


ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake H. Thomas
Director

CITY COUNCIL TRANSMITTAL


Lisa Shaffer (Apr 5, 2023 13:14 MDT)

Lisa Shaffer, Chief Administrative Officer

Date Received: 04/05/2023

Date sent to Council: 04/05/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: April 5, 2023

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: Yalecrest – Laird Heights – Local Historic District
(Petition PLNHLC2023-00074)

STAFF CONTACT: Lex Traughber, Senior Planner
(801) 535-6184, lex.traughber@slcgov.com

DOCUMENT TYPE: Planning Director's Report to the City Council of Proposed Local
Historic District

RECOMMENDATION: The Council "accept" the report to move forward with the local historic
designation process

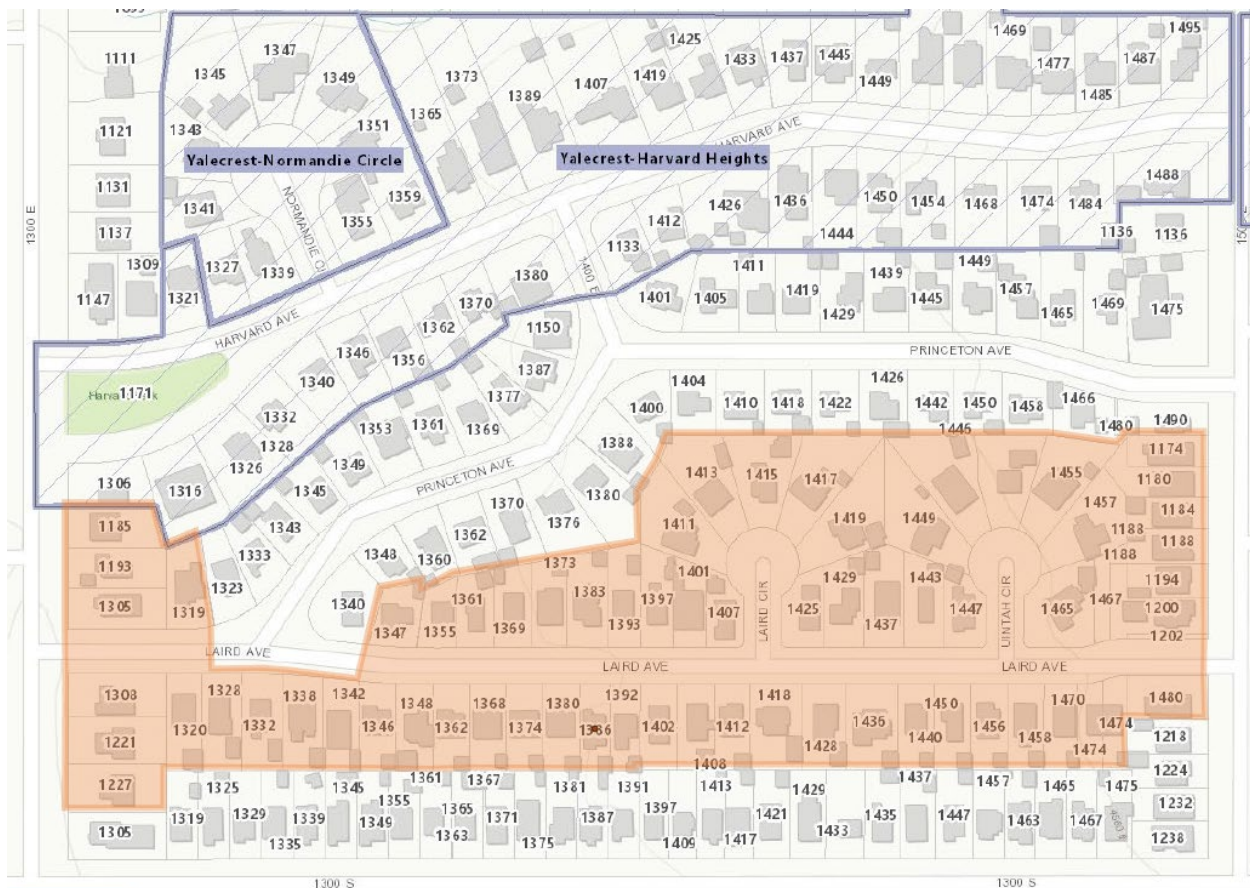
BUDGET IMPACT: N/A


BACKGROUND/DISCUSSION:

Issue Origin: On February 1st, 2023, Kelly McAleer submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest – Laird Heights Local Historic District are generally from 1300 East to 1500 East including both the northern and southern sides of Laird Avenue.

Attached is the Planning Director's Report that identifies initial information about the request as required by the Salt Lake City Zoning Ordinance.

The Planning Division is requesting acceptance of the report by the City Council to begin the designation outreach process.



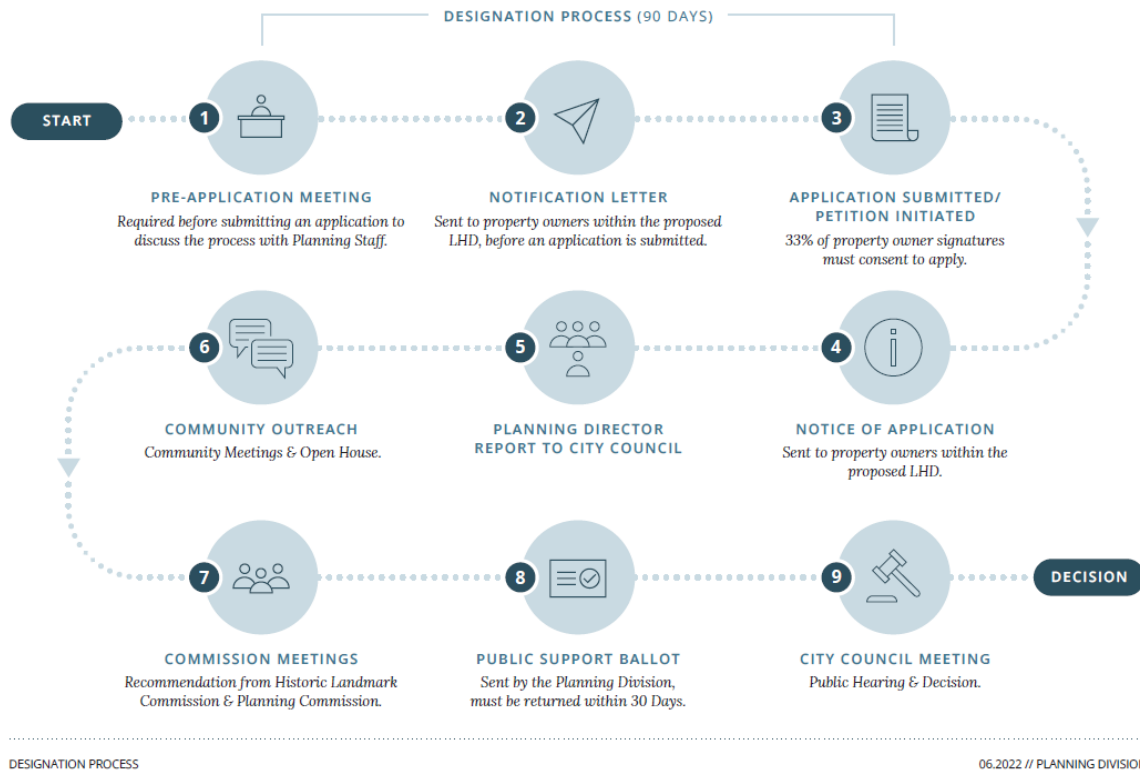
 *Proposed Yalecrest–Laird Heights Local Historic District*

 *Existing Local Historic Districts Within Vicinity*

Stages in the Process

- Pre-Application Meeting (December 22, 2022)
- Initial letter mailed to all property owners within proposed district (January 5, 2023)
- Application Submitted (February 1, 2023)
- Notice of Application letter mailed (February 9, 2023)
- **Planning report to City Council (current stage)**
- Property Owner Meeting to seek input from and inform owners about the designation process and ordinance requirements. (pending)
- Open House to seek input from and inform the immediate neighborhood and general public about the proposal. (pending)
- Historic Landmark Commission Public Hearing, Review and Recommendation. (pending)
- Planning Commission Public Hearing, Review and Recommendation. (pending)
- Determination of Property Owner Support by Ballot. (pending)
- City Council Public Hearing, Review, and Decision. (pending)

LOCAL HISTORIC DISTRICT (LHD) DESIGNATION PROCESS



EXHIBITS

Exhibit 1 – Director’s Report

Exhibit 2 – Information Letter Sent to Owners

Exhibit 3 – Application

Exhibit 1
Planning Director's Report



Proposed Yalecrest – Laird Heights – Local Historic District

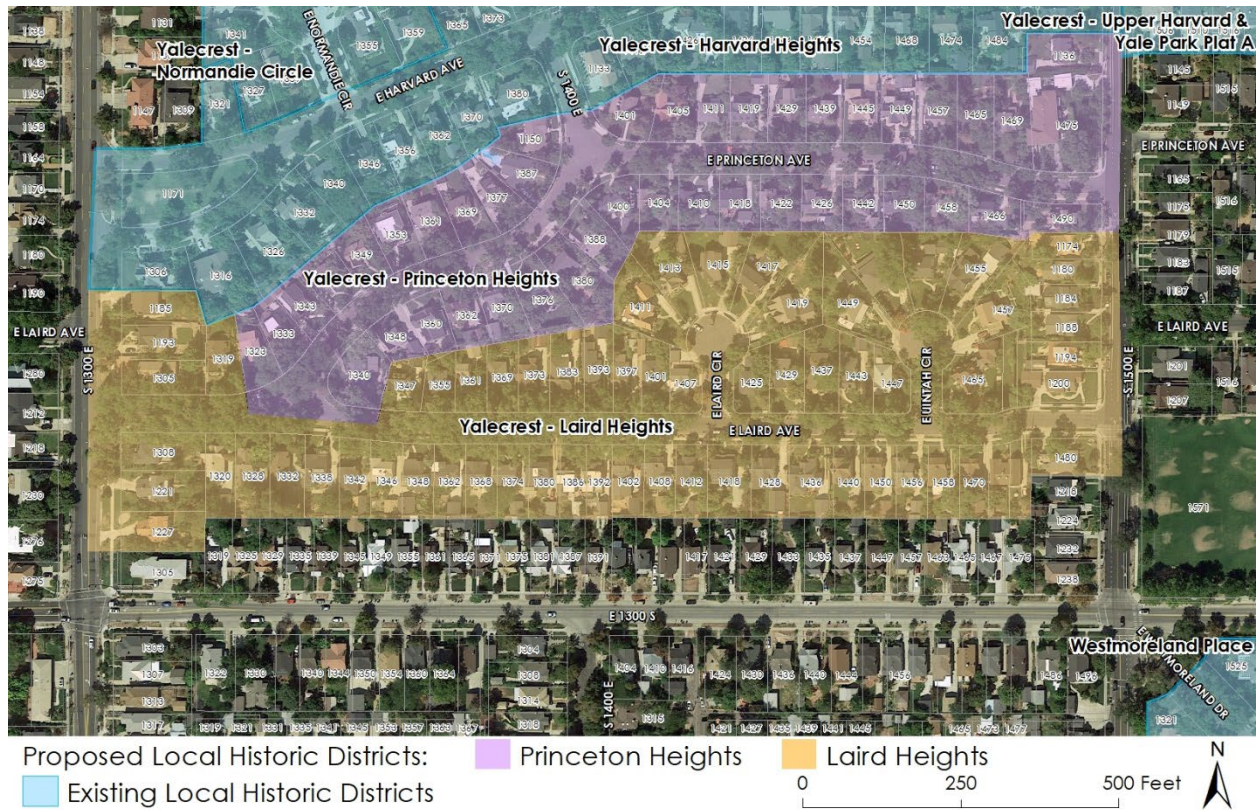
General information:

Proposed District Boundaries	Between 1300 East and 1500 East on Laird Avenue.
Total Properties	66 principal structures included in the designation (66 homes), 68 total parcels (two are vacant).
Zoning	All residentially zoned (R-1/7,000).
Support Forms	45 of 68 property owners representing at least 50% ownership in the parcel signed in support of submitting the designation application (66%). This exceeds the minimum threshold of 33%.
National Historic District?	All properties are located in the Yalecrest National Historic District

Is there a current historic survey? Yes

A Reconnaissance Level Survey was completed in 2005 and is still valid. The survey shows that of the 66 structures, 63 are rated as contributing (95%). Staff acknowledges that surveys can become outdated. That said, planning staff and State Historic Preservation Office staff walked the subject district in 2015 and 2023 and noted any historic status rating changes that might be warranted to the 2005 survey. The above referenced number of contributing and noncontributing structures is a result of this informal reconnaissance survey. The survey will be reviewed and any proposed changes to historic status rating of structures will be included for consideration as part of the City Council’s final action on the proposed designation.

Are there adequate funds and staffing to process the application and administer the new district if it is adopted? There are sufficient funds at this time to process the application. Depending on the number of new properties designated in local districts, the Planning Division and Building Services Division may request (in the future) additional funding and staff resources to process new applications and review and inspect physical changes to properties within local historic districts.



Petition Processing:

The approximate cost of processing the proposed local historic district application includes costs relating to personnel costs, supplies, and mailing notices. The estimated cost for the 11 previously proposed local historic districts in Yalecrest was approximately \$39,842.00 (for 526 total parcels). The Planning Division estimates that the cost of processing the Yalecrest – Laird Heights LHD will be approximately \$5,150.00 for 68 parcels or \$75.74 per parcel.

To date, the Planning Division has spent the following amount of money from its existing budget to process the 11 applications for the proposed districts:

Supplies – The average cost of supplies spent on previous local historic district applications in Yalecrest was approximately \$288.00. The supply costs include posters, copies of the application, sign-in sheets, comment forms, website cards, and copies of the Economic Impact of Historic Preservation Report.

Noticing – The noticing requirements included (1) initial notification of potential local historic district application, (2) notice of application submittal, (3) notices to property owners for the neighborhood meeting, (4) notices to tenants and owners within 300 feet of the proposed district for the Historic Landmark Commission, (5) notices to tenants and owners within 300 feet of the proposed district for the Planning Commission, (6) balloting notices to property owners, (7) reminder notice to property owners to vote, (8) certified letters to property owners disclosing the balloting results. Prior to publication of the Planning Director’s Report for the Yalecrest – Douglas Park - I Petition, staff also mailed an initial letter, map and a two-page list

of “Pros and Cons” to all property owners within the proposed district. The estimated noticing cost for the Yalecrest – Laird Heights petition is approximately \$274.56.

This year the City Council allocated approximately \$18,000 to the Planning Division for public engagement costs. This money is in addition to general noticing costs the Division receives. Generally this money is used for public engagement relating to master plans and other large long range types of projects. In the future, the Division may request additional public engagement funds to help pay for these types of applications.

Administering Historic Preservation in the Planning Division

The Planning Division has ten staff planners who can work on historic preservation projects. Since the beginning of 2014, there have been 178 properties designated within various local historic districts in Yalecrest. If the City Council adopts Yalecrest – Laird Heights, the number of designated properties in the H Historic Preservation Overlay District in Salt Lake City would increase by 68 properties to 5,011 properties.

On an annual basis, historic preservation applications consist of approximately 32% of the total amount of the applications the Division receives. Most of the applications are for simple changes and 89% of them are administratively approved. In other words, they do not require a lot of staff time to complete, probably between 1-5 hours of staff time per administrative application. Typically, 50% of all HLC applications are approved over-the-counter. The applications that are forwarded to the Historic Landmark Commission consist of demolitions, new construction, enforcement cases and more complex proposals.

The building activity in the Yalecrest National Historic District in general is relatively high compared to the activity of the majority of existing local historic districts. Since 2018, 1,676 building permits were issued for the area generally between Sunnyside Avenue and 1300 South and 1300 East to 1900 East. Since 2018 to date, the number of building permits issued for the entire City was 59,215. The building activity in the Yalecrest neighborhood accounted for approximately 3% of the building permits issued.

In addition to this level of building activity, residents have also been highly active, involved, and inquisitive regarding the current proposed designation process. We anticipate building activity will remain high and the residents will remain active. The Yalecrest neighborhood also experiences a higher number of complaints to the Building Services Division than other areas in the city. In the case that this Yalecrest – Laird Heights application is designated, we do not expect a remarkable increase in the number of historic preservation applications, inspections or complaints. Therefore, it isn't anticipated that the Planning Division and Building Services Divisions will need additional staff resources to handle any increase in work.

Is the Designation Consistent with other plans and adopted planning documents?

Yes-*The Community Preservation Plan (2012)* assigns a High Priority to considering stronger protections within the Yalecrest neighborhood to control demolitions and teardowns through the adoption of one or more of the identified community preservation tools, such as local historic district designation.

The *East Bench Community Master Plan* (February 2017 – Page 32 & 35) states, “The Yalecrest neighborhood contains some of the oldest residential development in the East Bench Community and exhibits a variety of period revival architectural styles dating back to the first

few decades of the 20th Century. Communities within the East Bench are encouraged to continue the dialogue regarding community preservation. If the values of people in certain areas coincide, new overlay zones can emerge. Several tools and ordinances now exist that may assist communities fulfilling their desires to create such zones.”

Additionally, *Plan Salt Lake* (2015) states, “Salt Lake City’s Historic Preservation Program aims to preserve the best examples of the City’s historic architecture, buildings, landmarks, and landscapes. Our historic preservation tools and resources protect assets that are uniquely historic and best represent the story of the City’s past. As a City, we value neighborhood character and the defining elements that make up our neighborhoods and City. The historic development patterns, including building, composition and landscaping, details and elements all play important roles in defining the character of our places.” *Plan Salt Lake* continues to provide initiatives to further both the preservation and sustainable growth.

Is the proposed designation generally in the public interest?

Yes-Salt Lake City has identified historic preservation as being important to the public interest since the City Commission first adopted historic preservation regulations and policies in 1976. Historic Preservation policies can be implemented by many tools. Local Designation is one tool to accomplish this goal.

This petition was initiated by a property owner in the area, which indicates this portion of the public is interested in local regulation for this area. Property owners are required to get a minimum of 33% of property owner signatures to move forward with submitting a designation application. In the case of this application, 45 of 68 property owners signed in support of designation (66%).

Property owners have shown a consistent interest in the preservation of the historic character of their homes in recent years, witnessed by the number of successful tax credit applications, only available for the sensitive rehabilitation of contributing properties. Since 2007, when the Yalecrest area was designated as a National Register Historic District, through 2019, 185 properties have earned state historic tax credits, representing a total investment in historic homes in excess of \$19,178,167.

Is the proposed designation generally consistent with the criteria for designation?

Yes-Pending a more thorough analysis that will occur prior to the Historic Landmark Commission and Planning Commission public hearings, generally, this application appears to be consistent with the criteria for local designation.

Exhibit 2
Information Letter Sent to Owners



February 9, 2023

Dear Property Owner,

The Salt Lake City Planning Division has received a petition from a property owner on your street to designate a **new local historic district** in the city (see map below). The proposed district includes your property, which is currently listed on the National Register of Historic Places. The intent of this letter is to notify the affected property owners of the next steps. The petitioner has gathered signatures from more than 33% of property owners of lots or parcels within the proposed boundaries who are in support of the petition which meets the ordinance threshold requirements to move forward with the application process.

What Happens Next?

The following list details the process of designating a new **local historic district**.

1. **Director's Report:** A report that identifies initial information about the request is presented to City Council for their acceptance. Acceptance of the report begins the city outreach process and public hearings to determine if a local historic district meets the zoning ordinance standards for designation.
2. **Property Owner Meeting:** The city will hold a “property owner” meeting in your neighborhood to explain the proposal and answer any questions.
3. **Public Open House:** Next, the city will hold a public “virtual open house” where anyone can visit the public house webpage to learn more about the proposal and ask questions.
4. **Public Hearings:** The Historic Landmark Commission and the Planning Commission will each conduct a “public hearing” at City Hall where property owners, residents, and members of the public are encouraged to comment on the proposal. Both Commissions will make a positive or negative recommendation to the City Council concerning the proposed local historic district.
5. **Opinion Ballot:** The city will then mail a ballot to every property owner within the proposed district to gauge the level of support for the proposal. Property owners will have 30 days to cast their ballot. The City Recorder will not publish the response of individual ballots—only the final tally of ballots received will be published.
6. **City Council:** The Planning Division will then transmit to the City Council a copy of 1) all public comments received, 2) the recommendations from both Commissions, and 3) the ballot results. The City Council will review the petition, hold a public hearing, and make the final decision.
7. **Designation:** If the proposed district is approved by the Salt Lake City Council, your property would be in the “Yalecrest – Laird Heights” local historic district.

For More Information

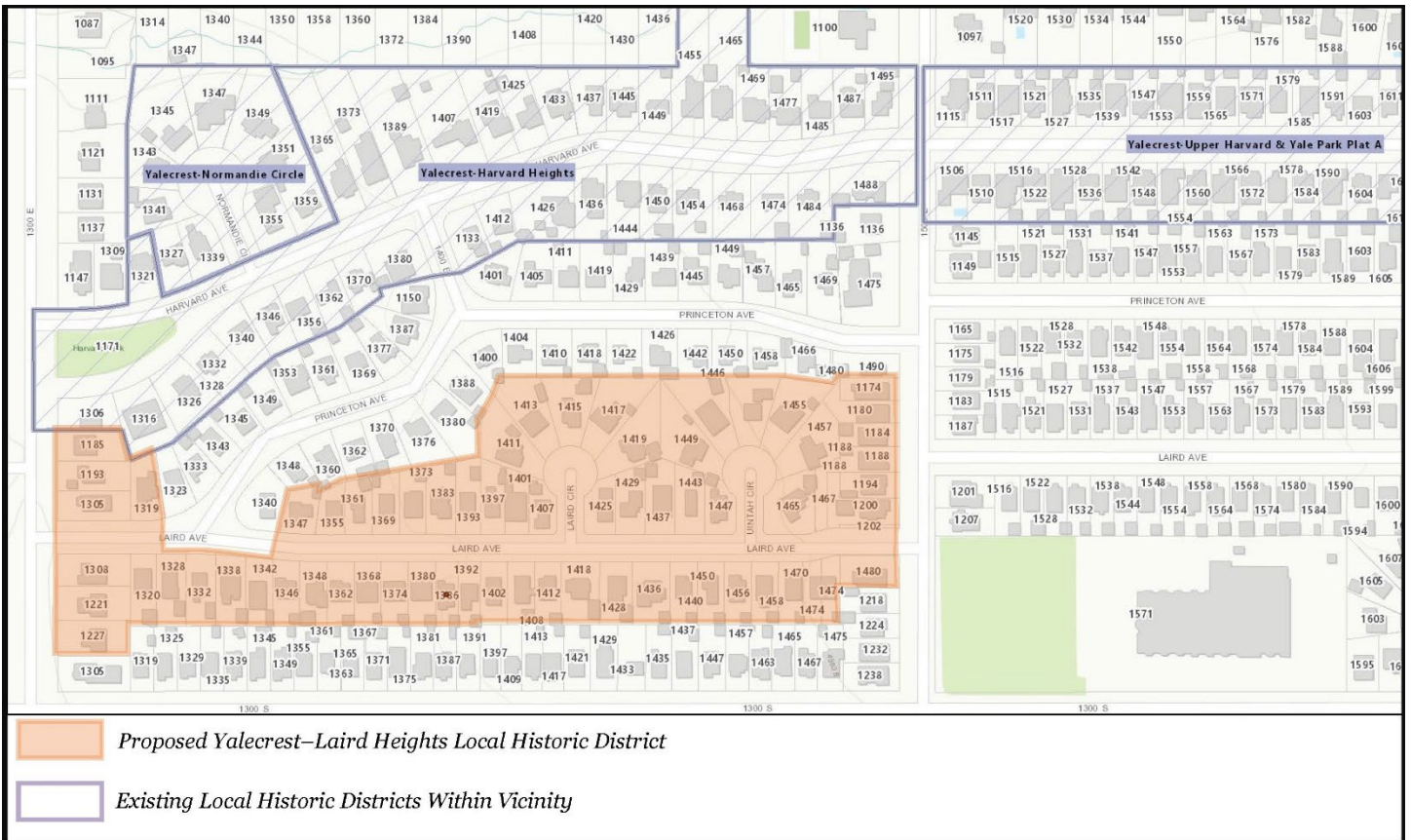
The Planning Division has enclosed a “Pros and Cons of a Local Historic District” for your review. Additional information on historic preservation in Salt Lake City is available online at the following website:

- www.slcgov.com/historicpreservation

You may also call or email me at any time.

Sincerely,

Lex Traugher
Senior Planner
(801) 535-6184
lex.traugher@slcgov.com



Salt Lake City

Local Historic District Pros and Cons



What does designation as a Local Historic District mean?

Local Historic Districts protect neighborhood character by limiting building demolitions and preventing out-of-character alterations. To achieve this, all proposed demolitions, new construction, and exterior alterations are reviewed using adopted standards and design guidelines. Property owners would need to go through a review process.

What type of work is reviewed if my property is in a local historic district?

The City must approve all work on the exterior of a property prior to beginning construction. However, repainting and performing routine maintenance, such as replacing the glass in a broken window, does not require approval. If you are unsure, e-mail the Planning Counter at zoning@slcgov.com or call 801-535-7700. You can also visit the Planning Counter in Room 215 of the City and County Building, at 451 S. State Street in downtown Salt Lake City. No appointment is necessary. Typically, most applications are reviewed and approved at the Planning Counter. However, depending upon the type and extensity of the alteration there may be added review time.

Is work on the interior of a building reviewed for historic preservation?

No. Historic preservation standards only apply to the exterior of a property. However, if the interior work affects the exterior of a building, such as filling in a window opening or moving a doorway, property owners will need to obtain approval before doing the work.

Do changes to yard or landscape features need historic preservation approval?

Yes. In some circumstances, landscaping features contribute to the established character of a neighborhood; work such as changes to grades, walkways, steps, and fences require historic preservation approval.

How do I get approval to make changes to my property?

Before Building Services can issue a Building Permit, the Planning Division must approve the plans to ensure it meets historic preservation standards. Once approved, the Planning Division issues a "Certificate of Appropriateness" for the change. To receive a Certificate of Appropriateness, an applicant submits a petition with required documentation to the Planning Counter. The Planning Division reviews the petition to ensure that it meets adopted historic preservation standards. The Planning Staff may approve minor alterations to a building or site, like repairing a roof or building a fence. The Historic Landmark Commission is required to hear and decide all complex issues, like major alterations or new construction.

How long does it take to get approval to do work on my property if it is in a local historic district?

On average, the Planning Division administratively approves ninety percent (90%) of all applications. 50% of those applications the same day they are received, while the other 50% may be approved within 2-10 days depending on complexity. The Historic Landmark Commission reviews approximately 10% of all applications received, including 1) new construction of principal buildings, 2) demolitions of historic structures, and 3) major alterations. If a project requires approval of the Historic Landmark Commission, it usually takes about six weeks from the time a complete application is submitted to receive a decision.

Can I put an addition on my house?

Locating an addition at the front of a historic building is usually inappropriate. As a general rule, additions should be sensitive to the historic building and it is preferable that an addition be to the rear if possible. The adopted Residential Design Guidelines offer further advice and guidance on additions. Additions have been consistently approved in local historic districts as residents needed more space.

Can I change my windows to make my home more energy efficient?

Windows are a character-defining feature of most historic structures, especially windows on the front of a building. Generally, property owners should maintain or repair original windows whenever possible, and consider replacement only if a window exhibits significant deterioration. Windows that are in disrepair or not original nor readily visible from the street, like the rear of a structure, are generally easier to replace than original windows on the front of a structure. Replacing original windows for energy efficiency is the last priority to consider.

Do I need approval to paint the exterior of my house?

No – as long as the structure had been previously painted. The design guidelines view paint as a temporary application that is appropriate for wood surfaces. There are no design guidelines relating to changing colors.

Brick, stone or masonry facades that have never been painted should not be painted because it will trap moisture and cause extensive damage over time. Brick has a protective finish or “glazing” that is very important to its physical integrity. Unpainted brick will need to remain unpainted, as well as unpainted stone foundations.

Can I use new types of materials on my home?

The Historic Landmark Commission periodically analyzes new construction materials and determines where they are appropriate for use in historic districts. In the past, the Commission has found that fiberglass columns and composite decking materials may be appropriate for porch renovations, and cement board siding may be appropriate for new additions. Using traditional materials is typically approved and some new types of materials on a historic building may be denied.

What types of materials are not allowed in a local historic district?

Aluminum and vinyl siding are not allowed in local historic districts when applied over or in place of historic materials because it changes the historic integrity of the building. These materials, when applied over original materials, traps moisture, which leads to physical deterioration and failure of building materials over time.

Exhibit 3
Application



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1. Project Description

Significance of Area in Local, Regional or State History

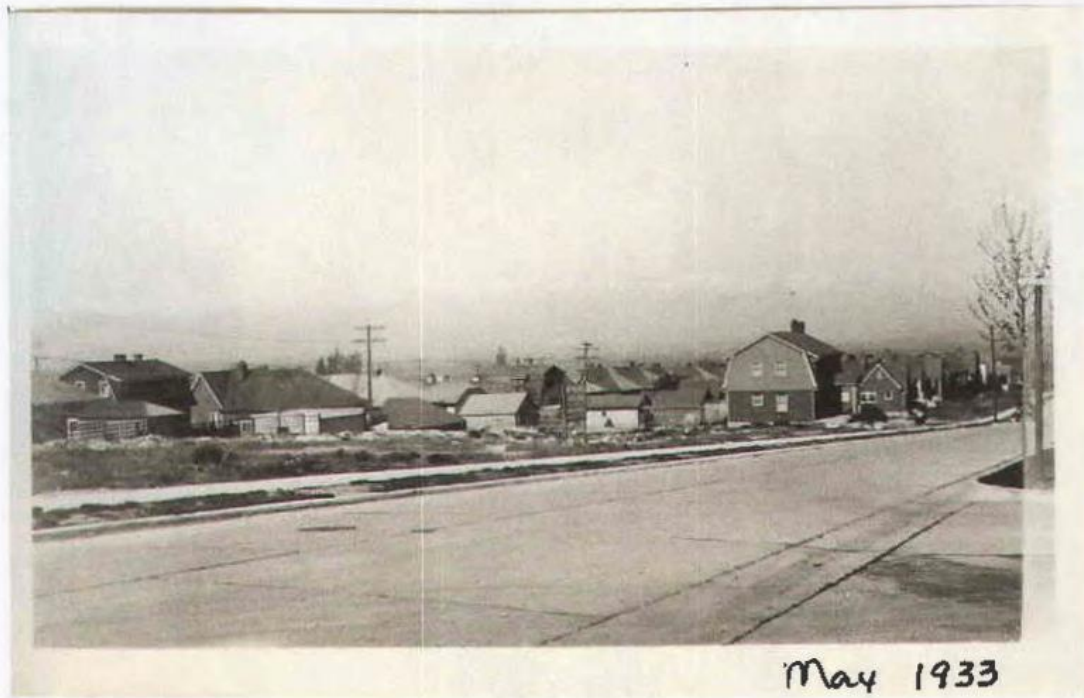
In the mid 1800's, Salt Lake City was platted and developed with public buildings in the center of Salt Lake City surrounded by residential lots and farmland to the south and west. The Big Field Survey in 1848 divided the land to the south of the Salt Lake City settlement (900 South today) into five 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 from 1911 to 1938. 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. In August 1928, the Uintah Heights Addition located in Block 30 of the 5-Acre Plat C of the Big Field Survey of 1848 and consists of 35 lots. The area was developed by Uintah Realty Co. and other builders and houses were constructed primarily in the late 1920s and early 1930s, many by Herrick Bros. and the Gaddis Investment Company. N.L. Herrick was a partner in the Gaddis Investment Company as well as an individual builder. Herrick and Company provided both design and construction services. The Gaddis Investment Company was founded in 1922 to deal in real estate, investments and insurance. Both of its partners lived in Yalecrest; N.L.

Herrick at 1603 Harvard Avenue and Thomas E. Gaddis at 1465 Laird Avenue in a French Norman house built in 1929. Thomas Gaddis was involved in real estate and investments in Salt Lake City from 1909 to his death in 1967. The initial street names of Princeton, Laird and Harvard Aves were Kelsey, Edith, and Hampton, respectively.



View of Laird Ave 1933

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-Laird 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 the Yalecrest neighborhood, there are 4 in the proposed Yalecrest-Laird Heights LHD. The original Uintah Elementary School located on 1300 S (outside the proposed Yalecrest-Laird 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 3-4 times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance was created called the Yalecrest 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 this new multifamily housing construction thus making historic single-family houses in the proposed Yalecrest-Laird 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-Laird Heights Local Historic District (LHD) is located on Block 30 and encompasses the following properties; 6 properties on the west side of 1500 East (1174, 1180, 1184, 1188, 1194, and 1200 S 1500 East) between the proposed Princeton Heights LHD and the current proposed Laird Heights LHD as the East boundary, Four properties on the East side of 1300 East (1185-1227 S 1300 East) represent the West

boundary and all Laird Ave properties on the north and south sides of Laird Ave street face from 1305-1480 E Laird as the North and South boundaries, respectively. Both the Laird Circle and Uintah Circles are located within the North side of Laird Ave. (see **APPENDIX A**). Thus, **61 single-family** houses and **4 duplex houses** are contained within the 65 property parcels proposed Yalecrest-Laird Heights LHD.

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

Physical Integrity of Houses in the Area

There is a very high degree of retained historic integrity in the proposed Yalecrest-Laird

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 reconnaissance level survey (RLS). The proposed Yalecrest-Laird Heights LHD area contains houses constructed over the time period from 1923 (1480 E Laird Ave) and extending through 1950 (1185 S 1300 East) in the historic era.

All of the houses in the proposed Yalecrest-Laird Heights LHD were contributing in 2005 (100%), either /significant and eligible contributing (100.0%): 60.0% (39/65) were considered eligible and significant (A) and 40.0% (26/65) were considered eligible and contributing (B). Only one house, since 2005, has been demolished with new construction replacement, (1451 E Uintah Circle). The contributory status of other properties in Yalecrest-Laird Heights LHD may have changed since the last assessment in 2005. Houses that may no longer have contributory status are listed in **APPENDIX C**.

Commercial Properties

There are no commercial properties in the proposed Yalecrest-Laird Heights LHD.

Developers, Builders and Architects

The original name for Laird Ave was actually Edith Ave. “Laird Ave first appears in the 1908 Polk directory and is associated with development of that street later 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-Laird Heights LHD contains 65 property parcels of the 140 platted parcels in the greater Normandie Height subdivision. A number of notable Salt Lake builders were responsible for building exceptional houses in the proposed Yalecrest-Laird Heights LHD.

Notable Builders in Yalecrest-Laird Heights LHD

Builder	Laird Ave	Laird Circle	Uintah Circle	1300 East	1500 East	TOTAL
JA Shaffer	11					11
LJ Bowers Invest. Co	2			2		4
Carl Buehner	2	1	1			4
Gaddis Invest. Co	6					6
N Myrtle Bratt					6	6
Layton Construction Co	1					1
George L Biesinger	1					1
Herrick Building Co	2					2
Gaskell Romney	1					1
AE Jorgenson			1			1
Sugarhouse Lumber Co	1					1

An advertisement for the Spanish Colonial Revival at 1360 E Laird Ave built by JA Shaffer (left) and Lower Laird Ave (right)



Gaskell Romney was extensively involved in developing Normandie Heights subdivision. He built 9 homes in the Princeton Heights LHD (1404, 1410, 1426, 1442, 1445, 1449, 1450, 1458 and 465 E Princeton Ave. He built 1 house in the proposed Yalecrest-Laird Heights LHD at 1332 E Laird Ave.

The proposed boundaries of the Yalecrest-Laird Heights LHD are outlined in red (**APPENDIX A-1**). It will join 6 other LHDs created in Yalecrest: Harvard Park, Laird Park, Yale Plat A/Upper Harvard, Harvard Heights, Normandie Circle and Douglas Park-I, outlined in blue. It will join another proposed Princeton Heights LHD previously submitted for local historic designation which is located immediately North of the currently proposed Laird Heights LHD.

Properties Recommended for National Register Level Research

1308 E Laird Ave (built 1939) a brick 2 story Art Modern style.

1227 S 1300 East (built 1940) is a Spanish Colonial Revival type duplex.

1362 S Laird Ave (built 1927) Spanish Colonial Revival

1374 S Laird Ave (built 1927) French Norman style with two turrets

1465 E Laird Ave (Built 1929) the long-term residence of builder/Investor Thomas E Gaddis. This property is listed as 1465 E Uintah Circle in the 2005 RLS, but as 1465 E Laired Ave by the Salt Lake County Assessor.

1451 E Uintah Circle (built 1939) representative of several Colonial Revival architecture style houses In Yalecrest-Laird Heights LHD.

Significant Persons in the Area

The Naming of Laird Ave

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

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

According to the local paper, he was involved in a number of real estate transfers in 1907 and 1908 in a subdivision named, "Laird". Those lots were located at what is

now Laird Avenue between 9th and 10th East. All these land transfers occurred immediately before the street named "Laird Avenue" first appeared in the city directory in 1908. Therefore, there is credence that the street was named after Edward Laird. A relative, William Naylor, was likely also invested in that land, as the name of one of the dead-end courts that runs north off of 13th South just east of 9th East is named "Naylor Court."

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

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

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

Edward Laird (1852-1925)



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



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

Laird and Snelgrove Families

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

Distinctive Characteristics of the Type/Period/Method Of Construction

Houses within the proposed Yalecrest-Laird Heights LHD are primarily English Cottages (50.8%) and English Tudors (14.4%) constructed mainly in brick; either striated (50.8%) or regular (30.8%) over the time period 1920-30. These houses contain unique exterior and interior architectural attributes built by notable City builders and serve as outstanding historical examples of great domiciles for future generations.

Importance to Salt Lake City History

Yalecrest and specifically the proposed Laird Heights LHD contains many fine examples of English Cottages and English Tudors (Historically, Yalecrest has been home to many professional residents who have shaped the city's development and economic base. There has been a diversity of professional occupations amongst past and current property owners in Yalecrest-Laird Heights LHD; business persons, lawyers, physicians, and builders. A number of notable professional people lived in Yalecrest-Laird Heights, who advanced the economic base of Salt Lake City. Those individuals are listed as a function of the street address at which they reside in the Notable Persons section below.

2. Physical Integrity

The proposed Laird Height LHD is located on the southwest side of the greater Yalecrest neighborhood on a mature tree-line rolling hill. It contains notable examples of English Cottages English Tudors, Spanish Colonial Revival and Colonial Revival architecture by many famous builders in 1920-30's of Salt Lake City.

Contributing Status of houses in Yalecrest-Laird Heights

The proposed Yalecrest-Laird Heights LHD retains a very high degree of historic and physical integrity. The vast majority of houses (%) are eligible/significant (39/65= 60%) and eligible contributing (26/65= 40%)¹. There were no "C" nor D" structures in Yalecrest-Laird Heights LHD boundaries listed in the 2005 Reconnaissance Level Survey.

To our knowledge, 1 house in the Yalecrest-Laird Heights LHD was demolished with new construction replacement, 1451 E Uintah Circle. Two other houses may have been altered sufficiently becoming noncontributing (1453 and 1455 E Uintah Circle). The number of contributing and noncontributing houses and their eligibility status on each street in the Yalecrest-Laird Heights LHD is tabulated below.

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

Street	A^b	B^b	C^b	D^b	X^b	Total
Laird Ave	29	13	0	0	0	42
Laird Circle	4	3	0	0	0	7
Uintah Circle	0	5	0	1	0	6
1300 East	4	0	0	0	0	4
1500 East	2	4	0	0	0	6
TOTAL	39	25	0	1	0	65^a
% Total	(60.0%)	(38.5%)	(0.0%)	(1.5%)	(0.0%)	(100%)

^aAccording to the 2005 RLS, there are 65 single family residential structures included in this analysis. The contributing status listed reflects assessment in 2005, except 1 house in Uintah Circle that was demolished in 2009 and replaced with new construction (D)

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

^c1926 plat of Normandie Heights lists 104 properties. Yalecrest-Laird Heights LHD contains 65 of those 104 parcels.

The number of currently (2023) eligible significant (A) plus eligible contributing structures (B) **may have changed** due to remodeling projects that alter the street face including; windows, porches, dormers, stories, roofing materials and/or exterior materials. The number of contributing structures in 2023 remain to be verified by the City Planning Department / Preservation Office and Historic Landmarks Commission.

It is interesting to note that Yalecrest in general, and Normandie Heights subdivision in particular, attracts home buyers that stay in residence for extended periods of time. Many property owners have lived in the same residence for more than 20 years. This continuity lends consistency, character and stewardship to the area. The mature (75 yr old) and Ash, Elm, Sycamore, Norwegian Maple and other newer specie tree-lined streets with streetlights provide shade, shelter and safety in the neighborhood. Driving access to major interstates I-15 and I-80, and walkability to integrated infrastructure necessary for successful residential living: commercial neighborhood zoning districts (grocery, pharmacy, restaurants, library and public parks and schools) and contributes to making Yalecrest in general, and Yalecrest-Laird Heights LHD specifically, one of the safest neighborhoods and most sought real estate property in Salt Lake City. Houses are well-maintained, and appropriately updated for modern living, while maintaining their original architectural charm.

Building dates

Houses in the proposed Yalecrest-Laird Heights LHD were built from 1919 through 1953 in the current historic era. The majority of single-family residences in Yalecrest-Laird Heights LHD according to the Salt Lake County Assessor website 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 street with the proposed LHD are shown in the table below.

Construction Years^a of Original Single-Family Residences in Yalecrest-Laird Heights LHD^a

Street	1920's	1930's	1940's	1950's	>2005	Total
Laird Ave	22	20	0	0	0	42
Laird Circle	3	4	0	0	0	7
Uintah Circle	0	4	0	0	2	6
1300 East	0	3	0	1	0	4
1500 East	6	0	0	0	0	6
TOTAL	31	31	0	1	2	65
% Total	47.7%	47.7%	0.0%	1.5%	3.1%	100%

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

Architectural Types

Houses of the Laird Heights LHD contain a variety of architectural style types including English Cottage (50.8%), English Tudor (15.4%), Colonial Revival (9.2%), French Bungalow (7.7%), French Norman (6.2%), Spanish Colonial Revival (4.6%), Minimal Traditional/Ranch (4.6%), Art Moderne (1.5%) Tabulation of the house styles as a function of street within the Yalecrest-Laird Heights LHD is shown below.

Architectural Types in Yalecrest-Laird Heights LHD Residential Structures^a

Type	Laird Ave	Laird Circle	Uintah Circle	1300 East	1500 East	TOTAL	%TOTAL
English Cottage / Period Revival	28	2	0	0	3	33	50.8%
English Tudor	4	2	2	2	0	10	15.4%
Colonial Revival	0	2	4	0	0	6	9.2%
Bungalow	2	0	0	0	3	5	7.7%
French Norman	4	0	0	0	0	4	6.2%
Spanish Colonial Revival	2	0	0	1	0	3	4.6%
Minimal Tradition/ Early Ranch	1	1	0	1	0	3	4.6%
Art Moderne	1	0	0	0	0	1	1.5%
TOTAL	42	7	6	4	6	65	100%

^aaccording to RLS 2005.

Exterior House Materials

Exterior construction materials of houses in Yalecrest-Laird Heights LHD are primarily striated brick (50.8%), regular brick (30.8%), stucco/paster (10.8%) and stone (4.6%), Terra Cotta (1.5%), aluminum/vinyl siding (1.5%) 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-Laird Heights LHD^a**

Type	Laird Ave	Laird Circle	Uintah Circle	1300 East	1500 East	Total	%Total
Striated Brick	8	2	2	0	0	12	
+Half Timbering	5	2	1	1	0	9	
+ Stucco/plaster	3	0	0	0	3	6	
+Alum/vinyl/wood	2	0	0	0	0	2	
+stone	1	0	0	0	0	1	
+shiplap/stone	1	0	0	0	0	1	
+shingles	1	0	1	0	0	2	
subtotal	21	4	4	1	3	33	50.8%
Regular Brick	8	0	0	1	0	9	
+Half timber	2	1	1	2	0	6	
+stone or plaster	3	0	0	0	1	4	
+wood	0	1	0	0	0	1	
subtotal	13	2	1	3	1	20	30.8%
Stucco/Plaster	3	0	0	0	1	4	
+Half timbering	2	0	0	0	1	3	
subtotal	5	0	0	0	2	7	10.8%
Stone	0	1	0	0	0	1	
+Plaster	1	0	0	0	0	1	
+alum siding	1	0	0	0	0	1	
subtotal	2	1	0	0	0	3	4.6%
Terra Cotta	0	0	1	0	0	1	1.5%
Aluminum/vinyl	0	0	1	0	0	1	1.5%
TOTAL	42	7	6	4	6	65	100%

^a2005 RLS assessment

3. Eligibility Listing on the National Register of Historic Places

As previously stated, the proposed Yalecrest-Laird 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 described by the proposed Yalecrest-Laird Heights LHD contains a diverse collection of historically contributing architecture styles; English Cottage, English Tudor, Colonial Revival, Spanish Colonial Revival, Minimal Tradition and Early Ranch,

French Norman and Bungalow. In addition, these homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, defense, business, medical, education and legal aspects of the city, 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.

Notable Houses and Their Owners in Yalecrest-Laird Heights LHD

(from The State Historic Preservation Office files)

1227-1229 S 1300 East (16-09-483-003)

This masonry/stucco Spanish Colonial Revival house built in 1930 is considered architecturally significant example of Spanish Colonial Revival style in the form of a duplex. It was originally owned by William O Carbis. William O Carbis was president of K & A Heating. After his death in 1938, his son Wayne inherited the property. It is a 1 ½ story stucco house with a T-shaped form with a gable roof with a single ridge parallel to the street. It also other unique attributes including a red ceramic tile roof with narrow eaves, a low relief ornamentation, a wall chimney, a front wall dormer with shed roof, an entry at intersection of stem and cross wings, wrought iron balconet on gable end of the stem wing. Is believed to have been a duplex rental property throughout the Historic period.

1308 E Laird Ave (16-08-453-001)

Built in 1937, this Art Moderne striated brick house is thought to have been built and owned by Dal A Siegel, co-owner of the Salt Lake Loan Office in 1939. He resided here until 1941 then sold it to Henry and Helen Pullman, who resided here through the end of the historic period.

1319 E Laird Avenue (16-08-182-008)

The 1929 English Cottage was built and owned by Edward F Richards, who was an attorney with the firm Richards & Richards. He resided here through the end of the historic period. It's a 1 ½ story stucco Tudor cottage with a steep gable wing protruding from the gable roof. Important features include half-timbering in the apex of the gable, framing 3 square "flower petal windows. Half-timbering is repeated in the gable dormer directly above a shed dormer entry.

1328 E Laird Ave (16-09-354-001)

This masonry English Cottage was built in 1926 for the first owned by Milton and Florence Beckman. Milton Beckman practiced with the law firm GH Backman & sons. The Backman's resided here through 1936. After renting the house out in 1937, the

Beckmans sold it later to Leslie Kidman, a county supervisor, who lived here through the end of the historic period. This “T-shaped” 1 ½ story house has a pent gable end to the street. The right side of the pent gable roof extends down and out to include the off-center door framed by a round brick area. A Palladian window pierces the upper wall surface of the pent gable.

1361 E Laird Ave (16-09-353-033)

This French Norman house was designed and built on speculation by architect/builder J A Shaffer in 1927-8. JA Shaffer built a number of houses on Laird Ave. The first owner was Ray H and Frances Petersen, Officer Manager for Pacific National Life Insurance Co. The Petersens resided here from 1930 through the end of the historic period.

1362 E Laird Ave (16-09-354-007)

This masonry 1 story stucco Spanish Colonial Revival house was built by JA Shaffer and the original owner in 1927. It has a parapet-roofed central projection with joins the asymmetrical façade. Important features include a rounded opening, unusual massing and curvilinear gable. The house was a rental property through 1939 when the Builders Finance Corporation sold it to Ray Done and his wife. Soon after the Dones sold it to Cecil and Donna Cooly, an engineer with Safeway Stores. The Cooly’s resided here though the end of the historic period.

1373 E Laird Ave (16-09-353-005)

The house is a significant example of English Tudor Revival Style built in 1927 by JA Shaffer. It was purchased in 1929 by Charles W Child a contractor and his wife, Alvarette. In 1934, they sold the house to Antoine and Vilate Ivins. Mr Ivins was the Director of Layton Sugar Company and the Hotel Utah. Ivins and his wife operated a livestock ranch near Enterprise for several year. From 1921-31 Mr Ivins managed an LDS-owned sugar plantation in Hawaii. IN 1931, he was named to the LDS First Council of 70, then headed the Mexican Mission until 1934. In 1940, the Ivins sold the house to Homer S Tucker, a Division Manager for Safeway Stores. Tucker and his wife, Ruby resided in the house resided there from 1940 through the end of the historic period. The English Tudor has a 1 ½ story brick English Tudor having a half-timbered gable facing the street and an overlapping gabled entry porch of half-timbering with brick basket weave patterned infill. The porch roof is supported by square and turned posts on brick piers. The major gable is preceded by a patio wit wrought iron railing. Alterations to the historic house include metal awnings and possible window replacement with plate glass windows

1374 E Laird Ave (16-09-354-009)

This 1927 built masonry French Norman styled house was built and owned by builder JA Shaffer. It is considered to be an architecturally significant example of a small house in the French Norman style. In 1928 Shaffer deeded the property to Sugar House Lumber and Hardwood Company, which then sold 1 week later to Walter Hamilton (a salesman) and his wife Kathryn. The Hamilton's resided here until 1944 when they sold to Samuel Bernstein, lawyer and partner in the law firm Metos, Bernstein and Cramer. The Bernstein's resided here from 1944 through the end of the historic period.

1413 E Laird Circle (16-09-353-xxx)

Originally owned by Construction Securities Company, this brick English Tudor was a rental property from 1931-38 and vacant until 1934 before being sold to dentist Dr William S Paine and his wife Minnie. The Paines resided here until the Death of Dr. Paines after which widow Minnie Paines rented out the house 1942-43 then sold the property to Arnold E Burgeners and wife. Burgener was co-owner of the Transportation Insurance Agency. They rented out the property through the end of the historic period. This 2-story brick and stucco Tudor house with wide overlapping half-timbered gables set against a pentabled roof. On the right side, there is a steeply-pitched entry gable with a painter brick, arched opening, resembling a lancet window which proceeds the front door. The shed dormer windows with leaded and stained glass that project from the first-floor façade may be alteration of the original. Other alterations include a brick addition to the left of the front façade supporting a 2nd story balcony and a 2nd story window of façade.

1417 E Laird Circle (16-09-353-023)

Built in 1931, Siegfried P Harter was the first owner of this Colonial Revival with a gambrel roof and a full width second story dormer has a symmetrical façade is highlighted by a shallow central Pavillion with a front door framed by two classical columns. The exterior is masonry with a terracotta appearance. The house is considered architecturally significant. It was built by Carl Buehner on speculation. The first owner was Siegfried and Helen Harter in 1932. Harter was president of Clover Leaf-Harris Dairy and the Colville Ice Cream Company. They sold the house in 1936 to Helen A Taylor for 3 mos. Thereafter, it was sold to Leon D and Lois Cuddeback, Leon D was a division superintendent with United Airlines. The Cuddebacks resided there until 1938. Henry C and Mary Boonstra were occupants until 1942. Boonstra was Vice President of WG Goodart, bond brokers. From 1943 till the end of the historic period, Otto and Ruth Buehner, resided here. Buehner was president of Otto Buehner and Company, building products and influential in Salt Lake City building activity.

1428 E Laird Ave (16-09-354-07)

This 1 ½ story English Tudor was built in 1937 by the by the Gaddis Investment Company. The brick and half-timber construction with stone or concrete surround at front entry is especially lovely. Edwin Jacob 'Jake' Garn grew up at 1626 E Yale Ave in Yalecrest, attending Uintah Elementary, Clayton Middles School and East High School. He graduated from the University of Utah in 1955 with a BS in Business and Finance, and served as a Navy pilot stationed at Whitby Island, WA. He married Hazel Rhae in 1957. The Garns lived at 1428 E Laird Ave from 1963-1974. He was employed in the insurance industry until becoming a Salt Lake Commissioner in 1970, Salt Lake Mayor in 1972, and Utah Senator in Congress 1976-1993. He flew a mission with NASA as an astronaut in 1985.

1436 E Laird Ave (16-09-354-018)

The one-story brick English Tudor with a gable roof parallel to the street and a gable half-timbered cross wind and overlapping gabled bay with stone chimney on the left façade is considered to be architecturally significant of the English Tudor style with an exposed rock chimney. It is believed to have been built by Gaddis Investment Company in 1935-7. Pannell and Myrtle Black purchase the house in 1939. MR Black was an attorney and partner with the Firm Rawlings, Wallace and Black. Black was active in Democratic party politics. The Blacks resided at 1436 E Liard Ave throughout the end of the historic period.

1458 E Laird Ave (16-09-354-022)

Built in 1934, this brick 1½ story English Cottage with a main gable roof parallel to the street with two steeply pitched cross gables. The left gable contains a round arch entry and the right gable contains two arch windows with accentuated keystones. The Brick masonry of each gable is ornamented with rubble masonry near the apex. The house was built for Stanley and Myrtle Gamette. Gamette was a salesman for General Foods. They resided here through the end of the historic period. The house is considered an architecturally significant example of the English Cottage style Period Revival house combining brick masonry with stone highlights.

1465 E Laird Ave (16-09-353-046)

The 1 ½ story brick architecturally significant example of the French Norman style house originally owned by Thomas Eugene Gaddis, a prominent real estate and investment executive. He and his wife Lucille were residents through the end of the historic period Mr Gaddis was born in Texas 1886 and moved to Salt Lake City in 1909 and was involved in real estate. He married Lucile Laughler in 1921 and died in Salt Lake City in 1967. He was president of Gaddis Investment Company, a real estate, investment and insurance firm he founded with NC Herrick in 1922. Mr. Gaddis was also emeritus

member of the Board of Directors of American Savings and Loan Association. He was a member of the First Congregational Church on 1300 E and active in various civic and fraternal organizations. The house is constructed with a steeply pitched, wood shingle gable roof, with a ridge parallel to the street and has a hip roofed front bay window and an overlapping gable bay on the left façade was built in 1925 Additional features include a round arched doorway, floor to ceiling French leaded glass windows, gabled half-timbered dormer, french doors recessed into round arched openings on the front gable with a bracketed iron balconet.

1474-78 E Laird Ave (16-09-354-024)

This 1 story symmetrical brick English Cottage is a duplex. Created by joining two identical L-shaped English Cottage designs. Notable features include the round arched windows in the façade of each cross wind and the arched opening leading to a small porch. It was probably built for John E Davis, assistant superintendent of the Oregon Short Line Railroad and his wife Sarah. The Davis's were residents from 1930-37. In late 1937, Westminster College president Rev Herbert W Reherd and wife, Louise bought the house and were owner occupants through the end of the historic period. Both the Davis' and Reherds' rented out 1 side of the duplex.

1413 E Laird Circle (16-09-352-021)

This 1 ½ story brick and stucco English Tudor was built in 1930 by Construction Securities Company and is considered architecturally significant with its wide, overlapping half covered gables set against a pint gabled roof. On the right is a steeply-pitched entry gable with a pointed brick, arched opening resembling a lancet window, which precedes the front door. Shed dormer windows with leaded and stained-glass windows project from the first-floor façade. Alterations include: brick addition to the left of front façade supporting a 2nd story balcony, 2nd story window of façade.

The house built by Construction Securities Company seems to have been a rental from 1931-1933 and vacant in 1934 before being purchased later that year by Dr William S and Minnie Paine. They resided here until 1940 upon the death of Dr. Paines. They rented house from 1942-43, then sold to Arnold E and Margaret Burgener in 1943. Mr Burgener was co-owner of the Transportation Insurance Agency. The Burgeners rented out the property through the end of the historic period.

1417 E Laird Circle (16-09-353-023)

The 2-story terra-cotta/stone exterior Colonial Revival house a gambrel roof and a full-width second story dormer built by Carl Buchner in 1931 on speculation is considered architecturally significant by SHPO. The symmetrical facade is highlighted by a shallow central pavilion framed by two classical columns and containing the front door. The door

is surrounded by sidelights and a fan light.

The house was purchased by Siegfried P and Helen Harter House in 1932. Harter was president of the Clover Leaf - Harris Dairy and of the Colville Ice Cream Company. They resided here until June, 1936. Helen A. Taylor owned the house for three months in the summer of 1936 before selling in September to Leon D. Cuddeback, a division superintendent with United Air Lines and wife, Lois. The Cuddebacks' were occupants through 1938. They sold the house in 1938 to Henry G. and Mary Boonstra. Vice President of W. G. Goodart, bond brokers. The Boonstra's through 1942. From 1943 through the end of the historic period, the house was owned by Otto and Ruth Buehner. Otto Buehner, was president of Otto Buehner Company and Building Products and was influential in Salt Lake City building activity.

1449 E Uintah Circle (16-09-353-025)

A 2-story brick Georgian Colonial Revival built 1936 for John S and Orpha S Boyden. It has a steeply pitched hip roof with a two-story front supported by classical columns. The entry is framed by wooden pilasters supporting a segmental pediment. On the left of the façade is an attached one-story room covered by a flat roof. The concrete tile roof is an alteration.

John Boyden served as Assistant District Attorney 1933-46. Later he continued as a private attorney, rancher and Chairman of the Ideal National Life Insurance Company. The Boydens were residents until the end of the historic period, 1936-2005, 69 years.

1453 E Uintah Circle (16-09-353-066)

This 2-story clapboard exterior, Colonial Revival-styled house was built in 1936 was originally owned by John O Simonsen. It has a notable Central portico of classical columns and pediment framing a fan top window with sidelights at the front door entry. John O Simonsen was vice president of Intermountain Lumber. He and wife Velma were residents through the historic period of research (1936-2005).

1457 E Uintah Circle (16-09-353-029)

This 2-story colonial revival house built under a gable with a center ridge parallel to the street was built in 1931/32 by Carl Buhner for George and Myrna Bisbee. It is considered an architecturally significant colonial revival style with an unusual exterior material of terra cotta tile block. The exterior is claimed to be made by Cast-Stone & Concrete Products Manufacturing Company in a 1936 Shipler photo (University of Utah digital Collections). The house has a balconet overhang projecting above the central entry which is surrounded by lovely transom and side lights. Alterations to the original house include a concrete tile roof.

Carl Bisbee was an agent for the Union Pacific Railroad, and wife were residents sold to D. W. Nielson and wife Vena. Little can be found about the Nielson's, other than that they were residents in 1934 and 1935. In August, 1935, they sold the house to David Abbot 'Ab' & Evelyn Jenkins. 'Ab' Jenkins (1883-1956) was an auto designer and racer and house building contractor (for more information, also see SHPO case file 1540 Westmoreland). Ab Jenkins, as well as the 24th Mayor of Salt Lake City (1940-1944) a home building contractor, and notable race car driver is the "father of Bonneville Salt Flats". He is often referred to as "the world's safest speedster" and noted for setting of a 24-hour average land speed record of 135 mile per hour in 1935 driving the Duesenberg SJ 'Mormon Meteor' on the Bonneville Salt Flats (Wikipedia). Later, in 1940 he set a new 24-hour average land speed record of 161.18 miles per hour that lasted 50 years. In 1960, the mountain north of Bonneville Speedway was named 'Jenkins Peak' in his honor. The Mormon Meteor III can be seen at the Price Museum of Speed, 165 E 600 South in Salt Lake City, UT.

The Duesenberg SJ 'Mormon Meteor'



(Wikipedia)

1957 Pontiac Bonneville sedan



named in earned honor of Ab Jenkins achievements (Wikipedia)

The Jenkins were resident in 1936 after which they sold the house to Prudential Insurance Company, which treated it as a rental property through the end of the historic period.

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

Historic Preservation Overlay

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

A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

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

Adopted Master Plans and City Policies

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

Relevant Community Preservation Plan Policies

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

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

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

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

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

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

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

Policy 3.2i: Professional reconnaissance level survey work should be completed prior to designating a local historic district because it identifies the number and type of

historic resources in an area and provides the information needed when determining the appropriateness for change to a specific historic resource.

Other Adopted City Policy documents addressing the role of Historic Preservation

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

The proposed Yalecrest –Laird 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 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 City's Preservation Policy was adopted in 2011⁴. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. Yalecrest was suggested for protection in both plans. The proposed boundaries of Yalecrest-Laird Heights LHD (**Appendix A**) represents the South East 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

The Yalecrest-Laird Heights LHD is part of the large Normandie subdivision. It is located in the South East corner of Yalecrest neighborhood. It contains 43 single-family property parcels generally zoned R1-7000. The attractive neighborhood of Yalecrest have mature street trees, single-family owner-occupied well-maintained houses with landscaped yards and continue to be a desirable residential area. No major roads have been built through the general Yalecrest neighborhood, although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside Ave (840 S).

To date, **44/65 or 67.7%** of the single-family and duplex home owners within the proposed area of Yalecrest-Laird Heights LHD have signed an application petition in support of opening the process to create a Local History District. The overall support on the application is **67.7%**, which greatly exceeds the minimum support of 33% required by the LHD designation ordinance guidelines.

Property Owner Petition Signature to Open the Local Historic District Designation in Yalecrest-Laird Heights LHD

Street	# Property Parcels	# Petition Signatures^a	% Support
Laird Ave	42 ^a	29	69.0%
Laird Circle	7	5	71.4%
Uintah Circle	6	4	66.7%
1300 East	4	4	100.0%
1500 East	6	4	66.7%
TOTAL	65	44	67.7%

^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-Laird 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 Overlay/Incentive (AHO) which allows demolition of historic houses for new multi-family housing installation within ¼ mile of high frequency bus transportation on 1300 East) has concerned this quiet street. Designation of Yalecrest-Laird Heights LHD would maintain the historic character, mass and scale of the street face architecture by 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-Laird Heights LHD designation will also provide the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from which to learn and appreciate the cultural and City History of notable residents and fine, well-maintained, diverse architectural examples of English Cottage, English Tudor, and French Norman, Spanish Colonial 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, 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-Laird Heights LHD are listed with addresses and listed separately in **APPENDIX C**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the street property owners, residing on Laird Ave and Uintah Circle, using an iPhone 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, Polk Directories, Wikipedia, and newspaper archives (Salt Lake Tribune and Deseret News) and the KEEPYalecrest website blog (keepyalecrest.org). 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-Laird Heights LHD is located to the immediate south of Yalecrest-Harvard Heights LHD. The new Yalecrest-Laird Heights LHD is parallel to Yalecrest-Harvard Heights LHD and both traverse the 1300-1500 blocks of their respective streets, while also including 4 properties along 1300 E (1185, 1193, 122123, 1227-29 E) and 6 properties on 1500 East (1174, 1180, 1184, 1188, 1194 and 1200 E) that lie between the 1300-1500 Princeton Ave and Laird Ave streets.

The **boundaries** of the Yalecrest-Laird Heights LHD containing 65 property parcels are listed below:

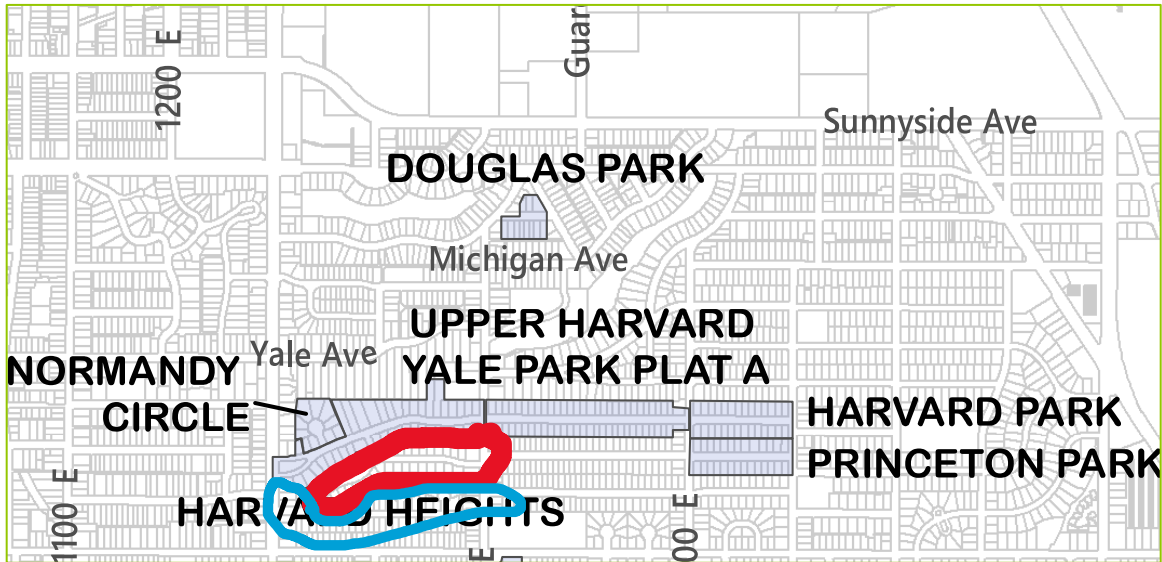
West boundary is 1300 East

East boundary is 1480 E Laird Ave and 1174 S, 1180 S, 1184 S, 1188 S, 1194 S, 1200 S 1500 East.

North boundary contains the north side of Laird Ave containing the odd numbered houses (1305 E to 1465 E Laird Ave) and Laird and Uintah Circles.

South Boundary contains the south side of Laird Ave with the even numbered houses from 1308-1480 E Laird Ave.

APPENDIX A-2
All LHDs in Yalecrest



Existing Yalecrest LHDs

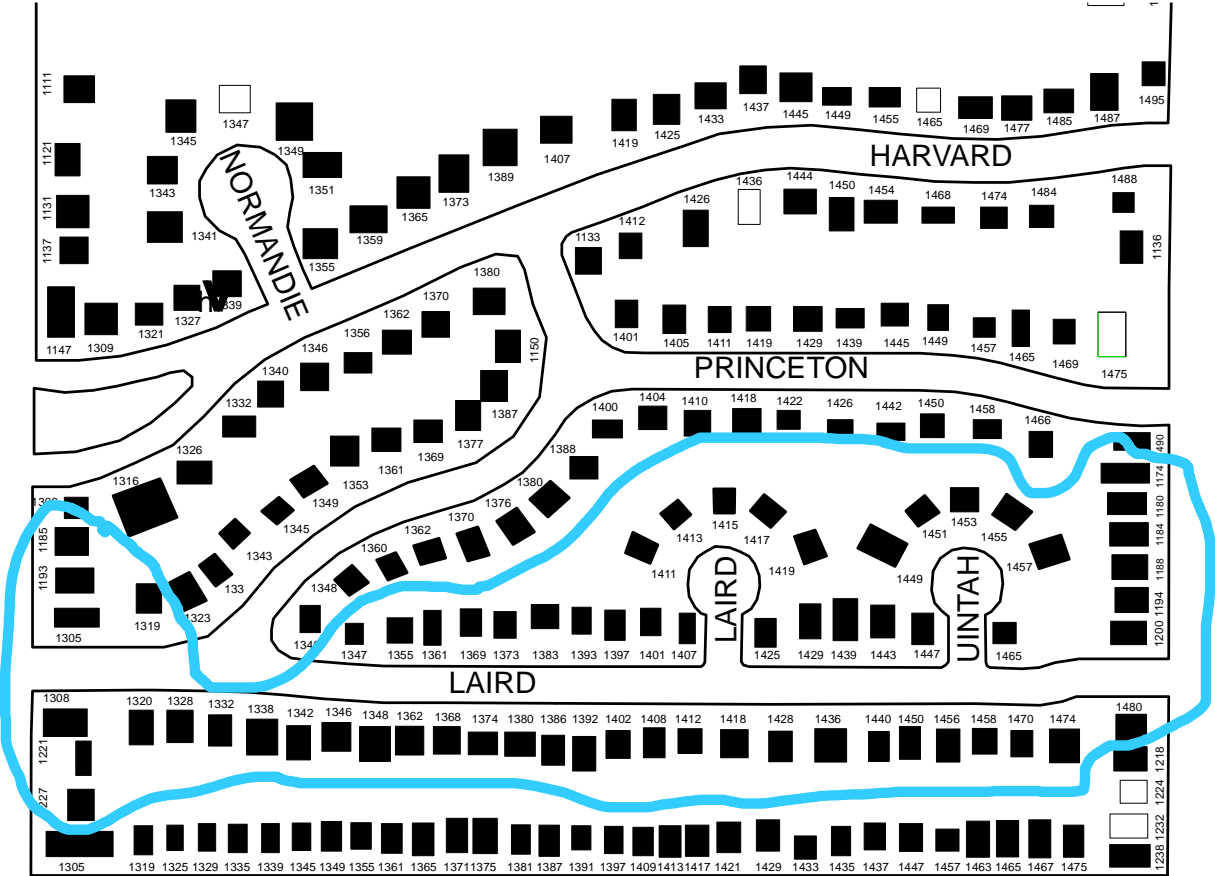
- Douglas Park-I
- Normandie Circle
- Harvard Heights
- Upper Harvard Yale Park Plat A
- Harvard Park
- Princeton Park

Princeton Heights (pending) outlined in red

Laird Heights (proposed) outlined in blue

APPENDIX A-3

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



Yalecrest-Laird Heights LHD (65 parcels) includes the following property addresses

- Laird Ave (42 parcels): 1305-1480 E
- Laird Circle (7 parcels): 1407-1425 E
- Uintah Circle (6 parcels): 1447-1457 E
- 1300 East (4 parcels): 1185-1227/29 S
- 1500 East (6 parcels): 1174-1200 S

APPENDIX B

Contrary documentation between RLS 2005 text and existing house photographs

1. Missing photographs: Original house photographs were not available from the State Historic Preservation Office, nor the SLCounty Assessor website (www.slco.org/assessor)
 1. 1332 E Laird Ave
 2. 1368 E Laird Ave
 3. 1373 E Laird Ave
 4. 1374 E Laird Ave
 5. 1386 E Laird Ave
 6. 1393 E Laird Ave
 7. 1412 E Laird Ave
 8. 1418 E Laird Ave
 9. 1411 E Laird Circle
 10. 1413 E Laird Circle
 11. 1451 E Uintah Circle
 12. 1453 E Uintah Circle
 13. 1188 S 1500 East
 14. 1200 S 1500 East

2. Possible changes in house contributing status
 - 1418 E Laird Ave
 - 1451 E Uintah Circle
 - 1453 E Uintah Circle
 - 1455 E Uintah Circle

APPENDIX C
Photographs of Laird Heights LHD
See separate attached document

1305-1480 E Laird Ave
1185-1227/28 S 1300 East
1407-1425 E Laird Circle
1447-1457 E Uintah Circle
1174-1200 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.ushpo.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.