



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Michael Maloy, AICP, Senior Planner, at (801) 535-7118 or michael.maloy@slcgov.com  
Lynn Lyons, Planning Intern, at (801) 535-7757 or lynn.lyons@slcgov.com  
Date: January 27, 2016  
Re: PLNHLC2015-00032 Yalecrest–Harvard Heights Local Historic District Designation

## Zoning Map Amendment

**PROPERTY ADDRESS:** Approximately all parcels on Harvard Avenue between 1300 and 1500 East Street including 1133 S 1400 East, but excluding 1147 S 1300 East Street, 1309 E Harvard Avenue, 1327 E Harvard Avenue, 1339 E Normandie Circle, 1355 E Normandie Circle, and 1359 E Harvard Avenue.

**PARCEL ID:** See table in Attachment C – Parcel Identification

**MASTER PLAN:** East Bench Master Plan, Low Density Residential (5-6 units/acre)

**ZONING DISTRICT:** R-1/7,000 Single-Family Residential District, and YCI Yalecrest Compatible Infill Overlay District

**REQUEST:** This is a request by Amy and Cory Reid, property owners, to designate a new local historic district known as Yalecrest-Harvard Heights. The proposed district contains 42 parcels and is generally located on Harvard Avenue between 1300 and 1500 East in the Yalecrest neighborhood (see Attachment A – Application).

The request is before the Planning Commission because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council, which has final decision-making authority for this type of request.

**RECOMMENDATION:** Based on the analysis and findings of the staff report, it is the opinion of Planning staff that the proposed local historic district meets the applicable standards and therefore, recommends the Planning Commission forward to the City Council a recommendation to approve the request.

**MOTION:** Based on the findings listed in the staff report, testimony received, and information presented, I move to forward a positive recommendation to the City Council to designate a new local historic district for Yalecrest-Harvard Heights located approximately on Harvard Avenue between 1300 East and 1500 East and described within Attachment B – Proposed District Boundary and Attachment C – Parcel Identification (see Attachment H – Motions).

### ATTACHMENTS:

- A. Application
- B. Proposed District Boundary
- C. Parcel Identification
- D. Existing Conditions
- E. Vicinity Map
- F. Public Process and Comments
- G. Analysis of Standards
- H. Motions

**PROJECT DESCRIPTION:**

The proposed Yalecrest-Harvard Heights Local Historic District is generally located between 1300 East and 1500 East on Harvard Avenue (approximately 1175 South). It is part of the Yalecrest neighborhood, which was placed on the National Register of Historic Places (number 07001168) in 2007. The Yalecrest neighborhood is generally located between Sunnyside Avenue (approximately 800 South) and 1300 South, and between 1300 East and 1900 East (see Attachment D – Existing Conditions).

The proposed Yalecrest-Harvard Heights Local Historic District is part of the Normandie Heights subdivision. Normandie Heights was originally platted with 140 lots. The subdivision was owned by Bowers Investment Company and was the last large subdivision platted in Yalecrest in 1926. Houses were originally built from 1926 to 1954. The houses have various culturally significant architectural styles such as; English Tudor, English Cottage, Colonial Revival, Neo-Colonial, Neoclassical, French Norman, Jacobethan Revival, and Bungalow. According to the 2007 Yalecrest National Register Nomination, the Yalecrest National Historic District has the most Period Revival houses in Utah within its boundaries. Within the Yalecrest National Historic District, there are four local historic districts: Normandie Circle, Upper Harvard & Yale Park Plat A, Harvard Park, and Princeton Park (see Attachment E - Vicinity Map).

The proposed Yalecrest-Harvard Heights Local Historic District contains 42 parcels and 39 homes. Although some have building additions within the rear yard, the homes are relatively intact and maintain a high level of historic integrity. According to the Yalecrest Neighborhood Reconnaissance Level Survey 2005 (YNRLS 2005), 37 of the 39 structures are considered “contributing,” with 33 identified as “significant” (see map below). The survey also states, “(Yalecrest) is distinctive for its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregular shaped lots” (YNRLS 2005, p. 7).



1300-1500 Block of Harvard Avenue According to Yalecrest Neighborhood Reconnaissance Level Survey 2005

While reviewing the petition, staff met with Cory Jensen, Senior Preservation Program Specialist with the Utah Division of State History, on December 3, 2015, and walked the proposed district to reevaluate the ratings contained within the YNRLS 2005. Staff observed an extensive residential remodel at 1437 E Harvard Avenue that warranted reclassification from “contributing” to “noncontributing”—which change the Historic Landmark Commission approved on January 7, 2016. However, the proposal still exceeds the minimum standard of 75% contributing structures (City Code 21A.34.020.C.11.d).



1437 E Harvard Avenue (fall of 2014)



1437 E Harvard Avenue (winter of 2015)

### **KEY ISSUES:**

Staff identified the following key issues through analysis of the project, neighbor and community input and department review comments.

#### **Issue 1: Petition Support**

Amy and Cory Reid, property owners, initiated the petition with the demonstrated support of 24% of property owners in the proposed local historic district. The local historic designation process (21A.34.020.C) requires that property owner initiated petitions requesting to create a new local historic district must include signatures of at least 15% of the property owners within the proposed district. More detailed information on communication with property owners and residents are included in Attachment F - Public Process and Comments.

#### **Issue 2: Petition Opposition**

Prior to publication of this staff report, staff received one letter of opposition in response to the proposal. More detailed information on communication with property owners and residents are included in Attachment F - Public Process and Comments.

#### **Issue 3: Policy Support**

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

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

#### **Issue 4: Protection of Historic Resources**

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

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

The H Historic Preservation Overlay district that would be applied to the Yalecrest-Harvard Heights neighborhood if the local historic district were approved adds an additional layer of regulation that requires design review for exterior alterations and imposes stringent regulations on demolition of contributing buildings.

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

#### **DISCUSSION:**

As discussed above, the applicants submitted a request to designate the Yalecrest-Harvard Heights Local Historic District to provide additional protection of the historic architecture within the subdivision. In response to the petition, the Planning Division prepared a “Planning Director’s Report” on the proposed district for City Council review. The report was presented by staff and accepted by the City Council during a work session held on October 13, 2015. Following this milestone, the Planning Division hosted a Public Outreach Meeting on November 12, 2015 for the affected property owners along Harvard Avenue. Finally, an Open House Meeting on the proposal was held at the City & County Building on December 17, 2015.

As required by City Code, the Historic Landmark Commission conducted a public hearing and considered the proposal on January 7, 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 to view Historic Landmark Commission Staff Report](#))

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

**NEXT STEPS:**

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

# **ATTACHMENT A – APPLICATION**

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# HP: Designation

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

Project #: <i>PLNHLC 2015-00032</i>	Received By: <i>A Langlin</i>	Date Received: <i>1/20/15</i>
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### PLEASE PROVIDE THE FOLLOWING INFORMATION

Name of the Proposed Historic District or Site:

*Yalecrest - Harvard Heights*

Location of the Proposed Historic District or Site:

*Harvard Avenue 1300 E - 1500 E*

Name of Applicant: <i>Amy Reid + Cory Reid</i>	Phone: [REDACTED]
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Address of Applicant:  
[REDACTED]

E-mail of Applicant: [REDACTED]	Cell/Fax:
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➔ **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

### SIGNATURE

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

Signature of Owner or Agent: <i>Amy Reid</i> <i>C B Reid</i>	Date: <i>1/19/15</i>
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# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: Amy Reid + Cory Reid

Name of Proposed Local Historic District: Yalecrest - Harvard Heights

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

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

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

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

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





# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name Address Signature Date

Amy Reid 1477 Harvard Ave Amy Reid 12/20/14

Print Name Address Signature Date

Cory Reid 1477 Harvard Ave Cory Reid 12-20-14

Print Name Address Signature Date

Kathryn Fowles 1455 Harvard Ave. Kathryn Fowles 1.10.15

Print Name Address Signature Date

Robert Fowles 1455 Harvard Ave Rob Fowles 11 Jan 2015

Print Name Address Signature Date

Diane Elkins 1445 E. Harvard Diane Elkins 1/10/15

Print Name Address Signature Date

GLEN RECKINS 1445 HARVARD AVE Glen Reckins 1/10/15

Print Name Address Signature Date

Megan Gibbons 1419 e. Harvard Ave Megan Gibbons 1/10/15

Print Name Address Signature Date

Timothy Gibbons 1419 e. Harvard Ave Timothy Gibbons 1/10/15

Print Name Address Signature Date

Owen Cannon 1373 Harvard Owen Cannon 1/10/15

Print Name Address Signature Date

Wynne Cannon 1373 Harvard Wynne Cannon 1/10/15

Print Name Address Signature Date

Sandra J. Aaron 1444 Harvard Sandra J. Aaron 1/10/15

Print Name Address Signature Date

1



# 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
MICHELLE PRITCHETT	1474 HARVARD AVE.	<i>Michelle Pritchett</i>	1/10/2015

Print Name	Address	Signature	Date
TROY PRITCHETT	1474 HARVARD AVE	<i>Troy Pritchett</i>	1-10-2015

Print Name	Address	Signature	Date
Joseph Taylor	1454 Harvard Ave.	<i>Joseph Taylor</i>	1-11-2015

Print Name	Address	Signature	Date
Ulla Taylor	1454 Harvard	<i>Ulla Taylor</i>	1-11-2015

Print Name	Address	Signature	Date
William C. Waller	1306 Harvard Ave	<i>Will Waller</i>	1/13/2015

Print Name	Address	Signature	Date
JENNIFER WEBLEY	1370 HARVARD	<i>Jenifer Webley</i>	1/13/2015

Print Name	Address	Signature	Date
Stephen Cole Webley	1370 Harvard Ave.	<i>S. Coley</i>	1/13/2015

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

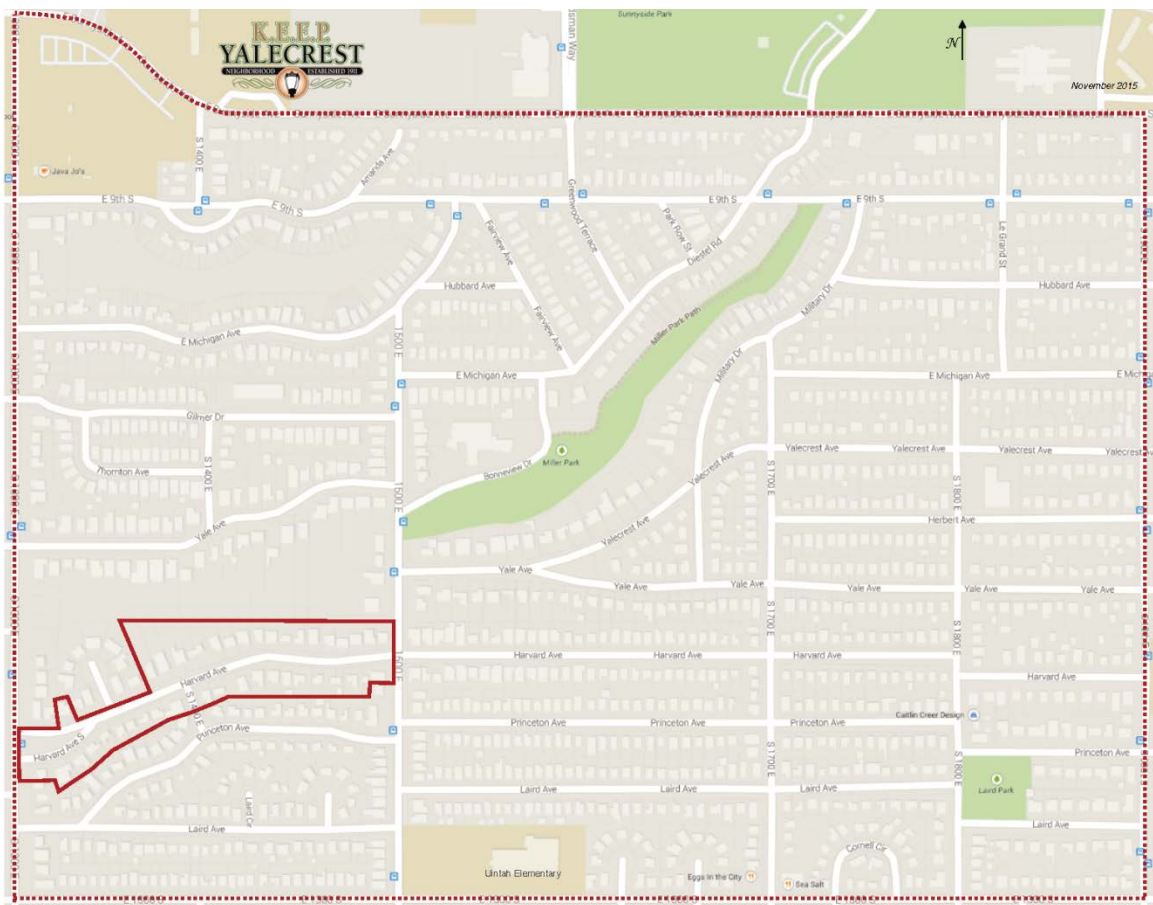
Print Name	Address	Signature	Date

## Local Historic District Designation Submittal Requirements for Yalecrest-Harvard Heights

### 1. Project Description

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

The 1300-1500 E. block of Harvard is part of Yalecrest which was placed on the National Register of Historic Places in 2007. Known as part of the subdivision, Normandie Heights, it was the last subdivision to be platted in Yalecrest. It was platted in 1926 with 140 lots. Owner at the time of platting was Bowers Investment Co. Houses were constructed primarily from 1926-1935. "It is distinctive for its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregular shaped lots" (Yalecrest RLS). The homes are each unique and a variety of architectural styles including: English Tudor, English Cottage, Colonial Revival, Neoclassical and French Norman.



### 2. Physical Integrity

The 1300-1500 E. block has a very high degree of visual cohesiveness and original contributing structures. Of the 39 structures, 94% are considered contributing according to the RLS (note: the RLS omitted 1489 Harvard Avenue).

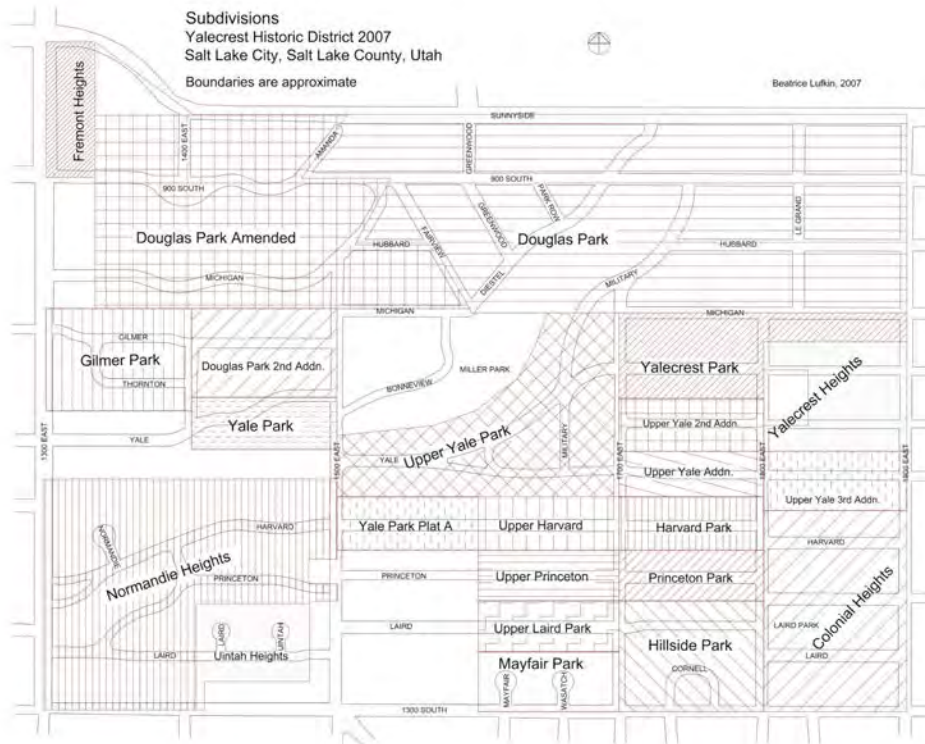
Properties recommended for intensive level research in the RLS:

1. 1389 E. Harvard - built 1929 - French Norman style. Richard Bird / Ezra Taft Benson home.
2. 1407 E. Harvard - built 1929 - French Norman style.

3. 1412 E. Harvard - built 1927 - Backer's French Norman style.
4. 1426 E. Harvard - built 1927 - French Norman style.
5. 1455 E. Harvard - built 1933 Jacobethan with bas-relief on facade

### 3. National Register of Historic Places

As previously stated, the proposed LHD is within the boundaries of the Yalecrest National Historic Preservation District (#07001168).



### 4. Landmark Sites



Perhaps one of the most iconic homes in all of Yalecrest, 1389 Harvard is often described as a “storybook” home. Built in 1929 in classic French Norman style with eye-catching steam bent wooden shingles meant to emulate texture and look of the old Reed Thatched roof. The home also has a unique castle-like turret with a stucco and plaster exterior. The original owner was Leo Bird, an advertising executive who established the Bird and Jex Outdoor Advertising Company in Salt Lake City. His firm was a pioneer in bringing the neon sign company to Utah in 1928.

Another prominent owner was Ezra Taft Benson, who served as president of the Church of Jesus Christ of Latter Day Saints and as Secretary of Agriculture in President Eisenhower’s administration. Prior to his work in Washington, D.C., and while serving as an apostle of the LDS Church, President Benson lived at 1389 Harvard between 1948 and 1952.

## 5. City Planning Policies

According to [slc.gov.com](http://slc.gov.com), *“The older neighborhoods, buildings and settlement patterns of Salt Lake City define the incremental development of the city, and provide its unique identity and ‘sense of place,’ as well as a solid foundation for its cultural, social, economic and environmental sustainability and ‘livability.’”*

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

Designating the Yalecrest – Harvard Heights adheres to the City’s preservation philosophy adopted by Salt Lake City in 2011, specifically directives number 2 and 3:

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

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

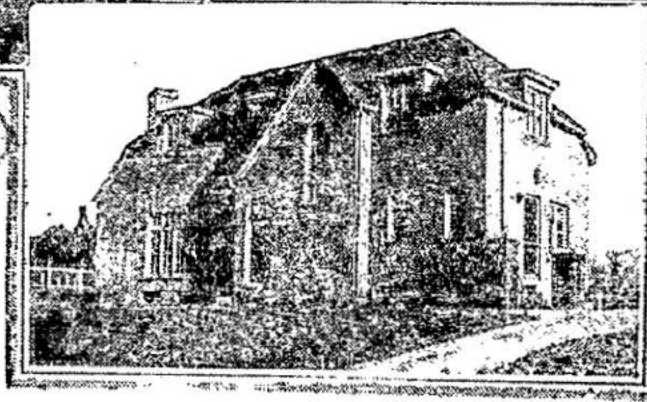
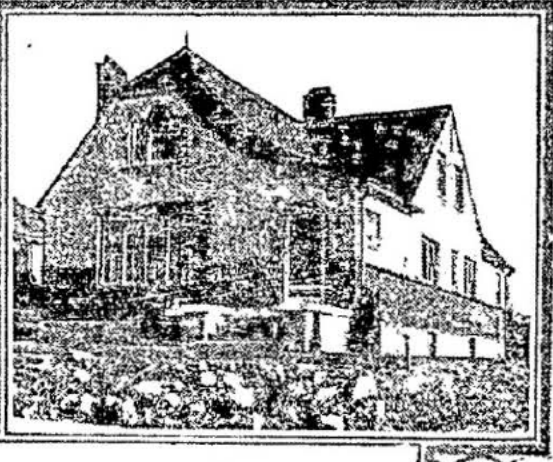
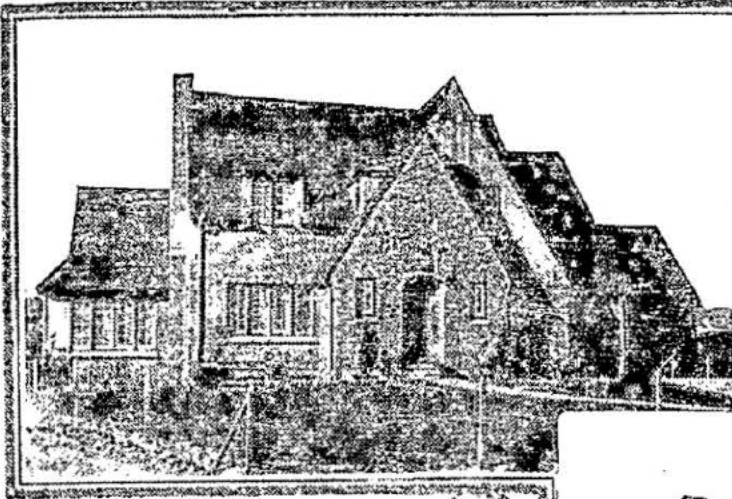
## 6. Public Interest

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

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



## 2. Photographs



**77 Homesites  
Sold—62  
Remain to  
Choose From**

These figures offer you convincing evidence of interest and activity in beautiful Normandie Heights. They suggest, too, a rare homesite opportunity for a limited number of families who will choose locations from the lots yet available.

Drive through this charming tract of hill-and-hollow overlooking the valley. See the lovely homes—36 in number—already constructed or under construction. Observe the impressive types of architecture, the landscaped premises and the charm of winding avenues.

## **NORMANDIE HEIGHTS** **Improved and Restricted**

Normandie Heights is already a distinctive neighborhood. Restrictions, \$6500 to \$9500, insure homes of beauty and quality. Lots range in price from \$1300 to \$3500. Each has a frontage of 60 feet or more. Harvard Avenue is curbed, paved and guttered; other avenues are curbed and guttered, with petition on file for balance of paving. Hardwood trees will be planted.

Inquire about our Free Architectural Service to purchasers of sites and builders of homes in this subdivision. We will plan, finance, and build you a home on very liberal terms. A salesman will meet you by appointment.

**Le Grand Richards Realty Co.**

GENERAL SALES AGENT.

42 South Main.

Phone Wasatch 160.

OWNED AND DEVELOPED  
by

**Bowers Investment Co.**

1033 So. State.

Phone Hyland 2610.



May 1933





**1306 East Harvard Avenue**  
Built 1927  
Stucco Plaster / Striated Brick  
French Norman  
A= Eligible / Architecturally Significant





**1316 East Harvard Avenue**

Built 1954

Striated Brick / Stone Veneer / Alum/Vinyl Siding

Post-WWII: Other

A= Eligible / Architecturally Significant



**1321 East Harvard Avenue**

Built 1929 by A. Toronto

Striated Brick / Half Timber

English Tudor

A= Eligible / Architecturally Significant



**1326 East Harvard Avenue**

Built 1930 by P. Biesinger

Regular Brick / Half-Timbering

English Tudor

B= Eligible



No Photo Available

**1332 East Harvard Avenue**

Built 1930

Regular Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



William H. and Marjorie Sweet resided at 1332 East Harvard from 1932-1940. William was secretary-treasurer and later president of the Sweet Coal Company, which was just three miles west of Helper, Utah. It was the first coal camp developed in the Spring Canyon District. Mr. Atlantic Christensen, a Salt Lake dentist, lived in the house for one year in 1931, left for 8 years, and returned to live here until 1950.



### 1340 East Harvard Avenue

Built 1940

Striated Brick

Colonial Revival

A= Eligible / Architecturally Significant



### 1346 East Harvard Avenue

Built 1935

Regular Brick / Half-Timbering

English Tudor

B= Eligible



**1356 East Harvard Avenue**

Built 1928

Striated Brick / Half-Timbering

French Norman / English Tudor

A= Eligible / Architecturally Significant



No Original Photo

**1362 East Harvard Avenue**

Built 1928

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



### **1365 East Harvard Avenue**

Built 1930

Striated Brick / Half Timbering

English Tudor

A= Eligible / Architecturally Significant

The first owners of this unique architectural home were John Fred and Mabel Pearl Anderson Daynes. Both were widowers and married in 1920. John Fred's father, John Daynes, established a jewelry business in Norwich, England in 1850, prior to coming to Utah in 1862.

John Fred was a world traveler, a member of Rotary Club and the Salt Lake City Chamber of Commerce, and founder and president of a variety of Daynes Companies, including: Daynes Jewelry (president for 54 years), J. Fred Daynes Building Company, Lincoln Opticals Supply Company, Daynes Optical Company and Daynes Music Co. John Fred and Pearl lived in the house until 1953. After Mr. Daynes passed away, Mrs. Daynes continued to live here until 1971 -- a total of 41 years.





**1370 East Harvard Avenue**

Built 1926 by Bowers Building Company  
Regular Brick / Stucco / Plaster  
English Cottage  
A= Eligible / Architecturally Significant



**1373 East Harvard Avenue**

Built 1929  
Striated Brick  
Colonial Revival  
A= Eligible / Architecturally Significant



### **1380 East Harvard Avenue**

Built 1932

Asbestos Siding / Stone Veneer

Colonial Revival

A= Eligible / Architecturally Significant



### **1389 East Harvard Avenue**

Built 1929

Stucco / Plaster

French Norman

A= Eligible / Architecturally Significant

This home at 1389 Harvard was built in 1929, reflecting the classic French Norman style of architecture. This two-story home covers 3,742 square feet and includes five bedrooms and four full baths. It is one of the most iconic and most photographed homes in Yalecrest, highlighted by the eye-catching and extraordinary sculptured roof made of Canadian long-grain #1 cedar wood shingles. To maintain the roof,

75 gallons of linseed oil must be applied. In its heyday tour buses would stop in front of the home and it was known as a "storybook home" in a "storybook neighborhood"—one of only five or six so designated in the United States. According to a previous owner, the home was designed by Utah's first female architect.

Several features are original: the roof, the front arched windows, and the underground garage. There are French doors in the living room and the house has more than 50 windows. The exterior of the home is composed of brick and tile overlaid with stucco and, in modern times, a layer of dryvet (pronounced like "live"—it with a d) was added to protect the tile from cracking. During different times the home's exterior was painted gold and then pink.

At one time the home had a huge ballroom on the second floor which included a balcony that overlooked the living room below. It was here where Ingenuus and Dorothy Bentzar—a voice coach and piano teacher, respectively—taught some of the most famous singers and opera stars of the day including Robert Peterson. The space has since been made into three bedrooms.

The original owner was Leo Bird, an advertising executive who established the Bird and Jex Outdoor Advertising Company in Salt Lake City. His firm was a pioneer in bringing the neon sign company to Utah in 1928. He went bankrupt and a gentleman named Maurice Yates bought the home.

Another prominent owner was Ezra Taft Benson, who served as president of the LDS Church and was Secretary of Agriculture in President Eisenhower's administration. Prior to his work in Washington, D.C. and while serving as an apostle of the LDS Church, President Benson lived at 1389 Harvard between 1948 and 1952. In modern times, John C. Pingree, former director of the Utah Transit Authority, his wife and five children lived in the home between 1975 and 2004 and added many remodeling touches including a grand staircase made of wood from a pioneer home in the Avenues and a fireplace that was original to a mansion on South Temple.





### **1407 East Harvard Avenue**

Built 1933

Striated Brick / Cast Concrete

French Norman / Jacobethan

A= Eligible / Architecturally Significant

This castle-like home at 1407 Harvard was constructed in 1932 by and for the first owner, builder/contractor Adolphus Eugene Christensen. This French Norman style home is built with decorative brick and cast concrete walls with terra cotta detailing. It is 3,251 square feet and has a steeply pitched roof. There are four bedrooms (one in the conical tower, second floor) and 3.25 baths. The gardens are formally laid out. For many years there was a gazebo overlooking the Red Butte Creek gully.

Eugene Christensen was a prominent local contractor and a partner in the Ryberg Construction Company. During WW II, Christensen supervised the building of the Geneva Steel plant in Utah Valley and the Wendover Army base. Born in Farmington in 1890, Eugene married Elizabeth Catherine Burton in 1914. When their two-year old son unexpectedly died following an operation, they donated the stained glass window depicting Christ knocking at a door, to the Yale Ward of the LDS Church to honor their son's memory. A lavish wedding and reception was also held at the house when their daughter Elaine, a registered bacteriologist, married a doctor, Joseph Elaine Tanner, from Layton in 1946.

Eugene died in October 1945, at the age of 54, after falling from a horse while deer hunting in Ogden Canyon. He did not immediately seek medical treatment and soon thereafter died of gangrene and internal hemorrhaging at Holy Cross Hospital. His wife Catherine continued living in the house until the 1960s. She was active and prominent in local musical and educational societies, hosting many events in the home and gardens. The house is currently owned by a local attorney.



### **1412 East Harvard Avenue**

Built 1926 by Bowers Building Company

Striated Brick

French Norman

A= Eligible / Architecturally Significant

Built in 1927, this home has the distinction of once being painted bright pink and nicknamed the "Pepto House." Typical of this French Norman style, the lovely home has a circular corner turret, wall dormers that transition into the steeply pitched roof, and decorative quoins at the corners. A unique feature of the home is a bathroom on the upper-level of the turret.

Over the years, the home has had several owners, the most prominent being the Backer Family who owned Backer's Bakery on South Temple. They purchased the home in 1946 and resided here for many years. Mrs. Backer's pastry shop was established in 1941 and is now operated by third generation members of the family. Backer's is famous for its old-world recipes and style of preparing pastries and confections including using old wooden cookie presses brought to America from Germany. They kept the same store design and colors that were original to the shop, so the bakery has maintained its own original charming atmosphere.

In 1999, the home was purchased by Mike and Suzanne Broadbent who have taken great care to restore it to its original 1927 appearance. Interior features of interest include an original Arts and Crafts-era brick fireplace and light sconces which illuminate the fireplace.



**1419 East Harvard Avenue**

Built 1927 by Bowers Building Company

Striated Brick

Colonial Revival / Neoclassical

A= Eligible / Architecturally Significant



**1425 East Harvard Avenue**

Built 1927

Striated Brick

English Cottage

B= Eligible



This period revival cottage was built in 1927 and has 3,800 square feet. The style of the home is eclectic, mixing English Tudor style elements that include the steep center gable and multi-pane casement windows with Colonial Revival elements that include the classical-style entry porch.

The original owner of the home was likely Dr. George A. Cochran and his wife Mary. Dr. Cochran was a physician and surgeon who lived here with his family until about 1939 when the house was purchased by Dr. Ulrich Bryner and his wife Virginia, who lived in the house for over twenty years. The home was then purchased by the Busath family who sold the home to Michael and Muffy Ferro in 1999. When the Ferro's purchased this incredible home, they started a major renovation project, which involved every room in the house and took over a year to complete. The architect used for this renovation was Max Smith.



### **1426 East Harvard Avenue**

Built 1926 by Bowers Building Company

Striated Brick / Stucco / Plaster

French Norman

A= Eligible / Architecturally Significant



**1433 East Harvard Avenue**

Built 1930

Striated Brick

English Cottage / Neoclassical

A= Eligible / Architecturally Significant



**1436 East Harvard Avenue**

Built 1928

Asbestos Siding

Neoclassical

C=Ineligible/Altered





**1437 East Harvard Avenue**

Built 1937

Regular Brick / Asbestos Siding

Colonial Revival

A= Eligible / Architecturally Significant



**1444 East Harvard Avenue**

Built 1927

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



**1445 East Harvard Avenue**

Built 1926

Striated Brick

English Cottage

A= Eligible / Architecturally Significant



**1449 East Harvard Avenue**

Built 1930 by R.B. Amundsen

Striated Brick / Half-Timbering

English Tudor / French Norman

A= Eligible / Architecturally Significant





**1450 East Harvard Avenue**

Built 1929 by Geo A. Biesginger  
Striated Brick / Half-Timbering  
English Tudor  
A= Eligible / Architecturally Significant



**1454 East Harvard Avenue**

Built 1926 by Bowers Building Company  
Striated Brick  
English Cottage  
A= Eligible / Architecturally Significant





No Original Photo

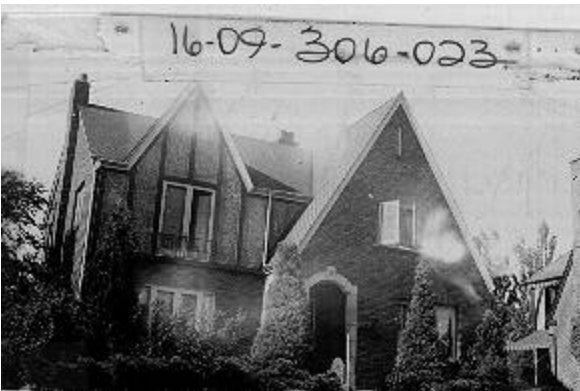
**1455 East Harvard Avenue**

Built 1933

Stucco / Plaster / Striated Brick / Stone Veneer

English Tudor / Jacobethan Revival

A= Eligible / Architecturally Significant



**1465 East Harvard Avenue**

Built 1929 by Bowers Building Company

Striated Brick / Half-Timbering

English Tudor

C=Ineligible



No Original Photo

**1468 East Harvard Avenue**

Built 1929 by R.B. Amundsen

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



**1469 East Harvard Avenue**

Built 1926

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant





No Original Photo

**1474 East Harvard Avenue**

Built 1931 by R.B. Amundsen

Striated Brick

Neoclassical

A= Eligible / Architecturally Significant



**1477 East Harvard Avenue**

Built 1926

Striated Brick / Half-Timbering

English Tudor / Bungalow

A= Eligible / Architecturally Significant



**1484 East Harvard Avenue**

Built 1930 by R.B. Amundsen  
Striated Brick / Half-Timbering  
English Tudor  
A= Eligible / Architecturally Significant



**1485 East Harvard Avenue**

Built 1935  
Striated Brick  
French Norman  
A= Eligible / Architecturally Significant

This 1485 Harvard Avenue home is an example of large two-story, Eclectic Norman style architecture built with striated and regular polychromatic brick in 1935. It has a number of unique characteristics: a steeply



pitched hip roof with cresting and finials, an octagonal tower on the front façade containing a tall, rounded arched stain glass window, raised entry porch with turned wood supports containing unique scalloped metal on top of the portico, a reinforced polychromatic brick chimney with a wrought iron "L" on the west side and decorative stabilizing rod on the east side, steel casement windows, a unique segmental arched garage door at basement level

Some of the notable owners included Joseph and Gertrude Lawrence who lived in the house from 1936-1944. Joseph was a prominent theatre owner, the most famous of which was the Villa Theatre on Highland Drive which he built with his partner, David K. Edwards. It opened on Dec 23,

1949 and consisted of 1,300 seats in steep stadium style arrangement. The Villa Theatre was the first in Salt Lake City to have a wide screen. In 1958, South Pacific ran for 10 months and in 2001, USA Today named the Villa Theatre one of the 10 best movie theatres in the U.S.

Joseph Lawrence retired in 1955, selling his claim to Fox Theaters. It was then acquired by Carmike in 1993 and underwent major renovations between 1995 and 1996, including refurbishing the famous Villa neon sign. Carmike sold the Villa Theatre in 2004 to the Simantov Rug dealership, which has preserved its magnificent interior.



### **1487 Harvard Avenue**

Built 1931

Cottage / Bungalow

A= Eligible / Architecturally Significant



**1488 East Harvard Avenue**

Built 1926

Stucco / Plaster

French Norman

B= Eligible



**1495 East Harvard Avenue**

Built 1930 by R.B. Amundsen

Striated Brick

English Cottage

A= Eligible / Architecturally Significant

Addendum to Harvard Heights LHD Application  
Submitted by Amy & Cory Reid - 1477 E Harvard Avenue

Encouraged by the Planning Office, we would like to add the following home to the application:



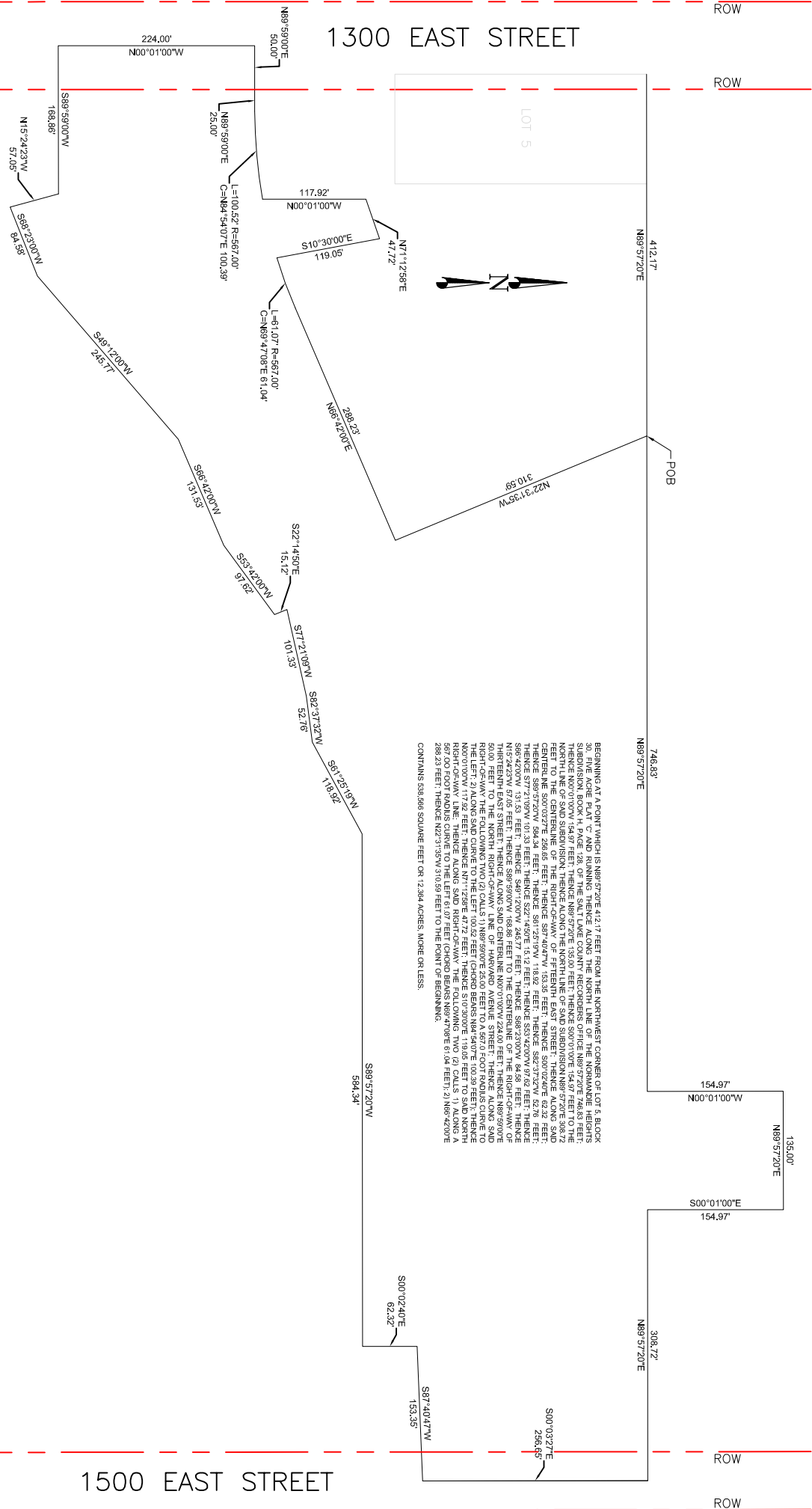
1133 South 1400 East  
Built 1937  
Neo-Colonial  
Stucco / Plaster  
A = Eligible / Architecturally Significant

**ATTACHMENT B – PROPOSED DISTRICT BOUNDARY**



# HARVARD HEIGHTS LOCAL HISTORIC DISTRICT DESCRIPTION

1300 EAST STREET



BEGINNING AT A POINT WHICH IS N89°57'20"E 412.17 FEET FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 5, HARVARD HEIGHTS, SAID SUBDIVISION, RECORDERS OFFICE 189, 57,200; THENCE N89°57'20"E 746.83 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 154.97 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 308.72 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 308.72 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 154.97 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 746.83 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 412.17 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT WHICH IS N89°57'20"E 412.17 FEET FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 5, HARVARD HEIGHTS, SAID SUBDIVISION, RECORDERS OFFICE 189, 57,200; THENCE N89°57'20"E 746.83 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 154.97 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 308.72 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 308.72 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 154.97 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 746.83 FEET TO THE POINT OF BEGINNING; THENCE N89°57'20"E 412.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 536,566 SQUARE FEET OR 12.384 ACRES, MORE OR LESS.

# **ATTACHMENT C – PARCEL IDENTIFICATION**

## YALECREST-HARVARD HEIGHTS LOCAL HISTORIC DISTRICT PARCELS

Line	Parcel Number	Parcel Address	Land Use
1	16-08-481-001-0000	1171 S 1300 East Street	Public property
2	16-08-482-001-0000	1306 E Harvard Avenue	Single-family
3	16-08-482-005-0000	1316 E Harvard Avenue	Duplex
4	16-08-434-008-0000	1321 E Harvard Avenue	Single-family
5	16-09-351-001-0000	1326 E Harvard Avenue	Single-family
6	16-09-351-021-0000	1328 E Harvard Avenue	Related parcel
7	16-09-351-020-0000	1332 E Harvard Avenue	Single-family
8	16-09-351-003-0000	1340 E Harvard Avenue	Single-family
9	16-09-351-004-0000	1346 E Harvard Avenue	Single-family
10	16-09-351-005-0000	1356 E Harvard Avenue	Single-family
11	16-09-351-006-0000	1362 E Harvard Avenue	Single-family
12	16-09-306-012-0000	1365 E Harvard Avenue	Single-family
13	16-09-351-007-0000	1370 E Harvard Avenue	Single-family
14	16-09-306-013-0000	1373 E Harvard Avenue	Single-family
15	16-09-351-008-0000	1380 E Harvard Avenue	Single-family
16	16-09-306-014-0000	1389 E Harvard Avenue	Single-family
17	16-09-352-001-0000	1133 S 1400 East Street	Single-family
18	16-09-306-015-0000	1407 E Harvard Avenue	Single-family
19	16-09-352-002-0000	1412 E Harvard Avenue	Single-family
20	16-09-306-016-0000	1419 E Harvard Avenue	Single-family
21	16-09-306-017-0000	1425 E Harvard Avenue	Single-family
22	16-09-352-003-0000	1426 E Harvard Avenue	Single-family
23	16-09-306-018-0000	1433 E Harvard Avenue	Single-family
24	16-09-352-004-0000	1436 E Harvard Avenue	Single-family
25	16-09-306-019-0000	1437 E Harvard Avenue	Single-family
26	16-09-352-005-0000	1444 E Harvard Avenue	Single-family
27	16-09-306-020-0000	1445 E Harvard Avenue	Single-family
28	16-09-306-021-0000	1449 E Harvard Avenue	Single-family
29	16-09-352-006-0000	1450 E Harvard Avenue	Single-family
30	16-09-352-007-0000	1454 E Harvard Avenue	Single-family
31	16-09-306-023-0000	1465 E Harvard Avenue	Single-family
32	16-09-352-008-0000	1468 E Harvard Avenue	Single-family
33	16-09-306-024-0000	1469 E Harvard Avenue	Single-family
34	16-09-352-009-0000	1474 E Harvard Avenue	Single-family
35	16-09-306-025-0000	1477 E Harvard Avenue	Single-family
36	16-09-352-010-0000	1484 E Harvard Avenue	Single-family
37	16-09-306-026-0000	1485 E Harvard Avenue	Single-family
38	16-09-306-027-0000	1487 E Harvard Avenue	Single-family
39	16-09-352-023-0000	1488 E Harvard Avenue	Single-family
40	16-09-306-032-0000	1495 E Harvard Avenue	Single-family
41	16-09-306-033-0000	1455 E Harvard Avenue	Single-family
42	16-09-352-011-0000	1136 S 1500 East Street	Related parcel



# **ATTACHMENT D – EXISTING CONDITIONS**

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## Yalecrest-Harvard Heights Local Historic District Boundary Proposal



### Legal Description of Potential Historic Preservation Overlay for Proposed Yalecrest-Harvard Heights Local Historic District

BEGINNING AT A POINT WHICH IS N89°57'20"E 412.17 FEET FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 30, FIVE ACRE PLAT 'C' AND RUNNING THENCE ALONG THE NORTH LINE OF THE NORMANDIE HEIGHTS SUBDIVISION, BOOK H, PAGE 128, OF THE SALT LAKE COUNTY RECORDERS OFFICE N89°57'20"E 746.83 FEET; THENCE N00°01'00"W 154.97 FEET; THENCE N89°57'20"E 135.00 FEET; THENCE S00°01'00"E 154.97 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION N89°57'20"E 308.72 FEET TO THE CENTERLINE OF THE RIGHT-OF-WAY OF FIFTEENTH EAST STREET; THENCE ALONG SAID CENTERLINE S00°03'27"E 256.65 FEET; THENCE S87°40'47"W 153.35 FEET; THENCE S00°02'40"E 62.32 FEET; THENCE S89°57'20"W 584.34 FEET; THENCE S61°25'19"W 118.92 FEET; THENCE S82°37'32"W 52.76 FEET; THENCE S77°21'09"W 101.33 FEET; THENCE S22°14'50"E 15.12 FEET; THENCE S53°42'00"W 97.62 FEET; THENCE S66°42'00"W 131.53 FEET; THENCE S49°12'00"W 245.77 FEET; THENCE S68°23'00"W 84.58 FEET; THENCE N15°24'23"W 57.05 FEET; THENCE S89°59'00"W 168.86 FEET TO THE CENTERLINE OF THE RIGHT-OF-WAY OF THIRTEENTH EAST STREET; THENCE ALONG SAID CENTERLINE N00°01'00"W 224.00 FEET; THENCE N89°59'00"E 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARVARD AVENUE STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS 1) N89°59'00"E 25.00 FEET TO A 567.0 FOOT RADIUS CURVE TO THE LEFT; 2) ALONG SAID CURVE TO THE LEFT 100.52 FEET (CHORD BEARS N84°54'07"E 100.39 FEET); THENCE N00°01'00"W 117.92 FEET; THENCE N71°12'58"E 47.72 FEET; THENCE S10°30'00"E 119.05 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS 1) ALONG A 567.00 FOOT RADIUS CURVE TO THE LEFT 61.07 FEET (CHORD BEARS N69°47'08"E 61.04 FEET); 2) N66°42'00"E 288.23 FEET; THENCE N22°31'35"W 310.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 538,566 SQUARE FEET OR 12.364 ACRES, MORE OR LESS.

## **Historic Preservation Overlay**

### **21A.34.020.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. ([Click to view Historic Preservation Overlay District regulations.](#))

## **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 to view Community Preservation Plan.](#))

Relevant Community Preservation Plan Policies:

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

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

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

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

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

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

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



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

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

### **Other Adopted City Policy Documents that Address the Role of Historic Preservation:**

#### **East Bench Community Master Plan (1987)**

Yalecrest – Harvard Heights 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. ([Click to view East Bench Master Plan.](#))

The East Bench Community Master Plan also states, “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 – VICINITY MAP**

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# **ATTACHMENT F – PUBLIC PROCESS AND COMMENTS**

### **Public Outreach Meeting:**

On November 12, 2015, the Planning Division met with owners of property located within the proposed Yalecrest-Harvard Heights Local Historic District. The purpose of the meeting was to inform property owners about the designation process and to discuss how local historic district designation will affect the property owners. The meeting included discussions regarding the process for obtaining a Certificate of Appropriateness, historic preservation standards, and design guidelines and processes. Approximately 14 individuals attended this meeting. Most in attendance were in support of the designation. However, a few property owners were concerned about increased regulation.

### **Local Historic District Open House:**

On December 17, 2015, an open house meeting was held at the City & County Building. All property owners and residents with 300 feet of the proposed local historic district, as well as those individuals on the Planning Division e-mail listserve were notified of the open house. Approximately eight individuals attended the meeting. Staff received one written comment that supported approval of the proposal (see Correspondence).

### **Historic Landmark Commission Meeting:**

The Historic Landmark Commission held a public hearing to consider the designation of the proposed Yalecrest–Harvard Heights local historic district on December 30, 2015. The Commission voted unanimously to recommend that the City Council adopt an ordinance to create the proposed historic district. ([Click to view Historic Landmark Commission Staff Report.](#))

The following text is an excerpt from the draft minutes for the January 7, 2016, Historic Landmark Commission meeting:

#### **Yalecrest-Harvard Heights Local Historic District 9:45:13 PM**

Mr. Michael Maloy, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission forward to the City Council a recommendation to approve the request. Planning staff also recommends the Historic Landmark Commission approve changes to the Yalecrest Neighborhood Reconnaissance Level Survey 2005 as proposed.

Mr. Cory Reed and Ms. Reed reviewed the history of the neighborhood and the importance in keeping the historic nature of the area. They asked the Commission to forward a favorable recommendation to the City Council for the proposed local historic district.

#### **Public Hearing 9:53:58 PM**

Chairperson Brennan opened the Public Hearing.

Ms. Lynn Pershing, Yalecrest Neighborhood Council, reviewed the importance of Yalecrest and the nature of the real estate in the area. She reviewed the history of the area and stated the Neighborhood Council supported the Local Historic District and asked the Commission for a favorable recommendation.

Chairperson Brennan read a comment from Mr. Kirk Huffaker stating his support of the Local Historic District

Chairperson Brennan closed the Public Hearing.

#### **Motion 9:56:07 PM**

Commissioner Richardson stated in the case PLNHLC2015-00032 Yalecrest-Harvard Heights Local Historic District, based on the findings listed in the Staff Report, testimony and

information presented, he moved to forward a positive recommendation to the City Council to designate a new local historic district for Yalecrest-Harvard Heights (as described in Attachment B – Proposed District Boundary) and approve changes to building ratings in the Yalecrest Neighborhood Reconnaissance Level Survey 2005 (as described in Attachment C – Survey Amendments 2015). Commissioner Peters seconded the motion. The motion passed unanimously.

### **Correspondence:**

At the time of publication of this report, staff received three written comments regarding the proposed designation:

- **Kelly Marinan** stated on an Open House Public Comment Form on December 17, 2015, “Harvard Avenue is such a beautiful area, rich in history with some awesome architecture. I would love to see this area protected and connected with the other (existing) Harvard Avenue LHDs. All of Yalecrest should really be valued and protected for the wonderful neighborhood it is. Thanks for providing so much information at the Open House.” (support)
- **Diane Elkins** emailed on December 30, 2015, “The purpose of this e-mail is to lend my support to the petition to have the neighborhood from 13<sup>th</sup> East to 15<sup>th</sup> East of Harvard Avenue be made into a Local Historic District.” (support)
- **Tim and Megan Gibbons** emailed on December 30, 2015, “I am writing to you today to express my family’s support for the proposed Yalecrest-Harvard Heights LHD. A resident of Salt Lake for just under 25 years, I have grown to love Salt Lake's older neighborhoods for their walkability and the sense of structural proportion. My wife and I have always admired the Harvard/Yalecrest area and back in the spring of 2013, we had the good fortune to purchase a home on Harvard Avenue. In our small way, we consider ourselves stewards of our marvelous 1928 Neoclassical and we are truly grateful to live in such a beautiful area. This proposal for the Yalecrest-Harvard Heights LHD has my family’s deepest support.” (support)
- **Kathryn Fowles** emailed on January 4, 2016, “Mr. Maloy – I wanted to add my voice to those in favor of the local historic district proposed for the 1300-1500 block of Harvard Ave. My husband & I own (two) properties on the street - 1449 & 1455. We are presently in the process of restoring 1449 to its 1930 beauty. We have lived in our home at 1455 since 1983. Coming from California, we were attracted to the street because of the charm of the old homes there & the possibility of living among neighbors who also value that charm.  
  
“We have been increasingly alarmed at the number of homes torn down & replaced with modern, large dwellings that do not fit with the style of the neighborhood. We thought our street was immune, but lately a house just (three) doors west of us has basically been torn down. We feel strongly that the integrity of the streetscape needs to be protected. It seems historic landmark designation is the best way to accomplish that. I must say that I am disappointed in all the misinformation that has been passed around the neighborhood. Everything from not being able to do ANYTHING to a house located on a designated street to nothing on the outside only. There doesn't seem to be any recognition that every house on the street might not be labeled historic. I'm not sure what can be done about that. Some people seem so opposed that they are not willing to listen.  
  
“Thank you for collecting our information & forwarding it to the City Council. We're looking for a favorable vote soon.” (support)
- **Bob Plumb** emailed on January 7, 2016, “Michael, I live at 1468 Harvard Avenue. I am definitely in favor of our street having historic designation. It’s important to keep some of the original character of this neighborhood. I feel like things have changed so fast and that we're losing the original charm and character of the neighborhood. We are one of the few blocks that has mostly original homes and I would like to keep it that way. Arlington in Federal



Heights use to be one of my favorite streets until they tore down two or three homes on that block and built new homes and took away the uniqueness and consistency of the 1920s architecture. Salt Lake has so little of these kinds of neighborhoods and I feel like it's important to maintain the historic feeling of the area. Thank you for your consideration."  
(support)

- **Kirk Huffaker** wrote the following comment to the Historic Landmark Commission on January 7, 2016, "Supportive of staff recommendation to forward a positive recommendation to City Council." (support)
- **Ron and Shannon Anderson** mailed a letter to the Historic Landmark Commission, which the City received January 12, 2016, and stated, "We emphatically are opposed to another bureaucratic, city sponsored, big brother, big government program or agency or district that infringes on my rights as a homeowner to manage and take care of my property in the way I see fit. As I look up and down our street, there is so much poor taste and destructive behavior already allowed, that the last thing I need is a bunch of those people trying to tell me what I can and cannot do. We have a city zoning and planning commission that is already set up that breaches too far into our lives and we do not need another! Just so we are clear that is a NO vote for your silly historical district!" (oppose)
- **Neal Malugade** emailed a letter to the Historic Landmark Commission on January 13, 2016, and stated, "I am writing to protest the creation of the Yalecrest-Harvard Heights Local Historic District, and the inclusion of my home within the district. The homes in the proposed district are not in jeopardy of tear down or significant remodeling, due to the fact that they are large enough in general to meet the needs of a modern family, and any remodels in the neighborhood have occurred in the rear of the structure. Furthermore, there are several homes within the boundary that do not contribute to the architectural styles predominantly seen in the area. Those homes should be allowed to renovate without consequence or scrutiny. The purpose of creating a Historic District should be to protect homes that are in jeopardy.

"I understand that many smaller homes to the East of 1500 East have been remodeled to enlarge the home, sometimes at the expense of the character of the neighborhood. This has not been the case in the proposed area of the local historic district.

"I have spoken with four builders and two architects who work regularly within the area, and they have unanimously proclaimed that the historic districts were not always acting in the interest of preservation, and add a tremendous layer of bureaucracy to the remodeling process. They all stated that their clients encountered great difficulty to get permits approved, despite the fact that the owners were not seeking to change the character of the home. In fact, a few of them stated that they were indeed attempting to return the home to its original look with original features, and were still turned down. All permits would be required to pass through a hearing of the Historic Landmark Commission. After sitting through one of their meetings on January 7, 2016, I do not want to be subject to their oversight, and the lengthy hearing process.

"The area within the proposed boundary is one of the most desirable areas to live within the city, and the creation of a Local Historic District means that affluent homebuyers will be drawn away to buy in other areas where they are confident that they will be able to improve the home to make it their own. The initiation of the application for the historic district immediately brought widespread home remodeling to many homes in the neighborhood, for fear that they would not be able to do so if the Local Historic District was created.

"The best way to preserve these homes is to allow owners to properly upkeep them and make them livable. By forbidding basic maintenance items such as window replacement, the city makes our homes drafty and thermally inefficient, and therefore reduces the desirability of owning in this neighborhood.

“In summary, property values in this neighborhood are high BECAUSE of the home styles that exist, and they will go down if we do not let homeowners to continue to maintain them and update them to make them livable for the people who can afford them.” (oppose)

- **Amy Powell** emailed Councilmember Charlie Luke on January 18, 2016, and stated, “I am writing to voice my opposition to the creation of a local historic designation of Harvard/Yalecrest on Harvard Avenue between 1300 East and 1500 East. I am a property owner in this designated area, residing at 1356 E Harvard Avenue.

“Tonight I attended the meeting of the local historic commission, as our district designation was on the agenda. I previously attended one of the informational sessions presented by representatives from the local historic commission. I have read the literature provided by the city about what it means to be in a local historic district. I went in to the meeting tonight with an open mind, but left completely opposed to the creation of a new local historic district on my street.

“The restrictions placed upon homeowners in these districts are just that; too restrictive. One specific example discussed at the meeting involved a homeowner trying to add space to his home in a designated local historic district. The commissioners felt that while there was conscientious creativity on the part of the homeowner and architect to utilize the lot and current home respectfully to maintain the overall look and improve the home’s function, the renovation approval was tabled. The homeowner was asked to provide clarification and modifications to address the commissioners’ concerns. This will add another month or more to the homeowner’s renovation project. No property owner should have to endure these vexing, particular, bureaucratic hurdles to improve their home.

“In summary, the restrictive nature of the historic designation is very concerning to me. There are homes on our street that need work, and to do so moving forward would require another burdensome process that will dissuade homeowners from making necessary improvements. I would rather live on a street with beautiful homes thoughtfully restored by their owners than a street of homes falling apart because it is too difficult to get a renovation approved through this onerous process.” (oppose)

### **Notice of Public Hearing for the Proposal:**

- Public hearing notice mailed on January 14, 2016
- Public notice posted on City and State websites and Planning Division list serve on January 14, 2016

# **ATTACHMENT G – ANALYSIS OF STANDARDS**



## **21A.50.050 Standards for General Amendments**

**Approval Standards:** 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. However, in making a decision to amend the zoning map, the city council should consider the following:

**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;**

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

In addition, the Community Preservation plan includes policies on focusing historic preservation efforts on protecting the best examples of elements of the City's History, development patterns and architecture. According to the 2007 Yalecrest National Register Nomination, the Yalecrest National Historic District has the greatest amount of Period Revival houses in Utah within its boundaries. Based on the contributing status ratings published in the YNRLS 2005, and the reclassification of 1437 E Harvard Avenue from "contributing" to "noncontributing", 36 of 42 homes in the proposed Yalecrest-Harvard Heights Local Historic District are rated as contributing buildings and at least 33 of the 42 homes are considered architecturally significant.

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

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

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

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

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

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

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

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

**Analysis:** Approving the proposed Zoning Map amendment will have no direct impact on adjacent property. The Historic Preservation Overlay district does not change the type of land use allowed by the underlying R-1/7,000 zoning district. The proposed local historic district will remain a single-family residential district but exterior alteration of the homes will be subject to the additional standards of the Historic Preservation Overlay district.

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

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

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

The proposed map amendment would not conflict with the purposes and provisions of the Groundwater Sources Protection overlay district. The Historic Preservation Overlay district would introduce a more detailed level of review to ensure that development within the area would be compatible with the character and scale of the homes in the proposed local historic district. If there is a conflict between the provisions of the H Historic Preservation overlay district, the Historic Landmark Commission has the authority to allow changes in height and setback requirements to ensure compliance with the historic district standards and compatible development within the district ensuring that the purpose of each overlay district is met.

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

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

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

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

## ZONING MAP AMENDMENTS

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

Factor	Finding	Rationale
<p><b>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b></p>	<p><b>Complies</b></p>	<p>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.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p><b>Complies</b></p>	<p>The Zoning Map amendment is consistent with the purposes of the H Historic Preservation Overlay district</p>
<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p><b>Complies</b></p>	<p>The proposed Zoning Map amendment will not have any additional effects on the adjacent properties</p>
<p><b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b></p>	<p><b>Complies</b></p>	<p>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.</p>
<p><b>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, storm-water drainage systems, water supplies, and wastewater and refuse collection.</b></p>	<p><b>Complies</b></p>	<p>The proposed amendment has all utility and public services necessary to serve the properties and is consistent with this standard.</p>

## **ATTACHMENT H – MOTIONS**

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### **Recommended Motion:**

Based on the findings listed in the staff report, testimony received, and information presented, I move to forward a positive recommendation to the City Council to designate a new local historic district for Yalecrest-Harvard Heights located approximately on Harvard Avenue between 1300 East and 1500 East and described within Attachment B – Proposed District Boundary and Attachment C – Parcel Identification.

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

Based on the testimony and information presented and the following findings, I move that the Historic Landmark Commission forward a negative recommendation to the City Council regarding the request to designate a new local historic district for Yalecrest-Harvard Heights. The Commission makes this recommendation based on the following findings (identify which standards have not been met):

10. Standards for the Designation of a Landmark Site, Local Historic District or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:
  - a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
    - (1) Events that have made significant contribution to the important patterns of history, or
    - (2) Lives of persons significant in the history of the city, region, state, or nation, or
    - (3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
    - (4) Information important in the understanding of the prehistory or history of Salt Lake City; and
  - b. 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;
  - c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;
  - d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;
  - e. The designation is generally consistent with adopted planning policies; and
  - f. The designation would be in the overall public interest.
11. Factors to Consider: The following factors may be considered by the Historic Landmark Commission and the City Council to help determine whether the proposed designation of a landmark site, local historic district or thematic designation meets the criteria listed above:
  - a. Sites should be of such an age which would allow insight into whether a property is sufficiently important in the overall history of the community. Typically this is at least fifty (50) years but could be less if the property has exceptional importance.
  - b. Whether the proposed local historic district contains examples of elements of the city's history, development patterns and/or architecture that may not already be protected by other local historic districts within the city.
  - c. Whether designation of the proposed local historic district would add important knowledge that advances the understanding of the city's history, development patterns and/or architecture.
  - d. Whether approximately seventy five percent (75%) of the structures within the proposed boundaries are rated as contributing structures by the most recent applicable historic survey.
13. Boundaries of a Proposed Local Historic District: When applying the evaluation criteria in subsection C10 of this section, the boundaries shall be drawn to ensure the local historic district:
  - a. Contains a significant density of documented sites, buildings, structures or features rated as contributing structures in a recent historic survey;
  - b. Coincides with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
  - c. Coincides with logical physical or manmade features and reflect recognized neighborhood boundaries; and
  - d. Contains non-historic resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C10 of this section.