



# COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

**TO:** City Council Members

**FROM:** Nick Tarbet, Analyst

**DATE:** December 9, 2014

**RE: Planning Director's Report to the City  
Council for the Yale Park Local Historic  
District**

## **PROJECT TIMELINE:**

Briefing: December 9, 2014

Set Date: N/A

Public Hearing: N/A

Potential Action: N/A

Council Sponsor: **Not Required – Director's Report**

## **[VIEW ADMINISTRATION'S PROPOSAL](#)**

### **ISSUE AT-A-GLANCE**

The Council will be briefed on the Planning Director's Report regarding the proposed Yale Park Local Historic District. Local Historic Districts are designed to maintain the historic character of a neighborhood by protecting historic features and preventing out-of-character alterations. The proposed boundaries of the Local Historic Districts are generally from the east side of 1300 East to the west side of 1500 East between Gilmer Drive (1000 South) and Yale Avenue (1075 South).

This report from the Planning Division is one of the first steps in the process for designating a local historic district in Salt Lake City. The Council must accept the report in order for the designation process to proceed.

The Planning Division's initial review indicates these proposed districts meet the necessary standards to proceed with the petition.

In order to proceed, proposed Local Historic Districts must meet the following criteria:

- The current survey of historic homes in the proposed area must meet the standards prescribed by the Utah State Historic Preservation office. If not, the report includes a proposed strategy to complete a survey.
- The City has the resources needed to process the petition and administer a newly-created historic district.
- The proposed historic district must be generally consistent with the policies of the City.



- The proposed designation must be generally in the public's interest.
- There must be cause to believe the proposed designation is consistent with the designation criteria.

If the Council accepts the reports, the Planning Division will continue with the local historic designation process which includes; community outreach, public hearings before the Historic Landmark Commission and Planning Commission, and determination of property owners' support by ballot. These steps must be finished before the proposed LHD petition would come back to the Council for final consideration.

In October 2012, the City Council adopted an ordinance which created a new process for the designation of local historic districts in the City ([21A.34.020.C](#)).

CC: David Everitt, Jill Love, Karen Hale, Art Raymond, Holly Hilton, Mary De La Mare-Schafer, Cheri Coffey, Nick Norris, Michaela Oktay, Tracy Tran, Orion Goff, Les Koch, Larry Butcher, Margaret Plane, Paul Nielson, City Council Liaisons, Mayors Liaisons

File Location: Community and Economic Development Dept., Planning Division, Local Historic District– Planning Director's Report to the City Council, Yale Park.

## Back Staff Report

ERIC D. SHAW  
DIRECTOR

MARY DE LA MARE-SCHAEFER  
DEPUTY DIRECTOR


### SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
OFFICE OF THE DIRECTOR



**SCANNED TO:** Erik Mayor  
**SCANNED BY:** Erik  
**DATE:** 11/20/14

#### CITY COUNCIL TRANSMITTAL

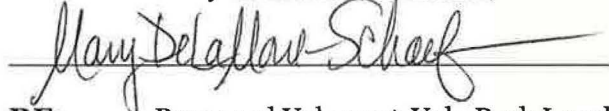
  
\_\_\_\_\_  
David Everitt, Chief of Staff

Date Received: 11/20/2014  
Date Sent to Council: 11/20/2014

**TO:** Salt Lake City Council  
Charlie Luke, Chair

**DATE:** November 5, 2014

**FROM:** Mary DeLaMare-Schaefer, CED Acting Director



**RE:** Proposed Yalecrest-Yale Park Local Historic District Designation (Petition  
PLNHLC2014-00410)

**STAFF CONTACT:** Tracy Tran, Principal Planner  
(801) 535-7645, [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com)

**COUNCIL SPONSOR:** Exempt

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

**RECOMMENDATION:** The council "accept" the report to begin the local historic  
designation process

#### BACKGROUND/DISCUSSION:

**Issue Origin:** On June 23, 2014, Judy Krall submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest-Yale Park Local Historic District are generally from 1300 East to 1500 East between Gilmer Drive (1000 South) and Yale Avenue (1075 South).

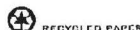
Attached is the Planning Director's Report that identifies initial information about the request as required by the Salt Lake City Zoning Ordinance.

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

#### Stages in the Process

- Application submitted.
- Planning report to City Council (**current stage**)

451 SOUTH STATE STREET, ROOM 404  
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486  
TELEPHONE: 801-535-6230 FAX: 801-535-6005  
[WWW.SLCGOV.COM/CED](http://WWW.SLCGOV.COM/CED)



- Property Owner Meeting to seek input from and inform owners about the designation process and ordinance requirements.
- Community Meeting to seek input from and inform the immediate neighborhood and general public about the proposal.
- Historic Landmark Commission Public Hearing, Review and Recommendation.
- Planning Commission Public Hearing, Review and Recommendation.
- Determination of Property Owner Support by Ballot.
- City Council Public Hearing, Review, and Decision.

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**Exhibit 1**  
**Planning Director's Report**

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## Proposed Yalecrest-Yale Park Local Historic District



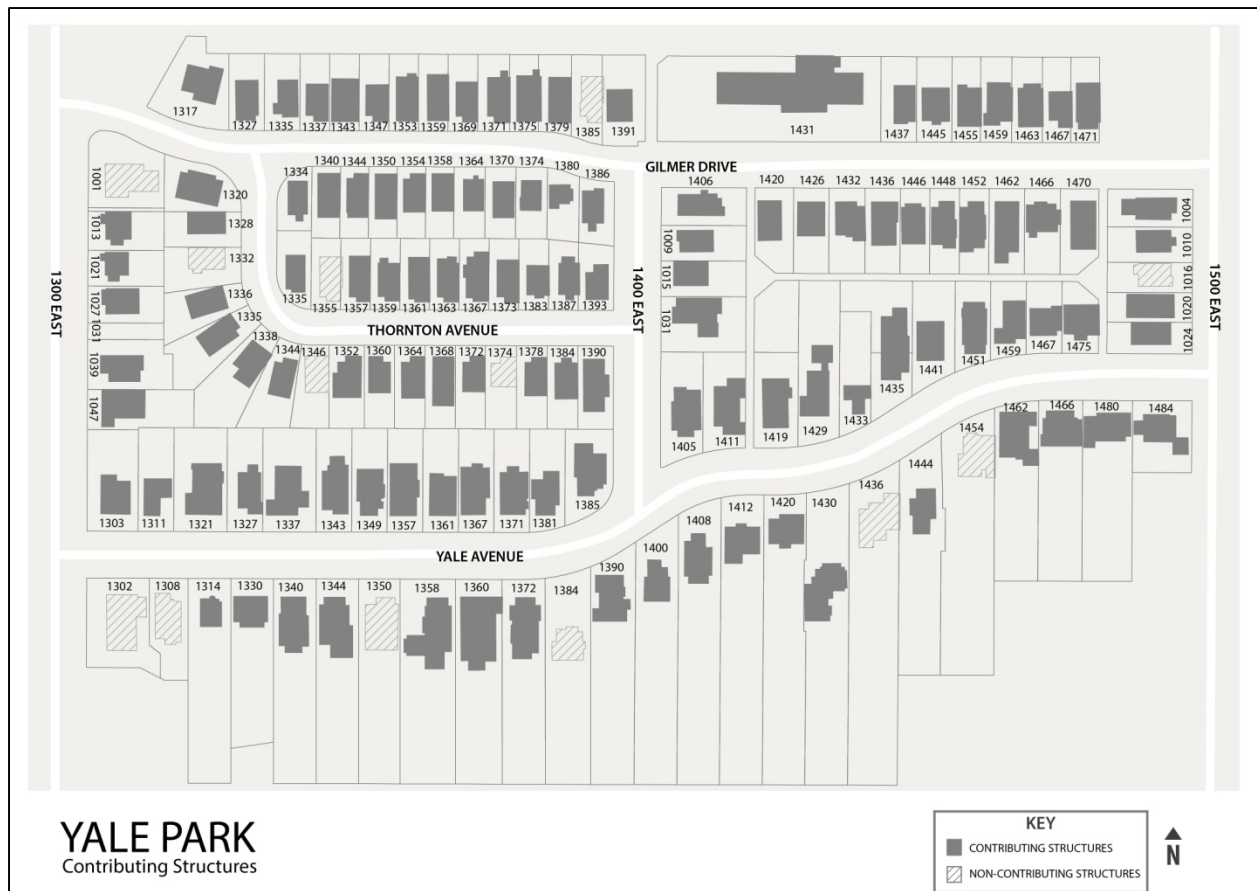
### General information:

<b>Proposed District Boundaries</b>	Between 1300 East and 1500 East on Gilmer, Thornton, and Yale Avenue
<b>Total Properties</b>	134 principal structures included in the designation (133 homes, 1 institutional use (Place of Worship)), one structure sits across 2 parcels, 3 remnant or vacant parcels, 138 total parcels.
<b>Zoning</b>	All residential zoned (R-1/5,000)
<b>Support Forms</b>	38 of 138 property owners signed in support of designation (28%) – includes the majority representing each parcel that signed
<b>National Historic District?</b>	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 134 structures, 121 are rated as contributing (90%), for a total of 13 noncontributing.





**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 additional funding and staff resources in the future to process new applications and review and inspect physical changes to properties within local historic districts.

#### Processing this petition:

The approximate cost of processing the proposed local historic district applications includes costs relating to personnel costs, supplies, and mailing notices. To date this cost equates to approximately \$21,284 for six proposed districts (185 total parcels). The Planning Division estimates the cost of processing this Yale Park petition will be approximately \$5127 for 138 parcels. The approximate average cost of processing these first seven applications is \$3,744 per application or \$81 per parcel.

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

**Supplies** - The average cost of supplies spent on the first round of six applications is approximately \$197, which averages to about \$28.00 per application. The supply costs include

posters, copies of application, sign in sheets, comment forms, website cards, and copies of the Economic Impact of Historic Preservation Report.

*Noticing* – The total cost of noticing the first six petitions was approximately \$2,208. The Planning Division was able to decrease costs for five of those districts by holding meetings for all of those districts on the same dates. The noticing requirements included notices to property owners for the neighborhood meeting, notices to tenants and owners for the open house, notices to tenants and owners within 300 feet of the proposed district for both the Historic Landmark Commission meeting and the Planning Commission meeting, balloting notices to property owners, certified letters to property owners, and a newspaper notice. The estimated noticing cost for the Yale Park petition is approximately \$1,948.

Each year the City Council allocates approximately \$20,000 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. This year, approximately 25% of this money has gone to process the proposed local historic district applications, which do not require an application fee. In the future, the Division may request additional public engagement funds to help pay for these types of processes.

*Personnel* – The cost of processing the six petitions is estimated to equate to 1% of the overall personnel budget for the Planning Division. The average time to process each application totaled about 70 hours per application. In calculating personnel costs at approximately \$45/hour and 70 hours of staff time, the total amount spent on processing each proposed local historic district designation application equals \$3,150.

#### Administering the Historic Preservation Program

The Planning Division has fifteen staff planners who can work on historic preservation projects. If the other proposed local historic districts are adopted by the City Council as well as this application (a total of 321 new designated resources), it would increase the number of designated properties in the H Historic Preservation Overlay zone in Salt Lake City to 5,034 which is an increase of 6.8%. On an annual basis, historic preservation applications consist of approximately 40% of all applications the Division receives. Most of the applications are for simple changes and 90% 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.

In addition, the building activity in the Yalecrest neighborhood in general is relatively high compared to the activity of existing local historic districts. Between 2010 and 2013, 246 building permits were issued for the area generally between Sunnyside Avenue and 1300 South and 1300 East to 1900 East. The number of building permits within each historic district is as follows:

Local Historic District	# of Applications from 2010 to 2013	% share of City's building permit activity
Avenues	297	7%
Capitol Hill	119	3%
Central City	47	1%
Exchange Place	1	.023%



South Temple	31	1%
University	59	1%
Westmoreland Place	10	0.23%
TOTAL:	564	6%

The number of building permits for the entire City was 4,268. The building activity in the Yalecrest neighborhood accounted for approximately 6% (246 permits of 4,268) of the total building activity in the City.

The Yalecrest neighborhood is an active building area. In addition to the high level of building activity, residents have also been highly active, involved, and inquisitive regarding the current proposed designation processes. 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. Additional staff time is anticipated to respond to resident inquiries if the area is designated as a local historic district. The Planning Division may need additional resources to accommodate new properties if these petitions are designated as local historic districts. In the case that this Yale Park application along with the previous proposed historic districts are designated, we will expect an increase in the number of historic preservation applications as well as the number of inspections and complaints. Therefore, it is anticipated that the Planning Division and Building Services Divisions may need additional staff resources to handle the increase in work without a negative impact on the current level of service.

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

The Community Preservation Plan 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 (April 1987 – Page 14) states, “The older Harvard-Yale area contains many buildings of architectural and historical 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.”

**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 property owners in the area, which indicates this portion of the public is interested in local regulation for this area.

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 area was designated as a National Register Historic District, through 2013, 46 properties have earned

tax credits, representing a total investment in excess of \$3.6 million for the whole Yalecrest National Historic District.

**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 public hearing, generally, this application appears to be consistent with the criteria for local designation.

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## **Exhibit 2** **Application**

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# HLC: Designation

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #: <i>PLNHLC2014-00410</i>	Received By: <i>Thomas Irvin</i>	Date Received: <i>6/23/14</i>	Zoning: <i>R-1-S000</i>
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Name of the Proposed Historic District or Site:

*Yalecrest-Yale Park*

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Proposed Historic District or Site:

*1300 East to 1500 E for street faces E Gilmer Dr, E Thornton Ave, and East Yale Ave*

Name of Applicant:

*Judy Krall*

Phone:

*801-582-9744*

Address of Applicant:

*1356 Thornton Ave*

E-mail of Applicant:

*judy.krall@hsc.utah.edu*

Cell/Fax:

*-*

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

## AVAILABLE CONSULTATION

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

## FEE

- ➔ No application fee is required.

## WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter  
PO Box 145471  
Salt Lake City, UT 84114

In Person: Planning Counter  
451 South State Street, Room 215  
Telephone: (801) 535-7700

## SIGNATURE

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

Signature of Owner or Agent:

*Judy Krall*

Date:

*6-23-2014*

## SUBMITTAL REQUIREMENTS

Staff Review


☐

### 1. Project Description (please attach additional sheet)

Written description of your proposal

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

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


☐

### 2. Photographs

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


☐

b. Current photographs of each façade and of the neighborhood


☐

c. Historic photographs of the neighborhood if available

### 3. Research Material


☐

a. Title search


☐

b. Building permits card and invoice


☐

c. Tax card information and photo


☐

d. Biographical information or obituary for any previous owners


☐

e. Information about the architect and/or builder


☐

### 4. Landmark Sites

Complete the designation form


☐

### 5. Boundary Adjustment

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


☐

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

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## 1. Project Description

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

The proposed Yalecrest-Yale Park Local Historic District encompasses the area 1300 E to 1500 E of the streets Gilmer Drive, Thornton Ave, Yale Avenue (see **APPENDIX A**), including 133 homes in block 30 within the complete subdivisions of Gilmer Park, Douglas Park 2<sup>nd</sup> Addn, Yale Park and Yale Ave (unnamed) in the Yalecrest National Register Historic District, which was designated in 2007. This area is the oldest part of the Yalecrest neighborhood. An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005<sup>1</sup>, by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register application. Much of the information in this document comes from that survey<sup>1</sup>. The proposed Yalecrest-Yale Park LHD area contains the oldest houses in Yalecrest, with construction beginning in 1913 (1441 E Yale Ave and 1352 E Yale Ave) and extending through 1930 (1314 E Yale Ave) in the historic era.

See Map of Yalecrest and the proposed boundaries of the Yalecrest-Yale Park LHD (**APPENDIX A**)

Public buildings were in the center of the 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.<sup>1</sup> 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 Survey<sup>1</sup>

*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”.<sup>1</sup>*

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

Property within the area was distributed by the LDS church authorities, by lot, for use in raising crops and farming.<sup>1</sup> Dividing the plots for land speculation was discouraged: 1875 maps of Salt Lake City show no development in the southeast section of the city beyond 1000 East or 900 South. The earliest identified residents in the Yalecrest area begin to appear in the 1870s.<sup>1</sup>

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.<sup>1</sup> 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.

### **Developers, Builders, Architects<sup>1</sup>**

Douglas Park was platted across the northern section of the study area later in 1911 by the W.E. Hubbard Investment Company. Hubbard was a medical doctor from Chicago who came to Utah via Los Angeles and became involved in real estate sales, investments and mining. He was a prolific businessman. By 1919 he had platted, developed and sold 41 subdivisions including Douglas Park Amended and Douglas Park 2nd Addition comprising a total of 1158 building lots in an area that includes the ravine surrounding Red Butte Creek and another gully that runs between Michigan and 900 South between 1300 and 1500 East.

Initial development consisted of large, geographically dispersed bungalows on the western section, overlooking the city<sup>1</sup>. Some of the earliest houses in the proposed Yalecrest-Yale Park LHD area are bungalows on 1400 East and 1500 East. House construction in the Douglas Park(s) occurred over the period 1913-1950's. Speculative houses were constructed by Samuel Campbell, Anderson Building (Anderson Lumber Company), Doxey-Layton, Capitol Building Company, Rogers Building Company, and H. (Henning) Henderson, Ashton-Jenkins Co., among others. Henning Henderson was born in Denmark in 1887 and worked as a building contractor in Salt Lake City from 1913 until his retirement in 1950<sup>1</sup>.

Yale Ave is the oldest section of Yalecrest. It was platted in 1913. Gilmer Park (including Thornton Ave and Gilmer Ave) owned by Kimball and Richards was platted in 1919 (Pt. Block 30). Douglas Park 2<sup>nd</sup> addition (N2/Block 30) owned by Katherine C. Belcher, was platted in 1911. Yale Park owned by Ashton-Jenkins Company (Block 30) was platted in 1911.

The Ashton-Jenkins Company, one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in the survey area: Yale Park in 1913, Yale Park Plat A in 1915 and Upper Yale Park in 1924. Yale Park was heavily promoted in the newspapers and attracted prominent homeowners. The Frank Lloyd Wright-trained Utah architect, Taylor A. Woolley, designed the

Prairie style house at 1408 Yale Avenue for William W. and Leda Rawlins Ray, the U.S. District Attorney for Utah.

Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate, development, construction, architecture and allied occupations. Edward T. Ashton and his brother of George S. Ashton were sons of Edward T. Ashton, a cut stone contractor, who supplied stone for many church and public buildings in Utah. They were partners in the firm of Ashton Brothers, contractors and builders, and later the Ashton Improvement Company. They were responsible for the construction of thousands of houses in Salt Lake City. Edward T. Ashton's sons continued the family business with construction: Raymond J. was an architect, Marvin O. was manager of the Rio Grande Lumber Company, and Edward M. was a contractor.<sup>1</sup>

Edward M. Ashton lived in one of the earliest houses (1913) at 1352 Yale Ave, designed by his brother, architect, Raymond Ashton, and built by the Ashton Improvement Company. Raymond Ashton designed his own house at 1441 Yale as well as a number of other Yale Park houses and other commercial and institutional buildings. The Jacobean Irving School and Sprague Library demonstrate his use of period revival styles. He also designed the Prairie Style bungalow at 1302 Yale Avenue, home to George Albert Smith, a President of the LDS Church. Edward M. Ashton was allied with the above Ashton businesses as well as the Ashton-Parry Company and Ashton and Evans Architects. Other prominent homeowners in the Ashton-Jenkins subdivisions include Utah Governor Charles R. Mabey at 1390 Yale, a number of attorneys (Athol Rawlins at 1475 Yale, William C. Ray at 1408 Yale), as well as various businessmen, dentists and physicians. Edward M. Ashton went into real estate by himself in 1900, thereafter founding the realty firm of Ashton & Jenkins in 1905 with Edward Elmer Jenkins, a businessman involved in real estate and banking. The Ashton-Jenkins Company was also involved in real estate sales for other subdivisions In Yalecrest, such as Normandie Heights.

Gilmer Park was a created by Kimball and Richards in 1919. Most of the 295 building lots lie outside of the current proposed Yalecrest-Yale Park LHD area in Gilmer Park National Register Historic District to the west of 1300 East. Gilmer Drive and Thornton Avenue between 1300 and 1400 South are in the Yalecrest section of that Gilmer Park subdivision. The majority of the residences were constructed in the 1920s for private individuals. A number of notable builders constructed speculative houses; the Romney Brothers (Junius, Gaskell), R. W. Larson (Larson Building), Kimball and Richards, and the Modern Housing Corporation, Samuel Campbell, Ashton-Jenkins Co, Raymond Ashton (architect), Birkenshaw (Thomas and Joseph), and Howard J McKean<sup>1</sup>. Don Carlos Kimball and Claude Richards formed Kimball & Richards Land Merchants in 1908 and were responsible for developing over 30 subdivisions and constructing many homes in Yalecrest between 1900 and 1925.

The Biesinger brothers (George, Wilford, Herbert) built homes on 900 South, Harvard, Thornton and Princeton Avenues. George and Wilford Biesinger built many homes on Thornton Avenue. The Ashton-Jenkins Company was one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in Yalecrest.

### **Resident Occupations**

Historically, there have a large range of occupations in Yalecrest-Yale Park LHD, ranging from coal mine operator, food and drug inspector, Governor, state legislator, cadastral engineer, automobile salesman, mining and electrical engineers, U.S. District Attorney for Utah, builders, sales manager for a furniture company, a 1903 Russian immigrant who worked as a clothing salesman, gas station attendant, LDS Church President, hotel proprietor, bookkeeper for the Utah-Idaho Sugar Co and educators. It was not uncommon to find residences in this area with servants.

### **Significant persons of the Yalecrest-Yale Park LHD**

#### **David Willey**

Several generations shared the Willey house at 1455 E Gilmer Dr. David Willey was an attorney, his son, David Willey Jr. was a salesman for a paint company, and two daughters Dorothy and Katherine Willey, were a stenographer and a clerk, respectively. Other residents of the house included three grandchildren, a daughter-in-law and mother.

#### **William Rawlins Ray**

The home at 1408 E Yale Ave was built for William C. and Leda Rawlins Ray in 1918 for \$5000, while he was U.S. District Attorney for Utah. Mr. Ray was also a Democratic candidate for the U.S. House of Representatives in 1912. The Rays resided in the home until 1957. It is an excellent example of a house influenced by the Prairie School design associated with Frank Lloyd Wright's early career. It was designed by Utah native Taylor A. Woolley, who studied 5 years under the well-known Prairie School Style-architect Frank Lloyd Wright.

#### **Taylor Woolley (1884-1965)**

Taylor Woolley, a Utah native, studied 5 years under Frank Lloyd Wright before relocating back to Utah. Mr. Taylor Woolley designed three LDS church houses: 1925 red brick Colonial revival LDS Church ward chapel at 1431 Gilmer Dr., Yale Garden Park and the 13<sup>th</sup> Ward church. Other prominent projects to his credit include Highland Park, Social Hall Avenue and landscape developments in Memory Grove Park from 1917-1919. He is confirmed to have designed two homes in Yalecrest-Yale Park LHD in the Prairie School style; 1408 E Yale Ave for William W and Leda Rawlins Ray and 1330 E Yale Ave for his uncle, Albaroni H. Woolley, a manager for Zions Cooperative Mercantile Institution (ZCMI). He was President of the Utah Chapter of the American Institute of Architects (AIA). He was also the State architect of the "This is the Place Monument" along with Mahonri Young

### **Charles Rendall Mabey, 5h Governor of Utah**

The house at 1390 Yale Ave was built in 1924 for Utah's fifth Governor, Charles Rendall Mabey served on the Bountiful City Council, was Mayor of Bountiful and a two-term state legislator. He also served a tour of duty in the Spanish-American War, and a mission for the LDS Church. He was a strong advocate of public education and promoted new highway construction in Utah. Gov. Mabey, his wife Afton and four sons lived in the home for 25 years. The Governor was an amateur geologist and rock hound and used rocks collected in his pickup to terrace the entire Yale side portion of the property with magnificent stone retaining walls, concrete pathways edged in stone, three fish ponds, stone chair seats and a couple of patio areas. After the death of Gov. Mabey and his wife, the property was sold to Llewellyn R. McKay, who was the youngest son of long-time LDS Church President David O McKay. The house was constructed by The Ashton-Jenkins Co., which was heavily involved in real estate development, sales and architecture in Yale Park and other subdivision within Yalecrest, such as Normandie Heights.

### **George D.D. and Grace G. Kirkpatrick/ Bowers Building Co.**

The first owners of the 1915 Arts and Crafts style bungalow built with regular brick and cobblestone at 1367 E Yale Ave was George D.D. and Grade G. Kirkpatrick. George was a cadastral engineer, otherwise known as a surveyor, for the U.S. Department of the Interior. He and others were involved with the preservation and retracement of the *Public Land Survey System (PPLS)* also known as the "rectangular system", which was key to the expansion west in the early history of the U.S. Samson and Elizabeth Jane Trotter Kirkpatrick (George's parents) immigrated from Scotland to the U.S. All of them are buried in the Mt Olivet cemetery. This Arts and Crafts styled-bungalow style is the most popular early 20<sup>th</sup> century style (1900-1925) in Utah and represents 19% of homes in Yalecrest. The house was built by the Bower Building Company in 1926, who along with the Bower Investment Company, platted 140 lots in the Normandie Heights subdivision of Yalecrest. Brothers George, Louis and Frank Bowers together constructed over 3,000 buildings by 1946 in Utah, Wyoming and Nevada. Louis J. Bowers built all the homes on Uintah Circle on speculation between 1937 and 1938.

### **Wallace F. Bennett (1898-1993)**

Wallace F. Bennett owned a 1923 Prairie School-styled house at 1412 E Yale Ave that had been previously owned by David D. Crawford of the Crawford Furniture Company. Bennett, a Republican served in the U.S. Senate from 1950-1974. His son, Robert Bennett, also a Republican served in the U.S. Senate 1993-2011. Wallace Bennett resided at 1412 E Yale Ave from 1936-1948, after which he sold the house to Dorothy and Oscar Moyle.

**S Grove and Mildred Rich**

S Grove Rich was an active independent businessman in the wool industry of Utah and Idaho. Developed the town of Burley, Idaho. During the depression, Rich served as vice president and general manager of the Regional Agriculture Credit Corporation and headed Bankers Livestock Loan Association. The Rich's built the English Tudor/Period Revival house at 1400 Yale Ave in 1925.

**Hyrum G Smith (Martha)**

Born in 1879, ordained in 1909, and appointed patriarch of the LDS Church in 1912, Hyrum G Smith was the longest serving patriarch in the LDS Church. He was the great grandson of Church Martyr Hyrum Smith. He built the rectangular, one story brick Prairie style bungalow with a hip roof, wide eaves and a centered projecting front porch at 1358 E Yale Ave in 1918. The square brick columns and a brick railing wall with concrete coping.

**George and Edith Elliot / Howard J. McKean**

The French Norman two-story house at 1314 Yale was built in 1930 for George and Edith Elliot. Edith's father was George Albert Smith, the 8th president of the LDS Church, who lived next door at 1308 E. Yale Ave. George was a bookkeeper. Most of his career was spent working in the sugar beet industry for the Utah-Idaho Sugar Co, which operated factories in Utah, Idaho, Montana, Washington and South Dakota. In 1979 the family sold the home. The house was built by Howard J. McKean, a popular builder in Yalecrest, particularly on Yale Ave. He constructed Period Revival, Prairie School- and California-style bungalows. McKean is also credited in 1930 with building a "mammoth stage" inside the LDS Tabernacle -- the largest stage ever erected in the Western United States. It was constructed for a big pageant production of the History of Man during the centennial celebrations of the LDS Church.

**Isaac A. Hancock, George Albert Smith**

The Prairie style bungalow house at 1302 E. Yale Ave was built for Isaac A. Hancock, former vice president of the one of Utah's earliest fruit and produce wholesale companies. The most prominent owner was George Albert Smith, President of the LDS Church from 1945 to 1951. The home was used to entertain all elected U.S. Governors in 1947 for a Centennial celebration commemorating the arrival of the pioneers to Utah. The house was listed on the National Register of Historic Places in 1993. The house was constructed by Raymond Ashton of the Ashton Improvement Company for \$5000 and is one of the first built in the Yale Park subdivision, advertised a subdivision for "permanent homes, no apartment houses or flats allowed". There is a "summer house" on the property near Red Butte Creek, which was used to escape the hot Salt Lake City summer heat. Near the creek bed there is a giant cottonwood tree, which is believed to be as old as those found in Liberty Park.

**Gaskell Romney (1871-1955)**

Gaskell Romney was a builder in Yalecrest-Yale Park LHD. He is credited for building the recently restored red brick, Colonial revival LDS Yale Ward Chapel at 1431 E. Gilmer Dr. in 1925, and the English Tudor at 1391 E. Gilmer Dr. He was the grandfather of Mitt Romney, the Republican candidate for the President of the United States of America in 2012.

**Raymond Ashton**

Raymond Ashton was an architect who designed a number of fine homes in Yale Park: one of the earliest built homes in Yale Park at 1352 E. Yale Ave for his brother, Edward Ashton, his own home at 1441 E. Yale Ave and the Isaac Hancock/George Albert Smith home (1913) listed on the National Register Historic Places at 1302 E. Yale Ave. He is also credited for designing the Jacobethan-styled Irving School and Sprague Library in Sugarhouse.

**Athol Rawlins (1883-1963)**

Athol Rawlins lived at 1475 E Yale Ave. He was the son of U.S. Senator J.L. and Julia Davis Rawlins, and a noted Utah attorney. He was widely recognized as an authority in the fields of municipal bonds, banking, public utilities, trusts, wills and estates. He served as a member of the "Committee of Nine", who made a comprehensive study of state government in the 1930's that changed how state government was conducted.

**David and Inge Chapman**

David and Inge Chapman currently live at 1471 Gilmer Dr. He is a Geology Professor and previous Dean of the Graduate School at the University of Utah. Their home, a stucco/plaster Prairie-school styled bungalow was built in 1915.

**Schools**

Schools were built to accommodate the growing population in the proposed LHD area. LDS Churches were built to accommodate the growing population in this area. Uintah School was constructed in 1915 and enlarged in 1927 to support the growing elementary school age population on the East Bench.

**Religious Buildings**

A red brick Colonial Revival LDS ward chapel was built in 1925 at 1431 Gilmer Drive. It was designed by Taylor Woolley of Evans and Woolley Co. and built by Gaskell Romney. The LDS Ward chapel was recently carefully restored (2013). Both Woolley and Romney were residents within the proposed area of Yalecrest-Yale Park LHD. Taylor Woolley, a Utah native, worked with Frank Lloyd Wright for 5 years before relocating back to Utah. Gaskell Romney was the grandfather of Mitt Romney, the Republican candidate for the President of the United States of America in 2012. January 31, 1926, Gaskell Romney was chosen as Bishop of the new ward, and John L. Reynolds and Allan Tingey appointed as his counselors. The cornerstone of the Chapel was laid September 24, 1924 and the chapel was dedicated March 18, 1926 by LDS Church President Grant.



## **Commercial Buildings**

The proposed Yalecrest-Yale Park LHD contains no commercial buildings, as this area was primarily a highly desirable residential area for Salt Lake residents.

## **Distinctive characteristics of the type/period/method of construction**

Bungalows were a ubiquitous housing type and style in the first quarter of the 20<sup>th</sup> century and the first houses to appear in Yalecrest. Stylistic elements of the Prairie School and Arts and Crafts movement appear in the bungalow architectural style. Because of the very high percentage of contributing houses (A and B) in the proposed area, there is a remarkably visually cohesive streetscape; consistent setbacks, house architectural design (bungalows), scale and materials (brick, stucco), and mature trees, (original Ash and some Maples) that are well suited to the respective small and large lots within the proposed LHD.

The vast majority (78%) of houses in the Yalecrest-Yale Park LHD (104/133, 78%) are represented by the Bungalow style architecture. Of those 104 bungalows, 60% are designated as Prairie school-styled bungalows, 30% are bungalows/neoclassical-styled bungalows, and 11% are Arts and Crafts-styled bungalows. Other architectural types represented in the area include 14, English Cottages, 2 English Tudors, 2 Colonial Revival, with 3 Minimal Traditional, 2 Contemporary/Ranch, and 1 French Norman.

*The bungalow (circa 1905-1925) expressed comfort and a sense of shelter, qualities that were emphasized by the texture of exposed beams, rafters, shingles, bricks, cobblestones and other structural features. Bungalow plans were advertised as open, informal and economical. The front door opened directly into the dining room. The bungalow became the basic middle class house, replacing the Victorian cottage of the latter 19<sup>th</sup> century. Its popularity was due to numerous pattern books, many published in California, and to a period of economic prosperity that allowed families to purchase their first homes.<sup>2</sup>*

*Characteristics of a Prairie school/Arts and Crafts bungalows<sup>2</sup>:*

- 1) one or more half stories on a rectangular plan,*
- 2) low-pitched hipped roof in the California bungalows or hip roofs in the Prairie-style bungalows*
- 3) cobblestone and/or brick foundations*
- 4) horizontal bands of cast stone or concrete coping*
- 5) shingle, stucco and brick siding*
- 6) exterior wood banding*
- 7) exposed rafters, purlins, ridge beams and bracket*
- 8) casement and double hung windows*
- 9) battered (rough textured) stone piers supporting porch roofs*
- 10) wide porches*
- 11) wide, overhanging eaves*

## Importance to Salt Lake City History

The proposed area described by the proposed Yalecrest-Yale Park LHD contains one the highest number of historically contributing early 20<sup>th</sup> century bungalows of the Prairie School, Arts and Crafts, California, and Neoclassical styles in the State. Further these homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, political, business, education, legal and philanthropic aspects of the city and state.

## 2. Physical integrity

The proposed Yalecrest-Yale Park LHD retains a very high degree of historic integrity. The vast majority of homes have not been altered: 2 historic houses of the 133 houses in the proposed area have been demolished (1350 E Yale Ave and 1430 E Yale Ave).

According to the Yalecrest RLS 2005: 91% of structures are historically contributing (A & B); 67% are considered architecturally significant (A) and 27% are contributing. In addition to the 126 single-family residences, there are six duplexes, and 1 contributing religious building (A), the LDS Church Yale Ward Chapel located at 1431 Gilmer Dr.

### Contributing Status of Houses In Yalecrest-Yale Park LHD<sup>a</sup>

Street	A	B	C	D	X	NL	Total houses
1300-1500 E Gilmer Dr	28 (65.1%)	14 (32.6%)	1 (2.2%)	0 (0.0%)	0 (0%)	0 (0%)	43
1300-1500 E Thornton Ave	19 (70.4%)	4 (14.8%)	4 (14.8%)	0 (0%)	0 (0%)	0 (0%)	27
1300-1500 E Yale Ave	30 <sup>ⓧ</sup> (62.5%)	13 <sup>ⓧ</sup> (27.1%)	2 (4.2%)	3 (6.2%)	0 (0.0%)	0 (0%)	48
1300 E Gilmer Dr-Yale Ave	3 (50.0%)	2 (33.3%)	0 (0%)	1 <sup>#</sup> (16.7%)	0 (0%)	1 <sup>*</sup>	6
1400 E Gilmer Dr-Yale Ave	3 <sup>@</sup> (75.0%)	1 (25.0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4
1500 E Gilmer Dr-Yale Ave	2 (40.0%)	2 (40.0%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	5
<b>TOTAL</b>	<b>85 (63.9%)</b>	<b>36 (27.1%)</b>	<b>8 (6.0%)</b>	<b>4 (3.0%)</b>	<b>0 (0.00%)</b>	<b>NA</b>	<b>133 (100%)</b>

<sup>a</sup>According to the RLS Yalecrest 2005 and corrected by applicant with current house photos  
A= eligible/significant, B= eligible/contributing, C= ineligible/non-contributing, D=out-of-period,  
X=demolished, \*NL (not listed, but present on RLS map at 1031 South 1300 East), <sup>#</sup> number of front door  
accesses to duplex multiple dwelling located at 1308 E Gilmer Dr, <sup>@</sup> duplex with two entrances 1003 S  
1400 E and 1408 Gilmer Dr. <sup>ⓧ</sup>1337,1343, 1433 E Yale Ave not listed in the RLS 2005

The following homes have historical significance and/or recommended in the Yalecrest RLS 2005 for intensive level research:

### **E Gilmer Dr**

- 1317 E. Gilmer – built 1925 – expansive bungalow
- 1337 E. Gilmer – built 1921 – Prairie School bungalow built by Romney Brother builders
- 1340 E. Gilmer—built 1921—Prairie school bungalow, Paula Margetts, daughter of Sumner Margetts (original owner) married Leland Swaner, whose family donated their ranch, establishing the Swaner Preserve and Eco Center in Park City, Ut.
- 1343 E. Gilmer—built 1921—Prairie school, neoclassical by Junius Romney
- 1347 E. Gilmer—built 1921—Prairie school, bungalow by Junius Romney
- 1353 E. Gilmer—built 1920—Prairie school, by Romney Brother builders
- 1359 E. Gilmer—built 1921—Prairie school bungalow, by Romney Brother builders
- 1369 E. Gilmer—built 1921—Prairie school bungalow, built by Junius Romney
- 1371 E. Gilmer—built 1921—Prairie school bungalow, build by Junius Romney
- 1375 E. Gilmer—built 1921—Prairie school bungalow, built by Romney Brother builders
- 1379 E. Gilmer—built 1921—Prairie school bungalow, built by Romney Brother builders
- 1385 E. Gilmer—built 1922—Prairie school bungalow, built by Romney Brother builders
- 1391 E. Gilmer—built 1922—English Tudor, Gaskell Romney, builder
- 1431 E. Gilmer – built c. 1925 – Colonial Revival LDS ward house  
Designed by Woolley & Evans, built by Gaskell Romney. Both Woolley and Romney were residents of Yalecrest
- 1438 E. Gilmer—built 1916-bungalow, Thomas Birkenshaw, builder
- 1446 E. Gilmer—built 1916-Prairie school bungalow, Joseph W. Birkenshaw, builder
- 1448 E. Gilmer—built 1916-California bungalow, Joseph W. Birkenshaw, builder
- 1452 E. Gilmer—built 1916-Prairie school-styled bungalow, Joseph W. Birkenshaw, builder
- 1459 E. Gilmer – built 1919-Arts & Crafts-styled bungalow with cobblestone
- 1466 E. Gilmer – built 1916-unusual California-styled bungalow having a cross-axial plan (Arts & Crafts by RLS listing), Thomas Birkenshaw, builder
- 1471 E. Gilmer –built 1915-Prairie school bungalow, residence of David Chapman, Dean of the Graduate School, University of Utah

### **E Thornton Ave**

- 1344 E. Thornton – built in 1922-unusual picturesque cottage
- 1364 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by George Biesinger
- 1372 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by Wilford M. Biesinger
- 1373 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by Herbert W. George Biesinger

1378 E. Thornton Ave—built 1921-English Tudor, bungalow, built by Biesinger  
1384 E. Thornton Ave—built 1922-bungalow, built by Phil Biesinger

### **E Yale Ave**

1302 E. Yale—built 1919-Prairie School-styled Bungalow, Hancock/Smith House  
1314 E. Yale – built 1930-French Norman two-story  
1330 E. Yale – built 1914-Taylor Woolley House-two story Prairie house  
1350 E. Yale – built 1913-R.J. Ashton-designed Prairie School-styled bungalow, demolished  
1371 E. Yale—built 1915-Arts & Craft (California bungalow)  
1372 E. Yale—built 1915-Arts & Craft (California bungalow), built by Bowers Bldg Co  
1390 E. Yale—built 1928-Residence of Utah Governor Charles R. Mabey, Ashton-designed  
1408 E. Yale – built 1915-Taylor Woolley-designed Prairie foursquare  
1412 E. Yale – built 1923-Crawford/Bennett House, Prairie four square  
1435 E. Yale – built 1914-Prairie School, House of LDS Church President Joseph F Smith's daughter  
1441 E. Yale – built 1913-Prairie School-styled bungalow home of architect Raymond Ashton  
1467 E. Yale – built 1915-brick Taylor Woolley-designed two-story

### **1300 E Gilmer Dr-Yale Ave**

1013 S. 1300 East – built c. 1915-brick Neoclassical foursquare by George Dixon  
1021 S. 1300 East- built 1925-Neoclassical Period cottage built by Samuel Campbell

### **1500 E Gilmer Dr-Yale Ave**

1010 S 1500 East--bungalow built 1923 by Samuel Campbell

## **3. Eligibility Listing on National register of historic places**

As previously stated, the proposed Yalecrest- Yale Park LHD is located within the boundaries of the existing Yalecrest National Register Historic District established in 2007 (#07001168).

## **4. Notable examples of elements of the City's history**

An Intensive Level Survey was completed of Yalecrest in 2005 by Beatrice Lufkin of the Utah State Historic Office (SHPO). Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office.

### **Important Salt Lake City Builders and Developers that built in Yalecrest-Yale Park LHD**

Thomas and Joseph Birkenshaw (Gilmer Dr), Bowers Building Company/Bowers Investment Co (Yale Ave), Builders Loan and Trust (Gilmer Dr), Samuel Campbell (Yale Ave), JR Cummings/Cummings Investment Co (Thornton Ave), Doxey-Layton

Construction Co (Yale Ave), Gaddis Investment Co (Yale Ave), Kimball and Richards (Thornton Ave), RW Larsen (Gilmer Dr, Thornton Ave), Romney Brothers (Gilmer Dr, Yale Ave), Ashton-Jenkins Co.

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

The proposed Yalecrest-Yale Park LHD is currently zoned under the Yalecrest Infill Overlay (YCIO) zoning ordinance adopted by the City in 2005<sup>3</sup>. 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.

The City's Preservation Policy was adopted in 2011<sup>4</sup>. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. The proposed boundaries of Yalecrest-Yale Park LHD (**Appendix A**) represents four subdivisions (Gilmer Park, Douglas Park 2<sup>nd</sup> Addn, Yale Park and Yale Ave (unnamed) in the greater Yalecrest neighborhood that is nationally recognized for its historic value (National Register of Historic Places 2007). Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

## **6. Public Interest in the Proposed LHD Designation**

The attractive neighborhoods of Yalecrest have mature street trees, single-family owner-occupied well-maintained houses with landscaped yards and continue to be a desirable residential area. No major roads have been built through the neighborhood, although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside Ave (800 S). Zoning ordinances have restricted commercial building to a few locations on these major streets. Also, the neighborhood avoided the blight common to many urban residential neighborhoods in the 1960s and beyond.

To date, 45% of the home owners (60/133) within the proposed area of Yalecrest-Yale Park LHD have signed a petition in support of creating a Local History District; 42% property owners on E Gilmer Dr, 59% on E Thornton Ave, 46% on E Yale Ave, 17% on 1300 E between Gilmer Dr and Yale Ave, 50% on 1400 E between Gilmer Dr and Yale Ave and 20% on 1500 E between Gilmer Dr and Yale Ave. All block faces demonstrate greater than 15% support of property owners required by the HLC designation guidelines. The largest block faces in the proposed LHD boundaries support the LHD designation at greater than or equal to 42%.

Designating the Yalecrest-Yale Park Local Historic District would address items such as demolitions, in addition to character defining features and compatibility that the current YCIO zoning ordinance does not. Designation of Yalecrest-Yale Park LHD would maintain the historic character and scale of the neighborhood and provide homeowners and district residents protection from demolition and dismantling of intact historic structures and the resulting loss of character. Designation of Yalecrest-Yale Park LHD 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 architectural examples of Prairie School styled-, California-styled and Arts and Crafts-styled-one and two-story bungalows.

## **2. Photographs**

Original and current photographs of the individual homes in the proposed Yalecrest-Yale Park LHD are listed with addresses in APPENDIX B.

## **3. Research Material**

One home, 1302 Yale Ave, the George Albert Smith House, also called, “the Hancock Smith House” has received an individual distinction on the National Register of Historical houses. The Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation, which was awarded in 2007. Much of the information in this document about the area’s architecture, history, builders and building dates comes from that survey. Additional information is on file at the Utah State Historic Preservation Office. Research material used to prepare this application are listed in **APPENDIX C**. See <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>

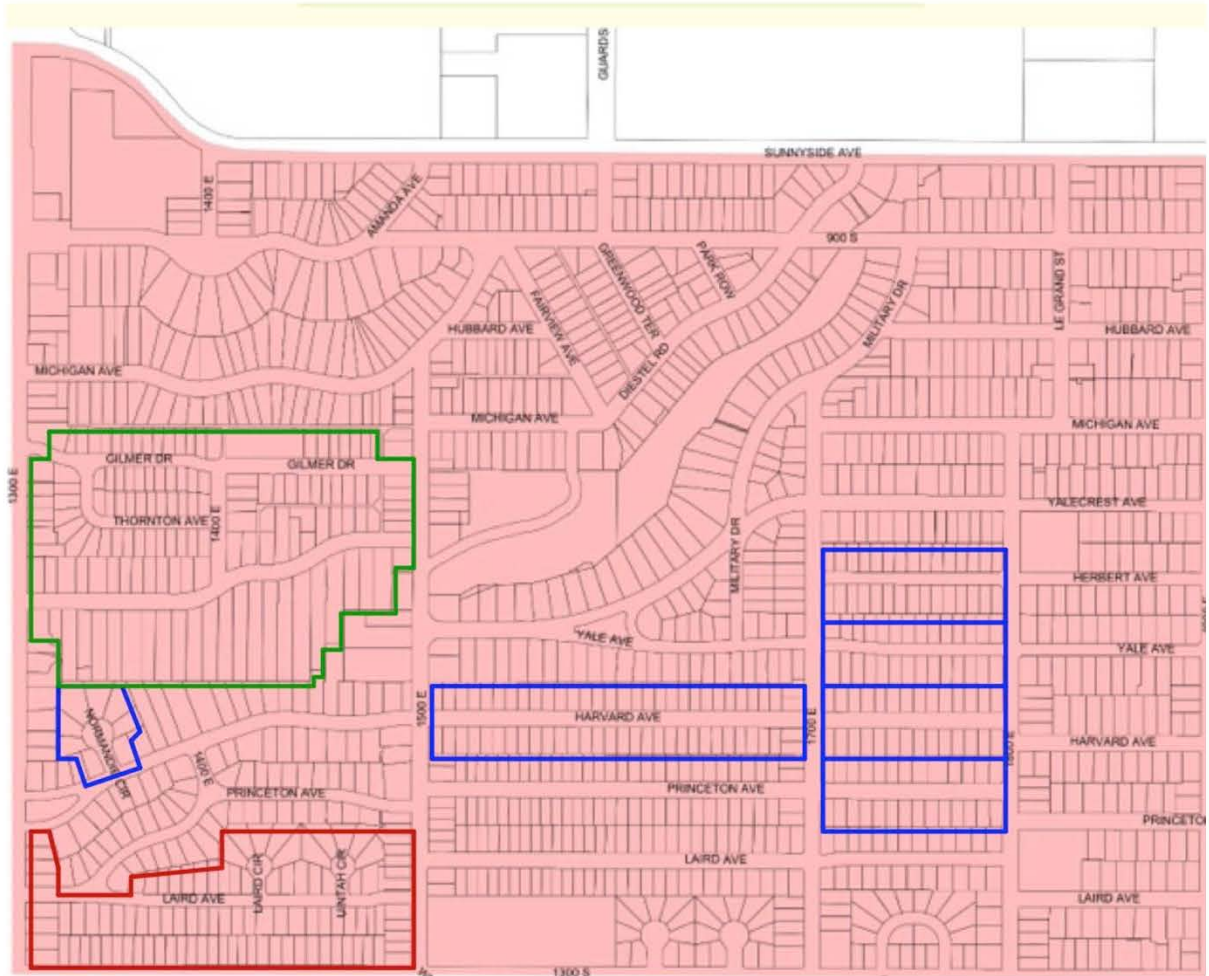
## **4. Landmark Sites**      Not applicable

## **5. Boundary Adjustment:**

Map for the proposed Yalecrest-Yale Park LHD for the boundary adjustment within the Yalecrest neighborhood on the East Bench is shown in APPENDIX A. A detailed map of the proposed Yalecrest-Yale Park LHD with streets and houses is also shown.

Proposed boundaries of the Yalecrest-Yale Park LHD include addresses located within 1300 E to 1500 E for street faces E Gilmer Dr, E Thornton Ave, and Yale Ave within the Yalecrest National Historic District.

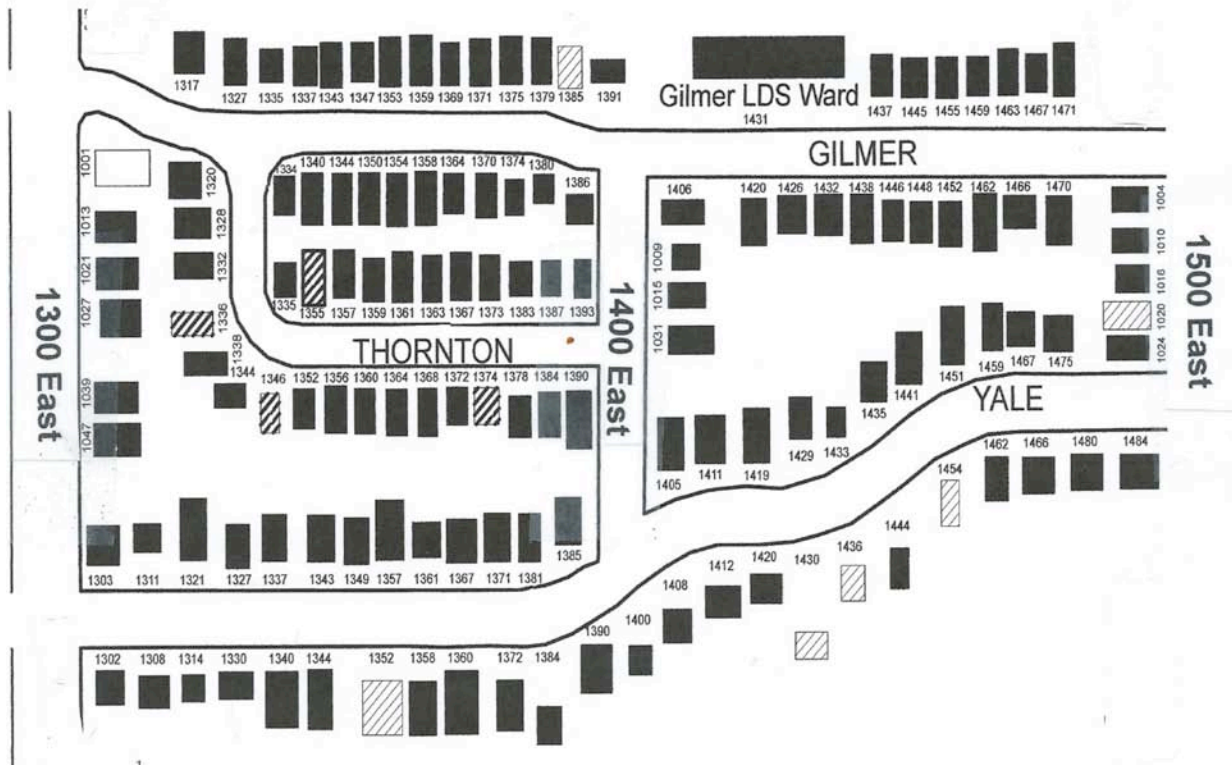
# **APPENDIX A** **Map of the proposed Yalecrest-Yale Park LHD boundary adjustment (green outline) within the Yalecrest Neighborhood on the East Bench**





### Expanded view of the Yalecrest-Yale Park LHD

1300 E to 1500E including street faces E Gilmer Dr, E Thornton Ave and E Yale Ave



**Note: There are 6 Duplexes in the proposed Yalecrest-Yale Park LHD. Each duplex was counted as 1 structure, despite having two addresses.**

1. 1001 S 1300 E/1308 E Gilmer Dr
2. 1003 S 1400 E/1406 E Gilmer Dr\*
3. 1336 E Gilmer Dr/1334 E Thornton Dr<sup>#</sup>
4. 1320/1321 E Gilmer Dr
5. 1331 E Thornton Ave/1335 E Thornton Ave
6. 1303 E Yale Ave

\*Address on the house is currently 1408 not 1406 E Gilmer as listed in RLS 2005

#Address on the house is currently 1336, not 1334 as listed in the RLS 2005



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: Judy Krall

Name of Proposed Local Historic District: Yalecrest - Yale Park

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

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

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

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

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



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
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Judy Krall	1356 Thornton Ave	Judy Krall	5-9-2014
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Print Name	Address	Signature	Date
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Michelle Bachman	1360 Thornton Ave	Michelle Bachman	5-10-14
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Print Name	Address	Signature	Date
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"Mickey" Smith	1364 Thornton	Mickey R. Smith	5/10/14
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Print Name	Address	Signature	Date
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Jonathan Franklin	1359 E Thornton Ave	[Signature]	5/10/14
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Print Name	Address	Signature	Date
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Daniel Torsak	1355 E Thornton Ave	[Signature]	5/10/14
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Print Name	Address	Signature	Date
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Cathene Nelson	1357 E Thornton Ave	[Signature]	5/10/14
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Print Name	Address	Signature	Date
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Rudiger von Arnim	1344 Thornton Ave	[Signature]	5/15/14
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Print Name	Address	Signature	Date
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GREG LACUNA	1301 THORNTON AVE	G.S. LACUNA	5-15-14
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Print Name	Address	Signature	Date
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DOUG+MELISSA GLICK	1363 THORNTON	[Signature]	5-13-2014
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Print Name	Address	Signature	Date
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David Vickery	1374 Thornton Ave	David Vickery	5-13-2014
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Print Name	Address	Signature	Date
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McCaye Christianson	1384 E. Thornton Ave.	McCaye Christianson	5/13/14
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Print Name	Address	Signature	Date
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Anne Alder	1383 Thornton Ave	[Signature]	5/13/14
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# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
Karen Hayes	1338 Thornton	K Hayes	5/14/2014
Markus Babst	1378 Thornton	M. Babst	5/14/2014
Evin Fink	1031 S. 1400 E	Evin Fink	5/14/2014
Clover Sanders	1405 Yale	Clover Sanders	5/14/2014
Patricia Marlowe	1412 Yale	Patricia Marlowe	5/14/14
Jenny Pulsipher	1408 Yale	Jenny Pulsipher	5/14/14
LINDA F SMITH	1337 YALE AVE	Linda F Smith	5/15/2014
Martha M Lang	1367 E. Thornton Ave	Martha M Lang	5/17/2014
Kathy VanOrden	1390 Thornton	Kathy VanOrden	5/17/14
Tom Flaherty	1381 Yale Ave	Tom Flaherty	5/17/2014
Carolyn Wallin	1367 Yale Ave	Carolyn Wallin	5/17/2014
H. Howard Lundgren	1357 Yale Ave	H. Howard Lundgren	5/17/14



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
John Bernette	1343 Yale	[Signature]	5/17/14
Brandon Mark	1015 S 1400 East	[Signature]	5/17/14
Kristin Bonacci	1024 S 1500 East	[Signature]	5/18/14
John Hill	1429 Yale	[Signature]	5/19/14
John Hill	1426 Gilmer	[Signature]	5/19/14
Arley Curtz	1349 Yale Ave	[Signature]	5.19.14
F. Nickisch	1454 Yale	[Signature]	5-20-14
Joy Harst	1441 Yale	[Signature]	28 May 2014
LES SHANKLE	1462 YALE	[Signature]	5-20-14
Elaine E. Crockett Elaine England	1475 Yale Ave.	[Signature]	5/21/14





# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
MIKE BREHM	1335 E. GILMER DRIVE SLC UT 84105		5/10/14
Peter Hanschildt	1344 Gilmer Dr.		5/10/14
Lora King	1370 Gilmer Dr.		5/10/14
Britt Churleigh	1380 Gilmer Dr.		5/10/14
Carson Burian	1386 Gilmer Dr.		5/10/14
JOHN R. BURTON	1340 GILMER DR		5/10/14
Ann Coker	1350 Gilmer Dr		5/10/14
Alan Hayes	1432 GILMER DR		5/13/14
Richard Hayes	1374 Gilmer Dr		5/13/14
Millie Fletcher	1455 Gilmer		5/13/14
SANDI RAINES	1463 E. GILMER		5-13-14
Chris Colgan	1467 Gilmer		5/13/14



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
Inga Chapman	1471 Gilmer	Inga Chapman	5/13/14
andria matlin	1371 E. Gilmer Dr.	andria matlin	5/13/14
Jahul Ruiz	1354 Gilmer Dr.	Jahul Ruiz	5/16/14
Stephanie Christian	1347 Gilmer Dr.	S. Christian	5/16/14
DAVE RAINES	1463 E. Gilmer	[Signature]	5.16.14
Mike Bennett	1341 Gilmer Dr.	[Signature]	5/17/14
Ann Cude	1021 So. 1300 E.	Ann Cude	5/17/14
Rebecca England	1372 Yale Ave.	[Signature]	5/17/2014
Patsy Winmill	1360 Yale	Patsy Winmill	5/20/14
Scott Pyres	1358 Yale Ave	[Signature]	5/20/14
Buzanne Hokanson	1330 Yale	Buzanne Hokanson	5/20/14
Jay K. Keeler	1314 Yale	[Signature]	5/20/14





# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
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JAMES L. CLARKEN	1308 YALE AVE		5/20/14
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Print Name	Address	Signature	Date
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Marghi Barton	1340 yale		5/21/14
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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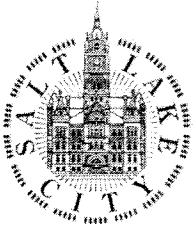
Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Joint owner signatures



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

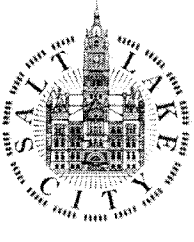
Proposed Yalecrest - Yale Park local historic district

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

For properties held in a trust, the trustee must sign. For properties held in joint tenancy, both names in the joint tenancy must sign.

1015 S. 1400 E.	Weston Clark	<i>Weston Clark</i>	9/15/14
Address	Printed Name	Signature	Date
1467 E Gilmer Dr.	Marilyn Colgan & Nancy Colgan	<i>Marilyn Colgan</i>	9/15/14
Address	Printed Name	Signature	Date
1471 Gilmer Dr.	David Chapman	<i>David S. Chapman</i>	9/15/14
Address	Printed Name	Signature	Date
1344 Thornton Ave	Codrina von Arnim	<i>Codrina</i>	9/15/14
Address	Printed Name	Signature	Date
1337 YALE AVE	LEE K SHUSTER	<i>Lee K Shuster</i>	09/14/14
Address	Printed Name	Signature	Date
1355 Thornton Ave	Allyson Torsak	<i>Allyson Torsak</i>	09/16/14
Address	Printed Name	Signature	Date
1338 Thornton Ave	Preston Hayes	<i>Preston Hayes</i>	9/16/14
Address	Printed Name	Signature	Date
1347 GILMER DR.	GARY CHRISTIAN	<i>GARY CHRISTIAN</i>	9/17/14
Address	Printed Name	Signature	Date
1021 SO 13TH ST.	IRVINE Cude	<i>IRVINE Cude</i>	9/17/14
Address	Printed Name	Signature	Date
1340 Yale Ave	George Barton	<i>George Barton</i>	9/17/14
Address	Printed Name	Signature	Date
1330 Yale Ave	John Needham	<i>John Needham</i>	9/17/14
Address	Printed Name	Signature	Date

*Joint Owner Signature*



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Proposed *Yalecrest - Yale Park* local historic district

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

For properties held in a trust, the trustee must sign. For properties held in joint tenancy, both names in the joint tenancy must sign.

<u><i>1370 Gilmer Dr.</i></u>	<u><i>Denny King</i></u>	<u><i>[Signature]</i></u>	<u><i>9-17-14</i></u>
Address	Printed Name	Signature	Date
<u><i>1344 Gilmer Dr.</i></u>	<u><i>Helga Hauschildt</i></u>	<u><i>Helga Hauschildt</i></u>	<u><i>9-18-14</i></u>
Address	Printed Name	Signature	Date
<u><i>1360 Yale Ave.</i></u>	<u><i>Bryce D. Panzer</i></u>	<u><i>[Signature]</i></u>	<u><i>9-20-14</i></u>
Address	Printed Name	Signature	Date
<u><i>1349 Yale Ave.</i></u>	<u><i>Diane T. Curtz</i></u>	<u><i>[Signature]</i></u>	<u><i>9/20/14</i></u>
Address	Printed Name	Signature	Date

Address	Printed Name	Signature	Date
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Address	Printed Name	Signature	Date
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Address	Printed Name	Signature	Date
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Address	Printed Name	Signature	Date
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Address	Printed Name	Signature	Date
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Address	Printed Name	Signature	Date
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