

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


rachel.otto (Dec 6, 2023 09:48 MST)
Rachel Otto, Chief of Staff

Date Received: 12/06/2023
Date sent to Council: 12/06/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: December 5, 2023

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



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

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

DOCUMENT TYPE: Ordinance

RECOMMENDATION: The Historic Landmark Commission voted to forward a positive recommendation to the City Council for consideration, and the Planning Commission voted to forward a negative recommendation to the City Council.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Issue Origin: This petition is a request that the City Council designate a new local historic district that includes 66 homes (68 properties) located on Laird Avenue from 1300 East to 1500 East including the homes on Laird Circle and Uintah Circle. The proposed Yalecrest – Laird Heights Local Historic District is located within the Yalecrest Neighborhood, which is generally located between 1300 East, and 1900 East, from 800 South/Sunnyside Avenue to 1300 South. The Yalecrest Neighborhood was designated as a National Register Historic District in 2007.



On February 1st, 2023, Kelly McAleer submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the city. The application was submitted with approximately 66% of property owner’s signatures (representing a majority ownership interest in a given lot) in the proposed district, which exceeds the required 33% necessary to initiate a petition of this nature. As required by ordinance, a report regarding the proposed district was presented to the City Council on May 2, 2023, at which time the Council instructed Planning Staff to proceed with processing the request.

Protection of Historic Resources: Although the homes within the proposed district have retained a high degree of architectural integrity, some property owners fear that the existing zoning and the National Register Designation of the Yalecrest Neighborhood do not provide sufficient protection of the historic architecture found in the proposed district. They are of the opinion that local historic district designation is the appropriate tool to ensure historic resource protection and management.

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

Adopted Policy: Several Salt Lake City policy documents generally support historic preservation efforts. The Community Preservation Plan (2012) and the East Bench Master Plan (2017) specifically address preservation and the protection of architectural and character defining features found in Yalecrest.

The Community Preservation Plan (2012) places a high priority on providing additional regulations to control demolitions and teardowns within the Yalecrest neighborhood. Additionally, the East Bench Master Plan (2017) also acknowledges that the Yalecrest Neighborhood contains some of the oldest structures on the East Bench within Salt Lake City and encourages communities to pursue additional overlay zoning, if it is a desire of the community.

Other adopted Salt Lake City documents contain policies that support historic preservation and can be found in:

- Plan Salt Lake (2015)
- Creating Tomorrow Together: Final Report of the Salt Lake City Futures Commission (1998)
- City Vision and Strategic Plan (1993)
- Salt Lake City Urban Design Element (1990)

Updated Survey: In regards to the homes in the proposed Yalecrest – Laird Heights local historic district, the Yalecrest Reconnaissance Level Survey conducted in 2005, indicates that of the 66 structures, 63 are rated as contributing (95%). Planning Staff, along with State Historic Preservation Office Staff, re-evaluated the rating of all the homes in the proposed district. Since the last RLS was conducted in 2005, physical changes have occurred to several of the homes in the proposed district. Three properties changed from “contributing” to “noncontributing” as noted below.

Map of Laird Heights // Contributing Structures



MAP LEGEND ○ Contributing Structure ⊗ Non-Contributing Structure

1200 South 1500 East



2005 RLS Photo



2015

The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005. Windows have been replaced and window openings have been modified on the front façade. Most significantly, the roof line has been altered with a large, highly visible, dormer on the south façade. This dormer meets the roof peak at its highest point as opposed to being constructed below the main roof line. Because of the changes, Planning, in consultation with SHPO Staff, recommends that this home receive a “C” rating, a non-contributing status.

1418 E. Laird Avenue



2005 RLS Photo



2015

The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005 with the extension of the front porch roof across the entire front façade of the home. Because of the changes, Planning, in consultation with SHPO Staff, recommends that this home receive a “C” rating, a non-contributing status.

1451 E. Uintah Circle



2005 RLS Photo



2015

The original house at this address was demolished. While the new home is stylistically compatible with the neighborhood, it is in fact new construction and therefore is rated “Out of Period”, which is non-contributing.

The H – Historic Preservation Overlay district that would be applied to the proposed district, if the local historic district were approved, would add an additional layer of regulation that requires design review for exterior alterations and imposes stringent regulations on demolition of contributing buildings.

The Yalecrest neighborhood was designated to the National Register of Historic Places in 2007. Being listed on the National Register is an honorary designation that provides property owners with the ability to seek state and/or federal tax credits for appropriate repairs or restoration work on contributing buildings. The National Register designation provides incentives for appropriate alterations but provides no protection from demolition or additions that may not be compatible with the historic character of the area.

Commission Recommendations: The Historic Landmark Commission reviewed this application on September 7, 2023, and found that it meets the local historic district designation criteria, and voted unanimously to forward a positive recommendation to the City Council to designate Yalecrest – Laird Heights as a local historic district.

The Planning Commission considered this application on September 13, 2023, and found that the proposed Zoning Map Amendment to add the Historic Preservation Overlay district to this area does not meet the general zoning amendment criteria, and therefore voted (5-4) to forward a negative recommendation to the City Council to designate Yalecrest – Laird Heights as a local historic district. The Planning Commission’s rationale for the negative recommendation were based on the findings that the proposed district did not meet the policies/goals found in the following adopted City documents:

- Chapters 3-5 of Plan Salt Lake (2015) addressing Housing, Transportation & Mobility, and Air Quality.
- Housing SLC
- Thriving in Place

Property Owner Opinion Ballot Results: On October 13, 2023, the Property Owners Opinion Ballot (Support Survey) was mailed to property owners within the proposed local historic district. Property owners were given thirty days to submit a ballot indicating whether they support or oppose the designation of the Yalecrest – Laird Heights Local Historic District. On November 20, 2023, the City Recorder issued the Official Canvass of the Property Owner Opinion Ballot, which contained the following results:

| | |
|---------------------------------------|----------|
| Ballots in Support..... | 49 |
| Ballots Opposed..... | 9 |
| Did not Vote..... | 10 |
| Undeliverable or Did Not Receive..... | 0 |
| Returned After Due Date..... | 0 |
| Total Ballots Returned..... | 58 of 68 |

Since the Property Owner Opinion Ballots returned equals at least two-thirds (2/3) of the total number of returned property owner support ballots, and represents more than fifty percent (50%) of the parcels within the proposed local historic district, the City Council may designate a local historic district by a simple majority vote. It is noted that the City Council is not bound by the results of the Property Owner Opinion Ballot.

PUBLIC PROCESS:

- **Initial Notification of Affected Property Owners:** Section 21A.34.020(C)(4) requires Staff to notify affected property owners by sending a neutral informational pamphlet to each property affected by the potential application. The informational pamphlet was mailed to property owners within the proposed district on January 5, 2023.

The informational pamphlet contained a description of the process to create a local historic district, as well as a list of the pros and cons of a local historic district. The pamphlet was mailed after the applicant submitted and finalized the proposed boundary for the Yalecrest – Laird Heights Local Historic District.

- **Application Notification to Affected Property Owners:** The application was submitted on February 1, 2023, and the subsequent Notice of Designation Application Letter was mailed to affected property owners within the proposed Yalecrest – Laird Height Local Historic District on February 9, 2023. Property owners were sent the notice of application and “Local Historic District Pros and Cons” informational letter indicating that the Planning Division had received an application, including the required number of signatures to initiate the designation, of a new local historic district.

- **Planning Director Report to the City Council:** Staff prepared and transmitted the Planning Director Report to the City Council. The Planning Director Report included the requirements found in 21A.32.020(C)(7)(A-F). The City Council adopted the Planning Director Report on May 2, 2023, instructing Planning Staff to move forward with the proposal.
- **Property Owner Meeting:** On June 20, 2023, the Planning Division met with owners of property located within the proposed boundaries of the Yalecrest – Laird Heights Local Historic District. The purpose of the meeting was to inform the property owners about the designation process and to discuss how local historic district designation would impact the property owners. The meeting included discussions regarding the process for obtaining a Certificate of Appropriateness, the adopted historic preservation standards and design guidelines. There was also a discussion on common over-the-counter approvals and the process of applying for approval. Approximately 16 property owners attended this meeting.
- **Open House:** On June 29, 2023, the Planning Division established an on-line Open House to solicit public comment regarding the proposed designation. All property owners and residents within 300 feet of the proposed local historic district, as well as those individuals on the Planning Division e-mail listserve were notified of the open house. An email was also sent out to the Yalecrest Neighborhood Council, East Liberty Park Community Organization, Wasatch Hollow Community Council, and KEEPYalecrest with notification of the on-line open house.
- **Historic Landmark Commission Meeting:** On September 7, 2023, the Historic Landmark Commission held a public hearing regarding the proposed Yalecrest – Laird Heights Local Historic District. Following the public hearing, the Historic Landmark Commission voted unanimously to recommend that the City Council adopt an ordinance to create the proposed local historic district. The agenda, minutes, and staff report of the September 7, 2023, Historic Landmark Commission meeting are bookmarked below for reference.
- **Planning Commission Meeting:** On September 13, 2023, the Planning Commission held a public hearing to consider the proposed Zoning Map Amendment, which would add the H – Historic Preservation Overlay zoning district to the properties within the proposed local historic district. Following the public hearing, the Planning Commission voted (5-4) to forward a negative recommendation to the City Council regarding the designation of the proposed local historic district. The agenda, minutes, and staff report of the September 13, 2023, Planning Commission meeting are bookmarked below for reference.
- **Property Owner Opinion Ballot:** On October 13, 2023, the Property Owners Opinion Ballot (Support Survey) was mailed to property owners within the proposed local historic district. Property owners were given thirty days to submit a ballot indicating whether they support or oppose the designation of the Yalecrest – Laird Heights Local Historic District. On November 20, 2023, the City Recorder issued the Official Canvass of the Property Owner Opinion Ballot (Support Survey) which proved favorable to the proposed

district. Of the 58 ballots returned, 49 were in support of the proposed district and 9 were opposed.

HISTORIC LANDMARK & PLANNING COMMISSION RECORDS:

- a) HLC Agenda of September 7, 2023 ([Click Here](#))
- b) HLC Minutes of September 7, 2023 ([Click Here](#))
- c) HLC Staff Report of September 7, 2023 ([Click Here](#))
- d) PC Agenda of September 13, 2023 ([Click Here](#))
- e) PC Minutes of September 13, 2023 ([Click Here](#))
- f) PC Staff Report of September 13, 2023 ([Click Here](#))

EXHIBITS:

1. PROJECT CHRONOLOGY
2. NOTICE OF CITY COUNCIL HEARING
3. ORIGINAL PETITION
4. MAILING LIST
5. ADDITIONAL PUBLIC COMMENT
(RECEIVED AFTER STAFF REPORT PUBLICATION)
6. OFFICIAL CANVASS RESULTS

SALT LAKE CITY ORDINANCE
No. _____ of 2024

(Amending the Zoning Map to establish the Yalecrest-Laird Heights Local Historic District)

An ordinance amending the Zoning Map to establish the Yalecrest-Laird Heights Local Historic District pursuant to Petition No. PLNHLC2023-00074.

WHEREAS, the Salt Lake City Historic Landmark Commission (“Historic Landmark Commission”) held a public hearing on September 7, 2023 on an application submitted by the Kelly McAleer (“Applicant”) to amend the city’s zoning map (Petition No. PLNHLC2023-00074) to apply the H Historic Preservation Overlay District to properties located on Laird Avenue, Laird Circle, and Uintah Circle between 1300 East Street and 1500 East Street, along with properties located at 1185, 1193, 1221, and 1227 South 1300 East Street, and 1174, 1180, 1184, 1194, 1200, and 1202 South 1500 East Street, which area shall be known as the Yalecrest-Laird Heights Local Historic District; and

WHEREAS, at its September 7, 2023 public hearing, the Historic Landmark Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Planning Commission (“Planning Commission”) and Salt Lake City Council (“City Council”) on said application.

WHEREAS, the Planning Commission held a public hearing on September 13, 2023 on said application; and

WHEREAS, at its September 13, 2023 meeting, by a 5-4 vote the Planning Commission voted in favor of forwarding a negative recommendation to the City Council on said application; and

WHEREAS, it was noted in the planning division staff report that the dwellings at 1200 South 1500 East Street, 1418 East Laird Avenue, and 1451 East Uintah Circle should be classified as non-contributing structures due to significant modifications to two of the structures and the third being a complete replacement structure; and

WHEREAS, after a public hearing on this matter the City Council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to apply the H Historic Preservation Overlay District to all buildings, structures and real property within the boundaries described and depicted on Exhibit "A". The areas described and depicted on Exhibit "A" shall be known as the Yalecrest-Laird Heights Local Historic District. The dwellings within the Yalecrest-Laird Heights Local Historic District shall be and hereby are classified as contributing structures as defined in Section 21A.34.020 of the *Salt Lake City Code* except that the structures at 1200 South 1500 East Street, 1418 East Laird Avenue, and 1451 East Uintah Circle shall be and hereby are classified as non-contributing structures.

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2023.

Published: _____.

Ordinance adopting Yalecrest Laird Heights LHD

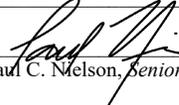
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| <p>APPROVED AS TO FORM Salt Lake City Attorney's Office Date: November 30, 2023 By:  Paul C. Nelson, Senior City Attorney</p> |
|---|

Exhibit “A”

Yalecrest – Laird Heights Local Historic District

Description of the Area Subject to a Zoning Map Amendment
to add the H – Historic Preservation Overlay District

Beginning at the Northwest Corner of Lot 3, Block 3, Normandie Heights Subdivision, as recorded in Book 'H', Page 128, Salt Lake County Recorders Office, and running thence N89°59'00"E 118.86 feet to the Northeast Corner of said Lot 3; thence S15°24'23"E 57.05 feet to the Southeast Corner of said Lot 3; thence N68°23'00"E 49.04 feet to the Northeast Corner of Lot 27, said Block 3; thence S08°30'00"E 124.64 feet to the Southeast Corner of said Lot 27; thence S00°01'00"E 64.78 feet to a point on the south line of Laird Ave; thence along said south line the following 3 courses: 1) N89°59'00"E 12.52 feet to a 1,634.83 foot radius curve to the right; 2) 176.43 feet along said curve (chord bears S86°55'30"E 176.34 feet) to a 1,056.57 foot radius curve to the left; 3) 11.95 feet along said curve (chord bears S84°09'27"E 11.95 feet); thence N13°10'18"E 128.67 feet to the Northwest Corner of Lot 20, Block 2, said Normandie Heights Subdivision; thence N80°00'00"E 57.80 feet to the Northeast Corner of said Lot 20; thence S06°15'00"W 13.44 feet; thence N65°08'25"E 50.31 feet; thence N80°00'00"E 253.91 feet to the Northeast Corner of Lot 25, said Block 2 and the westerly subdivision line of the Uintah Heights Addition Subdivision, as recorded in Book 'I', Page 6, Salt Lake County Recorders Office; thence along said westerly line N00°01'00"W 67.18 feet; thence N30°02'16"E 52.17 feet; thence N22°40'48"E 35.66 feet to the north line of said Uintah Heights Addition Subdivision; thence N89°57'20"E 523.06 feet along said north line; thence S82°22'06"E 91.82 feet; thence N38°26'50"E 15.67 feet to the Northeast Corner of Lot 20, Block 2, said Uintah Heights Addition Subdivision; thence N89°57'20"E 110.00 feet to the Northeast Corner of Parcel # 16-09-353-050 and the west line of 1500 East Street; thence S00°01'00"E 375.00 feet along said west line to the Southeast Corner of Parcel # 16-09-354-055; thence S89°57'20"W 110.00 feet along the south line of said Parcel to the Southwest Corner of said Parcel; thence S00°01'00"E 78.00 feet to the Southeast Corner of Lot 14, Block 1, said Uintah Heights Addition Subdivision; thence S89°57'20"W 663.70 feet to the Southwest Corner of Lot 2, said Block 1 of Uintah Heights Addition Subdivision; thence S00°01'00"E 2.65 feet to the Southeast Corner of Lot 33, Block 1, said Normandie Heights Subdivision; thence S89°57'22"W 645.00 feet to the Southwest Corner of Lot 21, said Block 1 of Normandie Heights Subdivision; thence S00°01'00"E 53.62 feet to the Southeast Corner of Parcel # 16-08-483-003; thence S89°59'00"W 134.00 feet to the Southwest Corner of said Parcel and the east line of 1300 East Street; thence N00°01'00"W 413.00 feet to the point of beginning.



ENGINEERING DIVISION
 300 WEST 200 SOUTH
 SALT LAKE CITY, UT 84101
 PHONE: (801) 535-3921

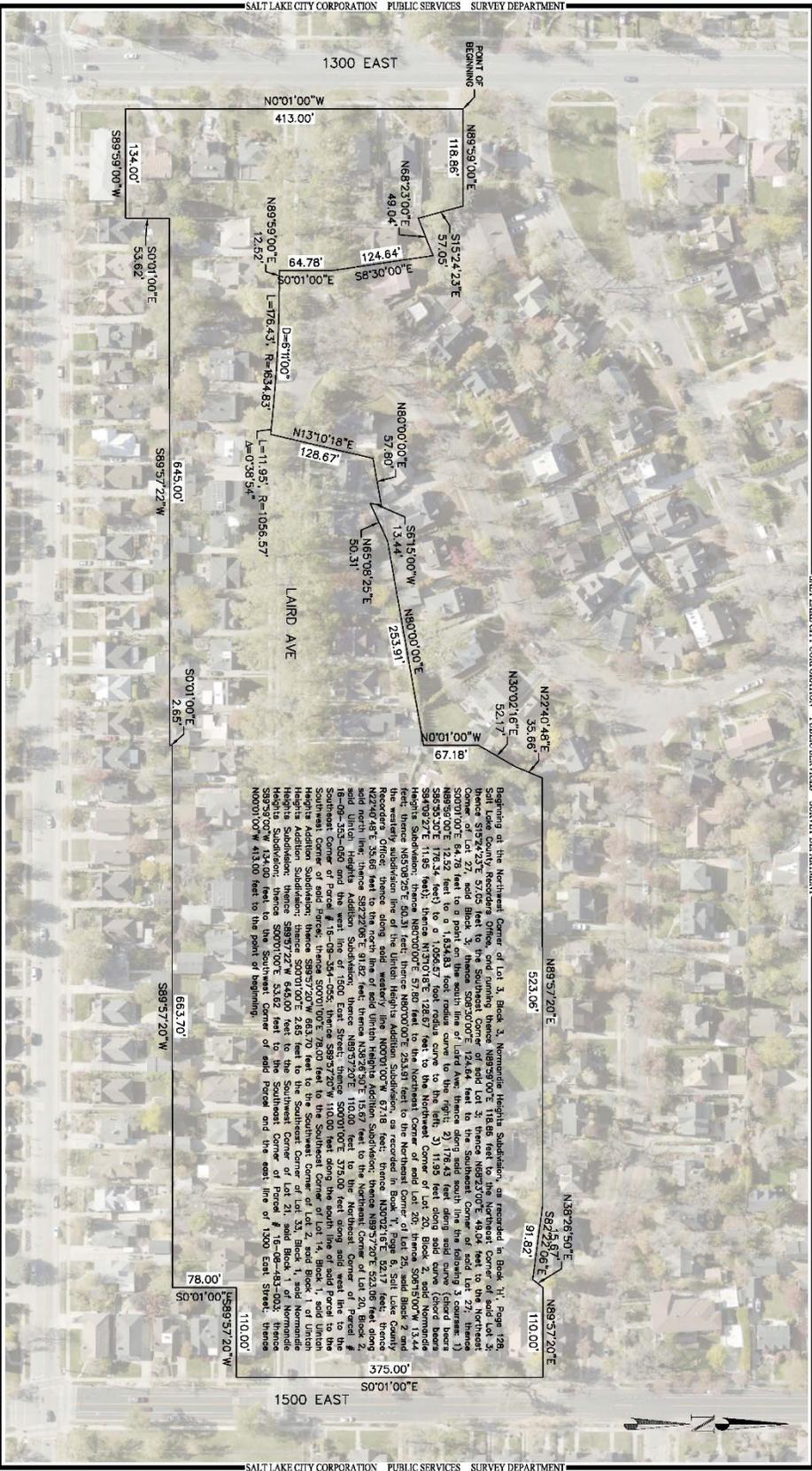
Contact: Chris Donoghue, PLS
 300 West 200 South
 Salt Lake City, UT 84101
 Phone: (801) 535-3921

| DATE | DESCRIPTION |
|------|-------------|
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| | |

SALT LAKE CITY CORPORATION PUBLIC SERVICES SURVEY DEPARTMENT

LOCAL HISTORIC DISTRICT LAIRD HEIGHTS

Sheet 1 of 1 (8/2013)



1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Yalecrest – Laird Heights – Local Historic District Petition PLNHLC2023-00074

| | |
|--------------------|--|
| January 5, 2023 | Property owners were sent a notice and Local Historic District Pros and Cons informational letter indicating that the Planning Division had been notified by a property owner of interest in creating a new local historic district. |
| February 1, 2023 | Application submitted to the City by property owner, Kelly McAleer. |
| February 1, 2023 | Petition assigned to Lex Traugher. |
| February 9, 2023 | Application Notification - Property owners were sent a notice of application and “Local Historic District Pros and Cons” informational letter indicating that the Planning Division had received an application, including the required number of signatures to initiate the designation of a new local historic district. |
| May 2, 2023 | Planning Director’s Report to the City Council for a new proposed local historic district. The City Council directed Planning Staff to move forward processing the proposed local historic district. |
| May 10, 2023 | Property Owner Meeting Notification – Property owners were sent a notice for the required “Neighborhood Information” meeting to be held on June 20, 2023. |
| June 20, 2023 | Property Owner Meeting held at the Carmen B. Pingree School. Owners of approximately 16 properties attended the meeting. |
| June 27, 2023 | Open House Notification to Recognized Organizations – An email was sent out to the Yalecrest Neighborhood Council, East Liberty Park Community Organization, Wasatch Hollow Community Council, and KEEPYalecrest with notification of the on-line open house. |
| June 29, 2023 | Open House Notification – Property owners and residents within 300 feet of the proposed local historic district boundaries were mailed notification of an on-line open house. The on-line Open House ran from June 29, 2023 to August 9, 2023. |
| August 25, 2023 | Notice of the Historic Landmark Commission September 7, 2023 Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserve notification of the Historic Lanmark Commission’s agenda emailed. Agenda posted on the Planning Division and State websites. |
| September 7, 2023 | The Historic Landmark Commission heard the proposal in a public hearing and voted to forward a positive recommendation on to the City Council for consideration. |
| August 30, 2023 | Notice of the Planning Commission’s September 13, 2023 Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserve notification of Planning Commission agenda emailed. Agenda posted on the Planning Division and State websites. |
| September 13, 2023 | Planning Commission Public Hearing. The Planning Commission voted to forward a negative recommendation regarding the request on to the City Council for a decision. |
| October 13, 2023 | A “Property Owners Opinion Ballot (Support Survey)” was mailed to all property owners asking if owners were in support, or if they were |

| | |
|-------------------|--|
| | opposed, to the designation. Ballots were required to be submitted to the City Recorder's Office or postmarked by November 15, 2023. |
| November 15, 2023 | The "Property Owners Opinion Ballot (Support Survey)" period ended at 5:00 p.m. |
| November 15, 2023 | Planning Staff requested an ordinance from the City Attorney's Office. |
| November 20, 2023 | The City Recorder's Office issued the "Official Canvass", or official results of the support survey. 49 property owners were in support, 9 opposed, and 10 did not vote. |
| November 30, 2023 | Ordinance received from the City Attorney. |
| November 30, 2023 | Transmittal was submitted to the Community & Neighborhoods Office. |

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNHLC2023-00074 – Yalecrest – Laird Heights – Local Historic District** – Kelly McAleer, a property owner, submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest – Laird Heights Local Historic District are on Laird Avenue from 1300 East to 1500 East including the homes on Laird Circle and Uintah Circle. The subject property is located in Council District 6 represented by Dan Dugan.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance on the same night of the public hearing. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: 451 South State Street, Room 326, Salt Lake City, Utah

** This meeting will be held in-person, to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, please visit www.sl.gov/council. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slgov.com. All comments received through any source are shared with the Council and added to the public record.

If you have any questions relating to this proposal or would like to review the file, please call Lex Traughber at (801) 535-6184 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at lex.traughber@slgov.com

The application details can be accessed at <https://citizenportal.sl.gov.com/>, by selecting the “Planning” tab and entering the petition number PLNHLC2023-00074.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slgov.com, 801-535-7600, or relay service 711.

3. ORIGINAL PETITION

HP // LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION

IMPORTANT INFORMATION



PRE-SUBMITTAL

Required prior to submitting an application. For questions regarding the requirements, email us at historicpreservation@slcgov.com.



NOTICE

The City is required to send notice to property owners within the proposed designation before an application can be submitted.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).

APPLICANT INFORMATION

DATE OF PRE-SUBMITTAL

12/22/2022

DATE OF CITY NOTICE

1.7.2023

TYPE OF APPLICATION

Local Historic District Thematic Designation

PROJECT NAME (OPTIONAL)

Laird Heights LHD

REQUEST

application local historic district

NAME OF APPLICANT

Kelly McAleer

PHONE

[REDACTED]

MAILING ADDRESS

1347 E Laird Avenue, Salt Lake City, UT 84105

EMAIL

[REDACTED]

APPLICANT'S INTEREST IN PROPERTY *(*owner's consent required)*

Owner Owner's Representative* Other*

IF OTHER, PLEASE LIST

[REDACTED]

NAME OF PROPERTY OWNER *(if different from applicant)*

Kelly McAleer / Kelly Slone Revocable Trust

PHONE

[REDACTED]

MAILING ADDRESS

1347 E Laird Avenue, Salt Lake City, Utah 84105

EMAIL

[REDACTED]

OFFICE USE

CASE NUMBER

[REDACTED]

RECEIVED BY

[REDACTED]

DATE RECEIVED

[REDACTED]

DISCLAIMER: 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.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

Kelly McAleer

EMAIL

[REDACTED]

MAILING ADDRESS

1347 E Laird Avenue, Salt Lake City, UT 84105

PHONE

[REDACTED]

APPLICATION TYPE

Local Historic Designation

SIGNATURE

[REDACTED]

DATE

2.1.2023

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Home

NAME OF OWNER

Kelly McAleer / Kelly Slone Revocable Trust

EMAIL

[REDACTED]

MAILING ADDRESS

1347 E Laird Avenue, Salt Lake City, Utah 84105

SIGNATURE

[REDACTED]

DATE

2.1.2023

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

HP // PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



APPLICANT INFORMATION

NAME OF APPLICANT

Kelly McAleer

ADDRESS OF APPLICANT

1347 E Laird Avenue

TYPE OF APPLICATION

Local Historic District Thematic Designation

DATE

2/1/2023

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HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



APPLICANT INFORMATION

Page 1 of 8

NAME OF APPLICANT
 - Kelly McAleer
 - Dolph Woods

ADDRESS OF APPLICANT
 1347 E Laird Ave
 1465 E Laird Ave
 DATE
 2/1/2023

Local Historic District Thematic Designation

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| PRINT NAME | ADDRESS | SIGNATURE | DATE |
|--------------------|------------------|--------------------|-----------------|
| LIBBY H PETERSON | 1221 S 1300 E | Libby H. Peterson | 8 JAN 2023 |
| Becky Woods | 1465 E Laird Ave | [Signature] | Jan 8 2023 |
| Kelly McAleer | 1347 E Laird Ave | Kelly McAleer | January 8, 2023 |
| Kim Wootton | 1369 Laird Ave | Kim W | Jan. 8, 2023 |
| Colne Overil | 1480 Laird AVE | [Signature] | Jan 8, 2023. |
| Kathy Rich | 1362 Laird | Kathy Rich | Jan 8, 2023 |
| Dave Overil | 1456 Laird | [Signature] | Jan 8 2023 |
| John Overil | 1450 Laird | John Overil | 1/8/2023 |
| MARILYN TAVARY | 10 | Marilyn Tavary | 1/8/2023 |
| Stephanie Peterson | 1347 Laird Ave | Stephanie Peterson | 1/8/2023 |
| Mark Hallen | 1370 Laird Ave | [Signature] | 1-8-23 |

HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



APPLICANT INFORMATION

Page 2 of 8

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.....
 Cathleen Cunningham 1457 Uintah Circle Cathleen Cunningham 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Paul Hanson 1436 Laird Ave Paul Hanson 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Richard Taylor 1412 Laird Ave Richard Taylor 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

John Crompton 1474 E. Laird John Crompton 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Jill Greenwood 1193 S. 1300 E. Jill Greenwood 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Heldinghan 1449 E. Uintah Cir Heldinghan 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Joel Pearson 1402 E Laird Ave Joel Pearson 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Kevin Warren 1180 S. 1500 E Kevin Warren 1/13/23

PRINT NAME ADDRESS SIGNATURE DATE

Cathleen Wilkes 1443 E. Laird Ave. C. Wilkes 1/21/23

PRINT NAME ADDRESS SIGNATURE DATE

Cole Webley 1417 E Laird Cir Cole Webley 1/21/23

PRINT NAME ADDRESS SIGNATURE DATE

Synsannah Holmberg 1419 E Laird Circle Synsannah Holmberg 1/21/23

PRINT NAME ADDRESS SIGNATURE DATE

HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



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| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| KIM ADAMSON | 1447 E LAIRD AVE SLC UT 84105 | <i>Kim Adamson</i> | 9 Jan 2023 |

~~c.c. Ashley Crampton 1478 E Laird Ave
 duplicate signature not counted
 SIGNATURE: *Ashley Crampton*
 DATE: 1-9-2023 e.e.~~

| | | | |
|---------------------------|---------------------------------|---------------------------|---------|
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| <i>W. H. Breckenridge</i> | 1470 Laird Ave SLC, UT 84105 | <i>W. H. Breckenridge</i> | 1/10/23 |

| | | | |
|---------------|--------------|----------------------|---------|
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| Fathi Brinson | 1425 E Laird | <i>Fathi Brinson</i> | 1/10/23 |

| | | | |
|----------------|----------------|------------|---------|
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| Russell Vetter | 1424 Laird Ave | <i>ERV</i> | 1/10/23 |

| | | | |
|--------------|---------------|-----------|---------|
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| Nick Orchard | 1200 S 1500 E | <i>NA</i> | 1/11/23 |

| | | | |
|------------------|---------------------------|-------------------------|---------|
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| Stephanie Midmer | 1455 Uintah Cir. 84105 | <i>Stephanie Midmer</i> | 1/12/23 |

| | | | |
|--------------|---------------|---------------------|---------|
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| Sesil Cratin | 1194 S 1500 E | <i>Sesil Cratin</i> | 1/21/23 |

PRINT NAME ADDRESS SIGNATURE DATE

PRINT NAME ADDRESS SIGNATURE DATE

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HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



page 5 of 8

NAME OF APPLICANT
 - Kelly McAleer
 - Dolph Woods
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Stinne Thorsen 1413 E LAIRD Circle *[Signature]* 1/28/23
 PRINT NAME ADDRESS SIGNATURE DATE

Doree C. Thorsen 1174 S. 1500 *[Signature]* 1/28/23
 PRINT NAME ADDRESS SIGNATURE DATE

JENNIFER RUCKEL 1440 E LAIRD AVE *[Signature]* 1/28/23
 PRINT NAME ADDRESS SIGNATURE DATE

Aaron Eckhauser 11415 E Laird Circle *[Signature]* 1/28/23
 PRINT NAME ADDRESS SIGNATURE DATE

HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



APPLICANT INFORMATION

NAME OF APPLICANT

- Kelly McAleer
- Dolph Woods

TYPE OF APPLICATION

Local Historic District

Thematic Designation

ADDRESS OF APPLICANT

1347 E. Laird Ave
1465 E Laird Ave

DATE

2/1/2023

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| BRENDA GUNNISON | 1227/1229S | Brenda Gunnison | 1/17/2023 |
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| LARNA JO NICHOLSON | 1393 E Laird Ave SLC, 84105 | [Signature] | 1/22/2023 |
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| Melissa Bentley | 1332 Laird Ave 84105 | [Signature] | 1/22/2023 |
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| Patricia [unclear] | 1328 [unclear] Ave 84105 | [Signature] | 1/22/2023 |
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| Julie Mayhew | 1319 Laird Ave 84105 | [Signature] | 2/23/23 |
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| MAXINE C. BABALIS | 1308 LAIRD AVE. | Maxine C. Babalis | 1-23-23 |
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
| PRINT NAME | ADDRESS | SIGNATURE | DATE |
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PRINT NAME ADDRESS SIGNATURE DATE
 Bonnie Q. Hansen 1185 So 13th East Bonnie Q. Hansen 1/31/23

PRINT NAME ADDRESS SIGNATURE DATE

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1. Project Description

Significance of Area in Local, Regional or State History

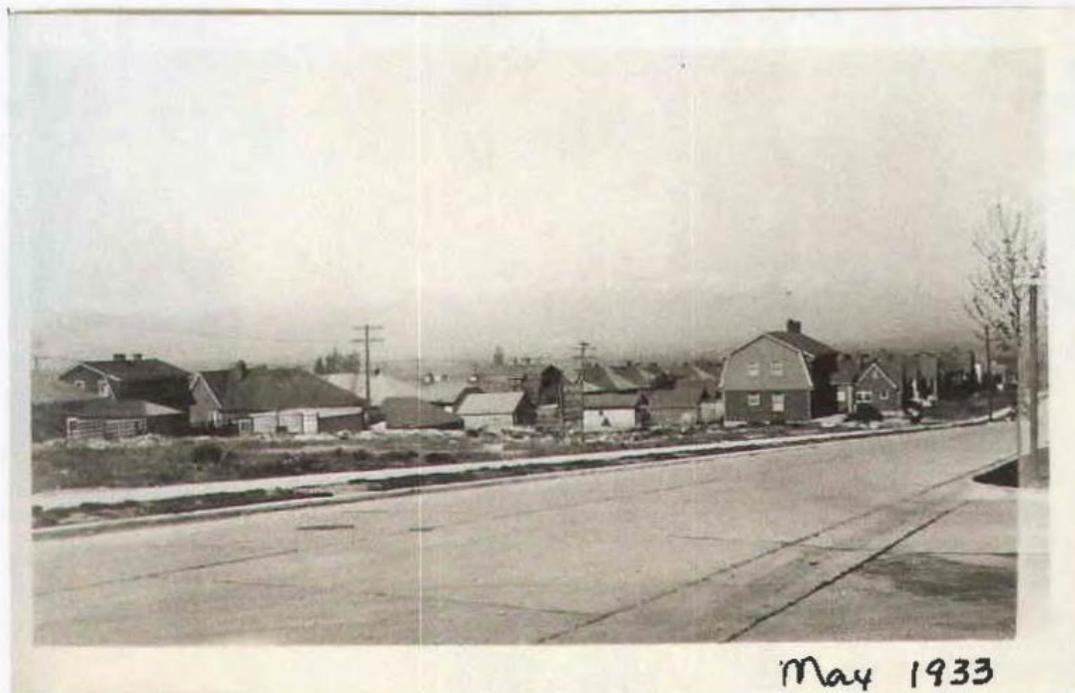
In the mid 1800's, Salt Lake City was platted and developed with public buildings in the center of Salt Lake City surrounded by residential lots and farmland to the south and west. The Big Field Survey in 1848 divided the land to the south of the Salt Lake City settlement (900 South today) into five and ten acre plots to be used for farming for the "mechanics and artisans" of the city.¹ The Yalecrest survey area is located on the northeastern section of land that was initially set apart as Five-Acre Plat "C" of the Big Field Survey¹

The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. Yalecrest occupies Blocks 28, 29, and 30. The original blocks are bordered by the major north-south streets of the survey area: 1300, 1500, 1700 and 1900 East and the east-west streets of 900 and 1300 South. (The Utah Historic Sites Database). The area north of 2100 South was a Five-Acre Plat "A" and the area south was a Ten-Acre Plat. The majority of Yalecrest with the exception of strips along the north and west sides are part of Five Acre Plat "C".¹

Property within the area was distributed by the LDS church authorities, by lot, for use in raising crops and farming.¹ Dividing the plots for land speculation was discouraged: 1875 maps of Salt Lake City show no development in the southeast section of the city beyond 1000 East or 900 South. The earliest identified residents in the Yalecrest area begin to appear in the 1870s¹. Yalecrest boundaries are represented by 840 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

The 1920s were a period of tremendous growth in Yalecrest with 22 subdivisions platted by a variety of developers from 1911 to 1938. The Bowers Investment Company, a branch of the Bowers Building Company, filed the subdivision papers for Normandie Heights in 1926 with 140 lots, and its houses were built primarily from 1926-35. It is distinctive because of its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots. In August 1928, the Uintah Heights Addition located in Block 30 of the 5-Acre Plat C of the Big Field Survey of 1848 and consists of 35 lots. The area was developed by Uintah Realty Co. and other builders and houses were constructed primarily in the late 1920s and early 1930s, many by Herrick Bros. and the Gaddis Investment Company. N.L. Herrick was a partner in the Gaddis Investment Company as well as an individual builder. Herrick and Company provided both design and construction services. The Gaddis Investment Company was founded in 1922 to deal in real estate, investments and insurance. Both of its partners lived in Yalecrest; N.L.

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



View of Laird Ave 1933

A number of factors contributed to the Yalecrest development in the early twentieth century; 1) the population of Salt Lake City almost doubling from 1900 to 1910, 2) air pollution in the valley from coal burning furnaces led residents to seek higher elevations East of 1300 East for cleaner air to breathe for their residences recently developed by in-state and out-of-state land developers. Transportation options made the Yalecrest area easily accessible to the downtown area. The primary means of transportation in the early part of this era was the streetcar line along 1500 East.¹ The streetcars serving the Yalecrest area traveled from downtown to 1300 East in front of East High, traveling East along 900 South to 1500 East, then south on 1500 East to the State Prison located at 2100 S. The former State Prison on 2100 South is the current site of Sugar House Park.

1960's and Beyond (1960-2005)

The Yalecrest neighborhood, in general and Yalecrest-Laird Heights LHD specifically, avoided the blight common in many urban residential neighborhoods during this era.

There was no population pressure as the population of Salt Lake City slightly decreased during this time period.¹² No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Ave. Zoning ordinances restricted commercial building to a few spots on the major streets. While there are 51 original duplexes in the Yalecrest neighborhood, there are 4 in the proposed Yalecrest-Laird Heights LHD. The original Uintah Elementary School located on 1300 S (outside the proposed Yalecrest-Laird Heights LHD boundaries) was demolished and replaced by a new structure in 1993. The attractive neighborhoods of Yalecrest have mature street trees, single-family owner-occupied, well-maintained houses with landscaped yards and continue to be a desirable residential area.¹

The current practice of razing an existing small historic structure and replacing it with a residence 3-4 times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance was created called the Yalecrest Compatible Infill Overlay ordinance was passed by the Salt Lake City Council in 2005. The purpose of the ordinance is:

to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.

That infill overlay zoning regulated building height, minimum front yard size, and several aspects of garages or accessory structures. Due to liberal interpretation of the current City and State demolition ordinances, houses in Yalecrest continue to be demolished above ground and replaced with out-of-size, mass and architectural incompatibility. The currently proposed SLC “Affordable Housing Incentive” (AHI) City (2022) aims to increase multifamily housing within ¼ mile of high frequency (every 15 minutes) transportation corridors. UTA has recently changed the frequency of bus route #220 on 1300 E to a 15-minute frequency. All 1300-1500 Blocks of Yalecrest are impacted by this zoning overlay. The AHI zoning overlay allows demolition of single-family housing to create this new multifamily housing construction thus making historic single-family houses in the proposed Yalecrest-Laird Heights LHD endangered to demolition. The listing of Yalecrest on the National Register of Historic Places does not protect against this local zoning. This application seeking a Local Historic District designation is the only current legal option to minimize demolition of historic single-family houses in this established, mature and historic neighborhood.

The proposed Yalecrest-Laird Heights Local Historic District (LHD) is located on Block 30 and encompasses the following properties; 6 properties on the west side of 1500 East (1174, 1180, 1184, 1188, 1194, and 1200 S 1500 East) between the proposed Princeton Heights LHD and the current proposed Laird Heights LHD as the East boundary, Four properties on the East side of 1300 East (1185-1227 S 1300 East) represent the West

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

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

Physical Integrity of Houses in the Area

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

An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005¹, by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register of Historic Places application for the Yalecrest neighborhood. Much of the information in this document comes from that reconnaissance level survey (RLS). The proposed Yalecrest-Laird Heights LHD area contains houses constructed over the time period from 1923 (1480 E Laird Ave) and extending through 1950 (1185 S 1300 East) in the historic era.

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

Commercial Properties

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

Developers, Builders and Architects

The original name for Laird Ave was actually Edith Ave. “Laird Ave first appears in the 1908 Polk directory and is associated with development of that street later in Normandie Heights subdivision (see **Significant persons in the area** section below). Normandie Heights subdivision was platted for 140 properties in 1926 by the Bowers Investment Co.

Yalecrest-Laird Heights LHD contains 65 property parcels of the 140 platted parcels in the greater Normandie Height subdivision. A number of notable Salt Lake builders were responsible for building exceptional houses in the proposed Yalecrest-Laird Heights LHD.

Notable Builders in Yalecrest-Laird Heights LHD

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

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



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

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

Properties Recommended for National Register Level Research

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

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

1362 S Laird Ave (built 1927) Spanish Colonial Revival

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

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

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

Significant Persons in the Area

The Naming of Laird Ave

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

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

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

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

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

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

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

Edward Laird (1852-1925)



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



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

Laird and Snelgrove Families

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

Distinctive Characteristics of the Type/Period/Method Of Construction

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

Importance to Salt Lake City History

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

2. Physical Integrity

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

Contributing Status of houses in Yalecrest-Laird Heights

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

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

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

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

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

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

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

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

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

Building dates

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

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

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

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

Architectural Types

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

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

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

^aaccording to RLS 2005.

Exterior House Materials

Exterior construction materials of houses in Yalecrest-Laird Heights LHD are primarily striated brick (50.8%), regular brick (30.8%), stucco/paster (10.8%) and stone (4.6%), Terra Cotta (1.5%), aluminum/vinyl siding (1.5%) with various accompanying materials including half timbering, clapboard, stucco/paster, wood and aluminum/vinyl siding. The distribution of the various exterior construction materials is tabulated below.

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

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

^a2005 RLS assessment

3. Eligibility Listing on the National Register of Historic Places

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

4. Notable Examples of Elements in Salt Lake City's History

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

French Norman and Bungalow. In addition, these homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, defense, business, medical, education and legal aspects of the city, state and country. An Intensive Level Survey was completed of Yalecrest by Beatrice Lufkin, of the Utah State Historic Office (SHPO) in 2005. Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office.

Notable Houses and Their Owners in Yalecrest-Laird Heights LHD

(from The State Historic Preservation Office files)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

is surrounded by sidelights and a fan light.

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

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

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

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

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

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

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

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

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

The Duesenberg SJ 'Mormon Meteor'



(Wikipedia)

1957 Pontiac Bonneville sedan



named in earned honor of Ab Jenkins achievements (Wikipedia)

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

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

Historic Preservation Overlay

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

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

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

Adopted Master Plans and City Policies

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

Relevant Community Preservation Plan Policies

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

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

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

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

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

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

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

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

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

Other Adopted City Policy documents addressing the role of Historic Preservation

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

The proposed Yalecrest –Laird Height Local Historic District is located within the area covered by the East Bench Community Master Plan. A stated goal of the Urban Design section of the plan is to “enhance the visual and aesthetic qualities and create a sense of visual unity within the community.”

The Plan identifies the following elements which detract from the residential character:

- Building remodeling or additions that are not compatible with the design of the original structure or neighboring homes, and
- New structures that are not compatible with the design of surrounding homes.

In the 1987 East Bench Master Plan, Yalecrest is specifically identified for preservation. “The older Harvard-Yale area contains many buildings of architectural and historic significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character. The city is in the process of conducting a survey of the community to document sites of architectural and historic significance and to evaluate the potential for establishing a historic district.” IN the 2017 version of the East Bench Master Plan, Yalecrest is noted for being the oldest historically contributing neighborhood on the East Bench and encourages residents to find a common voice to preserve it using either Local Historic Districts or Conservation Districts.

Urban Design Element (1990): The Urban Design Element includes statements that emphasize preserving the City’s image, neighborhood character and maintaining livability while being sensitive to social and economic realities. The Plan includes the following concepts:

- Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the City.
- Ensure that land uses make a positive contribution to neighborhood improvements and stability.
- Ensure that building restoration and new construction enhance district character.
- Require private development efforts to be compatible with urban design policies of the city, regardless of whether city financial assistance is provided.
- Treat building height, scale and character as significant features of a district’s image.
- Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings and the pedestrian.

Salt Lake City Community Housing Plan (2000):

Provide historic preservation education to developers and property owners, including information on technical and financial assistance and incentives.

City Vision and Strategic Plan (1993)

- Restore and adaptively reuse historic resources.
- Develop programs to enhance and preserve the City's cultural history and character as expressed in the built environment.
- Offer strong economic incentives to stop housing unit deterioration.

Together: Final Report of the Salt Lake City Futures Commission (1998)

- Enforce preservation strategies for buildings and neighborhoods.
- Rehabilitate historic buildings for cultural uses wherever possible.

The proposed Yalecrest-Laird Heights LHD is currently zoned under the Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance adopted by the City in 2007³. The purpose of the ordinance is to “encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood”. The YCIO regulates building height, minimum front yard size, and several aspects of garages or accessory structures, but does not protect against demolitions or out-of-mass, scale and architecture character of additions or new structures.

The City's Preservation Policy was adopted in 2011⁴. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. Yalecrest was suggested for protection in both plans. The proposed boundaries of Yalecrest-Laird Heights LHD (**Appendix A**) represents the South East corner in Normandie Heights subdivision and the greater Yalecrest neighborhood that is nationally recognized for its historic value (National Register of Historic Places 2007).

Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

6. Public Interest in the Proposed LHD Designation

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

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

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

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

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

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

A Yalecrest-Laird Heights LHD designation will also provide the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from which to learn and appreciate the cultural and City History of notable residents and fine, well-maintained, diverse architectural examples of English Cottage, English Tudor, and French Norman, Spanish Colonial architectural styles. In addition,

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

B. Photographs

Original and current photographs of the individual homes in the proposed Yalecrest-Laird Heights LHD are listed with addresses and listed separately in **APPENDIX C**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the street property owners, residing on Laird Ave and Uintah Circle, using an iPhone camera.

C. Research Material

The Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation, which was awarded in 2007. Much of the information in this document about the area's architecture, history, builders and building dates comes from that survey and the Salt Lake County Assessor website. Additional information is on file at the Utah State Historic Preservation Office, Family Search website, Polk Directories, Wikipedia, and newspaper archives (Salt Lake Tribune and Deseret News) and the KEEPYalecrest website blog (keepyalecrest.org). Research material used to prepare this application are listed in **APPENDIX C**. See (<http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>)

D. Landmark Sites Not applicable

E. Boundary Adjustment:

Yalecrest-Laird Heights LHD is located to the immediate south of Yalecrest-Harvard Heights LHD. The new Yalecrest-Laird Heights LHD is parallel to Yalecrest-Harvard Heights LHD and both traverse the 1300-1500 blocks of their respective streets, while also including 4 properties along 1300 E (1185, 1193, 122123, 1227-29 E) and 6 properties on 1500 East (1174, 1180, 1184, 1188, 1194 and 1200 E) that lie between the 1300-1500 Princeton Ave and Laird Ave streets.

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

West boundary is 1300 East

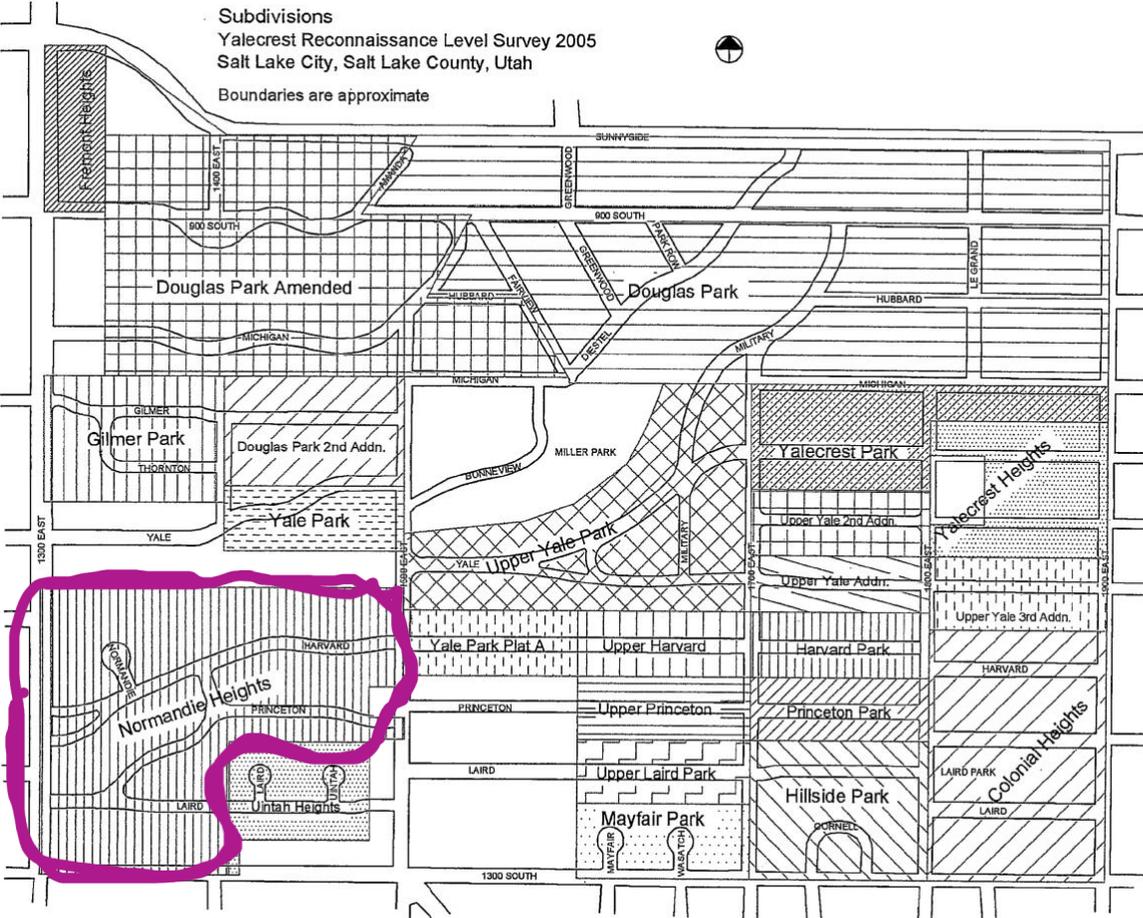
East boundary is 1480 E Laird Ave and 1174 S, 1180 S, 1184 S, 1188 S, 1194 S, 1200 S 1500 East.

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

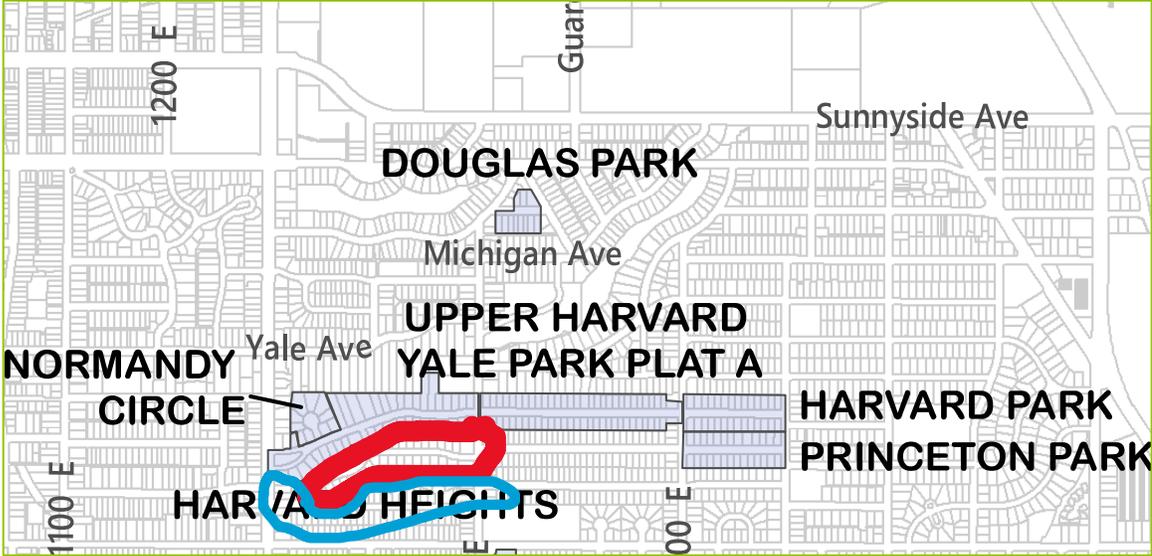
South Boundary contains the south side of Laird Ave with the even numbered houses from 1308-1480 E Laird Ave.

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

The Normandie Subdivision lies in the southwestern most corner of. The Normandie subdivision is outlined in purple.



APPENDIX A-2
All LHDs in Yalecrest



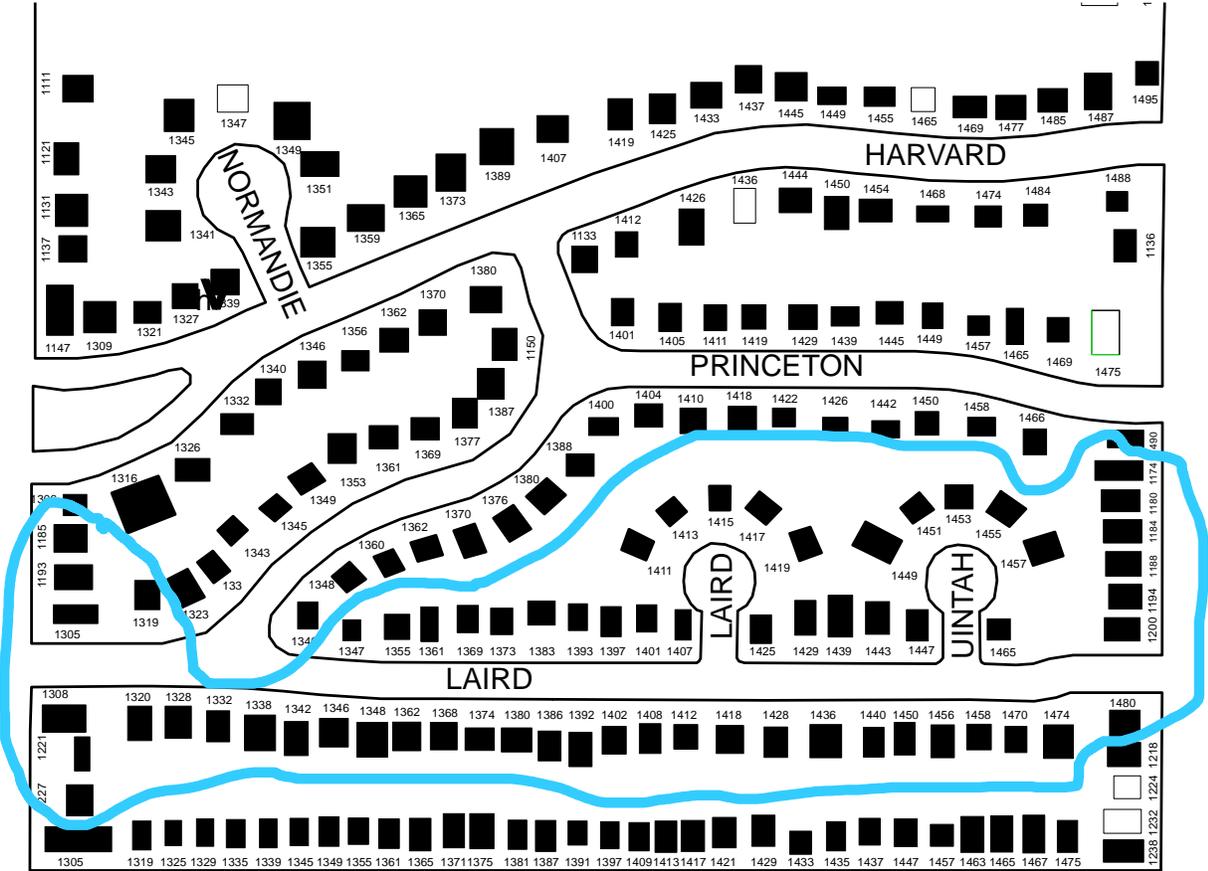
Existing Yalecrest LHDs

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

Princeton Heights (pending) outlined in red
Laird Heights (proposed) outlined in blue

APPENDIX A-3

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



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

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

APPENDIX B

Contrary documentation between RLS 2005 text and existing house photographs

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

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

APPENDIX C
Photographs of Laird Heights LHD
See separate attached document

1305-1480 E Laird Ave
1185-1227/28 S 1300 East
1407-1425 E Laird Circle
1447-1457 E Uintah Circle
1174-1200 S 1500 East

APPENDIX D
Research Materials (References)

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

Yalecrest-Laird Heights Local Historic District embodies 65 houses from contiguous areas

42 houses: E Laird Ave

4 houses: 1300 East

6 houses: 1500 East

NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description.

¹NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives

1300 EAST (4)

1185 South 1300 East (A) 16-08-482-002

1950 Early Ranch/Minimal Traditional



2023



1193 South 1300 East (A) 16-08-482-003

1930 English Tudor



2023



1221-23 South 1300 East (A) 16-09-483-002

1931 English Tudor



2023



Yalecrest: Laird Heights LHD
House Photographs

1277-29 South 1300 East (A) 16-09-483-003
1930 Spanish Revival



2023

1500 East (6)
1174 S 1500 E (B):16-09-353-050
1927 English Cottage



2023

1180 S 1500 East (B): 16-09-353-051
1929 Bungalow



2023

1184 S 1500 East (A): 16-09-353-052
1926 Bungalow



2023

Yalecrest: Laird Heights LHD
House Photographs

1188 S 1300 East (A): 16-09-353-030
1928 English Cottage
No original photo available

2023



1194 S 1500 East (B): 16-09-353-054
1925 English Cottage



2023



1200 S 1500 East (B): 16-09-353-061
1926 Bungalow
No original photo available

2023



Yalecrest-Laird Heights Local Historic District embodies 65 houses from contiguous areas

7 houses: E Laird Circle

6 houses: E Uintah Circle

NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description.

¹NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives

Laird Circle (7)

1407 E Laird Circle (A): 16-09-353-040

1935 Minimal Traditional



2023



1411 E Laird Circle (B): 16-09-353-034

1929/35 English Tudor

No original photo available

2023



1413 E Laird Circle (A): 16-09-353-021

1931/30 English Tudor

No original photo available

2023



Yalecrest: Laird Heights LHD
House Photographs

1415 E Laird Circle (B): 16-09-353-022
1929/30 English Cottage



2023



1417 E Laird Circle (B): 16-09-353-023
1931 Colonial Revival



2023



1419 E Laird Circle (A): 16-09-353-024
1925/26 English Cottage



2023



1425 E Laird Circle (A): 16-09-353-041
1939/35 Colonial Revival



2023



Uintah Circle (7)

1447 E Uintah Circle (B): 16-09-353-045
1930 English Tudor



2023



1449 E Uintah Circle (B): 16-09-353-025
1936 Colonial Revival



2023



1451 E Uintah Circle (B): 16-09-353-026
1939 Colonial Revival
No original photo available
new construction 2009

2023



1453 E Uintah Circle (B): 16-09-353-027
1936 Colonial Revival
No original photo available

2023



Yalecrest: Laird Heights LHD
House Photographs

1455 E Uintah Circle (B): 16-09-353-028
1931 English Tudor



1457 E Uintah Circle (B): 16-09-353-029
1931 Colonial Revival



2023



2023



Yalecrest-Laird Heights Local Historic District embodies 65 houses from contiguous areas

42 houses: E Laird Ave

NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description.

¹NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives

Laird Ave (42)

1305 E Laird Ave (B) 16-09-482-004

1932 English Cottage



2023



1308 E Laird Ave (A) 16-09-483-001

1939 Art Moderne



2023



1319 E Laird Ave (B) 16-09-482-006

1929 English Cottage/Tudor



2023



Yalecrest: Laird Heights LHD
House Photographs

1320 E Laird Ave (B) 16-09-483-005
1937 English Cottage



2023



1328 E Laird Ave (A) 16-09-354-001
1927 English Cottage



2023



1332 E Laird Ave (A) 16-09-354-002
1927 Bungalow/English Cottage
Original photo not available

2023



1338 E Laird Ave (B) 16-09-354-003
1927 English Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

1342 E Laird Ave (A) 16-09-354-004
1927 Period Revival Other



2023



1346 E Laird Ave (B) 16-09-354-005
1927 Spanish Revival



2023



1347 E Laird Ave (B) 16-09-353-031
1926 English Cottage



2023



1348 E Laird Ave (B) 16-09-354-006
1927 English Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

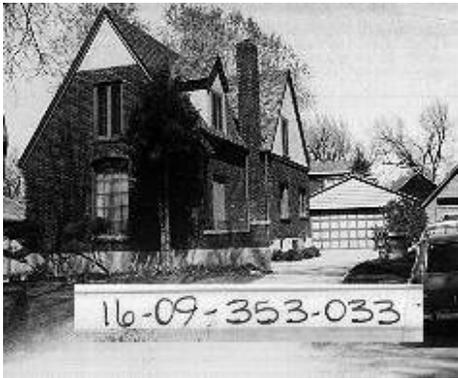
1355 E Laird Ave (A): 16-09-353-032
1933 English Cottage



2023



1361 E Laird Ave (A): 16-09-353-033
1927/28 French Norman



2023



1362 E Laird Ave (A): 16-09-354-007
1927 Spanish Colonial Revival



2023



1368 E Laird Ave (A): 16-09-354-008
1927 Period Revival Cottage
No original photo available

2023



Yalecrest: Laird Heights LHD
House Photographs

1369 E Laird Ave (A): 16-09-353-034
1930 English Cottage



2023



1373 E Laird Ave (A): 16-09-353-035
1929 English Tudor
No original photo available

2023



1374 E Laird Ave (A): 16-09-354-009
1927 French Norman
No original photo available

2023



1380 E Laird Ave (B): 16-09-354-010
1927 Period Revival Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

1383 E Laird Ave (A): 16-09-353-036
1930/31 English Cottage



2023



1386 E Laird Ave (B): 16-09-353-011
1927 French Norman
No original photo available

2023



1392 E Laird Ave (B): 16-09-354-012
1925/27 Neoclassical English Cottage



2023



1393 E Laird Ave (A): 16-09-354-016
1929 English Cottage
No original photo available

2023



Yalecrest: Laird Heights LHD
House Photographs

1397 E Laird Ave (A): 16-09-353-008
1930/27 English Cottage



2023



1401 E Laird Ave (A): 16-09-353-039
1930 English Cottage



2023



1402 E Laird Ave (A): 16-09-354-013
1936/29 English Cottage



2023



1408 E Laird Ave (A): 16-09-354-014
1932/33 English Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

1412 E Laird Ave (A): 16-09-354-062
1931/37 English Cottage



2023



1418 E Laird Ave (B): 16-09-354-016
1926/55 Minimal Traditional
No original photo available

2023



1428 E Laird Ave (A): 16-09-354-017
1937 English Tudor



2023



1429 E Laird Ave (A): 16-09-353-042
1929 English Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

1436 E Laird Ave (A): 16-09-354-018
1937 English Tudor



2023



1437-39 E Laird Ave (A): 16-09-353-043
1932 English Cottage



2023



1440 E Laird Ave (B): 16-09-354-019
1935 English Cottage



2023



1443 E Laird Ave (A): 16-9-353-044
1929 English Tudor



2023



Yalecrest: Laird Heights LHD
House Photographs

1450 E Laird Ave (A): 16-09-354-020
1935 English Cottage



2023



1456 E Laird Ave (A): 16-09-354-021
1936 English Cottage



2023



1458 E Laird Ave (A): 16-09-354-022
1934 English Cottage



2023



1465 E Laird Ave (16-09-353)
1929 French Norman



2023



Yalecrest: Laird Heights LHD
House Photographs

1470 E Laird Ave (A): 16-09-354-022
1931/30 English Cottage



2023



1474-78 E Laird Ave (A): 16-09-354-024
1930 English Cottage



2023



1480 E Laird Ave (B): 16-09-354-055
1923 Bungalow
Original photo house side facing 1500 East



2023



4. MAILING LIST

| OWN_FULL_NAME | OWN_ADDR | OWN_CITY | OWN_STA | OWN_ZIP |
|--|----------------------|----------------|---------|---------|
| HANSEN, BONNIE Q | 1 LIBERTA CT | DANVILLE | CA | 94526 |
| GREENWOOD, KENNETH C & GREENWOOD | 1193 S 1300 E | SALT LAKE CITY | UT | 84105 |
| VANDENBOOMEN, RICHARD S | 1 S CIRCLE OAKS | SANDY | UT | 84092 |
| MAYHEW, ROBERT J & JULIE E; TRS | 1319 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| BABALIS, MAXINE C; TR | 1308 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| PETERSON, LIBBY H | 1221 S 1300 E | SALT LAKE CITY | UT | 84105 |
| GUNNISON, BRENDA | 1229 S 1300 E | SALT LAKE CITY | UT | 84105 |
| HOTCHKIN, MICHAEL & JENNIFER; JT | 1320 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| OLIVER, RICHARD R & MARIA J (JT) | 1411 E LAIRD CIR | SALT LAKE CITY | UT | 84105 |
| SHANE THORESON REV TRET AL | 1413 E LAIRD CIR | SALT LAKE CITY | UT | 84105 |
| ECKHAUSER, AARON W; JTECKHAUSER, | 1415 E LAIRD CIR | SALT LAKE CITY | UT | 84105 |
| WEBLEY, STEPHEN C; JTWEBLEY, JENNIFER | 1417 E LAIRD CIR | SALT LAKE CITY | UT | 84105 |
| GUST, SUSANNAH; JTHOLMBERG, TODD | 1419 E LAIRD CIR | SALT LAKE CITY | UT | 84105 |
| INGHAM, SCOTT W & HEIDI M; JT | 1449 E UINTAH CIR | SALT LAKE CITY | UT | 84105 |
| STEPHANI C WIDMER REV TRET AL | 1455 E UINTAH CIR | SALT LAKE CITY | UT | 84105 |
| ROLLINS, DOUGLAS E & CUNNINGHAM, | 1457 E UINTAH CIR | SALT LAKE CITY | UT | 84105 |
| PAIGE ELIZABETH RAUSCHREVOCABLE TR | 1188 S 1500 E | SALT LAKE CITY | UT | 84105 |
| KELLY C SLONE REV TRMCALEER, KELLY | 1347 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| BUNKER, HUGH C; JTBUNKER, CARIN D; | 1355 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| LAMPRECHT, MARSHA | 1361 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| WIRTHLIN, KIM; TR(KW TRUST) | 1369 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| KLETTING, GENEAL L | 1373 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| ODEKIRK, SHARON | 1383 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| NICHOLAOU, LORNA J; TR(LJN FAM LIV TR | 1393 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| POSER, FLORIAN JTHUWENDIEK POSER, | 1397 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| GREEN, NICHOLAS; JTZAVODNI, SUZANNE | 1401 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| POK, JACQUELYNN M; TC 50%DURAN, (| 5281 S HOLLADAY BLVD | HOLLADAY | UT | 84117 |
| BENSON, PATTI | 1425 E LAIRD CIR | SALT LAKE CITY | UT | 84105 |
| VETTER, E RUSSELL & PHYLLIS J; TR (ER& | 1429 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| SANDERS, THOMAS L & CAROL E; TRS (T | 1439 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| WILKES, RYAN W; JTWILKES, CATHLEEN | 1443 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| ADAMSON, KIM T | 1447 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| WOODS, BECKY E; JTWOODS, DOLPH A; | 1465 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| BECKY E WOODS FAM LIV TRET AL | 1465 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| GATHERS, DAVID D & WILMA L; JT | 1174 S 1500 E | SALT LAKE CITY | UT | 84105 |
| WARREN, KEVIN D & CHRISTINE L; JT | 1180 S 1500 E | SALT LAKE CITY | UT | 84105 |
| KIRK & DANALEE SIMON REV TRET AL | 1184 S 1500 E | SALT LAKE CITY | UT | 84105 |
| CRATIN, ROBERT; JTCRATIN, SESIL; JT | 1194 S 1500 E | SALT LAKE CITY | UT | 84105 |
| SALT LAKE COUNTY | PO BOX 144575 | SALT LAKE CITY | UT | 84114 |
| ORCHARD, NICHOLAS E; JTCRENSHAW, | 1200 S 1500 E | SALT LAKE CITY | UT | 84105 |
| PAIGE ELIZABETH RAUSCHREVOCABLE TR | 1188 S 1500 E | SALT LAKE CITY | UT | 84105 |
| TARA ROSS LIVING TRUST 04/11/2019 | 1451 E UINTAH CIR | SALT LAKE CITY | UT | 84105 |
| ERIC W TOWNSEND REVOCABLE TRUST | 5990 S 2300 E | HOLLADAY | UT | 84121 |
| LEWIS, PATRICK; JTFAIRFAX, ELIZABETH | 1328 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| MELISSA J BENTLY TRBENTLEY, MELISSA | 1332 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| RICHARDS, CHRISTINA G; TR(CGR REV T | 1338 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |

| | | | | |
|--|---------------------|-----------------|----|-------|
| JENSEN, THOMAS S & LISA M (JT) | 1342 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| SVENDSEN, JAMES T & PETERSON, STEPHEN | 1346 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| PETER T HU & RACHEL E HULIVING TRUST | 1348 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| RICH, KATHLEEN; TR(KR FAM TRUST) | 1362 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| ROMNEY, CLEONE W; JTROMNEY, ANTHONY | 1368 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| DURHAM, JOHN C; JT LAWLOR, CHRISTINE | 1374 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| HOLLEN, MARK S & JANICE L; TC | 1380 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| CECILIA M ROMERO REV TRET AL | 1386 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| JOLEEN S P MANTAS TR MANTAS, JOLEEN | 1392 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| PEARSON, JOEL HUMAN, CHRISTINE | 1402 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| HOWE, JODY L | 1408 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| MARTIN, SCOTT H | 1418 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| POVILUS, ERIC W & KIMBERLY A; JT | 1428 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| HANSEEN, PAUL D | 1436 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| RUCKEL, GEOFFREY M JT RUCKEL, JENNIFER | 1440 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| AVERY, JOHN A & MARILYN J; TRS | 1450 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| DURKEE, DAVID L & VALERIE P; TRS (DFL) | 1456 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| UINTAH INVESTMENT | 2885 S MAIN ST | SOUTH SALT LAKE | UT | 84115 |
| BRECKENRIDGE, WILLIAM H & JULIE ANN | 1470 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| NIELSON | 1474 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| NIELSON | 1478 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| REID, COLIN L | 1480 E LAIRD AVE | SALT LAKE CITY | UT | 84105 |
| TAYLOR, RICHARD | 2209 S BROADMOOR ST | SALT LAKE CITY | UT | 84109 |

**5. ADDITIONAL PUBLIC COMMENT
(RECEIVED AFTER STAFF REPORT PUBLICATION)**

From: [Katharine Biele](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Laird Heights
Date: Tuesday, September 5, 2023 4:50:10 PM

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

Mr. Traughber,

I am writing to express total support for the Laird Heights local historic district.

I currently reside in the Normandie Heights district, whose approval process was both exhaustive and instructive. We have been happy with the results, and continue to support LHDs.

Salt Lake City's process is quite flexible and allows homeowners to renovate and upgrade their existing properties, while retaining the historic nature of the neighborhoods.

If I may add to my support, I just received a notice of the proposed Yalecrest-Princeton Heights LHD. I am fully supportive and believe these approvals will help prevent further tear-downs of historic structures.

Thank you for your time.

--

Katharine Biele


Planning Commission
Laird Heights LHD
September 13, 2023

Commissioners:

The planning staff recommends that this Commission approve the Laird Heights Local Historic District. I also urge your approval.

These homes – the majority from the 1920s and 30s -- have stood the test of time and represent rare architectural styles. They are beautiful, well-kept, with structural integrity and exquisite workmanship.

Approval of the Laird Heights LHD application will give future generations an appreciation of Salt Lake's cultural past. Sustainability is today's new buzzword. Nothing speaks to that better than the historic homes of Laird Heights.

This LHD request comes with urgency. More demolitions have occurred in Yalecrest than any other established neighborhood in the state of Utah – 56 in the last 27 years. So much of our historical heritage is being lost. We need protective measures.

One last important point.

This is truly a grass roots effort. The residents and homeowners in Laird Heights want to live in a local historic district. The application was originally submitted at the end of 2022 and had to go through an arduous 12-step process with:

- pre-submittal meetings
- a notice to property owners
- the submission of a formal application
- a signature gathering threshold
- a review by the planning division
- another notice to property owners
- property owner meetings and open houses
- Commission meetings and approval
- a final vote by residents and homeowners before it finally reaches the City Council.

At every step along the way, homeowners have been supportive. This is the essence of the democratic process. I ask you to honor their opinions.

Thank you.
Jan Hemming

From: [Jonathan McGregor](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Yalecrest-Laird Heights historical district proposal
Date: Friday, September 8, 2023 7:43:27 AM

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

Hello Lex,

I hope this Email finds you well. I've been following the proposal to expand the Yalecrest since late June, and feel compelled to share my opinion.

I believe expanding the historical district would ultimately do more harm than good to the wellbeing of Salt Lake City. Page 5 of the original proposal cites the recent "Affordable Housing Incentives" as one of the neighborhood's reasons for expanding the LHD. This proposal is what I believe to be more of a reactionary action than that of a preservative one. The AHI would only be beneficial, especially in the Yalecrest area. Providing more affordable housing in the area would not only have the obvious benefit of making more homes available to the members of our community who need it most, it would also bring greater wealth and opportunity to the neighborhood of 9th & 9th, which sits adjacent to Yalecrest. A larger LHD only serves to bar people of varied incomes from living in one of the city's most desirable neighborhoods, and artificially protect or raise property values of Yalecrest residents. In a rapidly expanding city, it's unfair to reap the benefits of urban living while trying to deny those same benefits to those who need them most.

While I cannot deny the importance of preserving historically significant buildings, I also cannot deny the importance of providing housing in greater quantities to those in need.

Thank you for your time,
Jonathan McGregor

From: [LYNN Pershing](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Support for PLNHLC2023-00074 Laird Heights LHD
Date: Tuesday, September 12, 2023 8:16:30 PM

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

Planning Commissioners

I strongly support the designation of Laird Heights as a Local Historic District.

Real estate agents refers to this area as “Lovely Laird” for good reason. Exquisite, well-maintained, historic contributing houses (95%) of unique architecture, amidst towering 80+ yr old street lined mature trees.

There is remarkable support among the property owners of this area, 66%+ signed the initiation petition which only requires 33%

Original Property owners included entertainment, politicians, builders, attorneys, and many other commercial businesses. They were the builders of our great City and influenced the broader economy of the Intermountain West

I strongly support the designation of Laird Heights as a Local Historic District

Lynn K Pershing
Yalecrest
84108

Sent from my iPhone

From: [LYNN Pershing](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) PLNHLC2023-00074 Laird Heights LHD
Date: Sunday, September 3, 2023 1:58:32 PM

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

Dear Mr Traughber

I strongly support the designation of Laird Heights as a Local Historic District. It is listed on the National Register of Historic Places and contiguous to other current LHDs established in the Normandie Heights subdivision within Yalecrest; Normandie Circle and Harvard Heights and lies immediately south of the proposed Princeton Heights LHD.

While Yalecrest as a whole has lost 59 original houses to demolitions and replaced by new construction, it is notable that the proposed Laird Heights LHD has **lost only one house to demolition**, thus leaving it largely intact- 95.45% of its 66 principal structures are historically contributing. Designation as a LHD will insure protection and preservation of those exquisite structures for future generations.

It contains notable fine examples of a variety of architectural styles including English Cottages English Tudors, Spanish Colonial Revival, Colonial Revival, Dutch Colonial, French Norman, Bungalows, and Early Ranch built by many highly known and admired builders of the 1920-30's in Salt Lake City. Most are constructed in brick with half-timbering.

Those varied architectural style houses were built by highly admired City builders including, JA Shaffer, Louis J Bowers, Carl Buehner, Gaddis Investment Co, Layton Construction Co, George L Biesinger and Gaskell Romney, grandfather of our current State Senator Mitt Romney.

The long term residency of property owners within Yalecrest in general, and Laird Heights LHD in particular, attracts home buyers that stay in residence for extended periods of time. Many property owners have lived in the same residence for more than 20 years. This continuity lends consistency, character and stewardship to the area.

Designation of the proposed Laird Heights as an LDH is consistent with the City's Historic Preservation Overlay, and the adopted The East Bench Master Plan (1987, 2017), the Community Preservation Plan (2012) and other City policies to preserve historic, cultural and community character to ensure the continued preservation of the City's neighborhoods.

Respectfully,

Lynn K. Pershing, Ph.D.

President

K.E.E.P. Yalecrest

tel: [REDACTED]

6. OFFICIAL CANVASS RESULTS

Official Canvass



PROPERTY OWNER PUBLIC SUPPORT SUTVEY Proposed Yalecrest - Laird Heights Local Historic District

WHEREAS, a mailing was provided to all sixty-eight (68) area property owners on October 16, 2023 regarding the proposed Laird Heights Local Historic District; and

WHEREAS, the property owners were asked as to whether they should support or oppose designation of this area as the Laird Heights Local Historic District, voting was allowed between October 16, 2023, thru November 16, 2023, with mail in ballots required to be postmarked by November 15, 2023,

NOW, THEREFORE, BE IT RESOLVED, all valid ballots accounted for, returned, and postmarked on or before November 15, 2023, have now been tabulated with the following results:

| | |
|--|----|
| SUPPORT: | 49 |
| OPPOSED: | 9 |
| UNDELIVERABLE: | 0 |
| DELIVERED or POSTMARKED AFTER DEADLINE: | 0 |
| DID NOT VOTE: | 10 |

VERIFIED and DULY CERTIFIED by the City Recorder of Salt Lake City as of this 21st day of November 2023.




Cindy Lou Trishman
Salt Lake City Recorder