


ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


rachel.otto (Oct 17, 2023 11:39 MDT)
Rachel Otto, Chief of Staff

Date Received: 10/17/2023

Date Sent to Council: 10/17/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: October 17, 2023

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



SUBJECT: Proposed Upper Yale Local Historic District Designation
(Petition PLNHLC2023-00571)

STAFF CONTACT: Nan Larsen, Senior Planner
(801) 535-7645, nannette.larsen@slcgov.com

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

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

BUDGET IMPACT: N/A

BACKGROUND/DISCUSSION:

Issue Origin: On January 22, 2023, Patricia Goede submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Upper Yale Local Historic District are approximately 1800 East to 1900 East along Yale Avenue.

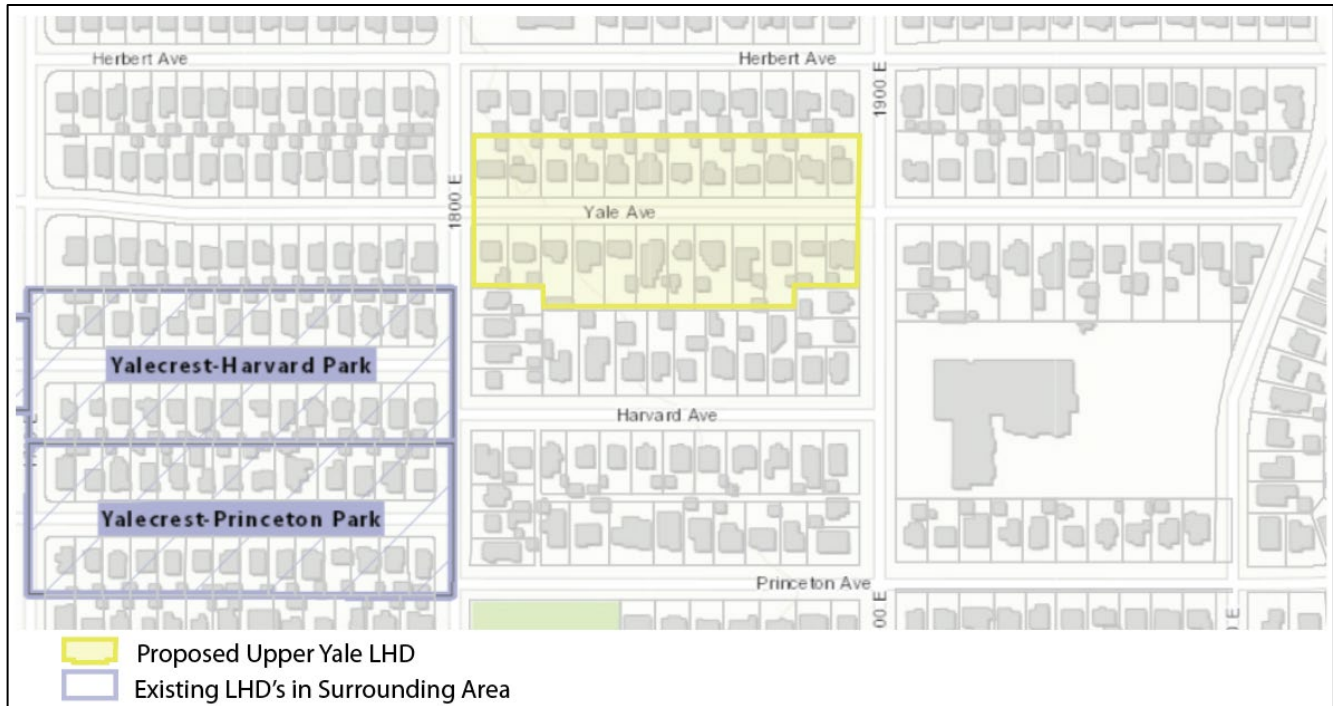


Figure 1. Proposed Upper Yale Local Historic District Boundary

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

- Pre-application meeting (May 25, 2023)
- Initial letter mailed to all property owners within proposed district (June 12, 2023)
- Application submitted (July 18, 2023)
- Notice of application letter mailed (August 11, 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



Figure 2. Local Historic District Designation Process Flow Chart

EXHIBITS

- 1. Planning Director's Report**
- 2. Property Owner Notice**
- 3. Application**

Exhibit 1
Planning Director's Report



PROPOSED UPPER YALE LOCAL HISTORIC DISTRICT

General information:

Proposed District Boundaries	Approximately 1800 East to 1900 East Yale Avenue.
Total Properties	24 principal structures are included in the designation. 24 total parcels.
Zoning	All residential zoned (R-1/7,000)
Support Forms	17 of 24 property owners signed in support of submitting the application for designation (70%) – includes the majority representing each parcel that signed. The minimum signature threshold is 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 (RLS) was completed in 2005 and is still valid. The survey shows that of the 24 principal structures, 19 are rated as contributing (79%), with a total of 5 noncontributing structures. On June 8th, 2023, State Historic Preservation Office staff, along with Planning Staff, evaluated the proposed local historic district and confirmed that the 19 structures listed in the 2005 RLS retain their contributing status. It was also found by the State Historic Preservation Office staff that along with the other structures that retain their contributing status, 3 structures that were not previously listed as contributing to the historic character of the neighborhood would now be considered contributing. The historic survey associated with the subject properties will be reviewed as part of the designation process and 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 applications includes costs relating to personnel costs, supplies, and mailing notices. The estimated cost for eight previously proposed local historic districts in Yalecrest is approximately \$39,842.00 (for 526 total parcels).

There is a pending application for Laird Heights and the Planning Division estimates the cost of processing that petition will be approximately \$5,150.00 for 68 parcels or \$75.74 per parcel. There is also a pending application for Princeton Heights; the Planning Division estimates the cost of processing that petition will be approximately \$3,408.00 for 45 parcels. The Planning Division estimates the cost of processing the Upper Yale petition will be approximately \$1,817.76 for 24 parcels.

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, 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 Upper Yale petition is approximately \$291.06.

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. 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 the Historic Preservation Program

Of the 24 staff planners within the Planning Division, 11 staff planners are skilled to 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 all pending local historic districts, which include Laird and Princeton Heights, the number of designated properties in the H Historic Preservation Overlay District in Salt Lake City would increase by 133 properties (or 2.6%) to 5,078 properties.

On an annual basis, historic preservation applications consist of approximately 34% of all applications the Division receives, 367 preservation related applications and 701 all other applications. Most of the preservation 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.

In addition, the building activity in the Yalecrest neighborhood is relatively high compared to the activity of existing local historic districts. Between 2019 and 2022, 1,676 building permits were issued for the area within the Yalecrest National Historic District. Since 2019, 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.

The Yalecrest neighborhood is an active building area. In addition to the 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. In the case that this Upper Yale 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 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.”

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 property owners 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 owners signatures to move forward with submitting a designation application. In this case, 17 of 24 property owners signed in support of submitting the application for designation (70%)

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, 185 properties have earned state historic tax credits, representing a total investment in excess of \$19.1 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 and Planning Commission public hearings, generally, this application appears to be consistent with the criteria for local historic district designation.

Exhibit 2
Property Owner Notice



August 11, 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 enclosed map). 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:** City Planning Staff will prepare a report that identifies initial information about the request and present it 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:** Then, 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 “Upper Yale” local historic district.

For More Information

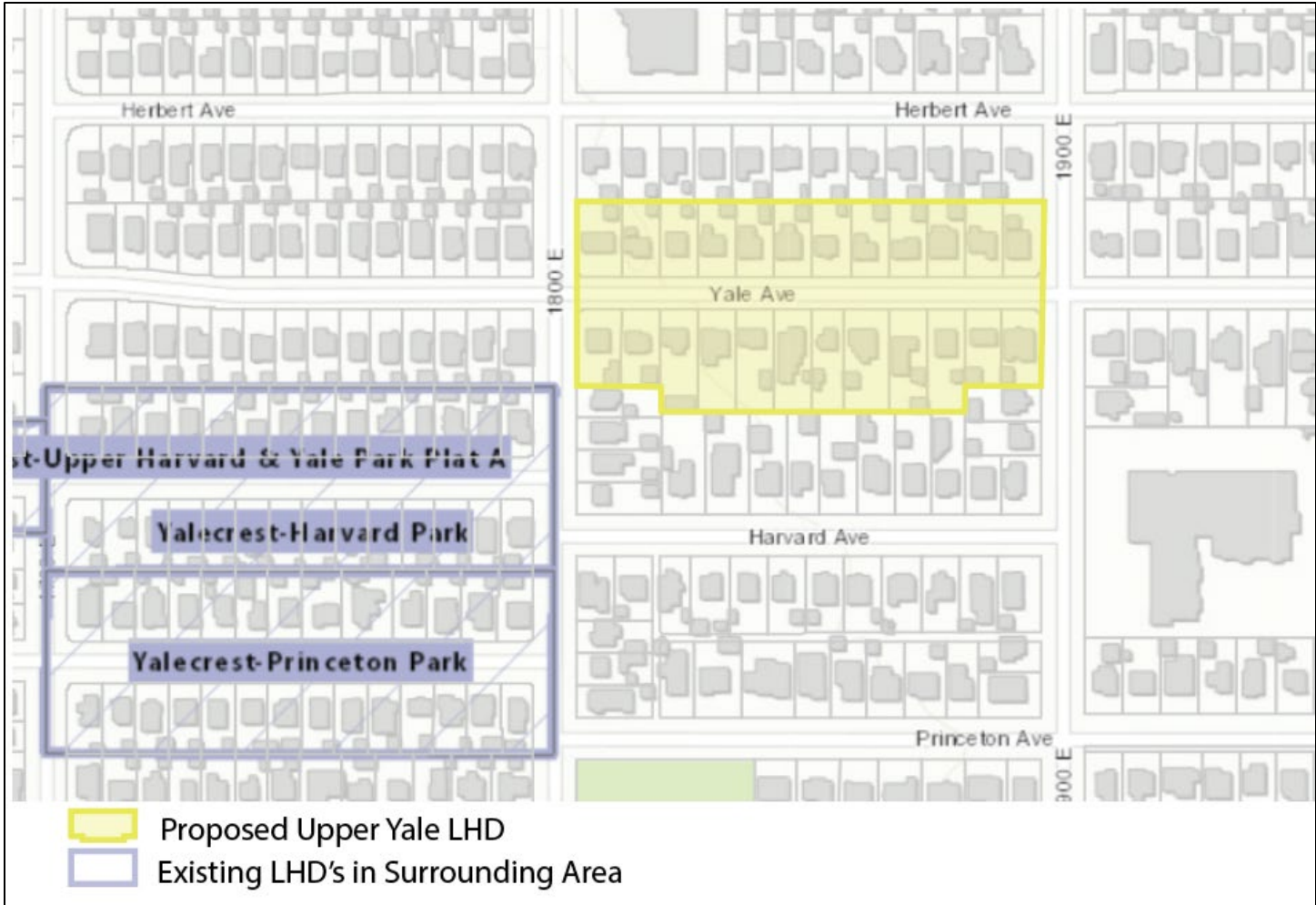
The Planning Division has enclosed a “Pros and Cons of a Local Historic District” for your review. Additional information on historic preservation in Salt Lake City is available online at the following website:

- www.slcgov.com/historicpreservation

You may also call or email me at any time.

Sincerely,

Nan Larsen, Senior Planner
(801) 535-7645
nannette.larsen@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



TABLE OF CONTENTS

	Page
A. Project Description	
1. Written Description of the Proposal.....	3
Significance of Area in Local, Regional, State or National History	
Physical Integrity of houses in the area	
Commercial Properties	
Developers, Builders, Architects	
Properties Recommended for National Register Level Research	
Significant Persons in the Area	
Distinctive characteristics of the type/period/method of construction	
Importance to Salt Lake City history	
2. Physical Integrity.....	9
Location, Design, Setting, Materials, Workmanship,	
Feeling and Association	
3. Eligibility Listing on the National Register of Historic Places	13
4. Notable Examples of Elements in Salt Lake City’s History	13
5. Consistent Designation Of Proposed LHD Designation With Adopted City Planning Policies	24
6. Public Interest in Proposed LHD Designation	27
B. Photographs (attached separately).....	29
C. Research Materials	29
D. Landmark Sites	29
E. Boundary Adjustment	29

Page

APPENDICES

A. Maps

- 1. Original Plat of Yalecrest and Upper Yale 3rd addition Subdivision within Yalecrest **31**
- 2. Upper Yale Heights LHD within other establish LHDs in Yalecrest Neighborhood **32**
- 3. Expanded street map view of proposed Yalecrest-Upper Yale Heights LHD boundary **33**

B. Contrary Documentation in 2005 RLS **34**

C. Photographs of houses in Yalecrest-Upper Yale Heights LHD (original vs. 2023) **35**
See photos in a separate attached document

D. Research Materials (References)..... **36**

A. Project Description

1. Written Description of the Proposal

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.

Alice Felkner owned the land that was platted as Upper Yale Addition (Feb 1926, Lot 6, Block 28, 58 parcels) and Upper Yale 2nd Addition (Apr 1927 Pt Lot 7, 30 Parcels) and Upper Yale 3rd addition (current proposed Yalecrest-Upper Yale Heights LHD, in July 1928, Lot 17, Block 28, 24 parcels). Alice Felkner was prominent in Utah mining and industrial pursuits. She was born in 1854 in Indiana and moved to Idaho with her brother, William H. Felkner, in 1886 to engage in stock, mercantile and mining businesses. The siblings moved to Salt Lake City in 1909 and lived on 270 East South Temple Street. At the time of her death in 1937 she was a director of the Consolidated Music Company, a large stockholder of the Silver King Coalition Mines Company, and director of several large mining companies. The Upper Yale Additions extend along the north and south sides of Yale and Herbert Avenues from 1700 East to 1800 East. Houses were constructed in the late 1920s and 1930s. IN the proposed Yalecrest-Upper Yale Heights LHD, Philip Biesinger and Herbert Biesinger, two well-known and admired Yalecrest

builders built 11/24 houses. Six subdivisions were platted in the 1930s. 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-Upper Yale 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. Fifty-one duplexes are original to the Yalecrest neighborhood: there is one duplex in the proposed Yalecrest-Upper Yale Heights LHD, located at 1884-88 E Yale Ave on the corner of 1900 East. 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 (teardowns) or complete removal of an existing house above and below ground (demolition) and replaced with new construction of out-of-size, mass, scale and material incompatible housing (the often referred to described, "McMansion").

The currently proposed SLC “Affordable Housing Incentive” (AHI) City (2023) aims to increase multifamily housing citywide independent of proximity to transportation corridors. To erect multifamily housing in fully-established neighborhoods will require demolition of current housing. Demolition will be automatically approved over-the-counter approval of any existing house whether “historically contributing” or “historically contributing” in areas listed on the National Register of Historic Places, since that federal honor status provides no protection from local zoning codes. In contrast, local historic districts provide some local protection by limiting demolitions of “historically contributing” houses, but not “historic noncontributing” houses. Nonetheless, any new construction in a local historic district must be reviewed and approved for compatibility in mass, scale and material by the Historic Landmarks Commission.

Further complicating the potential destruction of the city’s historic neighborhoods is the proposed re-assessment of all structures for “historic noncontributing status” in the text-modification of Historic District Designation in city’s code (PLNPCM2023-00123 Overlay District : 21A.34.020 H Historic Preservation Overlay District). Depending on the criteria established for “historic noncontributing” assessment, previous historic neighborhoods designated as local historic districts and those listed on the National Register of Historic Places may lose their “historic” status if the percent of ‘historic contributing’ houses fall below 75%. Without a reasonable period of time for homeowners to rehabilitate their houses to re-establish their “historic contributing” status, many current protected local historic neighborhoods and those listed on the National Register of Historic Places will be lost and not able to apply for a local historic district designation in the future. With the proposed over-the-counter demolition approval of “historic noncontributing” dwellings in currently established local historic districts or any house (historically contributing or not) on the National Register of Historic Places, Salt Lake City will lose all historic neighborhoods. Designation of a local historic district is the only current legal option to minimize demolition in historic single-family houses and insure if demolition does occur, that new construction must be reviewed and approved by the Historic Landmarks Commission in an established, mature and historic neighborhood.

Yalecrest remains a desirable residential area with mature street trees and well-maintained historic houses and yards. It has a significant concentration of historic houses, fifty-nine percent of which are period revival cottages, built by prominent architects and developers in subdivisions from the 1910s through the 1940s with some infill and development in the 1950s. Its historic houses retain their historic integrity to a remarkable degree, ninety-one percent (91%) and contribute to the historic association and feeling of the area In the spring of 2007. The proposed Yalecrest-Upper Yale Heights Local Historic District (LHD) is located on Block 30 and encompasses 24 of the following properties; 12 properties on the North side of the 1800 block of E Yale Ave (1802-1884/88 E) and 12 properties on the South side of 1800 block of E Yale Ave

(1803-1885), (see **APPENDIX A**). Thus, **23 single-family** houses and **1 two-family** duplex (1884-1888 Yale Ave) are contained within the 24 property parcels of the proposed Yalecrest-Upper Yale Heights LHD.

Physical Integrity of Houses in the Area

There is a very high degree of retained historic integrity in the proposed Yalecrest-Upper Yale Heights LHD. Nineteen of the 24 dwellings or 79.1% are “historically contributing”. Seventeen of 24 (70.8%) were assessed as either /significant and eligible contributing (A), and 2 of 24 (8.3%) were considered eligible and contributing (B) for a total of 19/24 or 79.1% contributing houses. Five houses (20.8%) are nonhistorically contributing (C). The contributory status of other properties in Yalecrest-Upper Yale Heights LHD were partially reviewed by Planning before submitting the current LHD application, but some properties may have changed since the last assessment in 2005. The garages in the proposed Yalecrest-Upper Yale Heights LHD are primarily detached and located behind the houses. Houses that may no longer have contributory status are listed in **APPENDIX C**.

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-Upper Yale Heights LHD area contains houses constructed over the time period from 1928 (1802 and 1813 E Yale Ave) and extending through 1939 (1836 and 1850 E Yale Ave) in the historic era.

The 1940 and 1950 Censuses list the professions of property owners which include physicians, business merchants, law (attorney), Insurance and investments.

Commercial Properties

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

Developers, Builders and Architects

The street Yale Ave is part of 5 different subdivisions in Yalecrest including 1 unincorporated subdivision area (1300-1400 E Yale Ave on the north side of the street plus 1300-1500 E Yale Ave on the south side). 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 (1400-1500 E Yale Ave) in 1913, Yale Park Plat A in 1915 and Upper Yale Park (1500-1700 E Yale Ave), in 1924. Yale Park was heavily promoted in the newspapers and attracted prominent homeowners. Upper Yale

2nd Addition (1700-1800) and the Upper Yale 3rd addition (1800-10900 E Yale Ave) were developed in 1927-28.

Alice Felkner owned the land that was platted as Upper Yale Addition, Upper Yale 2nd Addition and Upper Yale 3rd addition in 1926, 1927, and 1928, respectively. Alice Felkner was prominent in Utah mining and industrial pursuits. She was born in 1854 in Indiana and moved to Idaho with her brother, William H. Felkner, in 1886 to engage in stock, mercantile and mining businesses. The siblings moved to Salt Lake City in 1909 and lived on 270 East South Temple Street. At the time of her death in 1937 she was a director of the Consolidated Music Company, a large stockholder of the Silver King Coalition Mines Company, and director of several large mining companies. The Upper Yale Additions extend along the north and south sides of Yale and Herbert Avenues from 1700 East to 1800 East. Houses were constructed in the late 1920s and 1930s, primarily by Philip Biesinger, another Yalecrest builder and developer.

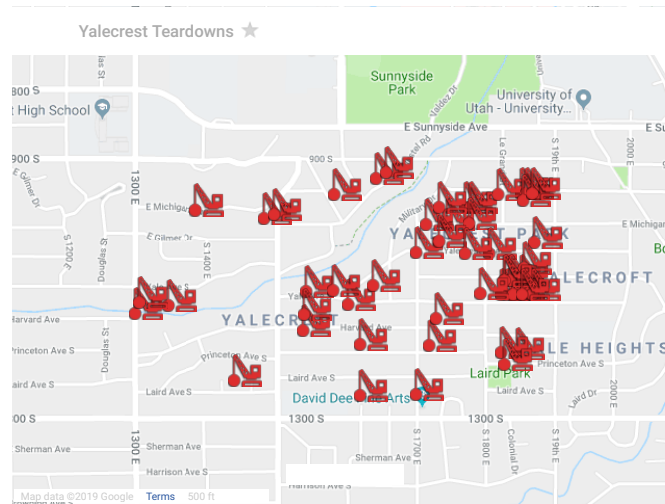
Yalecrest-Upper Yale Heights LHD contains 24 property parcels. A number of notable Salt Lake builders were responsible for building exceptional houses in the proposed Yalecrest-Upper Yale Heights LHD.

Notable Builders in Yalecrest-Upper Yale Heights LHD

Notable Builders	TOTAL
Phillip Biesinger	8
Herbert Biesinger	3
AE Jorgenson	1

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, Princeton Park, Yale Plat A/Upper Harvard, Harvard Heights, Normandie Circle and Douglas Park-I, outlined in **blue**. It will join two additional LHDs currently being in the City process (Princeton Heights and Laird Heights) for historical district designation outlined in **red**. The proposed Upper Yale Heights LHD outlined in **purple** is the only street amongst the 1800-1900 blocks of Yalecrest with sufficient “historically contributing” status to be considered for an LHD. To date no other sections of Yale Ave are protected by LHDs. Further, it is the only street in the 1800-1900 blocks of Yalecrest that has not experienced the extensive demolition or original housing and replacement by new, larger “McMansion” replacement construction. A map of the 56 completed demolitions and 2 pending demolition permits approved in Yalecrest can be seen below. The red backhoe icons represent demolitions of “historically contributing” houses and replacement with new, incompatible construction.

Demolition Map of “Historically Contributing” houses in Yalecrest



Designating the Yalecrest-Upper Yale Heights as a Local Historic District (LHD) zoning overlay would minimize the frequent teardowns and demolitions (57 permit filings over the past 27 years) that have plagued the Yalecrest neighborhood in recent years. The 1800 block of Yale Ave is one of the last remaining intact “historically contributing” streets in this area of Yalecrest.

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-Upper Yale 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.

Properties Recommended for National Register Level Research

One property, 1802 E Yale Ave built in 1928 was identified in the 2005 Reconnaissance Level Survey for further intensive research citing “unusual two-story period revival style”

Significant Persons in the Area

See pp14-22 of this document to read more about notable builders and property owners of these houses.

Distinctive Characteristics of the Type/Period/Method Of Construction

Houses within the proposed Yalecrest-Upper Yale Heights LHD are primarily Colonial Revival (29%), English Tudors (25.0%), English Cottages (25.0%) and constructed mainly in brick; either striated (50.8%) or regular (30.8%) over the time period 1928-1939. 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 Upper Yale 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-Upper Yale Heights LHD; business persons, lawyers, physicians, bankers, merchants, and builders. A number of notable professional people lived in Yalecrest-Upper Yale 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.

1. Physical Integrity

The proposed Yalecrest-Upper Yale Heights 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, and Colonial Revival architecture by many famous builders in 1920-30's of Salt Lake City.

Contributing Status of houses in Yalecrest-Upper Yale Heights

The proposed Yalecrest-Upper Yale Heights LHD retains a very high degree of historic and physical integrity. The vast majority of houses (%) are eligible/significant (14/24= 70.8%) and eligible contributing (2/24= 8.3%)¹ for a total of 79.1% historically contributing houses. There are 5 "C" or ineligible/noncontributing structures (5/24 =20.8%) and No "D" or "X" structures in Yalecrest-Upper Yale Heights LHD boundaries listed in the 2005 Reconnaissance Level Survey.

The number of contributing and noncontributing houses and their eligibility status on each street in the Yalecrest-Upper Yale Heights LHD is tabulated below.

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

Street	A^b	B^b	C^b	D^b	X^b	Total
1800-1900 E Yale Ave	17	2	5	0	0	24
% Total	70.8%	8.3%	20.8%	0.0%	0.0%	100% ^a

^aaccording to the 2005 RLS, there are 23 single family and 1 duplex residential structures included in this analysis. The contributing status listed reflects assessment in 2005.

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

^c1928 plat of Upper Yale 3rd addition lists 24 properties.

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 facades including; windows, dormers, 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 Upper Yale 3rd Addition subdivision in particular, attracts home buyers that stay in residence for extended periods of time. Many have lived in these houses for over 20-30 years. This continuity lends consistency, character and stewardship to the area.

The proposed Yalecrest-Upper Yale Heights LHD has a variety of trees planted in the park strip of the vast majority (19/24) of property parcels. Some property parcels park strips have 2 trees. Only 5 parcels have NO park strip trees. Tree genus species include a variety of Maples, London Plane, Black locust, and Japanese lilac tree. The largest diameter trees (>20") and therefore the oldest trees, are primarily the original Norway Maples planted on the street. The majority of those trees have been replaced with smaller diameter and maximal height trees over the last 1-15 years. Tree-lined streets with streetlights provide shade, shelter and safety in the neighborhood.

Tree Species^a in Upper Yale Heights Park Strips

Genus species	Common Name	Diameter 1-4"	Diameter 5-10"	Diameter 11-20"	Diameter >20"	TOTAL^b
Acer platanoides	Norway Maple	1	1	8	2	12
Acer campestre	Field Maple	3	0	0	0	3
Acer grandidentatum	Big tooth Maple	2	0	0	0	2
Plantanus acerifolia	London Plane	4	4	1	0	9
Robinia pseudoacacia	Black Locust	2	0	0	0	2
Syringa reticulata	Japanese Lilac tree	2	0	0	0	2
None ^c	No tree					5
TOTAL		14	5	9	2	30

^aaccording to the Urban Forestry website,

^bsome parcels have 2 trees of the same genus species type in the parkstrip

^csome parcels have 0 trees

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-Upper Yale 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-Upper Yale Heights LHD were built from the late 1920's through late 1930's in the current historic era. The 23 single-family and 1 duplex residences in Yalecrest-Upper Yale Heights LHD according to the Salt Lake County Assessor website were built in the late 1920's (25%) and 1930's (75%). The distribution of single family and duplex built dates in the proposed LHD are shown in the table below.

**Construction Years^a of Original Residences in
Yalecrest-Upper Yale Heights LHD^a**

Street	1920's	1930's	Total
Single Family	6	17	23
Duplex	0	1	1
Total	6	18	24
% Total	25%	75%	100%

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

Architectural Types

Houses of the Upper Yale Heights LHD contain a large variety of architectural style types including 7 main styles with other variations: Neoclassical (25.0%), English Tudor (20.8%), English Cottage (16.7%), Colonial Revival (16.7%), Period Revival (0.8%), Minimal Traditional/Ranch (0.8%) and Neo-eclectic (0.4%). Tabulation of the various house styles with their combinations within the Yalecrest-Upper Yale Heights LHD is shown below.

Architectural Types in Yalecrest-Upper Yale Heights LHD Residential Structures^a

Architectural Type	Number	TOTAL	%TOTAL
Neoclassical	1	6	25.0%
+Dutch Colonial Revival	1		
+English Tudor	1		
+Colonial Revival	3		
English Tudor	4	5	20.8%
+Jacobethan Revival	1		
English Cottage	3	4	16.7%
+ English Tudor	1		
Colonial Revival	4	4	16.7%
Period Revival	2	2	8.3%
Minimal Tradition	2	2	8.3%
Neo-eclectic	1	1	4.2%
TOTAL	24	24	100%

^aaccording to RLS 2005.

Exterior House Materials

Exterior construction materials of houses in Yalecrest-Laird Heights LHD are primarily brick: striated brick alone (SB, 16.7%), or with other materials - half timbering (SBHT, 16.7%), with asbestos or other material (SBA or SBO, 12.5%), clapboard (SBCP, 8.3%), and regular brick alone (RB, 16.7%), and with other materials - half timbering (RBHT, 16.7%), asbestos or other material (RBA, 4.2%), stucco/paster (4.2%). The distribution of the various exterior construction materials on dwellings is tabulated below.

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

Type	Number	Total	%Total
Striated Brick	8	16	66.7%
+Half Timbering	4		
+ other	1		
+clapboard	2		
+asbestos ^b	1		
Regular Brick	4	7	29.2%
+Half timber	2		
+asbestos siding ^b	1		
Stucco/Plaster	1	1	4.2%
TOTAL	24	24	100%

^a2005 RLS assessment

^basbestos is likely a different siding material

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, Neoclassical, Colonial Revival, Minimum Traditional/ Early Ranch and Neo-eclectic. In addition, these homes were built by well-known builders in Yalecrest and owned by renowned individuals who contributed to the business, medicine, law, education. 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, builders and their owners in Yalecrest-Upper Yale Heights LHD
(from The State Historic Preservation Office files)

Well-known builders

Phillip Biesinger built 8 houses (1802, 1814, 1821, 1827, 1828, 1833, 1854, 1884-1888 duplex E Yale Ave) and his brother, Herbert Biesinger built 3 houses (1803, 1813, and 1820 E Yale Ave), for a total of 11/24 residences or 45.8% of all dwellings in the proposed Yalecrest-Upper Yale Heights LHD. AG Jorgensen, another notable builder, built 1880. E Yale Ave in the proposed LHD.

Domestic Servants

Seven houses whose owners were employed in the Retail business, Banking, Insurance, Law Attorney and Investment Companies professions cited onsite domestic servants in the 1940 census; 1802, 1820, 1827, 1833, 1866, 1880, and 1884 in their residences.

The birth states associated with the domestic help was five in UT, one in WY, and one in Germany. No domestic servants/maids were cited on the 1800 block of Yale Ave in either the 1930 or 1950 census.

Notable Owners

1802 E Yale Ave (1928, Colonial Period Revival "A")

William Firmage,

James Gibb, Ph.d.

This regular brick Colonial Period Revival styled house was built in 1928 and the first (along with 1813 E Yale Ave) houses built on the 1800 block of Yale Ave. It is cited in the application for National Register of Historic Places for its "unusual architecture type" and suggested for additional research. The house is a Colonial Period Revival in regular brick built by noted local Yalecrest builder, Phillip Biesinger. The front façade has two matched Palladian windows.

The original owner listed in the Polk Directory for Salt Lake City was Edward J Ellison, who lived here 1929-1933.

William Hoag Firmage (1914-1947), his wife Georgia, 2 daughters and a "servant" are listed as occupants (1940 census) from 1937-1948.



Mr Firmage was a merchant of a shoe retail store and died at the age of 33 yo from a myocardial infarction / cardiovascular disease. He is buried in Mt Olivet Cemetery. Mr Firmage was a merchant of a shoe retail store and died at the age of 33 yo from a myocardial infarction/cardiovascular disease. The family lived in the house for 12 yrs.



James Wooley Gibb, Ph.d. his wife LaVon and 2 children lived in the house from 1970-2017. After the Canadian from Magrath, Alberta completed post-doctoral work at the National Institutes of Health in Bethesda, MD, the family moved to Utah where he joined the faculty of the Colleges of Pharmacy and Medicine at University of Utah in 1968. He later served as Chair of the Department of Pharmacology and Toxicology. They resided in this house for 47 years.

1814 E Yale Ave (1929 English Tudor, “A”)

Dallin H Oaks

The beautiful striated brick and half-timbered English Tudor was built in 1929 by Peter Biesinger. It vacant until 1931, when it was first occupied y was first occupied by C Gordon Douglas in 1933-1938 then purchased by a variety of owners in 4-5 yr intervals.

Dallin H Oaks, lived in the house from ~2008-2012., The entry door glass panel is etched with the first letter of his last name, "O". He is the current first counselor in the First Presidency and President of the Quorum of the Twelve Apostles of The Church of Jesus Christ of Latter Day Saints (2018). He graduated from Brigham Young University (1954) and of the University of Chicago Law School (1957). He practiced law and taught law in Chicago. He was president of Brigham Young University from 1971 to 1980, and a justice of the Utah Supreme Court from 1980 until his resignation in 1984 to accept his calling to the apostleship. He is an officer or member of the

board of many business, educational, and charitable organizations. He is the author or co-author of many books and articles on religious and legal subjects. In May 2013, the Becket Fund for Religious Liberty awarded him the Canterbury Medal for "courage in the defense of religious liberty."

1828 E Yale Avenue (1938 Period Revival, "C")

Huron R Free

The original 1930 striated brick Period Revival house built by Phillip Biesinger, had a 2nd story addition added in 1956 and is currently "historically noncontributing". Huron R Free owned the house from 1933-1949. Mr Free was vice-president of a refrigeration company, Hygeia in Sugarhouse, originally located west of Redman storage on 2100 S.

Hygeia was the place Salt Lakers got their ice. Roy Free started the ice-making business, and his son, (Huron) Ray, delivered ice via a horse-drawn wagon at a time when refrigerators weren't common. Built in 1912 by J. Roy and Huron Free, the Hygeia Ice Company became a major producer of ice, with the nation's largest storage locker facility. The name Hygeia stood for the ancient goddess of purity and cleanliness. At first known as Hygeia Ice and Coal, it was one of the first businesses on the block and was located on the north side of Parleys Creek where the hotel now stands. Four wells on the property provided water for Hygeia Ice Company and later for Carbo Chemical Company, which produced carbon dioxide for manufacturing dry ice. In 1948, Hygeia Iceland opened at 1208 E. 2100 South in Sugar House during the record-cold winter of 1948. It was a Utah favorite place.

Hygeia Iceland and later addition Swimland relied on materials and compressors used in the ice business to become Utah's first ice rink and to create one of its first heated pools. For many years, the Olympic-size swimming pool, built in the late 1950s, was the only heated pool in the valley open for public use. Later, the family put a slick cement surface on the rink for summer roller-skating. At one point, there also was a miniature golf course on the site.

As late as the 1950s, a 500-pound block of ice cost \$2.50, and lasted weeks.

The Hygeia Iceland became the place you just had to go. They put in a warming hut, with a fireplace. And they had lots of popcorn. Outdoor Skating was big, all across the nation. Baby boomers had many of their first booms on ice. It was the perfect place and parents would just come and drop off their kids.

It eventually became a race against warm weather. Once the ice melted in the summer it became Hygeia Swimland. Later they enclosed it and hockey became standard fare. But today... it is still a parking lot on 1200 block of 21st

South. ("Ice-making business cooled the rink in winter and heated its summertime partner, Swimland", by Tom Wharton, SLTribune December 9, 2015.



Hygeia Ice Wagon 1912



Hygeia Ice Co Factory

Photos courtesy from the Sugarhouse Community Council December 2015

1836 E Yale Ave (1939 Period Revival, "A")

Dr. Hyrum Reid Reichman (1908-1967)

This 1930 striated brick Period Revival "A"- "historically contributing" house is a Colonial Revival/Neoclassical architecture type constructed in striated brick and "asbestos siding" as listed in the 2005 Yalecrest Reconnaissance Level Survey. The asbestos siding requires affirmation. The house was owned by Hyrum Reid Reichman as a physician/surgeon in private practice. He, his wife Virginia, 2 daughters lived in the house for almost 40 years, from 1938-beyond 1975 according to the Polk directories over that time period. Virginia Stevens Reichman's obituary is below

Virginia Stevens Reichman Obituary, SL Tribune Jan 1, 1990

age 81 died January 26 1990 at home in Salt lake City. Born September 1, 1908 In Ogden Utah, a daughter of Stingam A and Beatrice Farley Stevens. She is a descendent of Utah Pioneers and a member of the LDS Church. Mrs Reichman was an accomplished pianist and accompanist. In her earlier years she was the organist in her LDS ward. She graduated from the University of Utah and taught elementary school before her marriage to Hyrum R Reichman, January 1, 1932 in the Salt Lake City LDS temple. She and Dr. Reichman lived in Evanston, Illinois for 5 years before returning to live in Salt Lake City. He preceded her in death in 1967.

She is survived by their four children: Ann Reichman, Salt Lake City, Lane S Reichman, Gillette, New Jersey, Carol R Gray, Wakefield, Rhode Island, Richard C Reichman, Rochester, NY, six grandchildren and a brother, Robert S Stevens, Los Angeles, California.

Mom was a wonderful example of a wife mother, grandmother and homemaker.

Family life was always her priority. We will remember her love, her thoughtfulness and her understanding that one is never too old to learn something new. Travel was a constant in Mom's life. She enjoyed seeing new and revisiting familiar places. Consequently, she has many friends and acquaintances throughout the country who remember her kindness and her friendship. Funeral services will be held Wednesday January 31st 12 Noon in the Larkin Mortuary Chapel, 260 East South Temple where friends may call from 11:30am-12 noon. Interment Salt Lake City Cemetery. The family suggests a contributing to the American red Cross, 1391 South Park Street SLC, UT 84105 or friends of the Library, U of U Libraries, University & 200 South, SLC, UT 84112

1841 E Yale Ave (1938 Neoclassical, "A")

Angus Cannon Kirk (1895-1973)

This house is built in the Neoclassic architecture style, characterized by grandeur of scale, simplicity, geometric forms, dramatic use of columns, and a preference for blank walls (Britannica.com,: Neoclassical architecture).

Angus C Kirk was born 1895 in Salt Lake City. As a boy he worked as a cash boy at the Auerbach Department Store, a newspaper carrier. He worked as an office clerk at Utah Power and Light Co, as well as a book keeper at Utah Railroad and at I Cline & Bros Wholesale as an accountant. Her served in WWI. After military service in the army, he was associated in business with the AJ Kirk and Co, a wholesaler business of dry goods and notions.



Kirk family trip to New York May 20, 1926, Family search.org

He worked there as Treasurer, Director and Office Manager for 27 years. He retired after developing spinal meningitis, s, underwent 2 spinal surgeries and lived in a wheelchair from 1946-1973. lived here with his wife Hazel, son and 2 daughters and 1 son from 1939-beyond 1975. He served in WWI (*Sons of Utah Pioneer Article May-June 1965*)

1842 E Yale Ave (1939 Neo-eclectic, "C")

Elias Arnold Goff (1908-1975)

The original 1939 house was remodeled in 1985 and currently considered "historically noncontributing, C". The current architectural style is a Neo-eclectic The original owner, Elias Arnold Goff (1908-1975) was an Assistant Secretary at the Beneficial Life Insurance Company for 42 years, retiring in 1973,

He was the Champion of the Utah State Amateur Golf Tournament in 1944 and 1945. He also won the SLC Amateur Golf Tournaments in 1938, 1945 and 1946. He, his wife Lucy Rowland (1911-1998) their two sons Rowland and Richard and their ward Patricia Pike. He lived at 1842 E Yale Ave for 37 years, from 1938-1975



1847 E Yale Ave (1938 Neoclassical Dutch Colonial Revival, "A")

Stanley Newton Child (1899-1989)

This house is designed in the Neoclassic/Dutch Colonial Revival architectural style with striated brick. It was owned by Stanley N Child, a brick mason. He served in WWI (1919). Stanley, his wife Elsie, 2 sons and daughter lived here for years, from 1939-1975. Stanley N Child was elected 1935-1936 to the Utah House of Representative and served for two years. *He sponsored the first occupational health bill ever offered in Utah and sponsored the legislation creating the Utah Philharmonic Orchestra which we now know as the Utah Symphony Orchestra. He later served eight years (1939-1946) in the Utah State Senate where he was chairman of the Utah Educational Survey Committee. The efforts of this committee culminated in a complete reform of both higher education and the school systems of Utah and was instrumental in obtaining major funding for education).*

Stanley N Child also devoted his life to his trade, mason contracting. Many great buildings have been constructed by him. These include: the Greek Orthodox Church in Salt Lake, the Ogden High School, the original Student Union Building at the University of Utah, LDS Idaho Falls Temple, Ogden Temple, Los Angeles Temple, Relief Society Building, Temple Square Visitors Center, many chapels, Prudential Life Insurance Building in Los Angeles, and many more (Family Search.org obituary)



Stanley N Child
Family Search.org



Elise and Stanley N Child, 1950's

1855 E Yale Ave (1938 Neoclassical Colonial Revival "A")

Milo Scoville Marsden, (1905-1985)

The house was built in the Neoclassical Colonial Revival architecture style in striated brick. Milo Scoville Marsden (1906-2009) a buyer/ treasurer for a wholesale wool company, lived in the house with wife Elaine Rampton, son Milo Jr and daughter Linda for 36 years, from 1939-1975. He registered for WWII draft in 1940.



Milo Scoville Marsden
(familysearch.org)



Milo Scoville Marsden, center in tan suit,

1863 E Yale Ave (1937 Colonial Revival "A")

William Ernest Frank (1912-1999)

A Colonial Revival architecture built with "asbestos siding" and assessed as "A"-historically contributing" according to 2005 Reconnaissance Level Survey. William E Frank was a lumber salesman for a wholesale and detail lumber company (1940 US Census). He lived here with his wife Zelma, daughter and son for 40+ years, documented from 1935-1975.

1866 E Yale Ave (1938 Colonial Revival, “A”)

This 1938/1978 remodeled 1.5 story Colonial Revival architectural style was built in striated brick and is assessed as “A”-historically contributing and significant” according to the 2005 Yalecrest Reconnaissance Survey. Richard L Jensen is listed as a notable person for this address, but the 1940 census has him living at 1957 E Yale Ave at that time and employed as a home building contractor, manager of a brick factory. It is assumed that he is the builder of this house.

Alfred Newton Catrow (1905-1981)

Alfred N Catrow, his wife Dorothy and 2 sons lived at 1866 E Yale Ave for 23 yrs (1941-1964). He was the son of Henry Catrow, notable Utah mining company owner.



Alfred Newton Catrow was president of Catrow Finance Co (1939-1969) and worked in Catrow Insurance until 1976. He graduated from East High School (1923) University of Utah (1927) and was active in the Kiwanis Club, President of Utah Consumers Finance Association, member of the University of Utah Club

□

1872 E Yale Ave: (1938, English Cottage “A”)

This 1938 1 story English Cottage built in striated brick is assessed as “historically contributing, A”.

Daniel L Wolstenholme (1902-1971)

Daniel his wife, Bertha and 2 sons lived here in 1940 census. They or his widow lived at 1872 E Yale Ave for a period of 36 + years from 1939-1975 or longer. Daniel Archer Wolstenholme was a salesman in a retail furniture business.

1875 E Yale Ave: (1938 Minimal Traditional “A”)

This Minimum Traditional architectural style house built with regular brick is “historically contributing, “A as cited in the 2005 Reconnaissance Level Survey. In that Survey James R Jensen, cited with this house is likely the builder, as no evidence of James Jenson was found in any Polk Directory 1928-1975 associated with this address.

A Pratt Kesler (1905-1964)

This Minimal Traditional architectural style house built with regular brick is “historically contributing “A” is “historically contributing “A” (2005 Reconnaissance Level Survey). Alonzo Pratt Kesler, his wife Ellen, daughter and son lived at 1875 E Yale Ave for 33 yrs from 1941-1964. A Pratt Kesler (1905-1964) was a lawyer who worked in the State and Federal Judicial departments.

A Pratt Kesler became only the second person in Utah history to serve as both U.S. Attorney from the District of Utah and as Utah Attorney General, as well as the only former U.S. Attorney to return later in his career to work for a substantial period as an Assistant U.S. Attorney during the Dwight D Eisenhower Administration. He graduated from the University of Utah with an AB degree in 1930, and from the University of Utah Law School with a JD degree in 1933. After two years in private practice, he was appointed as Salt Lake City Prosecuting Attorney (1935-40) and subsequently served as Assistant Salt Lake City Attorney (1940-53). He was active in the county, state, and national bar associations, and was active in a broad range of civic and political spheres. He was Republican State Chairman in Utah from 1950 until his appointment as U.S. Attorney, and had been a member of the Republican National Committee, 1952-53.

Kesler was appointed U.S. Attorney by President Eisenhower, confirmed by the Senate, and took office in May, 1953. He was sworn in at an official ceremony on Friday, May 22, at 10:00 a.m. in Judge Willis Ritter’s courtroom, with Court Clerk Oliver K. Clay administering the oath. Kesler was elected Utah Attorney General in 1960 and left the U.S. Attorney’s Office in early 1961. A. Pratt Kesler died at age 79 on October 13, 1984, in Salt Lake City, of cardiac arrest (History Of The District Of Utah's U.S. Attorney's Office, Justice.gov).

1885 E Yale Ave: (1938 Minimal Traditional “B”)

This 1938 Minimum Traditional architecture-styled house built with regular brick is cited in the 2005 Reconnaissance Level Survey for “exquisite brickwork” and assessed as “historically contributing, B”

Thomas B Child, Jr, masonry contractor

The masonry contractor credited with this house is Thomas Battersby Child, Jr (1889-1963), the proprietor in a building masonry contracting business (1940 census). He lived at 452 S 800 E with his wife Bertha and daughter. He is credited as the foremost masonry contractor in the Mountain West and is responsible for the exquisite masonry associated with this house. He worked with stone as well, creating “This is the Place Monument and LDS temples in Los Angeles and Idaho Falls, He learned the masonry trade from his father, with whom he co-owned the masonry contracting business. Together they are cited as having done brick work in every Salt Lake City block (Hortense Child Smith his secretary, Mormonwik.com). He

is also the creator of Gilgal Garden, a “visionary art environment” in Salt Lake City.

“One of the most important artistic innovations in Gilgal Garden was Child’s use of an oxyacetylene torch, like those used to cut steel, for cutting stone. The heat of the torch removed the waste rock and fused the surface of the remaining stone, giving it a polished sheen. Child’s son-in-law and assistant, Bryant Higgs, was a skilled welder and pioneered this sculpting method. Higgs taught well-known Utah sculptor Maurice Brooks to sculpt with the torch. Following Child’s careful instructions, Brooks carved features on several of Child’s works, including The Sphinx, The Monument to the Trade, Daniel II, Malachi, and The Last Chapter of the Book of Ecclesiastes.” gilgalgarden.com). The garden contains twelve original sculptural arrangements and over 70 stones engraved with scriptures, poems, and philosophical texts. Child died in 1963. His neighbor Grant Fetzter bought the property and the Fetzter family maintained the garden for 35 years, opening it briefly on Sundays for tours. A non-profit group, Friends of Gilgal Garden, was formed in 1998 with Hortense Child Smith leading the effort to raise money and purchase the garden, which they did in 2000. Gilgal Park is a city park open to the public. Restoration of Child’s sculptures continue. (Mormonwiki.com)

George William (Bill) Shipler, (1906-1956), owner

George William (a.k.a. Bill) Shipler (1906-1956), wife Irene and daughter owned this house for 16 years (1940-56). George William (Bill) Shipler (1906-1956), was the father of William Hollis Shipler (1929-2010), son of Harry Shipler (1878-1961)/Jessie Smith and grandson of James William Shipler (1849-1937). All were involved in photography and father-son partners in a photographic supplies business over 3 generations. They were famous for their glass plate negative photography of areas throughout the developing intermountain west (Utah, Colorado, Nevada, and Wyoming in the early 20th century. The Shiplers were master photographers who practiced their craft with skill and style. The glass plate negative images in this collection, especially during the initial years when they used large negative format (mostly 8 x 10), are among the finest found anywhere. George William Shipler capture many photographs of Yalecrest as it developed in early 20th century. His photograph collection (100,000 photo negatives) is housed in the UU Marriot Library Digital Collections Section in the Utah State Historical Society repository (history.utah.gov).



Guthrie Bicycle store located at 333 South Main Street in Salt Lake City. SHIPLER COLLECTION, UTAH STATE HISTORICAL SOCIETY.

1884-1888 E Yale Ave: (1930 English Cottage,"A)

This two-family residency (duplex) English Cottage architectural style house was built in 1930 by noted local Yalecrest builder Phillip Biesinger (1882-1937) with striated polychrome brick (a combination of gold green, dark brown, red brown bricks). Polychrome brick is highly admired and used in a number of fine houses in Yalecrest. The house is assessed as "historically contributing, A". Carl E Lind was a film salesman who worked with a 'moving picture" company lived in the 1888 side of the duplex in the 1940 census with his wife, Virginia, a daughter and a sister. This duplex has a continuous list of renters from 1930 to the current historic era.

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 –Upper Yale Heights 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, the Yalecrest neighborhood 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-Upper Yale 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-Upper Yale Heights LHD (**Appendix A**) represents the 1800 block of Yale Ave located in the north/south midsection between Sunnyside Ave and 1300 S and the Eastern most boundary (1900 East) of the Yalecrest, neighborhood, also known as the Upper Yale-3rd Addition subdivision. Yalecrest was listed on the National Register of Historic Places in 2007. Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

2. Public Interest in the Proposed LHD Designation

The Yalecrest-Upper Yale Heights LHD is the Upper Yale-3rd Addition subdivision. It is located in the midsection of Yalecrest neighborhood on the 1800-1900 block of Yale Ave. It contains 24 single-family property parcels with 1 duplex on Yale Ave at 1900 East. Property parcels are 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).

6. Public interest in Proposed LHD Designation

To date, **17/24 or 70.8%** of the single-family and duplex home owners within the proposed area of Yalecrest-Upper Yale 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 **70.8%**, which greatly exceeds the minimum support of 33% required by the LHD designation ordinance guidelines.

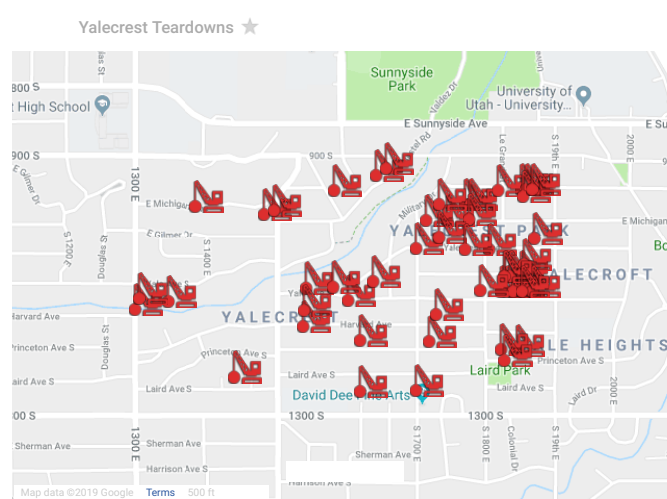
Property Owner Petition Signature to Open the Local Historic District Designation in Yalecrest-Upper Yale Heights LHD

Street	# Property Parcels	# Petition Signatures ^a	% Support
1800-1900 E Yale Ave	24 ^a	17	70.8%

^aone signature was collected on the application signature form for property parcels that have Joint tenants (JT) and the appropriate trustee signature for Trusts on associated property parcels.

Designating the Yalecrest-Upper Yale Heights as a Local Historic District (LHD) zoning overlay would minimize the frequent teardowns and demolitions (57 permit filings over the past 27 years) that have plagued the Yalecrest neighborhood in recent years. The 1800 block of Yale Ave is one of the last remaining intact “historically contributing” streets in this area of Yalecrest. The red backhoe icons represent demolitions of “historically contributing” houses and replacement with new, incompatible construction.

Demolition Map of “Historically Contributing” houses in Yalecrest



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-Upper Yale 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-Upper Yale 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, English Tudor/Jacobethan Revival, Colonial Revival, Neoclassical, Dutch Colonial Revival and Minimal Traditional 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 (85-95 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-Upper Yale 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 of residential dwellings were collected by Lynn K Pershing, using an iPhone 11 camera.

C. Research Material

The Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation, and was awarded that distinction 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-Upper Yale Heights LHD is the Upper Yale-3rd Addition subdivision located at the midsection of the eastern most boundary (1900 East) of Yalecrest. This new LHD in Yalecrest contains the highest percent of "historically contributing" houses than any other street on the 1800 block.

The **boundaries** of the Yalecrest-Upper Yale Heights LHD containing 24 property parcels are listed below:

West boundary is 1800 East

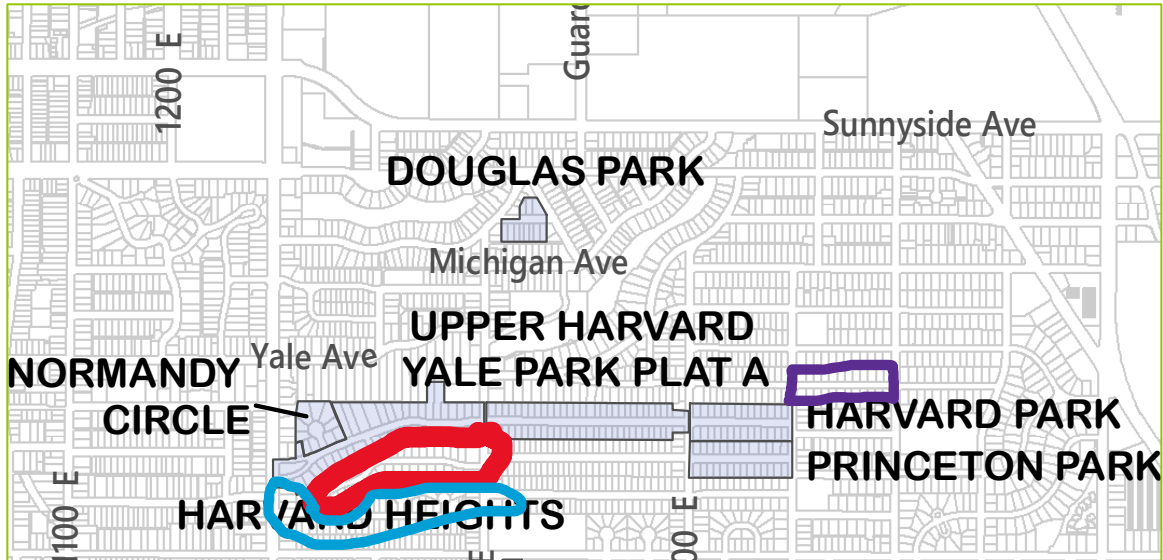
East boundary is 1900 East

North boundary contains the north side of Yale Ave containing the odd numbered houses,
1803 E to 1885 E Yale Ave.

South Boundary contains the south side of Yale Ave with the even numbered houses,
1802-1888 E Yale Ave.

APPENDIX A-2

Upper Yale Heights LHDs with Other LHDs in Yalecrest Neighborhood



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 (pending) outlined in blue

Upper Yale Heights (proposed) outlined in purple

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)

1842 E Yale Ave

1847 E Yale Ave

1872 E Yale Ave

2. Possible changes in house contributing status that need to be confirmed by State Historic Preservation Office, National Register of Historic Places Administrator, Mr. Corey Jensen.

1803 E Yale Ave

1813 E Yale Ave

1836 E Yale Ave

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. United States Census, 1930, 1940 and 1950.
6. Family Search app online
7. Salt Lake County Assessor: House information: parcel number, build date, exterior materials, original house photos, www.slco.org/assessor.