



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Lex Traughber – Senior Planner
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Date: November 8, 2023
Re: Yalecrest – Princeton Heights – Local Historic District
Petition PLNHLC2023-00044

Zoning Map Amendment

PROPERTY ADDRESSES: 1323 Princeton Avenue to 1500 East along Princeton Avenue.

PARCEL IDS: 1323 Princeton Avenue to 1500 East along Princeton Avenue.

HISTORIC DISTRICT: Yalecrest National Historic District

MASTER PLAN: [East Bench Master Plan](#) – Low Density Residential (4-8 units per acre)

ZONING DISTRICT: R-1/7,000 Single Family Residential

DESIGN GUIDELINES: [Design Guidelines for Residential Properties & Districts in Salt Lake City](#)

REQUEST:

On January 22nd, 2023, Paula Harline submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Princeton Heights Local Historic District are approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue.

The request is before the Planning Commission because the designation of a local historic district is essentially a request to amend the zoning map to apply the H-Historic Overlay District to the proposed area. The request requires the Commission to hold a public hearing and forward a recommendation to the City Council which has final decision making authority on this type of request.

RECOMMENDATION:

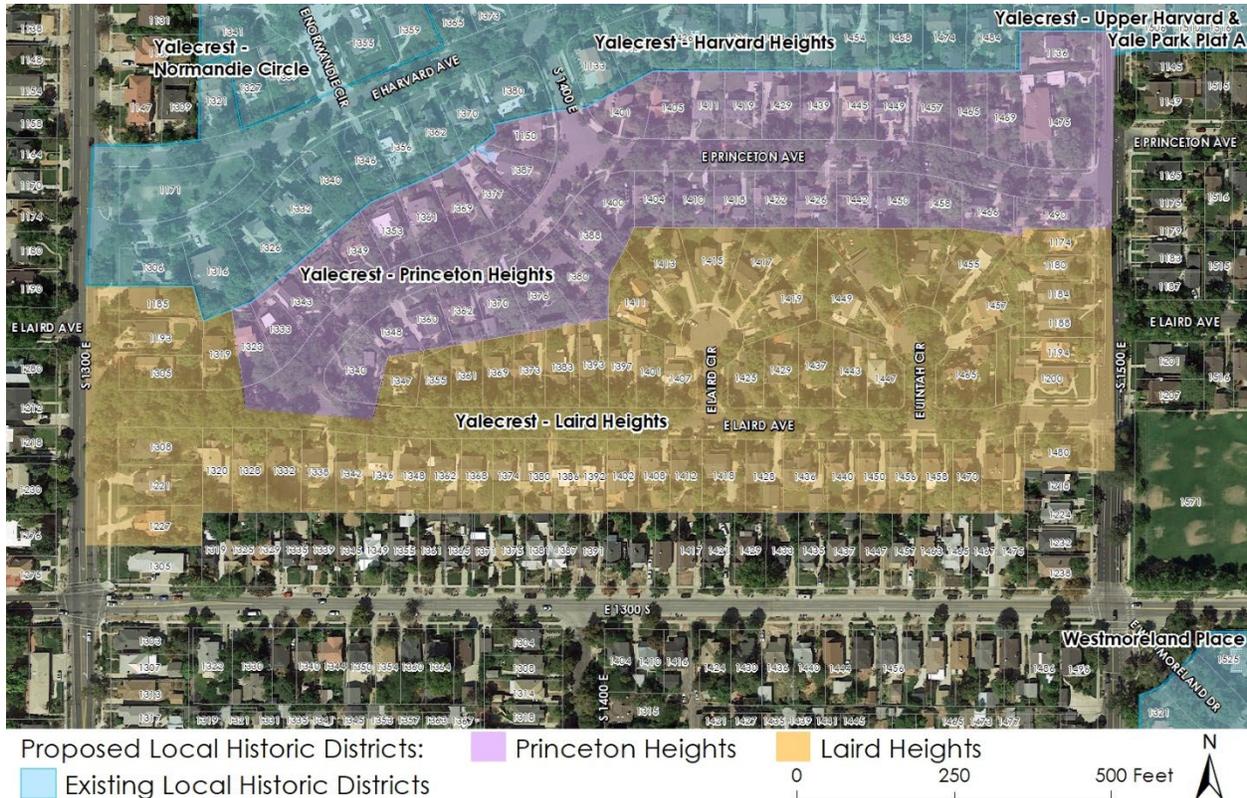
Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that the proposed local historic district meets the applicable standards and therefore, recommends that the Planning Commission forward to the City Council, a recommendation to approve the request.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Application Information](#)
- C. [ATTACHMENT C: Zoning Ordinance Review](#)
- D. [ATTACHMENT D: Designation Standards \(21A.50.050\(B\)\)](#)
- E. [ATTACHMENT E: Public Process & Comments](#)

PROJECT DESCRIPTION

The proposed Yalecrest – Princeton Heights local historic district is located at approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue within the Yalecrest Neighborhood.



As previously noted, on January 22nd, 2023, Paula Harline submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the city. 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 33% necessary to initiate a petition of this nature. As required by ordinance, a report regarding the proposed district was presented to the City Council on May 2, 2023, at which time the Council instructed Planning Staff to proceed with processing the request.

The proposed district consists of 43 principal structures and 45 total properties (two parcels are vacant). 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, 6 new local historic districts have been established within this National Register district.

The majority of houses in the proposed Yalecrest – Princeton Heights local historic district are of the type called “Period Revival”. The most popular styles are English Cottages and English Tudors, and constitute the majority of houses in the proposed district. Examples of Colonial Revival, Dutch Colonial, French Norman, Prairie School, and Minimal Traditional are also present in the district. Please see Exhibit B – Application, as well as Exhibit C – 2005 Reconnaissance Level Survey for photos of the subject homes.

The homes in the proposed Yalecrest – Princeton Heights local historic district are largely intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 42 of 43 (98%) homes are rated as contributing (see Attachment C). On February 8, 2023, State Historic Preservation Office staff, along with Planning Staff, evaluated the proposed local historic district and confirmed that the 42 structures listed in the 2005 RLS retain their contributing status.

APPROVAL PROCESS AND COMMISSION AUTHORITY

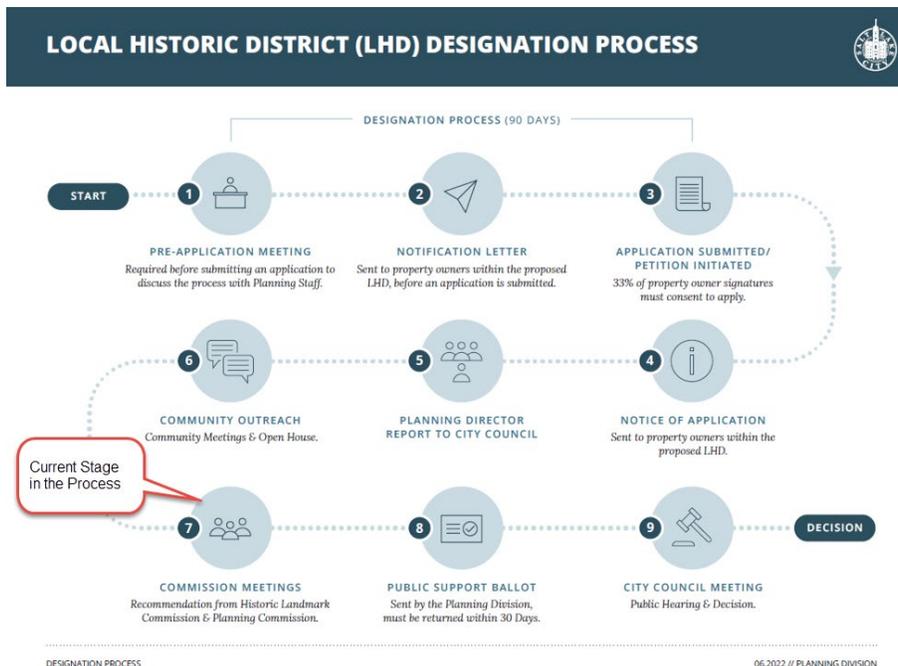
In accordance with 21A.34.020.C, The Historic Landmark Commission voted to forward a recommendation of approval to the Planning Commission on November 2, 2023. Following action by the Historic Landmark Commission, the Planning Commission shall hold a public hearing and shall recommend approval, approval with modifications or denial of the proposed designation based on the standards of section [21A.50.050](#) of this title, zoning map amendments and shall then submit its recommendation along with the recommendation of the Historic Landmark Commission to the City Council.

STAFF RECOMMENDATION

Based on the analysis and findings of the staff report, it is the Planning Staff’s opinion that the proposed local historic district meets the applicable standards (21A.50.050) and therefore, recommends that the Planning Commission forward to the City Council, a recommendation to approve the request.

NEXT STEPS

The Planning Commission will make a recommendation to the City Council regarding the proposed district and establishing an H-Historic Preservation Overlay zone. Once public hearings have been held with the Historic Landmark Commission and the Planning Commission, an Owner’s Opinion ballot process will take place prior to proceeding to the City Council for a final decision. Should the City Council approve the proposed local historic district, the properties in the proposed district would then be subject to the H – Historic Preservation Overlay District standards found in City code section 21A.34.020.



ATTACHMENT A: Vicinity Map



ATTACHMENT B: Application Information

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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 1870s¹. Yalecrest boundaries are represented by 840 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

The 1920s were a period of tremendous growth in Yalecrest with 22 subdivisions platted by a variety of developers. The Bowers Investment Company, a branch of the Bowers Building Company, filed the subdivision papers for Normandie Heights in 1926 with 140 lots, and its houses were built primarily from 1926-35. It is distinctive because of its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots.

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.

1960's and Beyond (1960-2005)

The Yalecrest neighborhood, in general, and Yalecrest-Princeton Heights LHD specifically, avoided the blight common in many urban residential neighborhoods during this era. There was no population pressure as the population of Salt Lake City slightly decreased during this time period.¹² No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Ave. Zoning ordinances restricted commercial building to a few spots on the major streets. While there are 51 original duplexes in Yalecrest, there are none in the proposed boundaries of Yalecrest-Princeton Heights LHD. The original Uintah Elementary School located on 1300 S (outside the proposed Yalecrest-Princeton Heights LHD boundaries) was demolished and replaced by a new structure in 1993. 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 times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance called the Yalecrest Compatible 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. The currently proposed SLC "Affordable Housing Incentive" (AHI) City (2022) aims to increase multifamily housing within ¼ mile of high frequency (every 15 minutes) transportation corridors. UTA has recently changed the frequency of bus route #220 on 1300 E to a 15-minute frequency. All 1300-1500 Blocks of Yalecrest are impacted by this zoning overlay. The AHI zoning overlay allows demolition of single-family housing to create new multifamily housing construction thus making historic single-family houses in the proposed Yalecrest-Princeton Heights LHD endangered to demolition. The listing of Yalecrest on the National Register of Historic Places does not protect against this local zoning. This application seeking a Local Historic District designation is the only current legal option to minimize demolition of historic single-family houses in this established, mature, and historic neighborhood.

The proposed Yalecrest-Princeton Heights Local Historic District (LHD) is located on Block

30 and encompasses the following properties: 1323 E Princeton Ave on the north side of the Princeton as the West boundary, 1136 S 1500 East on the west side of 1500 E as the East boundary and all Princeton Ave properties on the north and south sides of Princeton Ave street face as the North and South boundaries, respectively. The property located at 1150 S 1400 E lies between Princeton Ave and the Harvard Heights LHD (see **APPENDIX A**). Thus, 43 single-family houses are contained within the proposed Yalecrest-Princeton Heights LHD.

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 of Historic Places application for the Yalecrest neighborhood. Much of the information in this document comes from that survey. The proposed Yalecrest-Princeton Heights LHD area contains houses constructed over the time period from 1917(1475 E Princeton Ave) and extending through 1953 (1387 E Princeton Ave) in the historic era.

There is a very high degree of retained historic integrity in the proposed Yalecrest-Princeton Heights LHD according to the 2005 RLS. The vast majority of houses (42/43) were eligible/significant and eligible contributing (97.7%): 69.8% were considered eligible and significant (A) and 27.9% were considered eligible and contributing (B). Only one house, a large 1917 Prairie School house located at 1475 East Princeton Ave, and originally built and owned by JW Phinney, was considered non-contributing (C) or 2.3%. **To date, no residential properties have been demolished with new construction houses in the Princeton Heights LHD**, but the contributory status of each property may have changed since the last assessment in 2005.

Commercial Properties

There are no commercial properties in the Princeton Heights LHD.

Notable Developers, Builders, Architects

The name "Princeton Ave first appears in 1908 in the Polk directory and is associated with development of that street in Normandie Heights subdivision (see **Significant persons in the area** section below). Normandie Heights subdivision was platted for 140 properties in 1926 by the Bowers Investment Co. Yalecrest-Princeton Heights LHD contains 43 single-family residences of the 140 platted parcels in the greater Normandie Heights subdivision. The builder Gaskell Romney was involved in developing Normandie Heights subdivision. He built 10 houses in the proposed Yalecrest-Princeton Heights LHD: 1370, 1404, 1410, 1426, 1442, 1445, 1449, 1450 and 1458, 1465 E Princeton Ave. He was active in Utah, Idaho, California, and worked in Mexico before coming to Utah in 1921. G. Maurice Romney, his son, also did speculative building. Gaskell Romney and his wife, Amy, lived at

1442 Yalecrest and later at 1469 E Princeton Avenue. He is father to George Romney, former Governor of Michigan and presidential candidate and father to current Utah Senator Mitt Romney, former Governor of Massachusetts, former presidential candidate, and current Senator to Utah. Another building company, Bowers Building Co. built 7 houses in the Yalecrest-Princeton Heights LHD: 1333, 1343, 1348, 1353, 1360, 1376 and 1466 E Princeton Ave.

The proposed boundaries of the Yalecrest-Princeton Heights LHD are outlined in red (**APPENDIX A-1**). It will join 6 other LHDs created in Yalecrest: Harvard Park, Princeton Park, Yale Plat A/Upper Harvard, Harvard Heights, Normandie Circle and Douglas Park-I, outlined in blue.

Properties Recommended for National Register Level Research

1465 E Princeton Ave (built 1926). The bowed roof over French doors on an English Cottage architecture was suggested in the 2005 RLS for further research investigation.

Significant Persons in the Area

Yalecrest-Princeton Heights has been home to a variety of early residents who shaped the City's development and economic base: businesspersons, educators, immigrants, widows, senators, lawyers, shopkeepers, physicians, architects, and builders, described below by street address.

1340 E Princeton Ave

State Senator Paul Quayle Callister (1895-1967) and wife Mary Adeline Bramwell (1899-1984) lived in this English Cottage with their four children for 10 yrs (1939-1948). After serving in World War I, Paul Q. Callister was President of Associated Oil and Gas, renamed Premium Oil and Gas. His investors included Jack Vincent, Fred C. Staines, and the Bamberger Group. The company purchased land throughout Utah, Idaho, and Nevada to open 48 service stations. The 1940 US census lists his salary at \$50,000. He was elected State Senator (R) from 1940-1944. During WWII, he started a second company, Premoco, to deal with rationed fuel supplies to maximize fuel allocations.

1345 E Princeton Ave

This 1929 English Tudor and 1349 E Princeton Ave was built by well-known East Bench contractor Samuel Campbell. The James G. McDonald, Jr. family lived here for 10 yrs from 1929 to 1939. James Jr. was treasurer and vice president of J.G. McDonald's Chocolate Company, a wholesale and retail grocery and confectionary business which was founded by his grandfather, John T. McDonald in 1863. James Jr.'s father, James Sr., took over the business at the age of 18 and in 1912 began to specialize in boxed chocolates and cocoa. They innovated the paper-wrapped candy bar. This was the beginning of a new Utah

industry on a large-scale production level. J.G. McDonald Candy Company became world-renowned and was the recipient of over forty-four gold medals and awards, including the highest international award possible, the "Grand Prix for excellence and quality."

1361 E Princeton Ave

LeGrand Pollard Backman and family lived in this 1929 English Tudor for 36 years. Mr. Backman was a prominent Salt Lake City attorney and a senior partner in Backman, Clark, and Marsh Law Firm. He was a member of the Salt Lake City Board of Education for 20 years and president from 1945-56. He was also a member and president of the Utah State Board of Education for 18 years (1952-1970).

1370 E Princeton Ave

Built by Gaskell Romney, this 1926 English Tudor was owned by two notable widowed women who persevered to become notable businesswomen of their own. First, after living in the house for three years, Helen Taylor became a 28 year old widow with a four-year-old daughter. She took over her husband's (Heber C Taylor) job as part-owner of the Taylor-Richards Motor Co. Ford automobile/tractor dealership and continued living here until she remarried, about 14 years later.

Second, in 1943 Georgia Papanikolas was already a widow when she moved into this house. She was born in Greece (1912) and immigrated to the United States, most likely as a "picture bride," when she was 18 yrs old and married Emmanuel "Mike" Papanikolas, a successful businessman in Bingham, Garfield, and Magna with coal, lumber, hardware and real estate companies. She was widowed at age 39 with 7 children in Magna. Ten years later she bought 1370 E Princeton Ave with the help of her son, Gus, for \$5,000 and raised 5 of her children here. Her son Nick, married Helen Zeese, who later became Utah's premier ethnic historian and our country's expert on Greek immigrants.

1377 E Princeton Ave

This 1927 house built by Samuel Cottam is a beautiful and unusual example of a period revival Jacobethan French Tudor. In May 1928 he sold the home to William E. and Louise Day who lived there until William's death in 1947. Mr. Day moved to Salt Lake City from Ohio to become Superintendent of Physical Education for the Salt Lake City Board of Education. The entryway of this house has a fanlight transom and terra cotta surrounds in a quoin pattern (small tabs of cut stone called 'ashlar', projecting into the surrounding brickwork giving it a 'quoin' (pronounced 'coin') effect. This house has a "twin" built by a different builder on 1445 E 900 S.

1404 E Princeton Ave

This 1927 English Tudor was owned by William Cassidy who lived here with his wife

Florence and daughter Mary Lou for 28 yrs. William Cassidy was initially hired as a traffic manager by the family-owned Sweet Candy Co in 1915. He became Vice President of the company in 1941 and President and General Manager in 1947. He holds 2 patents. The Sweet Candy Co is the world's largest manufacturer of salt water taffy but also manufactures 250 different candies, including their innovation, cinnamon bears. Fifteen million pounds of their products are shipped annually. The original business office and manufacturer site at 224 South and 200 West is a Salt Lake City tour stop with an historic bronze plaque.

1405 E Princeton Ave

The Cowan family has lived in this 1938 English Cottage house exhibiting "random course ashlar masonry" for 82 years. Drs. Robert Leland Cowan (1894-1976) and his son, Leland R Cowan (1924-2022) each practiced surgical oncology in SLC. The house is built using "Ashlar masonry," the finest type of stone masonry. It uses finely tooled (dressed) sandstone or limestone in rectangular, cuboid shapes laid in a random course. Leland R. Cowan founded the Leland R Cowan Cancer Clinic in Salt Lake City.

1429 E Princeton Ave

This 1926 "Cape Dutch Colonial" is a unique architectural style house called "Cape Dutch Colonial," a modification of the Amsterdam Cape style and favored in the Western Cape of South Africa. Hugh Barker, Sr. lived here with his family for 6 yrs (1932-1939). He was one of the celebrated first airmail pilots (aerial pony express) in the 1920's servicing mountainous areas in Idaho, Utah, and Nevada. He later became a lawyer and head of his own law firm.

1458 E Princeton Ave

The 1926 English Cottage, built by Gaskell Romney, was home to Lorenzo Snow Young—the grandson of two LDS Presidents, Brigham Young and Lorenzo Snow. He lived here with his wife Ailene and children for 5 yrs (1927-32). He was a locally famous architect designing over 700 buildings over his 40 yr practice. Most notable are those listed on the National Register of Historic Places, including the University of Utah's Kingsbury Hall on President's Circle, and the Granite Stake Tabernacle in Idaho. He also designed the Harold B. Lee Library and Marriot Center (with Bob Fowler 1968) at Brigham Young University, the University of Utah Law and Library building, Olympus and Highland High Schools and The Daughters of the Utah Pioneers Memorial (DUP).

1475 E Princeton Ave

This 1917 Prairie School architecture is a unique architecture style in the Yalecrest-Princeton Heights LHD. Built in 1917, it was owned by Eugene W Kelly 10 yrs from 1932-1942. He was manager of a retail clothing store in SLC.

Distinctive Characteristics of the Type/Period/Method of Construction

Yalecrest-Princeton Heights contains many notable examples of brick English Cottages and English Tudors from famous builders in Salt Lake City.

Importance to Salt Lake City History

Yalecrest-Princeton Heights might be the last block in Yalecrest that has not experienced teardowns, helping it tell the story of Salt Lake City almost a century ago. Historic houses might lack the convenience of modern homes, but living in one and knowing something of the residents who lived there before you, connects you to the neighborhood and to the City. In my house at 1340 E. Princeton, for example, I know that former residents had their wedding receptions in the living room, served in World Wars I and II, sang for events all over the neighborhood, served the community as dentist and doctor, died in childbirth, and played on the back patio with other neighborhood children. I have found their wallpaper and walk on their hardwood floors.

The block where I live is a beautiful example of residential living close to downtown Salt Lake City. Every house on the block is unique and draws a constant stream of admiring dog-walkers, bikers, and runners. Street lights provide safety, and huge mature trees—Ash, Elm, Sycamore, and Norwegian Maple—create a pleasing shaded tree-lined block. Situated between 9th-and-9th and 15th-and-15th commercial areas, and with close access to I-15 and I-80, this block showcases the integrated infrastructure necessary for successful residential living: commercial neighborhood zoning districts that host grocery, pharmacy, restaurants, library, public parks, and schools within walking distance. The residents are proud of this successful planned community and wish to preserve it as an example for generations to come.

Please note that this block was the site of the 6th Annual KEEPYalecrest Historic Home Walking Tour (7 October 2022) which witnessed the largest attendance of any prior walking tour. This widespread interest in and appreciation for historic houses and the persons who lived in those houses continues to build each year as many historic areas throughout the City are lost to demolition.

2. Physical Integrity

The proposed Yalecrest-Princeton Heights LHD is located in a mature tree-lined, rolling-hills western section of Yalecrest.

Contributing Status of Houses in Yalecrest-Princeton Heights LHD

The proposed Yalecrest-Princeton Heights LHD retains a very high degree of historic and physical integrity. The vast majority of houses (97.7%) are eligible/significant (29/43 =

69.8%) and eligible contributing (12/43 = 27.9%)¹. There is only 1 ineligible non-contributing house, or C (1/42 or 2.3%) listed in the 2005 Reconnaissance Level Survey. The majority of houses are of architecturally notable English Cottages (37.2%) and English Tudors (30.2%) built 1920-1930's. To our knowledge, no houses in the Yalecrest-Princeton Heights LHD have been demolished. The number of contributing and non-contributing houses and their eligibility status on each street in the Yalecrest-Princeton Heights LHD is tabulated below.

**Contributing Structure Status of Single-Family Residential Properties
in Yalecrest-Princeton Heights LHD^{a,c}**

Street	A^b	B^b	C^b	D^b	X^b	Total
Princeton Ave	28	12	1	0	0	41
1400 East	1	0	0	0	0	1
1500 East	1	0	0	0	0	1
TOTAL	30	12	1	0	0	43^a
% Total	(69.8%)	(27.9%)	(2.3%)	(0.0%)	(0.0%)	(100%)

^aaccording to the 2005 RLS, there are 43 single family residential structures included in this analysis.

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

^c1926 plat of Normandie Heights lists 104 properties. The Yalecrest-Princeton Heights LHD contains 43 of those 104 parcels, all used as single-family houses.

The number of currently (2022) eligible significant (A) plus eligible contributing structures (B) may have changed due to remodeling projects that alter the street face including; windows, porches, dormers, house heights, roofing materials and/or exterior materials that have altered their contributing status. The number of contributing structures in 2022 remains to be verified by the City Planning Department / Preservation Office and Historic Landmarks Commission.

Building Dates

Houses in the proposed Yalecrest-Princeton Heights LHD were built from 1919 through 1953 in the current historic era. The majority of single-family residences in Yalecrest-Princeton Heights LHD were built in the late 1920's (67.4%) and 1930's (25.6%). The distribution of houses built in different decades from 1910 to 1950's as a function of streets with the proposed LHD are shown in the table below.

**Construction Years^a of Original Single-Family Residences in
Yalecrest-Princeton Heights LHD^b**

Street	1910's	1920's	1930's	1940's	1950's	Total
Princeton Ave	1	29	9	1	1	41
1400 East	0	0	1	0	0	1
1500 East	0	0	1	0	0	1
TOTAL	1	29	11	1	1	43
% Total	2.3%	67.4%	25.6%	2.3%	2.3%	~100%

^aaccording to Salt Lake County Assessor website (www.slco.org/assessor)

^b1428 E Princeton Ave is listed in RLS but no house is associated with the land parcel

Architectural Types

Houses of the Yalecrest-Princeton Heights LHD contain a variety of architectural style types including English Cottage (37.2%), English Tudor (30.2%), Colonial Revival (13.9%), Cape Dutch and Dutch Colonial (4.6%), Jacobethan/French Norman (4.6%), Period/other (2.3%), Prairie School (2.3%), Minimal Traditional/Ranch (4.6%). Tabulation of the house styles as a function of street within the Yalecrest-Princeton Height LHD is shown below.

Architectural Types in Residential Structures^a

Type	Princeton Ave	1400 East	1500 East	TOTAL	%TOTAL
English Cottage	16	0	0	16	37.2%
English Tudor	13	0	0	13	30.2%
Colonial Revival	5	0	1	6	13.9%
Cape/Dutch Colonial	2	0	0	2	4.6%
Jacobethan/French Norman	2	0	0	2	4.6%
Period Revival/Other	1	0	0	1	2.3%
Prairie School	1	0	0	1	2.3%
Minimal Traditional	1	1	0	2	4.6%
TOTAL	41	1	1	43	100%

^aaccording to RLS 2005.

Exterior House Materials

Exterior construction materials of houses in Yalecrest-Princeton Heights LHD are primarily striated brick (58.1%), regular brick (34.9%), stucco/paster (4.7%) and stone (2.3%), with various accompanying materials including half timbering, clapboard, stucco/paster, wood and aluminum/vinyl siding. The distribution of the various exterior construction materials is tabulated below.

Exterior Construction Materials of Residential Structures in
Yalecrest-Princeton Heights LHD^a

Type	Princeton Ave	1400 East	1500 East	Total	%Total
Striated Brick	7	0	1	8	
+Half Timber	13	0	0	3	
+ Stucco/plaster	3	0	0	3	
+Alum/vinyl/wood	1	0	0	1	
subtotal	24	0	1	5	58.1%
Regular Brick	6	1	0	7	
+Half timber	5	0	0	5	
+Clapboard siding	1	0	0	1	
+stucco/stone/veneer	1	0	0	1	
+Terra cotta/half timber	1	0	0	1	
subtotal	14	1	0	5	34.9%
Stucco/Plaster	1	0	0	1	
+B other	1	0	0	1	
subtotal	2	0	0	2	4.7%
Stone	0	0	0	0	
+clapboard	1	1	1	1	2.3%
TOTAL	41	1	1	43	~100%

^a2005 RLS assessment

3. Eligibility Listing on the National Register of Historic Places

As previously stated, the proposed Yalecrest-Princeton Heights LHD is located within the boundary of the existing Yalecrest National Register Historic District established in 2007 (#07001168) and thus is eligible for Local Historic District designation.

4. Notable examples of elements in Salt Lake City's History

The proposed area contains a diverse collection of historically contributing architecture styles: English Cottage, English Tudor, Colonial Revival, Prairie School, Cape and Dutch

Colonial, Ranch, Jacobethan/ French Norman, and Minimal Traditional. In addition, these homes were developed, designed, built, and owned by renowned individuals who contributed to cultural, defense, business, medical, education, and legal aspects of the city, state, and country. 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.

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

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 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

East Bench Community Master Plan (2017): ([click this link to view the East Bench Master Plan](#))

The proposed Yalecrest-Princeton Height 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.

In the 1987 East Bench Master Plan, Yalecrest is specifically identified for preservation. "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." In the 2017 version of the East Bench Master Plan, Yalecrest is noted for being the oldest historically contributing neighborhood on the East Bench and encourages residents to find a common voice to preserve it using either Local Historic Districts or Conservation Districts.

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.

The proposed Yalecrest-Laird Heights LHD is also currently zoned under the Yalecrest Compatible 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 proposed boundaries of Yalecrest-Princeton Heights LHD (**Appendix A**) represents the southeast corner in Normandie Heights subdivision and 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

To date, 31/43 of the single-family homeowners within the proposed area of Yalecrest-Princeton Heights LHD have signed an application petition in support of opening the process to create a Local Historic District. The overall support on the application is 72%, which greatly exceeds the minimum support of 33% required by the LHD designation ordinance guidelines. Property owners at 1150 S 1400 East were contacted and do not support the local historic designation, but were included at the suggestion of the city Historic Preservation Office.

Residential Support for Local Historic District Designation in Yalecrest-Princeton Heights LHD

Street	# Property Parcels	# Signatures Supporting ^a	% Support
Princeton Ave	41 ^a	30	73%
1400 East	1	0	0%
1500 East	1	1	100%
TOTAL	43	31	72%

^aone signature was 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-Princeton Heights as Local Historic District (LHD) zoning overlay would minimize the frequent teardowns and demolitions (56 permit filings over the past 27 years) that have plagued Yalecrest in recent years. In addition, the recent Affordable Housing Incentive (AHI) which allows demolition of historic houses for new multi-family housing installation within ¼ mile of high frequency bus transportation (1300 East) has concerned residents of this quiet street. Designation of Yalecrest-Princeton Heights LHD would maintain the historic character and mass/scale of the street face architecture while providing homeowners and district residents the only legal method to minimize demolition and dismantling of intact historic structures that result in loss of neighborhood character. These services are not offered from Salt Lake City to the National Register of Historic Place designation, nor the local City Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance.

A Yalecrest-Princeton Heights LHD designation would 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 English Cottage, English Tudor, Cape Dutch, Dutch Colonial, Prairie, and Jacobethan French Norman architectural styles. In addition, the area will teach future urban developers/builders the

value and sustainability of smaller well-built homes with quality materials that have stood the test of time (100 yrs), the successful layout design of new neighborhoods that include different housing options for singles, empty-nesters, couples, and families that include both small- and medium-sized single-family and multi-family duplexes at various prices. It will aid in the education of designing new successful neighborhoods that include such elements as sidewalks, green space, streetlights, mature shade trees, and proximity to infrastructure necessities such as libraries, grocery stores, restaurants, schools, and child care that encourage walkability and enhance safety from crime. These are the elements that have made Yalecrest a successful and highly desirable neighborhood.

B. Photographs

Original and current photographs of the individual homes in the proposed Yalecrest-Princeton Heights LHD are listed with addresses in **APPENDIX C**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the Lynn Kennard Pershing, resident in Yalecrest, using an iPhone 11 camera..

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 and the Salt Lake County Assessor website. Additional information is on file at the Utah State Historic Preservation Office, Family Search website, and newspaper archives (Salt Lake Tribune and Deseret News). 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:

Yalecrest-Princeton Heights LHD is located to the immediate south of Yalecrest-Harvard Heights LHD. The new Yalecrest-Princeton Heights LHD is parallel to Yalecrest-Harvard Heights LHD and both traverse the 1300-1500 blocks of their respective streets, while also including 2 properties; 1150 S 1400 E and 1136 S 1500 E that lie between those streets.

The **boundaries** of the Yalecrest-Princeton Heights LHD containing 43 property parcels are listed below:

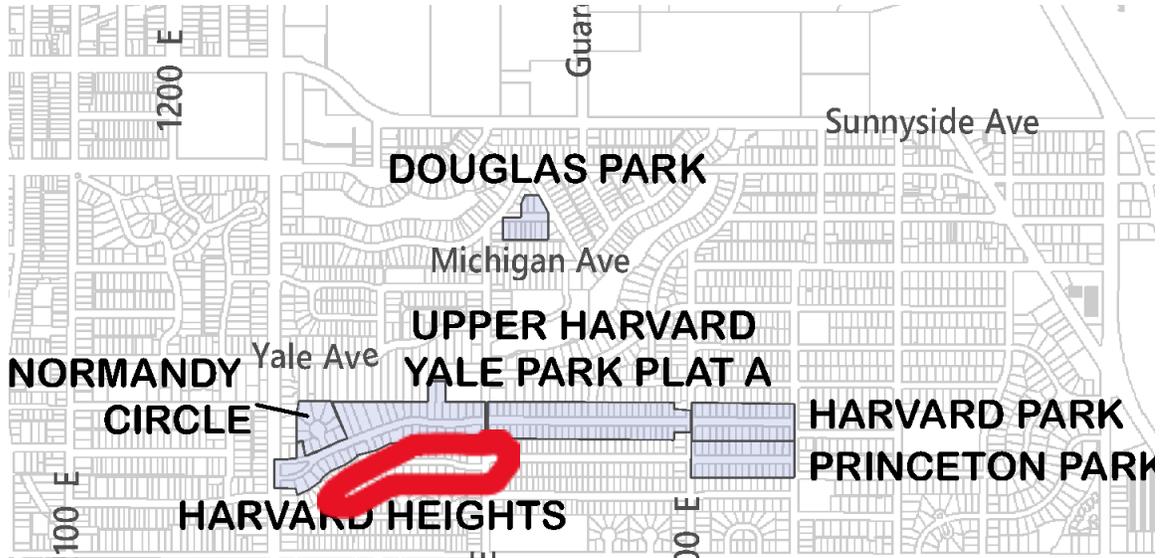
West boundary is 1323 E Princeton Ave

East boundary is demarcated by 1136 South 1500 East and 1490 E Princeton Ave

North boundary contains the north side of Princeton Ave containing the odd numbered houses (1323-1475 E Princeton Ave) and 1150 E 1400 East

South Boundary contains the south side of Princeton Ave with the even numbered houses of 1340-1490 E Princeton Ave.

APPENDIX A-1
Original plat of Normandie Heights Subdivision
July 1, 1926, Pr. Lots 2-3, Block 28
Bowers Investment Company

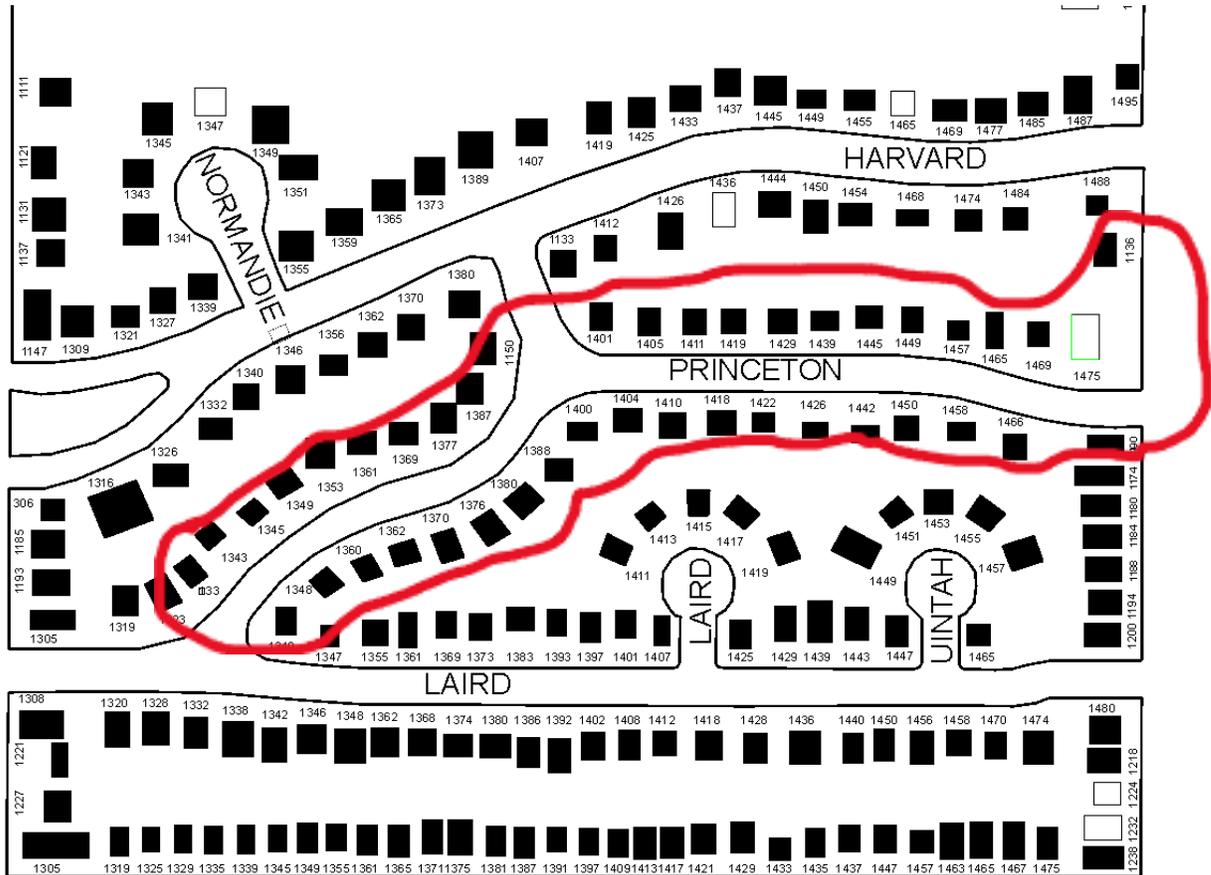


Existing Yalecrest LHDs

- Douglas Park-I
- Normandie Circle
- Harvard Heights
- Upper Harvard Yale Park Plat A
- Harvard Park
- Princeton Park
- Princeton Heights (proposed) outlined in red

APPENDIX A-3

Expanded street map view of the proposed Yalecrest-Princeton Heights LHD boundary adjustment (red outline) within the East Bench Yalecrest Neighborhood



Yalecrest-Princeton Heights LHD (43 parcels) includes the following property addresses
Princeton Ave (41 parcels): 1323-1490 E Princeton Ave
1500 East: 1 parcel, 1136 S 1500 East
1400 East: 1 parcel, 1150 E 1400 East

APPENDIX B
Contrary Documentation in RLS 2005 and Salt Lake County Assessor

1. Missing photographs: Original house photographs were not available from the State Historic Preservation Office, nor the SLCounty Assessor website (www.slco.org/assessor)
 - a. 1348 E Princeton Ave
 - b. 1458 E Princeton Ave
 - c. 1466 E Princeton Ave
 - d. 1490 E Princeton Ave

2. Inaccurate original photos on SLCounty Assessor website
 - a. 1422 E Princeton Ave
 - b. 1426 E Princeton Ave
 - c. 1442 E Princeton Ave
 - d. 1450 E Princeton Ave

See separate attached document

1323-1490 E Princeton Ave
1150 S 1400 East
1136 S 1500 East

APPENDIX D
Research Materials (References)

1. Lufkin, Beatrice. *Yalecrest Reconnaissance Level Survey 2005*. Utah State Historic Preservation Office.
2. Yalecrest Compatible Infill Overlay. Sterling Codifier 21A.34.120. December 2005. http://www.sterlingcodifiers.com/codebook/getBookData.php?id=&chapter_id=49078&keywords=#s928586
3. Salt Lake City Community Preservation Plan. October 2012
4. Polk directories 1925-1976, State Historic Preservation Office, www.usppo.utah.gov
5. Family Search app online
6. Salt Lake County Assessor: House information: parcel number, build date, exterior materials, original house photos, www.slco.org/assessor.

Yalecrest-Princeton Heights Local Historic District embodies 43 houses total

41 houses: 1323-1490 E Princeton Ave

NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description. ¹NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives

1323 E Princeton Ave (B) 16-09-351-009

1937 English Cottage

2022



1333 E Princeton Ave (A) 16-09-351-010

1930 English Cottage

2022



1340 E Princeton (A) 16-09-353-001

1938 English Cottage



1343 E Princeton Ave (A) 16-09-351-011

1926 English Cottage



1345 E Princeton Ave (A) 16-09-351-012

1929 English Tudor



1348 E Princeton Ave (B) 16-09-353-002

1926 English Cottage¹

2022



2022



2022



2022

Original photo not available



1349 E Princeton Ave (B) 16-09-351-013
1929 English Tudor

2022



1353 E Princeton Ave (B) 16-09-351-014
1928 French Norman

2022

Office _____ Site No. _____
Form _____
UTM:
T. R. S.
Tax #: 16-09-351-014



Yalecrest-Princeton Heights LHD

1360 E Princeton Ave (A): 16-09-353-003
1927 English Tudor

2022



1361 E Princeton Ave (B) 16-09-351-015
1927 English Tudor

2022



1362 E Princeton Ave (A) 16-09-353-004
1926/ 1928 English Tudor

2022



1369 E Princeton Ave (A) 16-09-351-016

1929 English Cottage

2022



1370 E Princeton Ave (A) 16-09-353-005
1926 English Tudor

2022



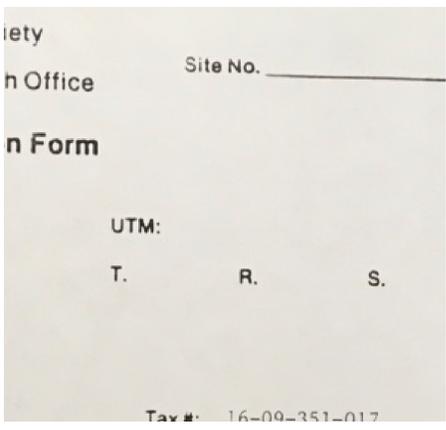
1376 E Princeton Ave (A) 16-09-353-006
1926 English Cottage

2022



1377 E Princeton Ave (A) 16-09-351-017
1927 Jacobean Revival French Norman

2022



1380 E Princeton Ave (A) 16-09-353-007
1940 Colonial Revival Neoclassical

2022



1387 E Princeton Ave (B) 16-09-351-018
1951 Minimal Traditional

2022



1388 E Princeton Ave (A) 16-09-353-008
1926 English Cottage/Tudor



2022



1400 E Princeton Ave (A) 16-09-353-009
1937 Colonial Revival



2022



1401 E Princeton Ave (A) 16-09-352-012
1927 English Tudor

2022

Yalecrest-Princeton Heights LHD



1404 E Princeton Ave (A) 16-09-353-010
1927 English Tudor

2022



1405 E Princeton Ave (A) 16-09-352-013
1937 English Cottage

2022



1410 E Princeton Ave (A) 16-09-353-011
1927 English Cottage

2022



1411 E Princeton Ave (A). 16-09-352-014
1937 English Cottage (RLS 2005)/ Colonial Revival

2022

Yalecrest-Princeton Heights LHD



1418 E Princeton Ave (B) 16-09-353-012
1928 Period Revival; Other

2022



1419 E Princeton Ave (A) 16-09-352-015
1936 Colonial Revival (RSL 2005)/Cape Cod

2022



1422 E Princeton Ave (A) 16-09-353-013
1927 English Tudor

2022

incorrect original photo?



1426 E Princeton Ave (A) 16-09-353-014

1927 English Tudor

Incorrect original photo?

2022



1429 E Princeton Ave (B) 16-09-352-016

1926 Cape Dutch Colonial Period Revival

2022



1439 E Princeton Ave (B) 16-09-352-017
1927 Colonial Revival/English Tudor



2022



1442 E Princeton Ave (B) 16-09-353-015
1926 English Cottage
inaccurately original photo



2022



1445 E Princeton Ave (B) 16-09-352-018
1929 English Cottage



2022



1449 E Princeton Ave (A) 16-09-352-019
1929 English Tudor

2022



1450 E Princeton Ave (A) 16-09-353-017
1928 English Cottage
Inaccurate original photo?

2022



1457 E Princeton Ave (A) 16-09-352-020
1926 Dutch Colonial Revival/Period Cottage

2022



1458 E Princeton Ave (A) 16-09-353-018
1926 English Cottage
Original photo unavailable

2022



1465 E Princeton Ave (A) 16-09-352-021
1926 English Cottage/Tudor

2022

Yalecrest-Princeton Heights LHD



1466 E Princeton Ave (A) 16-09-353-019
1929 Colonial Revival
Original photo not available

2022



1469 E Princeton Ave (B) 16-09-352-022
1929 English Tudor

2022



1475 E Princeton Ave (C) 16-09-352-025
1917 Prairie School

2022



1490 E Princeton Ave (A) 16-09-353-060
1928 English Tudor
Original photo unavailable

2022

Yalecrest-Princeton Heights LHD



1 house from 1500 East
1136 S 1500 East (A) 16-09-352-024
1932 Colonial Revival

2022



ATTACHMENT C: Zoning Ordinance Review

R-1/7,000 – Single Family Residential District

The proposed Yalecrest – Princeton Heights local historic district is zoned R-1/7,000 which is a low density single-family residential zoning district. The area is also regulated by the Yalecrest Compatible Residential Infill Overlay District which was adopted in 2007.

The purpose of the R-1/7,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than 7,000 square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Yalecrest Compatible Infill (YCI) Overlay District

The purpose of the Yalecrest Compatible Infill (YCI) overlay district is to establish zoning 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 YCI Overlay district promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of building design while providing compatibility with existing development patterns within the Yalecrest community. There are no design standards included in the YCI Overlay which address appropriate exterior alterations in the context of maintaining the integrity of historic structures.

H Historic Preservation Overlay

The designation of a local historic district, as an H Historic Preservation Overlay, would introduce a more detailed level of design review. In that event, the stricter level of design review for the local historic district would prevail.

ATTACHMENT D: Designation Standards (21A.50.050(B))

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. Yalecrest has the highest concentration of Period Revival style homes in Utah. The homes in the proposed Yalecrest – Princeton Heights local historic district were built between 1919-1953 and include Period Revival Cottages; English Cottage, English Tudor, Colonial Revival, Dutch Colonial, French Norman, Prairie School and Minimal Traditional. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 42 of 43 homes are rated as contributing and only 1 home is rated as non-contributing.

Relevant 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 (2017): The proposed Yalecrest – Princeton Heights local historic district is located within the area covered by the East Bench Community Master Plan. A stated initiative (N-1.3 page 39) in the “Neighborhood Compatibility” section of the plan refers to “Neighborhood Supported Local Historic Districts”. This sections states, *“Local designation of historic resources should occur where the primary purpose is to protect historic resources for the public interest and the focus should be on areas where National Historic Districts have already been created. The City should provide educational tools related to Local Historic Districts so that property owners can make informed decisions on the future of their neighborhoods. The City should also support the creation of small preservation districts that are proposed by the property owners and meet the criteria for local historic district adoption.”*

The East Bench Master Plan also specifically refers to the aforementioned Community Preservation Plan on page 31. The Community Preservation Plan provides one specific recommendation that relates to a geographic area within the East Bench Community. The plan identifies the Yalecrest National Historic District as a high priority area for stronger protections to control demolitions and teardowns.

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.

Plan Salt Lake (2015):

- Maintain neighborhood stability and character.
- Support neighborhood identity and diversity.
- Preserve and enhance neighborhood and district character.
- Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
- Retain areas and structures of historic and architectural value.
- Integrate preservation into City regulation, policy, and decision making.
- Balance preservation with flexibility for change and growth.
- Improve education and outreach about the value of historic preservation.

Creating Tomorrow 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.

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.

Salt Lake City 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.

Finding: The designation of the proposed the proposed Yalecrest – Princeton 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 the proposed Yalecrest – Princeton Heights 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 affect 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 – Princeton Heights 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
<p>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;</p>	<p>Complies</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, Plan Salt Lake, Creating Tomorrow Together: Final Report of the Salt Lake City Futures Commission, the City Vision and</p>

		Strategic Plan, and the Salt Lake City Urban Design Element as discussed in this staff report as well as the HLC 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: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the application was submitted:

- December 1, 2022 – Initial Notification - Property owners were sent a notice and Local Historic District Pros and Cons informational letter indicating that the Planning Division had been notified by a property owner of interest in creating a new local historic district.
- February 2, 2023 – Application Notification - Property owners were sent a notice of application and “Local Historic District Pros and Cons” informational letter indicating that the Planning Division had received an application, including the required number of signatures to initiate the designation, of a new local historic district.
- August 8, 2023 – Property Owner Meeting Notification – Property owners were sent a notice for the required “Neighborhood Information” meeting to be held on August 30, 2023.
- August 30, 2023 – Property Owner Meeting held at the Anderson Foothill Library. Owners of approximately 13 properties attended the meeting.
- August 31, 2023 – Open House Notification to Recognized Organizations – An email was sent out to the Yalecrest Neighborhood Council, East Liberty Park Community Organization, Wasatch Hollow Community Council, and KEEPYalecrest with notification of the on-line open house.
- September 1, 2023 – Open House Notification – Property owners and residents within 300 feet of the proposed local historic district boundaries were mailed notification of an on-line open house.
- August 31 – October 15, 2023 – On-line Open House – The project was posted to the on-line Open House webpage for comment.
- November 2, 2023 – Historic Landmark Commission public hearing.

Notice of the Planning Commission public hearing for the proposal included:

- October 26, 2023
 - Public hearing notice mailed to all property owners and residents within 300 feet of the proposed local historic district boundaries.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

As of the writing and distribution of the staff report, several written comment documents were received and are included for review.

From: [LYNN Pershing](#)
To: [Traugher, Lex](#); [Lillie, Aiden](#)
Cc: [Dugan, Dan](#)
Subject: (EXTERNAL) Princeton Heights LHD PLNHLC2023-00044 online open house comments
Date: Sunday, September 3, 2023 5:41:31 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi Mr Traugher

I went to the SLCgov website and it directed me to you for my online open house comments concerning posting my comments regarding

PLNHLC2023-00044, Princeton Heights LHD

My comment

I strongly support local historic district designation for the proposed Yalecrest-Princeton Heights LHD, PLNHLC2023-00044. It is listed on the National Register of Historic Places since 2007.

It's exquisite building structures of mainly English Cottages, English Tudors and and an unusual Cape Dutch Colonial, along with Jacobethan French Norman architecture are highly intact, having 97.7% historically contributing houses. This proposed LHD has a rich culture of property owners representing many professional areas of commerce that have shaped the City's, state and regional development and notoriety. Designation of Yalecrest-Princeton Heights as a local historic district is consistent with the East Bench Master Plan (1987, 2017), the Community Preservation Plan (2012) and other City Historic Preservation codes aim at "preserving the historic and cultural aspects of our City to encourage social, economic and environmental sustainability and create a sense of visual unity within the community".

Lynn K. Pershing
Yalecrest

From: [Eve Smith](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Princeton Avenue
Date: Friday, September 22, 2023 5:18:00 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

This is a public comment for the Salt Lake City Planning Commission. We are opposed to our street being zoned historic. One reason why is that we are finding window restoration to be completely unaffordable, and the few craftsmen that work on the old leaded windows don't even e mail or call back with estimates. The historic zoning rules are way too restrictive. As much as we love our home we are strongly opposed to being forced into a historic zone. Thank you, Eve Smith
1349 Princeton Avenue.
Sent from my iPhone

ATTACHMENT F: HLC Staff Report 11/2/2023

[\(CLICK HERE\)](#)