Yakecrest-Hillside Park LHD

Laird Ave

1754 Laird Ave (1941)



1754 Laird Ave (2015)



1755 Laird Ave (1942, 1994)



1755 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1761 Laird Ave (1942)



1761 Laird Ave (2015)



1764 Laird Ave (1940)



1764 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1769 Laird Ave (1941)



1769 Laird Ave (2015)



1770 Laird Ave (1945)



1770 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1774 Laird Ave (1942)



1774 Laird Ave (2015)



1777 Laird Ave (1940)



1777 Laird Ave (2015)



Yalecrest-Hillside Park LHD

Laird Ave

1785 Laird Ave (1941)



1785 Laird Ave (2015)



1786 Laird Ave (1947)



1786 Laird Ave (2015)



Yalecrest-Hillside Park LHD

1700 East Streetscape



1700 East



Corner 1700 E and 1300 S

Yalecrest-Hillside Park LHD

1700 East

1191 S 1700 E (1965)



1191 S 1700 E (2015)



1205 S 1700 E (1940)



1205 S 1700 E (2015)



Yalecrest-Hillside Park LHD

1700 East

1209 S 1700 E (1938)



1209 S 1700 E (2015)



1215 S 1700 E (1937)



1215 S 1700 E (2015)



Yalecrest-Hillside Park LHD

1300 South

1709 S 1300 South

Commercial Business

Chevron Station (2005)

Sea Salt Restaurant (2015)



Yalecrest-Hillside Park LHD

1300 South

1719 E 1300 S (1937)



1719 E 1300 S (2015)



1725 E 1300 S (1937)



1725 E 1300 S (2015)



Yalecrest-Hillside Park LHD

1300 South

1743 E 1300 S (1937)



1743 E 1300 S (2015)



1747 E 1300 S (1942)



1747 E 1300 S (2015)



Yalecrest-Hillside Park LHD

1300 South

1773 E 1300 S (1937)



1773 E 1300 S (2015)



Yalecrest-Hillside Park LHD Cornell Circle Streetscape



Yalecrest-Hillside Park LHD

Cornell Circle

1728 E Cornell Circle (1941)



1728 E Cornell Circle (2015)



1729 E Cornell Circle (1941)



1729 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1733 E Cornell Circle (1941)



1733 E Cornell Circle (2015)



1737E Cornell Circle (1941)



1737 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD Cornell Circle

1738 E Cornell Circle (1939)



1738 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1741 E Cornell Circle (1941)



1741 E Cornell Circle (2015)



1745 E Cornell Circle (1945)



1745 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1749 E Cornell Circle (1946)



1749 E Cornell Circle (2015)



1753 E Cornell Circle (1940)



1753 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1754 E Cornell Circle (1946)



1754 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1757 E Cornell Circle (1941)



1757 E Cornell Circle (2015)



1761 E Cornell Circle (1940)



1761 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1765 E Cornell Circle (1941) 1765 E Cornell Circle (2015)



1766 E Cornell Circle (1941) 1766 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

Cornell Circle

1767 E Cornell Circle (1940)



1767 E Cornell Circle (2015)



Yalecrest-Hillside Park LHD

1800 East Streetscape



Yalecrest-Hillside Park LHD

1800 East

1204 S 1800 E (1947)



1204 S 1800 E (2015)



Yalecrest-Hillside Park LHD

1800 East

1212 S 1800 E (1949)

1212 S 1800 E (2015)



1222 S 1800 E (1950)

1222 S 1800 E (2015)



Yalecrest-Hillside Park LHD

1800 East

1234 S 1800 E (1951)

1234 S 1800 E (2015)



1234 S 1800 E (1951) south

1234 S 1800 E (2015) east



APPENDIX D

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&k eywords=#s928586
4. Salt Lake City Community Preservation Plan. October 2012
<http://www.slcdocs.com/Planning/Projects/CommunityPreservationPlan/AdoptedPlan.pdf>
5. Edward Laird History, compiled by Kim Childs, KEEPYalecrest
Links to newspaper articles:
 - a. Warrant issued to Edward Laird for Befouling Parley's Creek Water: Salt Lake Herald, February 2, 1990
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/7304/show/7411/>
 - b. Edward Laird sells Parley's Canyon land and water to city, August 1900: Deseret News, Aug. 2, 1900 <http://udn.lib.utah.edu/cdm/compoundobject/collection/den1/id/68312/show/68338/>
 - c. Parley's Creek Gives Relief from the Water Famine: Salt Lake Herald, Aug. 3, 1900
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/27943/show/28180/>
 - d. Strange Action of Edward Laird Shutting off Water Flow After Agreeing to Sell to City: Salt Lake Herald, Aug. 11, 1900:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/29949/show/30139/>
 - e. Fixing Up with Laird: Salt Lake Herald, Aug. 21, 1900
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/32110/show/32177/>
 - f. Laird et al Purchase Lumber Yard: Salt Lake Herald, March 8, 1901
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald1/id/50180/show/50296/>
 - g. Lots of Real Estate Transfers: (Here are just two.)
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald3/id/20642/show/20805/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald9/id/57922/show/58116/>
 - h. These are Real Estate Transfers that specifically transfer Laird Subdivision lots from Edward Laird (1907 and 1908):
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald3/id/30949/show/30996/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald9/id/70050/show/70227/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald6/id/2559/show/2649/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald5/id/29032/show/29163/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald3/id/42164/show/42232/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald3/id/65454/show/65608/>

- <http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald4/id/48240/show/48397/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald10/id/41673/show/41814/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald11/id/18377/show/18482/>
- i. Notice of Tax Assessment showing names of Laird Avenue, Laird Subdivision, Naylor Court, etc. Salt Lake Herald, April 17, 1915
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slh12/id/71127/show/71294>
- j. New Incorporation: Rio Grande Lumber Company at 1st South and 5th West: E. T. Ashton, President, Edward Laird, Vice-Pres., C. L. Jacobson, Sec. & Treasurer, and Edward Jenkins, Salt Lake Herald, May 3, 1908:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slherald10/id/42906/show/43051/> and Salt Lake Telegram, Dec. 18, 1908:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/tgm1/id/258385/show/258791/>
- k. Ashton-Jenkins Company and Wealthy Sheepman Edward Laird buy Five Acres Along West Side of 5th East Between Eleventh and Twelfth South (1700-2100 South); Salt Lake Herald, Aug. 1, 1915:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/slh14/id/96735/show/97017/>
- l. Transformation of Sugarhouse: Salt Lake Tribune, Dec. 6, 1914:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/sltrib29/id/159435/show/159168/>
- m. Edward Laird, Officer of Ashton Jenkins Company, (sheep man and capitalist) Logan Republican, April 7, 1917:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/logan02/id/69334/show/69259/>
<http://udn.lib.utah.edu/cdm/compoundobject/collection/ogden18/id/32368/show/32269>
- n. Edward Laird, S. L. Capitalist, Dies June 9, 1925 at age 73: Salt Lake Telegram:
<http://udn.lib.utah.edu/cdm/compoundobject/collection/tgm8/id/21877/show/21937>
- o. Inheritance Taxes of \$11,196 Paid by Edward Laird Estate: Salt Lake Telegram, Dec. 5, 1925: <http://udn.lib.utah.edu/cdm/compoundobject/collection/tgm15/id/93718/show/93803>
- p. Snelgrove's Ice Cream Store: <http://content.lib.utah.edu/cdm/ref/collection/USHS-bray/id/1282>
- q. Shipping Snelgrove's Ice Cream by Air, Nov. 1935: <http://content.lib.utah.edu/cdm/ref/collection/USHS-bray/id/1683> and <http://content.lib.utah.edu/cdm/ref/collection/USHS-bray/id/1684>
- r. <http://content.lib.utah.edu/cdm/ref/collection/USHS-bray/id/1684>
- s. Snelgrove's at 1055 E 2100 South, Nov. 27, 1940: http://content.lib.utah.edu/cdm/ref/collection/USHS_Class/id/24923
- t. Snelgrove's Big Ice Cream Cone sign at 850 E. 21st South: <http://www.examiner.com/article/utah-original-snelgrove-ice-cream>
- u. When Fidella Laird Snelgrove died in 1975, she and her husband Charles were living at 1966 Michigan Avenue. <https://news.google.com/newspapers?nid=336&dat=19751010&id=Hc5SAAAAIBAJ&sjid=OX8DAAAAIBAJ&pg=7284,2838965&hl=en>

- v. Charles Rich Snelgrove died in 1977. His son, Charles Laird Snelgrove died in 2003: <http://www.deseretnews.com/article/965841/Obituary-Charles-Laird-Snelgrove.html?pg=all>

ATTACHMENT B: VACINITY MAP



ATTACHMENT C: PARCEL ID NUMBERS

Parcel Address	Parcel Number
1703 E LAIRD AVE	16094540150000
1709 E LAIRD AVE	16094540160000
1715 E LAIRD AVE	16094540170000
1723 E LAIRD AVE	16094540180000
1729 E LAIRD AVE	16094540190000
1735 E LAIRD AVE	16094540200000
1741 E LAIRD AVE	16094540210000
1747 E LAIRD AVE	16094540220000
1755 E LAIRD AVE	16094540230000
1761 E LAIRD AVE	16094540240000
1769 E LAIRD AVE	16094540250000
1777 E LAIRD AVE	16094540260000
1785 E LAIRD AVE	16094540270000
1191 S 1700 E	16094550010000
1712 E LAIRD AVE	16094550020000
1718 E LAIRD AVE	16094550030000
1726 E LAIRD AVE	16094550040000
1732 E LAIRD AVE	16094550050000
1740 E LAIRD AVE	16094550060000
1746 E LAIRD AVE	16094550070000
1754 E LAIRD AVE	16094550080000
1764 E LAIRD AVE	16094550090000
1770 E LAIRD AVE	16094550100000
1774 E LAIRD AVE	16094550110000
1786 E LAIRD AVE	16094550120000
1205 S 1700 E	16094550160000
1209 S 1700 E	16094550170000
1215 S 1700 E	16094550180000
1719 E 1300 S	16094550220000
1725 E 1300 S	16094550230000
1729 E CORNELL CIR	16094550240000
1733 E CORNELL CIR	16094550250000
1737 E CORNELL CIR	16094550260000
1709 E 1300 S	16094550370000
1741 E CORNELL CIR	16094550270000
1745 E CORNELL CIR	16094550280000
1749 E CORNELL CIR	16094550290000
1753 E CORNELL CIR	16094550300000
1757 E CORNELL CIR	16094550310000
1204 S 1800 E	16094550130000
1212 S 1800 E	16094550140000
1222 S 1800 E	16094550150000
1234 S 1800 E	16094550360000
1761 E CORNELL CIR	16094550320000
1765 E CORNELL CIR	16094550330000
1767 E CORNELL CIR	16094550340000
1773 E 1300 S	16094550350000
1738 E CORNELL CIR	16094560010000
1754 E CORNELL CIR	16094560020000
1728 E CORNELL CIR	16094560030000
1743 E 1300 S	16094560040000
1747 E 1300 S	16094560050000
1766 E CORNELL CIR	16094560060000

ATTACHMENT D: 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 – Hillside 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 E: PUBLIC PROCESS AND 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.

Public Comments: Staff has received five (5) comments in support of designating Yalecrest-Hillside Park as a Local Historic District and five (5) comments in opposition of the proposed designation.

An anonymous letter in opposition to the proposal was mailed to property owners on September 6, 2015. The applicant of the Hillside Park petition wrote a response to that letter that was also mailed to property owners. The applicant requested that both of these letters be included in the public record.

A property owner in the proposed district collected signatures in opposition to the proposal and submitted them at the Historic Landmark Commission meeting on February 4th 2016. There have been some disputes regarding information that was given while obtaining those signatures in opposition to the proposal. Following the Historic Landmark Commission Meeting, Staff received an email requesting to have a signature removed from the opposition list. It's important to note that the list of signatures gathered cannot be considered as anything more than an informal show of support or opposition. The result of the balloting process prescribed by section (21A.34.020.C.6) of the zoning ordinance is what the city acknowledges as official.

These public comments can all be found below.

Any comments received after the publication of this staff report will be forwarded to the Planning Commission.

Public Process:

- **Property Owner Meeting:** On December 5, 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 January 21, 2016, the Planning Division held an Open House at the Carmen B. Pingree School to discuss the proposed designation petition. Approximately ten (10) 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 – Hillside Park local historic district on February 4, 2016. 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](#)). The following text is an excerpt from the draft minutes for the February 4, 2016, Historic Landmark Commission meeting:

Yalecrest-Hillside Park Proposed Local Historic District Designation

Ms. Amy Thompson, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending the Historic Landmark Commission forward a favorable recommendation to the City Council regarding the petition.

Mr. William Lapsley, applicant, reviewed the importance of the area and the need to protect it. He stated the neighborhood supported the petition although there were concerns about what was allowed

under a Local Historic District. Mr. Lapsley asked the Commission to forward a favorable recommendation to the City Council on the petition.

Public Hearing 5:58:24 PM

Chairperson Brennan opened the Public Hearing.

Ms. Lynn Pershing, Yalecrest Neighborhood Council, reviewed the importance of the area and stated the Neighborhood Council supported the petition for a Local Historic District.

The following individuals spoke in support of the petition: Mr. Virginia Hylton, Ms. Margo Thurman, Ms. Lynn Pershing and Ms. Cindy Cromer.

The following comments were made:

- Supported the application and designation of the Local Historic District.
- Homes in the area depict the original nature of the neighborhood and should be protected.
- Without the district some of the large properties could be subdivided and allow for more density in the area, which would be a travesty.
- Not everyone would agree in any process.
- Don't let the lack of education on the regulations sway the decision to support the district.
- Only fifty percent of proposed Local Historic Districts were approved.
- The process was fair, information was given, meetings were held and the process should be allowed to go forward.
- Local Historic Districts are not too restrictive.
- There are ways to make affordable improvements to historic buildings.
- The regulations would benefit the area and were not onerous.

The following individuals spoke in opposition to the petition: Mr. Thomas Petersen, Mr. Steve Johnson, Ms. Sarah Petersen, Ms. Jan Schott, Mr. Alex Scheil and Mr. Roger Little.

The following comments were made:

- Many of the homes have had windows replaced and outside finishes changed.
- There were issues with being a Local Historic District that would not allow for homes to be modified allowing them to be more energy efficient.
- Oppose the Local Historic District.
- The reasons for the Local Historic District are not reasons to take away home owner's property rights.
- Some of the homes used as evidence and reasoning for a Local Historic District, in the Staff Report, were non-contributing.
- The Local Historic District tore the neighborhood apart and turned people against each other.
- The Local Historic District would not allow home owners to change the homes to better fit their needs.
- New owners should be afforded the same rights as older residences.
- A Conservation District should be considered rather than a Local Historic District.
- How could the process for this Local Historic District be stopped?
- Some of the people who signed the petition were no longer living in the area.
- The Local Historic District regulations were too restrictive and not wanted.
- There was not a consensus for the neighborhood as half of the residences didn't support the Local Historic District.
- There were punishments when one didn't comply with the regulations and that was not fair.

- The cool off period should be at least five years before another petition could be initiated.

Chairperson Brennan read cards from the following individuals (located in the case file):

- Ms. Kelly White - In support of the petition.
- Tom Holenbeck - In support of the petition.
- Ms. Winner Holenbeck - In support of the petition
- Mr. Kirk Huffaker - In support of the petition
- Mr. Marc Greenberg - In opposition to the petition.
- Ms. Renee Whitney - In opposition to the petition.

Mr. William Lapsley stated when he started the process he was told there would be a lot of issues. He stated the negative comments were due to lack of information and education on Local Historic Districts. Mr. Lapsley reviewed what would be approved in a Local Historic District and stated he was not aware of the information given to those who were opposed to the Local Historic District. He stated Local Historic District provided an extra layer of protection for homes in the area and rights were not being taken away

Chairperson Brennan closed the Public Hearing.

The Commission and Staff discussed the following:

- The size of home that was allowed under the current zoning.
- If a large home could be built on the lots in the area.
 - Yes one could max out the base zone.
- The types of materials that were allowed in a Local Historic District regarding windows and exterior finishes.
- The process for initiating and designating a Local Historic District.

The Commission made the following comments:

- The fact that a Local Historic District could impact property values was not something the Historic Landmark Commission could discuss.
- The proposed district complied with the standards in the ordinance and should move forward.
- There was a lot of miss information about Local Historic Districts.
- It was easier to develop under Historic Districts than general zoning.
- The homes in the area were just as important as homes in other neighborhoods and should be protected.

MOTION [6:32:57 PM](#)

Commissioner Harding stated regarding PLNHL2015-00697, Yalecrest-Hillside Park Local Historic District, based on the findings listed in the Staff Report, testimony and information presented, she moved to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest – Hillside Park as proposed. Commissioner Richardson seconded the motion. The motion passed unanimously.

MOTION [6:33:53 PM](#)

Commissioner Harding stated regarding 2005 Reconnaissance Level Survey, based on the information presented, she moved to approve the proposed changes to the building ratings from the 2005 Reconnaissance Level Survey as attached in Attachment E. Commissioner Richardson seconded the motion. The motion passed unanimously.

9/6/15

Dear neighbors,

Like many of us, I've looked into the upsides and downsides of becoming a "local historic district" which would put us under Salt Lake's Historic Landmark Commission rules. The state took away the city's power to make historic districts, so now our city council might ask us to vote by mail. It might not get that far. In fact it might not be legal. Just in case those ballots show up, I want to explain why I will vote against becoming a local historic district.

The people pushing for a historic designation are good neighbors, honest and open, but they are only telling one side of it. Essentially they want their personal tastes to be the law. They want 50% + 1 of us to surrender the property rights for all of us. I can't sign on to that.

We're talking about more laws

Becoming a historic district means asking for more laws. Some of us are angry about older buildings being torn down and the new homes not "fitting the neighborhood." No one wants another Garage Mahal to go up and I feel for the Mahal's nearest neighbors but some of the houses being torn down *should* be replaced because they're not functional for today's families. Low ceilings, one-car garages... These aren't historic treasures; they're obsolete. In a historic neighborhood, the next owner of a 1000 square foot home has no flexibility to expand or start over and that will hurt the property's value.

Some teardowns are tragic and some are smart. Some additions lack good taste and some are just fine. Those are opinions. Here's another opinion: "The variety of brick and siding, the color variation, patterns and textures, create a rich visual experience..." That's from Part II, Section 2, page 3 of a government document titled, *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*. You don't need to be a Constitutional purist to shudder at the idea of police and judges enforcing a subjective legal standard of whatever the Commission feels is, "a rich visual experience." But that's what these laws will bring to our homes. The Historic Landmark Commission's opinions carry the force of law.

The Commission covers more than tear-downs and additions.

It's fairly simple physics that a window with two panes sealed around inert gas has far better energy efficiency than a single pane made air tight with caulking and weather stripping. However, the Commission says, "...property owners should try to maintain and repair the original windows." Energy efficiency is important. Some would argue more important than historical integrity.

What if a young couple moves in and doesn't know about these weird laws? What if they replace their original windows with vinyl double panes for \$7000? When the Commission finds out, and they will, their new windows will probably have to come out. The Commission will give them a deadline to buy historically accurate replacements at a cost of maybe another \$7000. What if the couple decides to fight city hall? If they go past the Commission's deadline, they'll be fined \$25 per day and they'll be convicted of a Class B misdemeanor. On job and loan applications, their background checks will declare them law-breakers. In fact, each day that past the deadline is a separate crime and a separate conviction. They could pay more money to appeal the fines but they are likely to lose.

Quite simply, replacing windows shouldn't be a legal matter. If you're counting on the reasonable nature of city officials to limit the fines once our pretend couple explains that they didn't know... well you can ask Salt Lake property owner Arman Peterson about his \$14,440 fine for *his* own van sitting in *his* driveway.

The Commission says they approve almost every request.

First of all, the laws are out there for all to read so regardless of their reasonableness, property owners can figure out early on if they can do what they want to do. If you want to add to your front room, your construction company will know whether your plans will get past the Commission. If chances are bad, why would you pay an architect? Or the application fee (\$234)? Why bother?

Secondly, normal requests get denied all the time. Subdividing 0.76 acres into 0.17 and 0.59 acre plots: Denied. New windows: Denied. Replacement siding: Denied. A new door: Denied. A planter box in front of the house: Denied.

Lastly, think about fences. When you build a fence, what do you think about? Appearance, functionality, durability, cost? In historical neighborhoods Commission approval must be your first thought. The Commission might approve most fences, but that's not the point. Eleven people who don't answer to voters or property owners shouldn't get a say on a fence. Here's another example... The folks wanting to be historic have a website speaking highly of double run driveways, the kind with a grass strip running down the middle. Perhaps double run driveways are like cameras that use film: quaint but unnecessarily hard to work with.

And finally...

I have better things to do with my time and money than write letters to you all but the momentum of this thing has me scared. I don't want to join a "movement." I'd rather not think about this thing ever again. That's why I've decided to send this letter unsigned. If you think that makes me a coward, that's fine. If you have trouble believing an unsigned letter, then that's all the more reason to dig into this issue on your own. Look into it. You can verify every fact in here.

Thanks for your time.

Your neighbor

Disclosures: I got a list of your names and addresses from Salt Lake County and spent my own money on this. I have no financial ties to the construction industry nor any other that could benefit financially from this letter. The only thing I have to gain is perhaps keeping things as they are.

William G. Lapsley
1726 Laird Avenue
Salt Lake City, Utah 84108-1807

September 14, 2015

Re: Anonymous letter dated 9/6/15,
regarding Local Historic District concerns.

To the neighbor addressed:

First of all, it was I who submitted the application to the Salt Lake City Planning Department to begin the process of examining whether or not to create a Local Historic District for the Hillside Park subdivision. I knocked on the doors of homes on Laird Avenue, 17th and 18th East and Jackie Gardner along with Margo Thurman, solicited support for consideration in Cornell Circle and 13th South. Many expressed concerns about “McMansions” invading our neighborhood and “didn’t know what to do about it” and also expressed thanks for doing something about it. Being the “point of the spear” was not something I wanted to be.

This all began when a small group of neighbors, near the first of August, were discussing the McMansions and Garage Mahals sprouting up on Hubbard, Michigan and Herbert Avenues destroying their original character and architecture conceived. And envisioned by Anderson Lumber Company when they began building our subdivision back in the 1930’s and 1940’s. Anderson Lumber Company had envisioned architectural differences, yet cohesive and compatible well-built single family homes. These subdivisions have stood the test of time and are considered highly desirable areas on the east bench of Salt Lake City. Recently, developers and contractors desiring to “flip” the properties purchase them, spend several hundred thousand dollars demolishing, rebuilding and then selling, leaving the property owners on either side of the McMansions with an invasion of privacy (the homes look down into their back yards) and lower property values on their own property, (Who wants to live next to a McMansion?). If you want to see for yourself, look at 1608 Harrison Avenue, a McMansion in between two single family bungalows. And if that doesn’t concern you, go around the corner to 16th East and look at how large the McMansion really is.

Salt Lake City requires rebuilding plans whenever a demolition permit is issued. As long as the plans meet the current SLC Building Code, they are required to approve them. They do not have the “arrow in the quiver” to require the new home be architecturally compatible with the subdivision. Back in 1938, when the Hillside Park Subdivision was platted and approved by Salt Lake City, and the Restrictive Covenants recorded, Anderson Lumber Company was the sole approval for architecture, size, floor plans, etc. and they did a good job with the build-out of the subdivision. Back in 1938, it provided for 20 to 25 years for life of the Restrictive Covenants to exist, presuming that would be all the time necessary for the build-out. (Think World War II, the Korean War.) They, nor anyone else was thinking 75 years ahead about demolishing well built single family homes. The only viable and legal tool Salt Lake City can use to prevent McMansions is the creation of a Local Historic District.

Some argue it means “more laws” and “surrendering property rights” if a LHD is approved. I beg to differ. Whenever a property owner wants to do something, whether it is to demolish, remodel, add on or whatever, that property owner is required to obtain a building permit which triggers a review to see if the request is in compliance with all building code requirements. If a LHD is in place, it triggers a second level of review to determine if the request is consistent with the LHD’s requirement of preserving the “street face” of the LHD. You can add a second story, a rear addition, energy efficient windows or making your single car garage larger. Ninety percent of all LHD requests are approved at the counter. Some require a more detailed review with a SLC planner.

I would now like to address the “red herring” thrown into that 9/6/15 letter about Arman Peterson and his \$14,440.00 fine designed to throw fear about a Local Historic District status. Mr. Peterson’s action had nothing to do with being in a Local Historic District, other than that was where the property was located. Title 21A.40.140 is a Salt Lake City Ordinance that applies anywhere within Salt Lake City’s boundaries. It has to do with using your property to store junk cars. This action occurred over years after several complaints by neighbors, Certified Letters from Salt Lake City and the inaction or disregard by Mr. Peterson. Mr. Peterson was using his rental property for open storage; they were unlicensed and unregistered vehicles on property one block west of the State Capitol. If Mr. Peterson had his vehicles within a garage or even responded to SLC correspondence, it would have been a non-issue. He chose to ignore SLC’s efforts to solve the Civil complaints against him over a period of years resulting in the \$14,440.00 fine, which was ultimately reduced to a \$500.00 fine after appearing in court.

Some of the other items mentioned in the letter you should ask the Salt Lake City planners when they conduct the “neighborhood meeting” or the required “public hearings”. I do not profess to be omniscient about Local Historic Districts.

The last line in the letter of 9/6/15 states in part ...”keeping things as they are.” I couldn’t agree more. However, we have witnessed the blatant disregard of “keeping things as they are” by developers, contractors and ”flippers” whose sole motive is profits. I, personally, would prefer to place the “arrow in the quiver” of Salt Lake City by creating a Local Historic District and allow the LHD status to limit size, mass and scale and require architectural compatibility with the existing homes. It is too late to take the Saulk Vaccine after you have contracted polio and it will be too late once a McMansion has started within our subdivision to forever, blight the property values of its neighbors.

I will be voting for creation of the Yalecrest-Hillside Park Local Historic District.

William G. Lapsley

From: [REDACTED]
To: [Thompson, Amy](#)
Subject: Thank you
Date: Friday, November 20, 2015 11:20:28 AM

Good morning Amy,

Thank you for being part of the team who hosted the Open House last night—it was well organized and very informative. My husband and I chatted with Lex Traughber on the LHD process and the proposed changes to improve the transparency process are wonderful—oh SO needed!

As briefly shared last night, the process for the Hillside Park Plat LHD has unfortunately gotten off to an extremely divisive start in our neighborhood. There is no doubt that having a letter mailed prior to the petition would have created better understanding before a large intimidating stranger began knocking on doors with a petition in hand.

I had never seen the fellow who filed the petition before the evening he knocked on our door; I thought he was someone from the city. He was pushy, insisting I sign then although I explained we had guests + just sitting down to dinner. He was aggressively seeking signatures “to stop the destruction and stop McMansions,” not explaining what a LHD was. Intended or not, his approach created fear and confusion in many in our neighborhood. My neighbor (a petite amiable homemaker) was alone + so stressed/felt threatened that her husband contacted Mr Lapsley to let him know he didn’t appreciate bullying tactics. I witnessed first-hand my 98 year old hard-of-hearing next door neighbor (lives alone) being persuaded to sign the petition when a male neighbor stepped in to ask that a son (living just a few blocks away) at least help our elderly friend; arguing + loud shouting ensued, right in front of the poor old woman in her front yard! She was so overwhelmed + panicked that her health care helper had to provide assistance that evening. Needless to say, it is a concern HOW those 60% signatures were garnered. Intimidation and partial truths seem less than an honorable way in which to move forward, and I have since learned that city planners offered to send information ahead of the petition effort and their offer was declined. Why?

I’m not keen on homes leveled and lot-line-to-lot-line monster homes on these small city lots, but folks should have accurate info from beginning. The Hillside Park Plat petition process has created tremendous tension on what was once a quiet little neighborhood. It feels like Mayberry has turned into Armageddon! This is certainly not how city planning should be achieved.

I am trying to help my elderly friends be better informed since many aren’t able to utilize the internet, attend meetings, etc, so I would be so grateful if you could forward any info or kindly point me in directions to learn as much as possible. You mentioned there was a power point presentation from another LHD in process; that could be very helpful if you could share that. Also, I appreciate knowing our property owner’s meeting could be around December 8th. Unfortunately, both my husband and I have business travel scheduled that week, so any info you can forward is valued.

Thanks so much for your help; I really appreciate it.

Kindest regards,
Jan Schott at 1769 Laird Ave



From: [REDACTED]
To: [Leith, Carl](#); [Thompson, Amy](#); [Coffey, Cheri](#); [Shepard, Nora](#); [Luke, Charlie](#); [Mayor](#)
Subject: Local Historic District Petition for Hillside Park Yalecrest
Date: Sunday, January 24, 2016 9:10:08 PM

Comments for all persons who make a recommendation or vote on the local historic designation for Hillside Park.

- (1) We are concerned that the process is inherently biased toward stripping property owner rights based upon only a few property owners' request
- Only 10% of the residents within the proposed area must sign a petition to begin the process – As evidenced by the Hillside Park petition, the signature can be obtained without full (or accurate) information about what a local historic designation means. The City does not provide property owners with this information before signatures are collected, and thus, it is left to the person(s) who circulate the petition.
 - Once the process begins, only the petitioner can stop a recommendation and vote, regardless of the general consensus of the neighborhood. The petitioner obviously favors a local historic designation.
 - Recommendation by the Historic Landmark Commission is almost certainly a yes – This area has a national historic designation, and the neighborhood was deemed (as of 2005) to be composed of mostly conforming properties. Historic Landmark Commission's interest is obviously in promoting preservation.
 - Recommendation by the Planning Commission is likely to be favorable – Based on the occupations of the current membership of the commission, it is likely to want a local historic designation.
 - Council is not bound to vote with the property owners (Supermajority requirement when property owners vote against the designation is not much protection as only 1 additional vote is required).

(2) The Local Historic Designation Process has obvious flaws (the mere 10% petition initiation requirement, lack of objective notices), which Salt Lake City has acknowledged. Because the Hillside Park petition has already been filed, however, the neighborhood is confined to the existing process unless the petitioner (who favors the designation) chooses to withdraw the petition. This is despite the fact that the Hillside Park property owners are interested in finding a less drastic decision.

(3) The Local Historic Designation for Hillside Park is a draconian solution (removing property owner rights) to a narrow problem (tear downs and disproportionately sized rebuilds). There can be a more reasonable solution that does not deprive owners of their right to modify their properties of the renovations they deem fit and potentially decrease the value of the neighborhood (if improvements and maintenance are simply not undertaken because the process is too complicated or costly).

- (4) Many houses in Hillside Park have been remodeled in the 75 years since they were built.
- Those property owners who have not yet renovated their properties are being told they are stuck with what they've got (no additions or other permanent improvements to the front and sides of the house that are visible from the street – corner lots are more dramatically affected).
 - The approval process for any proposed changes is necessarily subjective. Will properties that have not yet been remodeled be stuck with the 1940s

design or be afforded the same "characteristics" added to these 1940s homes by the neighbors who have renovated in the ensuing 75 years?

Signed,
Brian M. Arthur & Andrea Valenti Arthur
1785 E Laird Avenue
SLC, UT 84108

From: [REDACTED]
To: [Thompson, Amy](#)
Cc: [Yalecrest CC Chair: KAT](#)
Subject: - Our family supports LHD for the Hillside Park Area
Date: Wednesday, January 20, 2016 5:01:48 PM

Dear Amy,

Our family supports the proposal to make Hillside Park a Local Historic District. Ed Horsley, Kathy Gilmour and myself Joe Barker reside at 1746 E Laird Avenue.

Thanks for your efforts.

Best Regards,

Joe & Kathy

Joe Barker

[REDACTED]

From: [REDACTED]
To: [Thompson, Amy](#)
Subject: Yalecrest-Hillside Park Local Historic District
Date: Wednesday, February 03, 2016 3:04:34 PM

To whom it may concern:

My name is Allan Robert Thurman. I am a retired Administrative Law Judge for the Utah Public Service Commission. I am writing in regard to the application for establishment of the Yalecrest-Hillside Park local historic district. I own and reside at 1737 Cornell Circle, a residence located within the proposed district.

I moved to Cornell Circle in 1941 when I was two years old. I grew up there, and as a boy I saw many of the houses on the circle built as the lots were improved. It was always a middle class development, and even for those times the houses were modest.

I left the circle in 1966, and moved back with my wife in 2003 after the death of my mother. One of the prime reasons for moving back is the charm of the neighborhood with its complement of diverse but relatively modest homes.

As the owner of one of the two largest lots on the circle, our residence would be a prime candidate for a developer interested in doing a "bash and build" construction of a "McMansion." We could easily benefit financially from selling to such a buyer--in fact we could probably demand and receive a premium for selling.

The ramifications of such a transaction for our neighbors could be serious. Depending on the size and character of the new construction, the market value of adjoining properties could be adversely affected. But paradoxically, the sale could increase the tax assessment value of adjoining properties putting a new burden on the owners, a number of whom are on fixed incomes. The effect could be similar to that of "gentrification" experienced in poorer urban areas.

We would not want to affect our neighbors adversely, and we certainly have no plans to sell any time soon. But if our circumstances were to change, and we had to sell, we could have no control over the actions of our buyer.

I feel strongly that the only sure way to protect the neighborhood against such an unfortunate development would be to declare it an historic district. I don't feel that such a declaration would be any more onerous on property owners than the protective covenants which are routinely imposed on new subdivisions everywhere. I therefore urge that the district be approved.

Very truly yours,

A. Robert Thurman

[REDACTED]

"Anyone who believes exponential growth can go on forever in a finite world is either a madman or an economist." Kenneth E. Boulding

From: [REDACTED]
To: [Thompson, Amy](#)
Subject: I support the "Yalecrest- Hillside Park" LHD proposal
Date: Thursday, February 04, 2016 2:19:40 PM

Hi Amy,

I won't be able to attend the Historic Landmark Commission meeting tonight, so I wanted to write and express my support for the "Yalecrest - Hillside Park" Local Historic District.

Even though that area isn't as old as the other designated LHDs within the **Yalecrest National Historic District**, I believe it meets the criteria that the HLC and Planning Commission will be using. I also think it fits in well, both historically and geographically, with the Yalecrest areas already designated as LHDs. Including it with the others makes a very nice package to be treasured as part of Salt Lake City's East Bench history.

Sincerely,
-Kelly Marinan
1766 Harvard Ave.
Yalecrest

From: [REDACTED]
Sent: Thursday, February 11, 2016 2:36 PM
To: charlie.luke@slcgov.com; james.rogers@slcgov.com; andrew.johnston@slcgov.com;
stan.penfold@slcgov.com; derek.kitchen@slcgov.com; erin.mendenhall@slcgov.com;
lisa.adams@slcgov.com
Cc: mayor@slcgov.com; patrick.leary@slcgov.com; jennifer.seelig@slcgov.com;
amy.thompson@slc.gov; lex.traughber@slcgov.com
Subject: Thoughts on Yalecrest-Hillside Park LHD application

Yalecrest-Hillside Park LHD application
Case Number PLNHLC2015-00697
Council District 6: Charlie Luke

February 11, 2016

Dear City Council, Mayor Biskupski + Team, and City Planning Team:

Why the rush?

After 8 emotionally-charged applications with only 50% passing, it was apparent the LHD process needed to be bettered. Thankfully, in the wisdom of the City Council, Mayor's office and Planning Division, changes have recently been made to clarify language and to make the LHD designation process more transparent. Thank you—MUCH needed. But confounding as it is, the Yalecrest-Hillside Park LHD application doesn't benefit by the recent improvement to communication and process understanding!

Why the rush? Let's close this current LHD application and start over with the same chance for forthright and transparent communication that every community in Salt Lake City will now have! We should have equal property rights like everyone else.

With much contention and fractured neighbor relationships, our little Hillside Park Plat neighborhood is in the midst of the same ugly divisiveness that the 8 communities before us experienced. When many of us thought we were just signing a petition to open the dialog to understand what a LHD was and to stop the "McMansions," we now realize there are tradeoffs and an LHD designation requires a Certificate of Appropriateness to any changes we each make to the exterior of our own home, not just street-side. We have also learned there are other tools that the city provides us, e.g., a Character Conservation District, that can help us prevent lot-line to lot-line monster homes without all the restrictions that the LHD imposes on individual property owners. With more knowledge, many have now recanted their signature on the original LHD application, or have now signed another in opposition to this specific LHD.

So again I ask, why the rush? Let's close this current LHD application and start over with the same chance for forthright and transparent communication that every community in Salt Lake City will now have! Let the democratic process work, but let it work with complete transparency and understanding! If indeed the majority of our neighborhood wants an LHD, that's OK. But many neighbors are elderly, unable to attend meetings and do not have access to the internet. Even Bill Lapsley, the gentleman who filed the petition, doesn't have his own email address. Many in our neighborhood are dependent on whatever they can learn, from whomever bias shares it. Sadly, it feels like my little Mayberry neighborhood has turned into Armageddon! There is so much misinformation and misunderstanding afloat, coupled with divisive name-calling and ugly accusations, that I again ask, why the rush?

Let the residents of Yalecrest-Hillside Park Plat have time to make decisions based on fact, not emotion, and let us have the privilege that every other property owner in SLC will have moving forward with this more transparent LHD process that has rightfully been created.

I oppose the current Yalecrest-Hillside Park Plat LHD application we are in, I oppose that my home at 1769 Laird Avenue be included in this proposed LHD re-zoning and I ask that you turn down this current Yalecrest-Hillside Park Plat LHD application before you.

Respectfully,
Jan Schott
1769 Laird Ave
Salt Lake City, Utah
84108

From: [REDACTED]
To: [Thompson, Amy](#)
Subject: Hillside Park LHD
Date: Thursday, February 04, 2016 4:15:38 PM

My name is Jacqueline Gardner and my husband and I have lived in our house on Cornell Circle for 50 years. We raised our children in this home. We love this neighborhood and we love this area of Salt Lake City. The homes are unique, they are charming and very different from the homes in other areas. We would hope that this area of Salt Lake City will not change generally but be protected from tear-downs and very large homes being built. The rules and regulations are a small sacrifice to pay for keeping our area "historic". We are definitely in favor of voting to make our neighborhood a "Historic Neighborhood".

Jacqueline Gardner
1745 Cornell Circle
Salt Lake City, UT 84108

[REDACTED]

From: [REDACTED]
To: [REDACTED], [Alan Michaels](#), [Sharon Noy](#), [Paco Lynn](#), [Kirk Kaufman](#)
Subject: [REDACTED] Hillside Park No LHD Procard
Date: Thursday, February 18, 2016 4:35:01 PM
Attachments: [image.png](#)

Please accept into evidence in the public record the anonymous letter sent to some but NOT ALL Hillside Park LHD residents

Not everyone is required to be transparent in this process...I have worked hard with both sides for an amicably level playing field. I talked today with Steve Johnson and asked if he has an alternate CCD proposal that he would like to present the subdivision and that I would arrange a meeting locale to do so. He said it's still in preparation

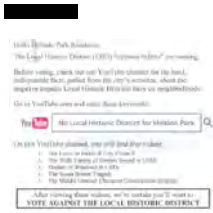
Have any CCD application meetings been called in?

Sent from my iPhone

Begin forwarded message:

[REDACTED]

This came in the mail today.



[REDACTED]

Hello Hillside Park Residents,

The Local Historic District (LHD) "opinion ballots" are coming.

Before voting, check out our YouTube channel for the hard, indisputable facts, pulled from the city's websites, about the negative impacts Local Historic Districts have on neighborhoods.

Go to YouTube.com and enter these keywords:



On this YouTube channel, you will find five videos:

1. Our Letter to Jackie & City Council
2. The Wide Variety of Denials Issued in LHDs
3. Denials of Windows in LHDs
4. The Susan Brown Tragedy
5. The Middle Ground: Character Conservation Districts

After viewing these videos, we're certain you'll want to
VOTE AGAINST THE LOCAL HISTORIC DISTRICT

William G. Lapsley
1726 Laird Avenue
Salt Lake City, Utah 84108-1807

February 19, 2016

Re: Proposed Yalecrest Hillside Park
Local Historic District

To the neighbor addressed:

It has been five months since I last wrote to you and there have been two property owner meetings conducted by Salt Lake City in which many questions and concerns were addressed by the City Planning Staff. There was much confusion about what a Local Historic District meant and the City seemed to have satisfactorily addressed those concerns. While many people still did not want to have a LHD, there didn't seem to be a good alternative to prevent "McMansions" from invading our neighborhood and adversely affecting our property values.

We have basically three choices; One, we do nothing! This leaves the door open for contractors, developers, "flippers" and real estate agents to purchase the first available home, demolish it or substantially alter it from its original architecture, (build a McMansion), and move on to the next target of opportunity, leaving in its wake the neighbors with adversely impacted property values, many of whom have lived in their homes for 30, 40 or 50 years or more. The City is required to approve these permits if they conform to the Building Code.

Two, we create a Local Historic District, creating an over-lay for the Hillside Park Subdivision, where the Salt Lake City Planning Department does add an additional layer of review when a demolition permit or any exterior remodeling that requires a building permit is given an additional review to insure that the Street Face of the property is preserved, that scale, mass and architecture are compatible with the existing subdivision. Second stories, rear additions, windows, larger garages, driveways, street walks have all been approved in other LHD's. Ninety percent are approved at the counter, the next nine percent are approved after a secondary review. So, 99% of changes requiring a building permit are approved in a LHD.;

Three, a Character Conservation District (CCD) can be created. While this is an option, it has never been done before. And why is that? Mostly because it requires all 53 property owners to agree on the specifics of a new Restrictive Covenant for the Hillside Park Subdivision. We can't even agree on a Local Historic District!

I would like to clarify something I said at the first property owner meeting. After much discussion, it was pretty much a consensus that most of us don't want a Hubbard or Michigan Avenue McMansion to invade and degrade our property values. One property owner volunteered to fund a Character Conservation District effort. My exact words were "If you can create a Character Conservation District Restrictive Covenant that will address all my concerns about McMansions and that all 53 property owners can agree to, I will withdraw the LHD petition before it reaches the Salt Lake City Council." To date, that has not occurred.

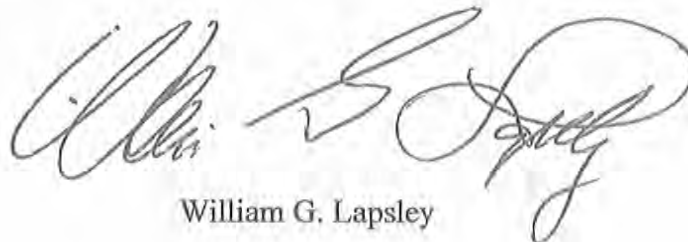
What is truly disturbing is how that statement has been convoluted and distorted by the opponents to the Hillside Park LHD into “Bill Lapsley said it was O.K. to sign a petition opposing the Hillside Park LHD because a “compromise” has been reached”. Nothing could be farther from the truth. This tactic was used in two other proposed Local Historic Districts by opponents of the LHD’s with a false promise of creating Character Conservation Districts. The LHD’s were defeated and the promised Character Conservation Districts were never formed. This left those defeated proposed LHD’s vulnerable to predatory real estate agents, contractors, flippers and developers for at least the next two and one half to three years before they could apply for LHD protection, leaving the neighbors vulnerable with no defense possible to protect their neighborhoods. (Two year “cooling off” period mandatory before the petition process can begin again.) The City has no moratorium to prevent demolition during that cooling off period or during the petitioning process.

Another disturbing argument put forth to defeat our LHD is “we can change the Building Codes”. That, simply put, is not going to happen. Only the Utah State Legislature can change the Building Codes and you simply can’t change it to say “No McMansions” in Hillside Park Subdivision. There are places in Salt Lake City where a McMansion is appropriate, think high Avenues, new Federal Heights and other places.

I know many of you think that signing the petition opposing the LHD binds you to that position. It does not. The petitions have been entered into the public record but the only voice you will really have is when ballots are mailed to all property owners to vote anonymously. That is when your voice counts. It is the Salt Lake County Recorders office job to tally those results and send them on to the Salt Lake City Council for consideration.

A lot of effort has been spent on both sides of this issue. I and my wife for one, want to remain in our home for the rest of our lives, without having a McMansion looking down into our private back yard or having our property value go down because a McMansion was erected next door or behind us.

I and my wife will be voting FOR the creation of the Yalecrest Hillside Park Local Historic District. Hopefully, then we can return to a peaceful, harmonious, respectful neighborhood.

A handwritten signature in black ink, appearing to read "William G. Lapsley". The signature is written in a cursive, flowing style with large loops and a long tail on the final letter.

William G. Lapsley

From: [REDACTED]
To: [Thompson, Amy](mailto:Amy.Thompson@slcgov.com)
Subject: Re: Please Forward to Planning Commission
Date: Wednesday, April 06, 2016 9:36:45 AM

Hi Amy-

Now that Hillside Park is back on the Planning Commission agenda, I'd like to make this request again to the Planning Commission: We, the opposition to the Hillside Park petition formally request scheduled time to present to Planning Commission. By scheduled, we mean outside of the public comments portion. We are asking for 20 minutes, with PowerPoint, when this agenda item comes before you.

Thanks,
Steve Johnson
[REDACTED]

On Mon, Feb 22, 2016 at 12:08 PM, Thompson, Amy <Amy.Thompson@slcgov.com> wrote:

I have included this email in the public record for the Hillside Park petition. At the direction of City Council, this item has been temporarily postponed from the Planning Commission agenda. You should be receiving a post card in the mail shortly letting you know the item was removed from the February Planning Commission agenda.

Thank you,

AMY THOMPSON

Principal Planner

PLANNING DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

TEL [801-535-7281](tel:801-535-7281)

FAX [801-535-6174](tel:801-535-6174)

From: Crista, Steve Johnson [REDACTED]
Sent: Saturday, February 13, 2016 10:09 AM
To: Thompson, Amy
Cc: Luke, Charlie; Shepard, Nora
Subject: Please Forward to Planning Commission

Hi Amy, will you please forward this email to the Planning Commission?

Dear Planning Commission-

I represent the organized opposition to the Yalecrest-Hillside Park Local Historic District petition. We have been advised to formally request scheduled time to present to you. By scheduled, we mean outside of the public comments portion. We are asking for 20 minutes, with PowerPoint, when this agenda item comes before you.

Please also consider this correspondence our formal request that you postpone the Yalecrest-Hillside Park Local Historic District agenda item until the March 23 meeting for the following three reasons:

1. The opinion ballots for the LHD will go out immediately following the Planning Commission's decision but our neighborhood is currently transient with elderly neighbors in warmer climates, new people moving in, rental property owners with home addresses outside the neighborhood, and others temporarily away from home for other reasons. A postponement will allow some of this transience to pass. Furthermore, these opinion ballots carry a tremendous stake for our neighborhood and we feel time is needed for the Planning Division to verify the addresses of property owners.

2. Hillside Park neighbors need more time to become educated about the pros and cons of becoming an LHD before those ballots arrive. As the Historic Landmarks Commission, Planning Division, and the petitioner have all pointed out, the neighbors still don't fully understand the implications of becoming an LHD.

3. Your February 24 agenda has 10 items on it already, nine of which concern single-properties. In recent meetings Planning Commission has only addressed 5-6 items per meeting. The Yalecrest-Hillside Park item impacts 53 properties and we are concerned it may get rushed through without due consideration on such a full agenda.

Respectfully yours,

Steve Johnson



Renee Whitney
Marc Greenberg
1741 E Cornell Cir
Salt Lake City, UT 84108

RECEIVED

FEB 09 2016

SLC COUNCIL OFFICE

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

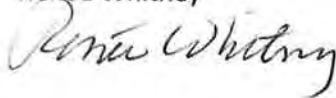
We own 1741 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

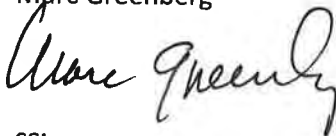
Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,

Renee Whitney



Marc Greenberg



cc:

Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Belma Nielsen
Mike Bodell
1234 S 1800 E
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

We own 1234 S 1800 E in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Belma Nielsen



Mike Bodell

cc:

Charlie Luke, City Council Member
Jackie Biskupski, Mayor

RECEIVED

FEB 09 2016

SLC COUNCIL OFFICE

Pamela Joklik
Frank Joklik
1761 E Laird Ave
Salt Lake City, UT 84108

RECEIVED

FEB 09 2016

SLC COUNCIL OFFICE

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

We own 1761 E Laird Ave in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Pamela Joklik



Frank Joklik

cc:

Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Regan Mulcock
Taylor Mulcock
1765 E Cornell Cir
Salt Lake City, UT 84108

RECEIVED
FEB 09 2016
SLC COUNCIL OFFICE

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

We own 1765 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,

Regan Mulcock



Taylor Mulcock



cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Laurie Little
Roger Little
1764 E Laird Ave
Salt Lake City, UT 84108

RECEIVED

FEB 11 2016

SLC COUNCIL OFFICE

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

We own 1764 E Laird Ave in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Laurie Little



Roger Little

cc:

Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Deanna Combs
Brian Brown
1743 S 1300 S
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697


Dear ~~Ms. Thompson,~~

We own 1743 S 1300 S in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Deanna Combs



Brian Brown

cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

RECEIVED
FEB 12 2016
SLC COUNCIL OFFICE

Finn Petersen
1767 E Cornell Cir
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

RECEIVED
FEB 17 2016
SLC COUNCIL OFFICE

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

I own 1767 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Finn Petersen

cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Andrea Valenti Arthur
Brian Arthur
1785 E Laird Ave
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

RECEIVED
FEB 17 2016
SLC COUNCIL OFFICE

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

We own 1785 E Laird Ave in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Andrea Valenti Arthur



Brian Arthur

cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Polly Potter
Wes Potter
1729 E Cornell Cir
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

RECEIVED

FEB 18 2016

SLC COUNCIL OFFICE

Dear Ms. Thompson,

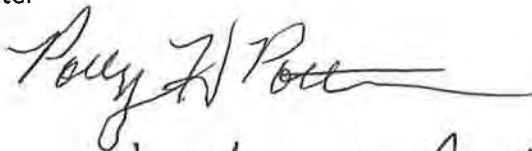
We own 1729 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,

Polly Potter



Wes Potter



cc:

Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Jen Hammond
1747 S 1300 S
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

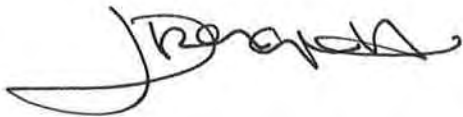
Dear Ms. Thompson,

I own 1747 S 1300 S in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Jen Hammond

RECEIVED
FEB 22 2016
SLC COUNCIL OFFICE

cc:

Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Liz Null
1728 E Cornell Cir
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

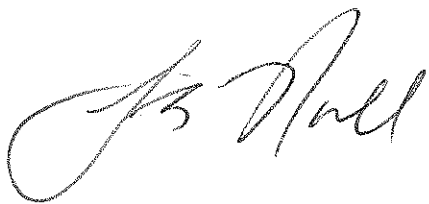
Dear Ms. Thompson,

I own 1728 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,

A handwritten signature in black ink, appearing to read "Liz Null", written in a cursive style.

Liz Null

cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Andrea Williams
Andy Saalfield
1738 E Cornell Cir
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

We own 1738 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Andrea Williams



Andy Saalfield

cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Marc Henderson
1753 E Cornell Cir
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

I own 1753 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,

A handwritten signature in black ink, appearing to read 'MH', followed by a long horizontal line extending to the right.

Marc Henderson

cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Crista Johnson
Steve Johnson
1761 E Cornell Cir
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

We own 1761 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Crista Johnson



Steve Johnson

cc:

Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Tracie Profazier
1773 S 1300 S
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

I own 1773 S 1300 S in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,



Tracie Profazier

cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

Mike Flocco
1754 E Cornell Cir
Salt Lake City, UT 84108

February 5, 2016

Historic Landmark Commission c/o
Amy Thompson
Principle Planner
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

Regarding: Petition PLNHLC2015-00697

Dear Ms. Thompson,

I own 1754 E Cornell Cir in the Hillside Park subdivision of Yalecrest, Salt Lake City.

In a postcard sent to me, you instructed, "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..."

Please consider this my written objection to the inclusion of my property in the proposed local historic district.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'M' and 'F' followed by a long, sweeping horizontal line that ends in a slight curve.

Mike Flocco

cc:
Charlie Luke, City Council Member
Jackie Biskupski, Mayor

ATTACHMENT F: 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 – Hillside Park local historic district were built between 1939 and 1951 and are World War II Cottages. Other styles within the proposed district range from Colonial Revival Cottages to early Ranch houses in a range of wall cladding. Some contemporary or "modern" examples are also found. Styling in this era is simplified, with Minimal Traditional and Colonial Revival examples predominate. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 49 homes are rated as contributing and 4 homes are rated as non-contributing. The HLC made the decision to update five (5) homes as "non-contributing" and one (1) as "contributing" for a final count of 45 "contributing" and eight (8) "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 – Hillside 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 CN zoning districts. With the exception of one commercial zoned property, the proposed local historic district will remain a single family residential district but exterior alteration of the structures 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 – Hillside 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 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 – Hillside Park local historic district, consisting of 53 parcels, and located within the Yalecrest neighborhood generally between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South.

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 – Hillside Park local historic district, consisting of 53 parcels, and located within the Yalecrest neighborhood generally between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South. 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.