



## SALT LAKE CITY TRANSMITTAL

**To:**  
Salt Lake City Council Chair

**Submission Date:**  
02/19/2025

**Date Sent to Council:**  
02/21/2025

**From:**

**Department\***  
Community and Neighborhood

**Employee Name:**  
Larsen, Nannette

**E-mail**  
[nannette.larsen@slc.gov](mailto:nannette.larsen@slc.gov)

**Department Director Signature**

*Tammy Hunsaker*

**Chief Administrator Officer's Signature**

*Jill Love*

**Director Signed Date**  
02/21/2025

**Chief Administrator Officer's Signed Date**  
02/21/2025

**Subject:**  
Yalecrest-Upper Yale Local Historic District Designation - 1802 to 1885 East Yale Avenue

**Additional Staff Contact:**

**Presenters/Staff Table**  
Nannette Larsen, Senior Planner, Planning Division

**Document Type**  
Ordinance

**Budget Impact?**  
☐ Yes  
☒ No

**Recommendation:**  
The City Council adopt the ordinance as recommended by the Planning Commission and the Historic Landmark Commission.

**Background/Discussion**  
See first attachment for Background/Discussion

**Will there need to be a public hearing for this item? \***  
☒ Yes  
☐ No

**Public Process**  
Please see document attached to background/discussion

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ERIN MENDENHALL  
Mayor



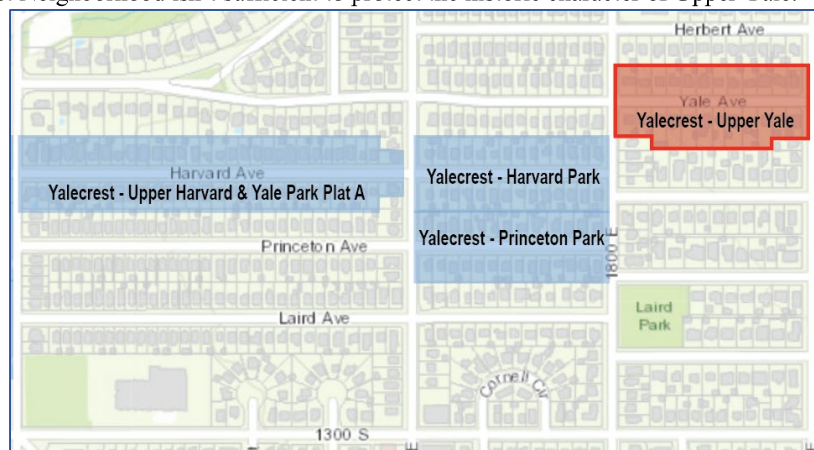
DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
Tammy Hunsaker  
Director

## CITY COUNCIL TRANSMITTAL

**BACKGROUND/DISCUSSION:** This petition is a request that the City Council designate a new local historic district that includes 24 homes (24 properties) located at approximately 1802 Yale Avenue to 1885 East Yale Avenue, along both sides of Yale Avenue. The Yalecrest Neighborhood was designated as a National Register Historic District in 2007.

On July 18, 2023, Patricia Goede submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the city. The application was submitted with approximately 70% 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 December 5, 2023, at which time the Council instructed Planning Staff to proceed with processing the request.

The submitted designation request included a written description of the proposal and the reason for pursuing a designation request. It was stated in the narrative that there is concern over preserving the historic character of the Upper Yale neighborhood, between 1800 to 1900 East along both sides of Yale Avenue, after a demolition permit was petitioned early last year for a principal structure at 1836 E Yale Ave. There is concern that this demolition petition and the growing demand for housing will result in unprotected historic structure losses in the area and that the existing zoning and the National Register Designation of the Yalecrest Neighborhood isn't sufficient to protect the historic character of Upper Yale.



**Historical Significance of Yalecrest:** The Upper Yale neighborhood aids in telling the story of the expansion of the City toward the east bench during the early 20th century. It represents the development of streetcar suburbs with the growing availability of automobiles. Within the proposed designation boundaries, houses were constructed between 1928 and 1939, with a distinctive architectural type in the larger Yalecrest neighborhood. Yalecrest has the highest concentration of Period Revival homes in the state of Utah. The most popular styles within this type in the Upper Yale boundaries are Colonial Revival, English Tudor, and English Cottage style.

SALT LAKE CITY CORPORATION  
451 SOUTH STATE STREET, ROOM 404  
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486

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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 but does not provide protection from demolition or additions that may not be compatible with the historic character of the area.

**Protection of Historic Resources:** 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.

**COUNCIL CONSIDERATIONS:** Property Owner Opinion Ballot Results: On August 5, 2024, 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 – Upper Yale Local Historic District. On September 12, 2024, the City Recorder issued the Official Canvass of the Property Owner Opinion Ballot, which contained the following results:

Ballots in Support.....	13
Ballots Opposed.....	3
Did not Vote.....	8
Undeliverable or Did Not Receive.....	0
Returned but did not Vote.....	0
Returned After Due Date.....	0
Total Ballots Returned.....	16 of 24

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.

Updates to the Historic Resource Survey The majority of the principal structures in the proposed upper yale district designation have maintained a high level of integrity and maintain a contributing status; although minor alterations may have occurred to homes in the past, they are generally reversible. For a structure to be considered to be “contributing” it requires that a building has retained its major character defining features and its architectural elements are intact. The most recent survey on file for this area, the 2005 Yalecrest Reconnaissance Level Survey (RLS), indicates that of the 24 principal structures within the district designation 19 are listed as contributing, or 79% of the homes in the proposed district.

On June 9th, 2023, a member of the State Historic Preservation Office staff, along with Planning Staff, evaluated the proposed local historic district and confirmed that the 19 structures listed in the 2005 RLS retain their contributing status. They also identified 3 structures that were incorrectly rated as noncontributing that should be changed to contributing, these recommended survey updates are included in the attached ordinance. With these historic resource survey updates, approximately 91% of the homes are contributing to the historic character within the boundaries of the Yalecrest-Upper Yale District. If Council agrees to the updated historic status ratings for these properties, the 2005 RLS will be updated to reflect the recommended rating changes. These historic ratings will be used to implement the standards of the H Historic Preservation Overlay District, should the local historic district be adopted.

**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 June 12, 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 – Upper Yale Local Historic District.

- **Application Notification to Affected Property Owners:** The application was submitted on July 18, 2023, and the subsequent Notice of Designation Application Letter was mailed to affected property owners within the proposed Yalecrest – Upper Yale Local Historic District on August 11, 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.34.020(C)(7)(A-F). The City Council accepted the Planning Director Report on December 5, 2023, instructing Planning Staff to move forward with the proposal.
- **Property Owner Meeting:** On February 21, 2024 and April 1, 2024, the Planning Division met with owners of property located within the proposed boundaries of the Yalecrest – Upper Yale 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 13 property owners attended these meetings.
- **Open House:** On April 4, 2024, the Planning Division established an online 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, Foothill-Sunnyside Community Council, and KEEPYalecrest with notification of the on-line open house.
- **Historic Landmark Commission Meeting:** On June 5, 2024, the Historic Landmark Commission held a public hearing regarding the proposed Yalecrest – Upper Yale Local Historic District and accompanying survey historic status updates. 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 and update the survey. The agenda, minutes, and staff report of the June 5, 2024, Historic Landmark Commission meeting are bookmarked below for reference.
- **Planning Commission Meeting:** On June 26, 2024, 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 unanimously to forward a positive

recommendation to the City Council regarding the designation of the proposed local historic district. This item returned to the Planning Commission for a specific recommendation on the survey historic status rating updates recommended by the State Historic Preservation Office. The Commission voted unanimously to forward a recommendation to approve the survey updates. The agenda, minutes, and staff report of the June 26, 2024, and January 8, 2025, Planning Commission meeting are bookmarked below for reference.

- **Property Owner Opinion Ballot:** On August 5, 2024, 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 – Upper Yale Local Historic District. On September 12, 2024, the City Recorder issued the Official Canvass of the Property Owner Opinion Ballot (Support Survey) which proved favorable to the proposed district. Of the 16 ballots returned, 13 were in support of the proposed district, 3 were opposed.

#### **Historic Planning Commission (HLC) Records**

- a) [HLC Agenda June 5, 2024](#)
- b) [HLC Minutes June 5, 2024](#)
- c) [Historic Landmark Commission Staff Report June 5, 2024](#)

#### **Planning Commission (PC) Records**

- a) [PC Agenda of June 26, 2024](#)
- b) [PC Minutes of June 26, 2024](#)
- c) [Planning Commission Staff Report of June 26, 2024](#)
- d) [PC Agenda of January 8, 2025](#)
- e) [PC Minutes of January 8, 2025](#)
- f) [Planning Commission Staff Report of January 8, 2025](#)

#### **EXHIBITS:**

- 1) [Ordinance](#)
- 2) [Project Chronology](#)
- 3) [Notice of City Council Public Hearing](#)
- 4) [Original Petition](#)
- 5) [Official Canvass Results](#)
- 6) [Mailing List](#)

## **1. ORDINANCE**

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2025

(An ordinance creating the Yalecrest - Upper Yale Local Historic District and updating the 2005 Yalecrest Reconnaissance Level Survey)

An ordinance creating the Yalecrest - Upper Yale Local Historic District and updating the 2005 Yalecrest Reconnaissance Level Survey pursuant to Petition No. PLNHLC2023-00571.

WHEREAS, the Salt Lake City Historic Landmark Commission (“Historic Landmark Commission”) held a public hearing on June 5, 2024 on a petition submitted by Patricia Goede (“Applicant”) to (1) amend the city’s zoning map to apply the H Historic Preservation Overlay District to properties located on Yale Avenue between 1800 East Street and 1900 East Street, which area shall be known as the Yalecrest - Upper Yale Local Historic District, and (2) update the 2005 Yalecrest Reconnaissance Level Survey; and

WHEREAS, at its June 5, 2024 meeting, 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 petition; and

WHEREAS, the Planning Commission held a public hearing on June 26, 2024 as to the zoning map amendment and at said meeting voted in favor of forwarding a positive recommendation to the City Council as to the zoning map amendment; and

WHEREAS, the Planning Commission held a public hearing on January 8, 2025 as to the Reconnaissance Level Survey update and at said meeting voted in favor of forwarding a positive recommendation to the City Council as to the Reconnaissance Level Survey update; and

WHEREAS, after a public hearing on these matters 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 - Upper Yale Local Historic District.

SECTION 2. Updating the Historic Resource Survey. The 2005 Yalecrest Reconnaissance Level Survey shall be and hereby is updated as depicted on Exhibit "B".

SECTION 3. 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2025.

Published: \_\_\_\_\_.

Ordinance creating the Yalecrest - Upper Yale LHD\_v2

APPROVED AS TO FORM  
Salt Lake City Attorney's Office

Date: February 14, 2025

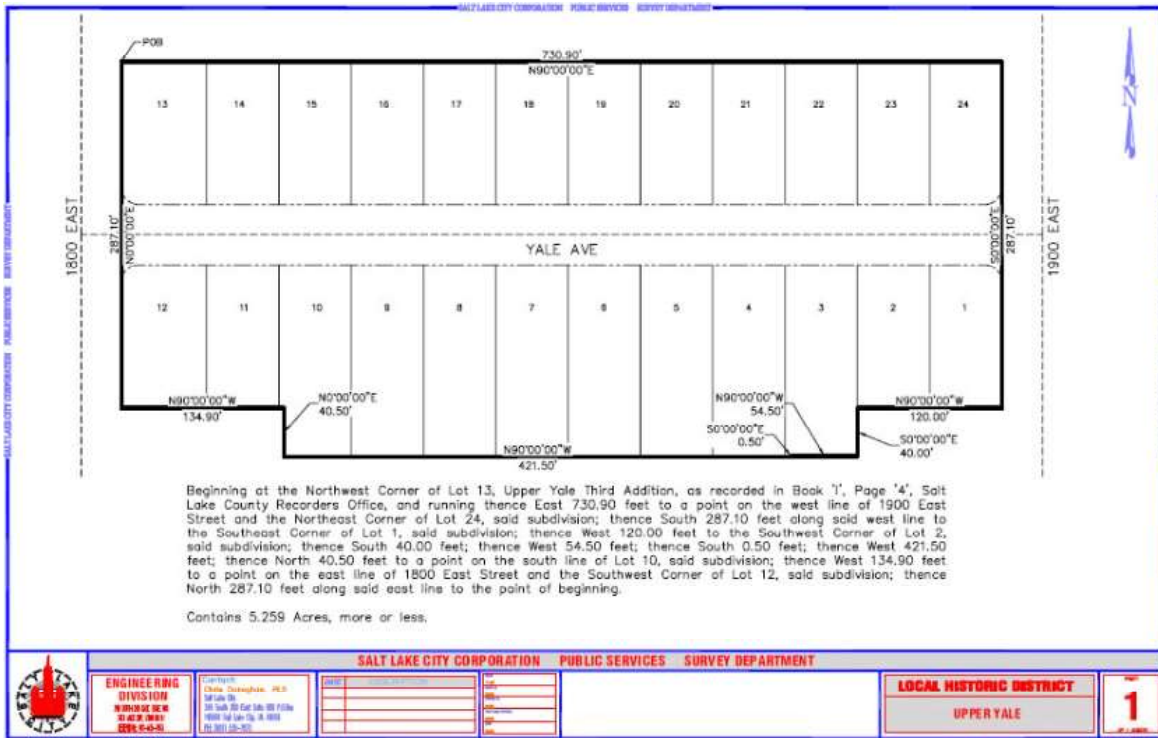
By: Katherine Pasker  
Katherine Pasker, Senior City Attorney

## **Exhibit "A"**

### **Legal Description of Yalecrest – Upper Yale Local Historic District**

Beginning at the Northwest Corner of Lot 13, Upper Yale Third Addition, as recorded in Book 'I', Page '4', Salt Lake County Records Office, and running thence East 730.90 feet to a point on the west line of 1900 East Street and the Northeast Corner of Lot 24, said subdivision; thence South 287.10 feet along said west line to the Southeast Corner of Lot 1, said subdivision; thence West 120.00 feet to the Southwest Corner of Lot 2, said subdivision; thence South 40.00 feet; thence West 54.50 feet; thence South 0.50 feet; thence West 421.50 feet; thence North 40.50 feet to a point on the south line of Lot 10, said subdivision; thence West 134.90 feet to a point on the east line of 1800 East Street and the Southwest Corner of Lot 12, said subdivision; thence North 287.10 feet along said east line to the point of beginning.

Contains 5.259 Acres, more or less.





**Exhibit “B”**

**Updates to 2005 Yalecrest Reconnaissance Level Survey**

*Begins on following page.*

# Yalecrest Reconnaissance Level Survey 2005 Salt Lake City, Salt Lake County, Utah



- Contributing - A & B sites
- Non-contributing / Altered - C sites
- Non-contributing / Out of period - D sites



YALECREST RECONNAISSANCE LEVEL SURVEY  
Salt Lake City, Salt Lake County, Utah — 2005

Page 120



1814 E YALE  
A



1820 E YALE  
A



1821 E YALE  
A



1827 E YALE  
A



1828 E YALE  
B



1833 E YALE  
B



1836 E YALE  
A



1841 E YALE  
A



1842 E YALE  
C



1847 E YALE  
A



1850 E YALE  
A



1854 E YALE  
A

**Architectural Survey Data for SALT LAKE CITY**  
**Utah State Historic Preservation Office**

Address/ Property Name	Eval/ Ht	OutB N/C	Yr(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1814 E YALE AVENUE	A 1/0		1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	P. BIESINGER, BLDG.
1820 E YALE AVENUE	1.5 A 1/0		1930	STRIATED BRICK	NEOCLASSICAL	SINGLE DWELLING PERIOD COTTAGE	05	H. BIESINGER, BLDG.; 2ND STORY ADDN
1821 E YALE AVENUE	2 A 0/1		1987 1929	HALF-TIMBERING REGULAR BRICK	NEO-TUDOR/ENGLISH ENGLISH COTTAGE ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	P. BIESINGER, BLDG.
1827 E YALE AVENUE	1.5 A 1/0		1958 1929	STRIATED BRICK CLAPBOARD SIDING	PERIOD REVIVAL: OTHER	SINGLE DWELLING PERIOD COTTAGE	05	PHILIP BIESINGER
1828 E YALE AVENUE	1.5 B 0/0		1930	STRIATED BRICK	PERIOD REVIVAL: OTHER	SINGLE DWELLING OTHER LATE 20TH C. TYPE	05	P. BIESINGER, BLDG.; 2ND STORY ADDN IN 1952
1833 E YALE AVENUE	2 B 1/0		1956 1930	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	PHILIP BIESINGER; 1979 GARAGE
1836 E YALE AVENUE	1.5 A 0/1		1939	STRIATED BRICK ASBESTOS SIDING	COLONIAL REVIVAL NEOCLASSICAL	SINGLE DWELLING PERIOD COTTAGE	05	
RUSHMAN, DR. H.R.	2							
1841 E YALE AVENUE	A 1/0 2		1938	STRIATED BRICK	NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	
1842 E YALE AVENUE	C 0/1 2		1939 1985	STUCCO/PLASTER	NEO-ECLECTIC: OTHER	OTHER LATE 20TH C. TYPE SINGLE DWELLING	05	
1847 E YALE AVENUE	A 1/0 2		1938	STRIATED BRICK CLAPBOARD SIDING	NEOCLASSICAL DUTCH COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	
CHILD, STANLEY M.								
1850 E YALE AVENUE	A 0/1 2		1939	STRIATED BRICK CLAPBOARD SIDING	COLONIAL REVIVAL	PERIOD COTTAGE	05	
JENSEN, JOSEPH K.								
1854 E YALE AVENUE	A 1/0 2		1930	STRIATED BRICK	ENGLISH COTTAGE PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	P. BIESINGER, BLDG.

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alttered D=ineligible/out of period U=undetermined/lack of info X=demolished

## **2. PROJECT CHRONOLOGY**

## **PROJECT CHRONOLOGY**

### **Yalecrest – Upper Yale – Local Historic District Petition PLNHLC2023-00571**

June 12, 2023	Property owners were sent a notice and a “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.
July 18, 2023	Application submitted to the City by property owner, Patricia Goede.
August 11, 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.
December 5, 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.
January 30, 2024; March 18, 2024	Property Owner Meeting Notification – Property owners were sent a notice for the required “Neighborhood Information” meeting to be held on February 21, 2024 and April 1, 2024.
February 21, 2024; April 1, 2024	Property Owner Meeting held at the Anderson Foothill Library. Owners of approximately 13 properties attended the meeting.
April 9, 2024	Open House Notification to Recognized Organizations – An email was sent out to the Yalecrest Neighborhood Council, Foothill-Sunnyside Community Council, and KEEPYalecrest with notification of the on-line open house.
April 4, 2024	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 April 4, 2024, to May 20, 2024.
May 23, 2024	Notice of the Historic Landmark Commission June 5, 2024 Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserv notification of the Historic Landmark Commission’s agenda emailed. Agenda posted on the Planning Division and State websites.
June 12, 2024	Notice of the Planning Commission’s June 26, 2024 Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserv notification of Planning Commission agenda emailed. Agenda posted on the Planning Division and State websites.
June 5, 2024	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.
June 26, 2024	The Planning Commission heard the proposal in a public hearing and voted to forward a positive recommendation on to the City Council for consideration.
August 5, 2024	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 September 3, 2024.



September 3, 2024	The “Property Owners Opinion Ballot (Support Survey)” period ended at 5:00 p.m.
September 12, 2024	The City Recorder’s Office issued the “Official Canvass”, or official results of the support survey. 13 property owners were in support, 3 opposed, and 8 did not vote.
September 25, 2024	Planning Staff requested a legal description of the designation boundary from the Public Services Department.
October 7, 2024	LHD boundary legal description received from Public Services.
October 8, 2024	Planning Staff requested an ordinance from the City Attorney’s Office.
November 5, 2024	Ordinance received from the City Attorney.
December 23, 2024	Notice of the Planning Commission’s January 8, 2025 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.
January 8, 2025	Item returned to Planning Commission for a recommendation on the 2005 Yalecrest RLS Survey Historic Status Rating Updates. Planning Commission heard the item in a public hearing and voted to forward a recommendation to update the survey updates.
January 21, 2025	Planning Staff requested an ordinance from the City Attorney’s Office with the survey updates included.
February 14, 2025	Updated ordinance received from the City Attorney.
February 19, 2025	Transmittal was submitted to the Community & Neighborhoods Office.

### **3. NOTICE OF CITY COUNCIL PUBLIC HEARING**



## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering **Petition PLNHLC2023-00571 – Yalecrest – Upper Yale – Local Historic District** – Patricia Goede, 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 – Upper Yale Local Historic District are approximately 1802 East Yale Avenue to 1885 East Yale Avenue, along both sides of Yale Avenue. 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.slc.gov/council](http://www.slc.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@slc.gov](mailto:council.comments@slc.gov). 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 Nannette Larsen at (801) 535-7645 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [nannette.larsen@slc.gov](mailto:nannette.larsen@slc.gov)

The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “Planning” tab and entering the petition number PLNHLC2023-00571.

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@slc.gov](mailto:council.comments@slc.gov), 801-535-7600, or relay service 711.

#### **4. 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](mailto: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

5/16/2023

TYPE OF APPLICATION

☒ Local Historic District ☐ Thematic Designation

REQUEST

☐ LHD 1800 block of Yale Ave

NAME OF APPLICANT

Patricia Goede

MAILING ADDRESS

1869 E. Yale Ave

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

☒ Owner ☐ Owner's Representative\* ☐ Other\*

NAME OF PROPERTY OWNER (if different from applicant)

MAILING ADDRESS

DATE OF CITY NOTICE

PROJECT NAME (OPTIONAL)

LHD - YaleCrest - ~~Yale Park~~

## OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

**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 *Patricia Goede*

MAILING ADDRESS

*1369 E. Yale Ave*

APPLICATION TYPE

*LHD*

SIGNATURE

*Patricia Goede*

DATE

*5/16/2023*

### 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

NAME OF OWNER

EMAIL

MAILING ADDRESS

SIGNATURE

DATE

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.

### 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 *Patricia Goede*

MAILING ADDRESS

*1869 E. Yale Ave*

APPLICATION TYPE

*LHD*

SIGNATURE

*Patricia Goede*

DATE

*5/16/2023*

### 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

NAME OF OWNER

EMAIL

MAILING ADDRESS

SIGNATURE

DATE

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.

## TABLE OF CONTENTS

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



	Page
<b>APPENDICES</b>	
A. Maps	
1. Original Plat of Yalecrest and Upper Yale 3 <sup>rd</sup> addition Subdivision within Yalecrest .....	31
2. Upper Yale Heights LHD within other establish LHDs in Yalecrest Neighborhood .....	32
3. Expanded street map view of proposed Yalecrest-Upper Yale Heights LHD boundary .....	33
B. Contrary Documentation in 2005 RLS .....	34
C. Photographs of houses in Yalecrest-Upper Yale Heights LHD (original vs. 2023) .....	35
<i>See photos in a separate attached document</i>	
D. Research Materials (References).....	36

## **A. Project Description**

### **1. Written Description of the Proposal**

#### **Significance of Area in Local, Regional or State History**

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

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

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

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



builders built 11/24 houses. Six subdivisions were platted in the 1930s. A number of factors contributed to the Yalecrest development in the early twentieth century; 1) the population of Salt Lake City almost doubling from 1900 to 1910, 2) air pollution in the valley from coal burning furnaces led residents to seek higher elevations East of 1300 East for cleaner air to breathe for their residences recently developed by in-state and out-of-state land developers. Transportation options made the Yalecrest area easily accessible to the downtown area. The primary means of transportation in the early part of this era was the streetcar line along 1500 East.<sup>1</sup> The streetcars serving the Yalecrest area traveled from downtown to 1300 East in front of East High, traveling East along 900 South to 1500 East, then south on 1500 East to the State Prison located at 2100 S. The former State Prison on 2100 South is the current site of Sugar House Park.

### **1960's and Beyond (1960-2005)**

The Yalecrest neighborhood, in general and Yalecrest-Upper Yale Heights LHD specifically, avoided the blight common in many urban residential neighborhoods during this era. There was no population pressure as the population of Salt Lake City slightly decreased during this time period.<sup>12</sup> No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Ave. Zoning ordinances restricted commercial building to a few spots on the major streets. Fifty-one duplexes are original to the Yalecrest neighborhood: there is one duplex in the proposed Yalecrest-Upper Yale Heights LHD, located at 1884-88 E Yale Ave on the corner of 1900 East. The attractive neighborhoods of Yalecrest have mature street trees, single-family owner-occupied, well-maintained houses with landscaped yards and continue to be a desirable residential area.<sup>1</sup>

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

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

That infill overlay zoning regulated building height, minimum front yard size, and several aspects of garages or accessory structures. Due to liberal interpretation of the current City and State demolition ordinances, houses in Yalecrest continue to be demolished above ground (teardowns) or complete removal of an existing house above and below ground (demolition) and replaced with new construction of out-of-size, mass, scale and material incompatible housing (the often referred to described, "McMansion").

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

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

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

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

### **Physical Integrity of Houses in the Area**

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

An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005<sup>1</sup>, by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register of Historic Places application for the Yalecrest neighborhood. Much of the information in this document comes from that reconnaissance level survey (RLS). The proposed Yalecrest-Upper Yale Heights LHD area contains houses constructed over the time period from 1928 (1802 and 1813 E Yale Ave) and extending through 1939 (1836 and 1850 E Yale Ave) in the historic era.

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

### **Commercial Properties**

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

### **Developers, Builders and Architects**

The street Yale Ave is part of 5 different subdivisions in Yalecrest including 1 unincorporated subdivision area (1300-1400 E Yale Ave on the north side of the street plus 1300-1500 E Yale Ave on the south side). The Ashton-Jenkins Company, one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in the survey area: Yale Park (1400-1500 E Yale Ave) in 1913, Yale Park Plat A in 1915 and Upper Yale Park (1500-1700 E Yale Ave), in 1924. Yale Park was heavily promoted in the newspapers and attracted prominent homeowners. Upper Yale

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

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

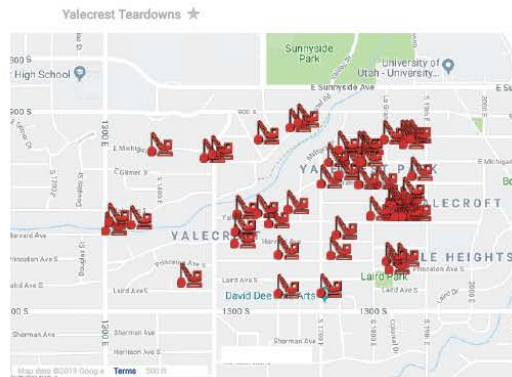
Yalecrest-Upper Yale Heights LHD contains 24 property parcels. A number of notable Salt Lake builders were responsible for building exceptional houses in the proposed Yalecrest-Upper Yale Heights LHD.

#### Notable Builders in Yalecrest-Upper Yale Heights LHD

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

The proposed boundaries of the Yalecrest-Laird Heights LHD are outlined in red (**APPENDIX A-1**). It will join 6 other LHDs created in Yalecrest: Harvard Park, Princeton Park, Yale Plat A/Upper Harvard, Harvard Heights, Normandie Circle and Douglas Park-I, outlined in **blue**. It will join two additional LHDs currently being in the City process (Princeton Heights and Laird Heights) for historical district designation outlined in **red**. The proposed Upper Yale Heights LHD outlined in **purple** is the only street amongst the 1800-1900 blocks of Yalecrest with sufficient “historically contributing” status to be considered for an LHD. To date no other sections of Yale Ave are protected by LHDs. Further, it is the only street in the 1800-1900 blocks of Yalecrest that has not experienced the extensive demolition or original housing and replacement by new, larger “McMansion” replacement construction. A map of the 56 completed demolitions and 2 pending demolition permits approved in Yalecrest can be seen below. The red backhoe icons represent demolitions of “historically contributing” houses and replacement with new, incompatible construction.

### Demolition Map of “Historically Contributing” houses in Yalecrest



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

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

#### Properties Recommended for National Register Level Research

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

#### Significant Persons in the Area

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

### **Distinctive Characteristics of the Type/Period/Method Of Construction**

Houses within the proposed Yalecrest-Upper Yale Heights LHD are primarily Colonial Revival (29%), English Tudors (25.0%), English Cottages (25.0%) and constructed mainly in brick; either striated (50.8%) or regular (30.8%) over the time period 1928-1939. These houses contain unique exterior and interior architectural attributes built by notable City builders and serve as outstanding historical examples of great domiciles for future generations.

### **Importance to Salt Lake City History**

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

## **1. Physical Integrity**

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

### **Contributing Status of houses in Yalecrest-Upper Yale Heights**

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

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

**Contributing Structure Status of Single-Family Residential Properties  
in Yalecrest-Upper Yale Heights LHD<sup>a,c</sup>**

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

<sup>a</sup>according to the 2005 RLS, there are 23 single family and 1 duplex residential structures included in this analysis. The contributing status listed reflects assessment in 2005.

<sup>b</sup>A= eligible significant, B= eligible/contributing, C= ineligible/noncontributing, D=out of period, X=demolished

<sup>c</sup>1928 plat of Upper Yale 3<sup>rd</sup> addition lists 24 properties.

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

It is interesting to note that Yalecrest in general, and Upper Yale 3<sup>rd</sup> Addition subdivision in particular, attracts home buyers that stay in residence for extended periods of time. Many have lived in these houses for over 20-30 years. This continuity lends consistency, character and stewardship to the area.

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

### Tree Species<sup>a</sup> in Upper Yale Heights Park Strips

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

<sup>a</sup>according to the Urban Forestry website,

<sup>b</sup>some parcels have 2 trees of the same genus species type in the parkstrip

<sup>c</sup>some parcels have 0 trees

Driving access to major interstates I-15 and I-80, and walkability to integrated infrastructure necessary for successful residential living: commercial neighborhood zoning districts (grocery, pharmacy, restaurants, library and public parks and schools) and contributes to making Yalecrest in general, and Yalecrest-Upper Yale Heights LHD specifically, one of the safest neighborhoods and most sought real estate property in Salt Lake City. Houses are well-maintained, and appropriately updated for modern living, while maintaining their original architectural charm.

#### Building dates

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



### Construction Years<sup>a</sup> of Original Residences in Yalecrest-Upper Yale Heights LHD<sup>a</sup>

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

<sup>a</sup>according to Salt Lake County Assessor website  
([www.slco.org/assessor](http://www.slco.org/assessor))

### Architectural Types

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

### Architectural Types in Yalecrest-Upper Yale Heights LHD Residential Structures<sup>a</sup>

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

<sup>a</sup>according to RLS 2005.

### Exterior House Materials

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

#### Exterior Construction Materials of Residential Structures in Yalecrest-Laird Heights LHD<sup>a</sup>

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

<sup>a</sup>2005 RLS assessment

<sup>b</sup>asbestos is likely a different siding material

### 3. Eligibility Listing on the National Register of Historic Places

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

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

The proposed area described by the proposed Yalecrest-Laird Heights LHD contains a diverse collection of historically contributing architecture styles; English Cottage, English Tudor, Neoclassical, Colonial Revival, Minimum Traditional/ Early Ranch and Neo-eclectic. In addition, these homes were built by well-known builders in Yalecrest and owned by renowned individuals who contributed to the business, medicine, law, education. An Intensive Level Survey was completed of Yalecrest by Beatrice Lufkin, of the Utah State Historic Office (SHPO) in 2005. Exterior and interior photographs, a title

search, genealogical and other information are on file at the Utah State Preservation Office.

**Notable Houses, builders and their owners in Yalecrest-Upper Yale Heights LHD**  
*(from The State Historic Preservation Office files)*

**Well-known builders**

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

**Domestic Servants**

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

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

**Notable Owners**

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

**William Firmage,  
James Gibb, Ph.d.**

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

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

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



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



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

### **1814 E Yale Ave (1929 English Tudor, "A")**

#### **Dallin H Oaks**

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

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

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

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

#### **Huron R Free**

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

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

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

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

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

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

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



**Hygeia Ice Wagon 1912**



**Hygeia Ice Co Factory**

***Photos courtesy from the Sugarhouse Community Council December 2015***

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

#### **Dr. Hyrum Reid Reichman (1908-1967)**

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

#### **Virginia Stevens Reichman Obituary, SL Tribune Jan 1, 1990**

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

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

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

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

**1841 E Yale Ave (1938 Neoclassical, "A")**  
**Angus Cannon Kirk (1895-1973)**

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

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



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

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

**1842 E Yale Ave (1939 Neo-eclectic, "C")**  
**Elias Arnold Goff (1908-1975)**

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



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



**1847 E Yale Ave (1938 Neoclassical Dutch Colonial Revival, “A”)  
Stanley Newton Child (1899-1989)**

This house is designed in the Neoclassic/Dutch Colonial Revival architectural style with striated brick. It was owned by Stanley N Child, a brick mason. He served in WWI (1919). Stanley, his wife Elsie, 2 sons and daughter lived here for years, from 1939-1975. Stanley N Child was elected 1935-196 to the Utah House of Representative and served for two years. *He sponsored the first occupational health bill ever offered in Utah and sponsored the legislation creating the Utah Philharmonic Orchestra which we now know as the Utah Symphony Orchestra. He later served eight years (1939-1946) in the Utah State Senate where he was chairman of the Utah Educational Survey Committee. The efforts of this committee culminated in a complete reform of both higher education and the school systems of Utah and was instrumental in obtaining major funding for educatio).*

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





**Stanley N Child**  
*Family Search.org*



**Elise and Stanley N Child, 1950's**

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

**Milo Scoville Marsden, (1905-1985)**

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



*Milo Scoville Marsden*  
*(familysearch.org)*



*Milo Scoville Marsden, center in tan suit,*

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

**William Ernest Frank (1912-1999)**

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

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

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

**Alfred Newton Catrow (1905-1981)**

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



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

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

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

**Daniel L Wolstenholme (1902-1971)**

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

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

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

### **A Pratt Kesler (1905-1964)**

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

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

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

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

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

### **Thomas B Child, Jr, masonry contractor**

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

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

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

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

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



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

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

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

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

**Historic Preservation Overlay**

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

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

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

**Adopted Master Plans and City Policies**

**Community Preservation Plan:** The City Council adopted the Community Preservation Plan in October 2012. The Plan is the key strategic document that will guide Salt Lake

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

### **Relevant Community Preservation Plan Policies**

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

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

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

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

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

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

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

**Policy 3.2i:** Professional reconnaissance level survey work should be completed prior to designating a local historic district because it identifies the number and type of historic resources in an area and provides the information needed when determining the appropriateness for change to a specific historic resource.

### **Other Adopted City Policy documents addressing the role of Historic Preservation**

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

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

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

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

- New structures that are not compatible with the design of surrounding homes.

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

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

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

**Salt Lake City Community Housing Plan (2000):**

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

**City Vision and Strategic Plan (1993)**

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

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

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

The proposed Yalecrest-Upper Yale Heights LHD is currently zoned under the Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance adopted by the City in 2007<sup>3</sup>. The purpose of the ordinance is to “encourage compatibility between new construction,



additions or alterations and the existing character and scale of the surrounding neighborhood". The YCIO regulates building height, minimum front yard size, and several aspects of garages or accessory structures, but does not protect against demolitions or out-of-mass, scale and architecture character of additions or new structures.

The City's Preservation Policy was adopted in 2011<sup>4</sup>. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. Yalecrest was suggested for protection in both plans. The proposed boundaries of Yalecrest-Upper Yale Heights LHD (**Appendix A**) represents the 1800 block of Yale Ave located in the north/south midsection between Sunnyside Ave and 1300 S and the Eastern most boundary (1900 East) of the Yalecrest, neighborhood, also known as the Upper Yale-3<sup>rd</sup> Addition subdivision. Yalecrest was listed on the National Register of Historic Places in 2007. Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

## 2. Public Interest in the Proposed LHD Designation

The Yalecrest-Upper Yale Heights LHD is the Upper Yale-3<sup>rd</sup> Addition subdivision. It is located in the midsection of Yalecrest neighborhood on the 1800-1900 block of Yale Ave. It contains 24 single-family property parcels with 1 duplex on Yale Ave at 1900 East. Property parcels are zoned R1-7000. The attractive neighborhood of Yalecrest have mature street trees, single-family owner-occupied well-maintained houses with landscaped yards and continue to be a desirable residential area. No major roads have been built through the general Yalecrest neighborhood, although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside Ave (840 S).

## 6. Public interest in Proposed LHD Designation

To date, **17/24 or 70.8%** of the single-family and duplex home owners within the proposed area of Yalecrest-Upper Yale Heights LHD have signed an application petition in support of opening the process to create a Local History District. The overall support on the application is **70.8%**, which greatly exceeds the minimum support of 33% required by the LHD designation ordinance guidelines.

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

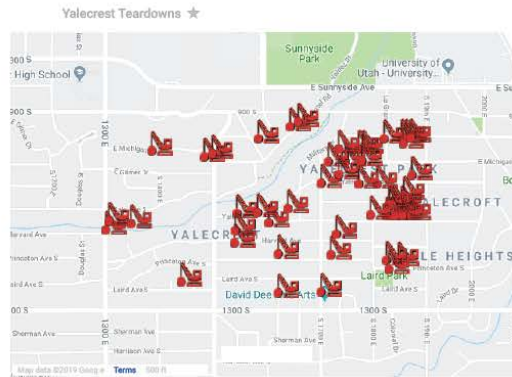
Street	# Property Parcels	# Petition Signatures <sup>a</sup>	% Support
1800-1900 E Yale Ave	24 <sup>a</sup>	17	70.8%

<sup>a</sup>one signature was collected on the application signature form for property parcels that have Joint tenants (JT) and the appropriate trustee signature for Trusts on associated property parcels.



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

### Demolition Map of “Historically Contributing” houses in Yalecrest



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

A Yalecrest-Upper Yale Heights LHD designation will also provide the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from which to learn and appreciate the cultural and City History of notable residents and fine, well-maintained, diverse architectural examples of English Cottage, English Tudor, English Tudor/Jacobethan Revival, Colonial Revival, Neoclassical, Dutch Colonial Revival and Minimal Traditional architectural styles. In addition, the area will teach future urban developers/builders the value and sustainability of smaller well-built homes with quality materials that have stood the test of time (85-95 yrs), the successful

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

#### **B. Photographs**

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

#### **C. Research Material**

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

#### **D. Landmark Sites** Not applicable

#### **E. Boundary Adjustment:**

Yalecrest-Upper Yale Heights LHD is the Upper Yale-3<sup>rd</sup> Addition subdivision located at the midsection of the eastern most boundary (1900 East) of Yalecrest. This new LHD in Yalecrest contains the highest percent of "historically contributing" houses than any other street on the 1800 block.

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

**West boundary** is 1800 East

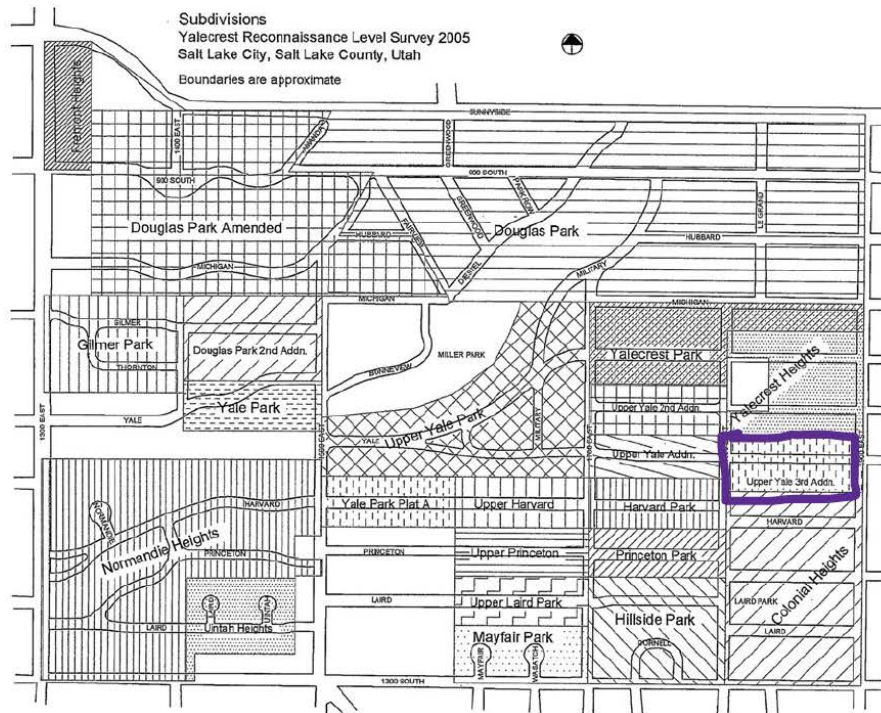
**East boundary** is 1900 East

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

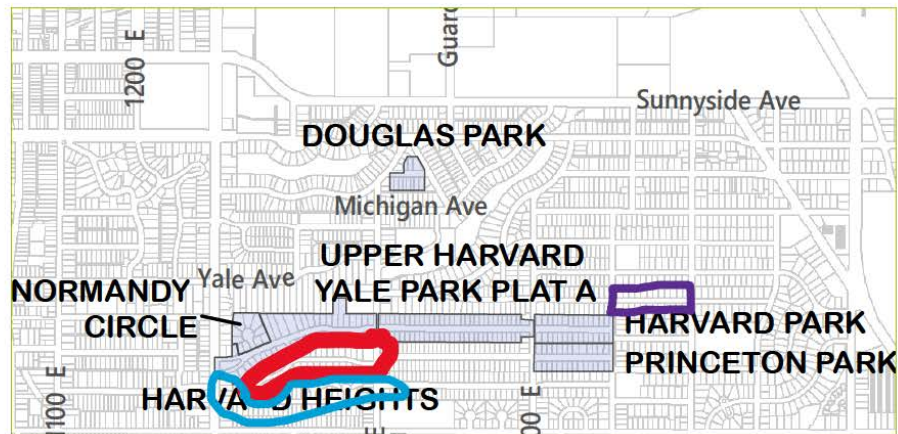
**South Boundary** contains the south side of Yale Ave with the even numbered houses,  
1802-1888 E Yale Ave.

**APPENDIX A-1**  
**Original plat of Yalecrest and**  
**Upper Yalecrest 3<sup>rd</sup> Addition**  
**July 1928, Pr. Lot 17, Block 28**  
**Alice Felkner**

The Yalecrest-Upper Yale Heights LHD is the Upper Yale 3<sup>rd</sup> addition subdivision in the midsection of the eastern most boundary of Yalecrest (1800-1900 East on Yale Ave). The LHD and subdivision is outlined in purple.



**APPENDIX A-2**  
**Upper Yale Heights LHDs with Other LHDs in Yalecrest Neighborhood**



**Existing Yalecrest LHDs**

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

Princeton Heights (pending) outlined in red

Laird Heights (pending) outlined in blue

Upper Yale Heights (proposed) outlined in purple

**APPENDIX A-3**  
**Expanded street map view of the proposed Yalecrest-Upper Yale Heights LHD boundary**  
**Outlined in purple**





## **APPENDIX B**

### **Contrary documentation between RLS 2005 text and existing house photographs**

1. Missing photographs: Original house photographs were not available from the State Historic Preservation Office, nor the SLCounty Assessor website ([www.slco.org/assessor](http://www.slco.org/assessor))

1842 E Yale Ave  
1847 E Yale Ave  
1872 E Yale Ave

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

1803 E Yale Ave  
1813 E Yale Ave  
1836 E Yale Ave

**APPENDIX C**

**Photographs of Yalecrest-Upper Yale Heights LHD**

*See separate attached document*



**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](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](http://www.ushpo.utah.gov)
5. United States Census, 1930, 1940 and 1950.
6. Family Search app online
7. Salt Lake County Assessor: House information: parcel number, build date, exterior materials, original house photos, [www.slco.org/assessor](http://www.slco.org/assessor).

# HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



## APPLICANT INFORMATION

NAME OF APPLICANT

Patricia Goede

ADDRESS OF APPLICANT

1869 E Yale Ave, SLC 84108

TYPE OF APPLICATION

☒ Local Historic District

☐ Thematic Designation

DATE

June 24, 2023

**DISCLAIMER:** SIGNATURE BELOW INDICATES YOU ARE A PROPERTY OWNER WITHIN THE BOUNDARIES OF A PROPOSED LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION AND YOU CONSENT TO SUPPORT SUBMITTAL OF THE DESIGNATION APPLICATION. MORE THAN 33% OF PROPERTY OWNERS WITHIN THE PROPOSED BOUNDARIES MUST CONSENT TO SUBMITTAL OF THE DESIGNATION APPLICATION TO MEET THE THRESHOLD REQUIREMENTS FOR SUBMITTAL. \*PLEASE NOTE, IF AN APPLICATION MEETS THE MORE THAN 33% THRESHOLD, LATER IN THE DESIGNATION PROCESS, EACH PROPERTY OWNER IS SENT A NON-BINDING OPINION BALLOT TO INFORM THE CITY COUNCIL OF PROPERTY OWNER INTEREST/SUPPORT REGARDING THE DESIGNATION OF A LOCAL HISTORIC DISTRICT. THE CITY RECORDER WILL NOT PUBLISH THE RESPONSE OF INDIVIDUAL BALLOTS—ONLY THE FINAL TALLY OF BALLOTS RECEIVED (HOW MANY IN FAVOR AND HOW MANY IN OPPOSITION) WILL BE PUBLISHED.

**NOTE:** PROPERTY OWNER MUST REPRESENT AT LEAST 50% OF THE INTEREST IN THEIR LOT OR PARCEL. IF THE PROPERTY IS IN A TRUST, THE TRUSTEE NEEDS TO SIGN.

Patricia Goede

PRINT NAME

1869 E Yale Ave

ADDRESS

SIGNATURE

DATE

6/24/2023

ARTHUR J. SWINOLE

PRINT NAME

1875 Yale Ave.

ADDRESS

SIGNATURE

DATE

6/26/2023

Julie Day

PRINT NAME

1847 Yale

ADDRESS

SIGNATURE

DATE

6/26/2023

Rina Corson

PRINT NAME

1820 E Yale Ave

ADDRESS

SIGNATURE

DATE

6/26/2023

Robert Haight

PRINT NAME

1872 Yale Ave

ADDRESS

SIGNATURE

DATE

6/26/2023

Chad Hill

PRINT NAME

1880 Yale Ave

ADDRESS

SIGNATURE

DATE

6/26/2023

Toni L. Lehtinen

PRINT NAME

1850 Yale Ave

ADDRESS

SIGNATURE

DATE

6/26/2023

Meghan Wilcox

PRINT NAME

1885 E Yale Ave

ADDRESS

SIGNATURE

DATE

6/27/2023

Chris H. II

PRINT NAME

1827 Yale Ave

ADDRESS

SIGNATURE

DATE

6/27/2023

Erin Bean

PRINT NAME

1841 Yale Av

ADDRESS

SIGNATURE

DATE

6/27/23

# HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



## APPLICANT INFORMATION

NAME OF APPLICANT

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DATE

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**DISCLAIMER:** SIGNATURE BELOW INDICATES YOU ARE A PROPERTY OWNER WITHIN THE BOUNDARIES OF A PROPOSED LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION AND YOU CONSENT TO SUPPORT SUBMITTAL OF THE DESIGNATION APPLICATION. MORE THAN 33% OF PROPERTY OWNERS WITHIN THE PROPOSED BOUNDARIES MUST CONSENT TO SUBMITTAL OF THE DESIGNATION APPLICATION TO MEET THE THRESHOLD REQUIREMENTS FOR SUBMITTAL. \*PLEASE NOTE, IF AN APPLICATION MEETS THE MORE THAN 33% THRESHOLD, LATER IN THE DESIGNATION PROCESS, EACH PROPERTY OWNER IS SENT A NON-BINDING OPINION BALLOT TO INFORM THE CITY COUNCIL OF PROPERTY OWNER INTEREST/SUPPORT REGARDING THE DESIGNATION OF A LOCAL HISTORIC DISTRICT. THE CITY RECORDER WILL NOT PUBLISH THE RESPONSE OF INDIVIDUAL BALLOTS—ONLY THE FINAL TALLY OF BALLOTS RECEIVED (HOW MANY IN FAVOR AND HOW MANY IN OPPOSITION) WILL BE PUBLISHED.

**NOTE:** PROPERTY OWNER MUST REPRESENT AT LEAST 50% OF THE INTEREST IN THEIR LOT OR PARCEL. IF THE PROPERTY IS IN A TRUST, THE TRUSTEE NEEDS TO SIGN.

Zachel Woods

PRINT NAME

1855 E Yale

ADDRESS

Zachel Woods

SIGNATURE

7/4/23

DATE

Doug Han

PRINT NAME

1854 Yale

ADDRESS

Doug Han

SIGNATURE

7/4/23

DATE

Robert Tingey

PRINT NAME

1842 Yale

ADDRESS

Robert Tingey

SIGNATURE

7/4/23

DATE

Bonnie Tingey

PRINT NAME

1842 Yale

ADDRESS

Bonnie Tingey

SIGNATURE

7-4-23

DATE

JOHN JACKSON

PRINT NAME

1866 YALE

ADDRESS

John Jackson

SIGNATURE

7/12/23

DATE

Ann Jackson

PRINT NAME

1866 Yale

ADDRESS

Ann Jackson

SIGNATURE

7/12/23

DATE

Joseph Morgan

PRINT NAME

1802 Yale

ADDRESS

Joseph Morgan

SIGNATURE

7/12/23

DATE

Juliana Yee

PRINT NAME

1821 Yale

ADDRESS

Juliana Yee

SIGNATURE

7/15/23

DATE

Briggs Matheson

PRINT NAME

1821 Yale

ADDRESS

Briggs Matheson

SIGNATURE

7/15/23

DATE

PRINT NAME

ADDRESS

SIGNATURE

DATE



# HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



## APPLICANT INFORMATION

NAME OF APPLICANT

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**NOTE: PROPERTY OWNER MUST REPRESENT AT LEAST 50% OF THE INTEREST IN THEIR LOT OR PARCEL. IF THE PROPERTY IS IN A TRUST, THE TRUSTEE NEEDS TO SIGN.**

PRINT NAME

Susan Noorda

ADDRESS

1828 East Yale Ave

SIGNATURE

Susan Noorda

DATE

7/5/23

PRINT NAME

ADDRESS

SIGNATURE

DATE

PRINT NAME

ADDRESS

SIGNATURE

DATE

PRINT NAME

ADDRESS

SIGNATURE

DATE

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DATE

## **5. OFFICIAL CANVASS RESULTS**



## Official Canvass

### PROPERTY OWNER PUBLIC SUPPORT SURVEY Proposed Yalecrest - Upper Yale Local Historic District

WHEREAS, a mailing was provided to all twenty-four (24) area property owners on August 5, 2024 regarding the proposed Yalecrest – Upper Yale Local Historic District; and

WHEREAS, the property owners were asked as to whether they should support or oppose designation of this area as the Upper Yale Local Historic District, voting was allowed following August 5, 2024, thru September 4, 2024, with mail in ballots must being postmarked by September 3, 2024,

NOW, THEREFORE, BE IT RESOLVED, all valid ballots accounted for and returned, as of September 4, 2024, have now been tabulated with the following results:

SUPPORT:	13
OPPOSED:	3
UNDELIVERABLE:	0
DELIVERED or POSTMARKED	
AFTER DEADLINE:	0
RETURNED BUT DID NOT VOTE:	0

VERIFIED and DULY CERTIFIED by the City Recorder of Salt Lake City as of this 12<sup>th</sup> day of September 2024.

ATTEST:



  
Cindy Lou Trishman  
Salt Lake City Recorder

## **6. MAILING LIST**

FULL NAME	ADDRESS	CITY	STATE	ZIP
ANNETTE K GILLIS; KIMBALL M GILLIS (JT) GILLIS (JT)	1011 E BELMONT AVE	SALT LAKE CITY	UT	84105
Current Occupant	1028 S 1900 E	Salt Lake City	UT	84108
Current Occupant	1035 S 1800 E	Salt Lake City	UT	84108
JOSEPH J M & ELIZABETH ANN BUSICO FAMILY TRUST 04/06/2018 04/06/2	1105 S 1800 E	SALT LAKE CITY	UT	84108
Current Occupant	1106 S 1900 E	Salt Lake City	UT	84108
LORENA DINIZ PURISSIMO; JUSTIN DAKOTA ANDERSON (JT) DERSON (JT)	1107 S 1900 E	SALT LAKE CITY	UT	84108
GELEGOTIS FAMILY TRUST 04/10/2024 04/10/2024	1109 S 1800 E	SALT LAKE CITY	UT	84108
Current Occupant	1114 S 1900 E	Salt Lake City	UT	84108
MMS TR MMS TR	1117 S 1800 E	SALT LAKE CITY	UT	84108
SCOTT B ROMNEY TT B ROMNEY	1121 S 1800 E	SALT LAKE CITY	UT	84108
TRUST NOT IDENTIFIED IDENTIFIED	1142 S 1900 E	SALT LAKE CITY	UT	84108
Current Occupant	1145 S 1900 E	Salt Lake City	UT	84108
FOUR M RANCH INC M RANCH INC	13417 S AINTREE AVE	DRAPER	UT	84020
1849 HARVARD HOLDINGS, LLC LDINGS, LLC	1586 E STRATFORD AVE	SALT LAKE CITY	UT	84106
COATES FAMILY TRUST 02/26/2013 02/26/2013	1660 E 1300 S	SALT LAKE CITY	UT	84105
MURDOCK FAMILY TRUST06/26/2001 T06/26/2001	1759 E HARVARD AVE	SALT LAKE CITY	UT	84105
EMMA JACKSON; LANDON RUUD (JT) N RUUD (JT)	1761 E YALE AVE	SALT LAKE CITY	UT	84108
LENA A WARD LENA A WARD	1762 E YALE AVE	SALT LAKE CITY	UT	84105
FRANCINE B WILLIAMS; CHARLES H WILLIAMS (JT) LLIAMS (JT)	1763 E HERBERT AVE	SALT LAKE CITY	UT	84108
LISA W NAGEL ISA W NAGEL	1764 E HERBERT AVE	SALT LAKE CITY	UT	84108
JUDY LYNN REGAN LIVING TRUST 02/07/2001 02/07/2001	1765 E HARVARD AVE	SALT LAKE CITY	UT	84105
2015 KMM TR 2015 KMM TR	1766 E HARVARD AVE	SALT LAKE CITY	UT	84105
BOONE C COLEGROVE; MARGO L COLEGROVE (JT) EGROVE (JT)	1767 E YALE AVE	SALT LAKE CITY	UT	84105
KRISTIN T STONE FAMILY TRUST 06/08/2023 06/08/2023	1768 E HERBERT AVE	SALT LAKE CITY	UT	84108



Current Occupant	1768 E YALE AVE	Salt Lake City	UT	84108
ALEXA DUBOIS LEXA DUBOIS	1769 E HERBERT AVE	SALT LAKE CITY	UT	84108
Current Occupant	1771 E HARVARD AVE	Salt Lake City	UT	84108
EMILY BLEYL; STEVE BLEYL (JT) BLEYL (JT)	1772 E HARVARD AVE	SALT LAKE CITY	UT	84105
W&CD FAM TR W&CD FAM TR	1773 E YALE AVE	SALT LAKE CITY	UT	84105
CHRISTINE MCSWEENEY E MCSWEENEY	1774 E HERBERT AVE	SALT LAKE CITY	UT	84108
LITTLE FAMILY TRUST 10/13/2008 10/13/2008	1774 E YALE AVE	SALT LAKE CITY	UT	84108
JAY L STONE; KRISTIN T STONE (JT) STONE (JT)	1775 E HERBERT AVE	SALT LAKE CITY	UT	84108
GUDMUNDSEN RESIDENTIAL TRUST 11/14/2018 11/14/2018	1777 E HARVARD AVE	SALT LAKE CITY	UT	84105
WILLIAM COULSON WISCOMB; EMILY WISCOMB (JT) ISCOMB (JT)	1778 E HARVARD AVE	SALT LAKE CITY	UT	84105
Current Occupant	1779 E HERBERT AVE	Salt Lake City	UT	84108
CHRISTOPHER AARON SIMON LIVING TRUST 02/04/2015 02/04/2015	1779 E PRINCETON AVE	SALT LAKE CITY	UT	84105
TRUST NOT IDENTIFIED IDENTIFIED	1779 E YALE AVE	SALT LAKE CITY	UT	84105
ANDREW D GASSMAN; THERESA L WERNER (JT) WERNER (JT)	1780 E HERBERT AVE	SALT LAKE CITY	UT	84108
LINDSEY N ARMSTRONG N ARMSTRONG	1780 E YALE AVE	SALT LAKE CITY	UT	84105
JEFF ALBERT ROBISON TRUST 05/18/2020 05/18/2020	1783 E HARVARD AVE	SALT LAKE CITY	UT	84105
Current Occupant	1784 E HARVARD AVE	Salt Lake City	UT	84108
TRUST NOT IDENTIFIED IDENTIFIED	1784 E HERBERT AVE	SALT LAKE CITY	UT	84108
ESTELLE S HARRIS & J ROBINSON SINGLETON REVOCABLE TRUST 01/18/202	1784 E YALE AVE	SALT LAKE CITY	UT	84108
MICHAEL A. WELCH; LONNA L. WELCH NA L. WELCH	1785 E HERBERT AVE	SALT LAKE CITY	UT	84108
TRUST NOT IDENTIFIED IDENTIFIED	1785 E PRINCETON AVE	SALT LAKE CITY	UT	84105
J&CG REV TR J&CG REV TR	1785 E YALE AVE	SALT LAKE CITY	UT	84105
MICHAEL MCGRATH; MAUREEN MCGRATH (JT) CGRATH (JT)	1788 E YALECREST AVE	SALT LAKE CITY	UT	84108
ALLISON H MORGAN; JOSEPH R MORGAN (JT) MORGAN (JT)	1802 E YALE AVE	SALT LAKE CITY	UT	84105

KYLE REGISTER; KATHERINE J ROBERTSON (JT) ERTSON (JT)	1803 E YALE AVE	SALT LAKE CITY	UT	84108
EMILY LEWIS EMILY LEWIS	1804 E HARVARD AVE	SALT LAKE CITY	UT	84108
TODD N BOREN; LESLIE A BOREN (JT) BOREN (JT)	1806 E HERBERT AVE	SALT LAKE CITY	UT	84108
JOSEPH M DOUBEK; ANDREA DOUBEK (JT) DOUBEK (JT)	1812 E HERBERT AVE	SALT LAKE CITY	UT	84108
SAMUEL BROWN; KATHLEEN HOLBROOK (JT) LBROOK (JT)	1813 E YALE AVE	SALT LAKE CITY	UT	84105
LINDSAY HUMPHREY; RYAN HUMPHREY (JT) MPHREY (JT)	1814 E HARVARD AVE	SALT LAKE CITY	UT	84108
RBWW BT RBWW BT	1814 E YALE AVE	SALT LAKE CITY	UT	84105
RAJENDU SRIVASTAVA; BRETТА A PIRIE-SRIVASTAVA (JT) ASTAVA (JT)	1820 E HARVARD AVE	SALT LAKE CITY	UT	84108
KEVEN & SUSAN ROWE TRUST 08/25/1989 08/25/1989	1820 E HERBERT AVE	SALT LAKE CITY	UT	84108
ROBERT & RINA CORSON FAMILY TRUST 08/27/2018 08/27/2018	1820 E YALE AVE	SALT LAKE CITY	UT	84105
MATTHEW & JENNIFER ASAY JOINT FAMILY TRUST 05/03/2018 05/03/2018	1821 E HARVARD AVE	SALT LAKE CITY	UT	84108
YEE MATHESON LIVING TRUST 10/29/2021 10/29/2021	1821 E YALE AVE	SALT LAKE CITY	UT	84108
Current Occupant	1826 E HARVARD AVE	Salt Lake City	UT	84108
PATRICA M PHILLIPS TRUST 05/11/2020 05/11/2020	1826 E HERBERT AVE	SALT LAKE CITY	UT	84108
CHRISTOPHER P HILL & KATHLEEN A HILL JOINT LIVING TRUST 03/28/201	1827 E YALE AVE	SALT LAKE CITY	UT	84105
EVAN A NOORDA; SUSAN E SNOW (TC) E SNOW (TC)	1828 E YALE AVE	SALT LAKE CITY	UT	84105
ERIC & KATRINA DURHAM TRUST 11/04/2018 11/04/2018	1829 E HARVARD AVE	SALT LAKE CITY	UT	84108
JEFFERY M LILLYWHITE; ANGELA LILLYWHITE (JT) YWHITE (JT)	1831 E HERBERT AVE	SALT LAKE CITY	UT	84108
MICHAEL LANSPA; ALLYSON SERVOSS (JT) ERVOSS (JT)	1832 E HERBERT AVE	SALT LAKE CITY	UT	84108
BRANDON MATICH TRUST 01/03/2017 01/03/2017	1832 E YALECREST AVE	SALT LAKE CITY	UT	84108
Current Occupant	1833 E YALE AVE	Salt Lake City	UT	84108
PAGOAGA FAMILY TRUST 04/08/2013 04/08/2013	1834 E HARVARD AVE	SALT LAKE CITY	UT	84108
HERBERT AVENUE LLC AVENUE LLC	1835 E HERBERT AVE	SALT LAKE CITY	UT	84108

Current Occupant	1836 E YALE AVE	Salt Lake City	UT	84108
CHRISTOPHER B SNOW; EMILY J SNOW (JT) J SNOW (JT)	1837 E HARVARD AVE	SALT LAKE CITY	UT	84108
RONDA BADDLEY-DANIELS TRUST 03/14/2022 03/14/2022	1838 E YALECREST AVE	SALT LAKE CITY	UT	84108
ANDREW COOPER TRUST 08/31/2021 08/31/2021	1840 E HERBERT AVE	SALT LAKE CITY	UT	84108
BEAN FAMILY TRUST 02/01/2022 02/01/2022	1841 E YALE AVE	SALT LAKE CITY	UT	84108
PIPER C MADSEN; TIMOTHY C MADSEN (JT) MADSEN (JT)	1842 E HARVARD AVE	SALT LAKE CITY	UT	84108
ROBERT D TINGEY; BONNIE K TINGEY (JT) TINGEY (JT)	1842 E YALE AVE	SALT LAKE CITY	UT	84108
JOHN K III NEWLAND; MARIANNE PHILPOT (JT) HILPOT (JT)	1843 E HARVARD AVE	SALT LAKE CITY	UT	84108
DAVID MARVIN DANSIE RVIN DANSIE	1845 E HERBERT AVE	SALT LAKE CITY	UT	84108
TRUST NOT IDENTIFIED IDENTIFIED	1846 E YALECREST AVE	SALT LAKE CITY	UT	84108
ROGER & JULIE DAY FAMILY LIVING TRUST 09/24/2018 09/24/2018	1847 E YALE AVE	SALT LAKE CITY	UT	84105
JEFFREY LEWIS HOWELL; CAITLIN MARIE HOWELL (JT) HOWELL (JT)	1848 E HARVARD AVE	SALT LAKE CITY	UT	84108
KARIN JUNE LOCKOVITCH LOCKOVITCH	1848 E HERBERT AVE	SALT LAKE CITY	UT	84108
Current Occupant	1849 E HARVARD AVE	Salt Lake City	UT	84108
KERRY F LEHTINEN; TONI L LEHTINEN (JT) HTINEN (JT)	1850 E YALE AVE	SALT LAKE CITY	UT	84108
BJN REV FAM TRUST V FAM TRUST	1851 E HERBERT AVE	SALT LAKE CITY	UT	84108
ROY M SMEAL; KATHRYN R BYRNE (JT) BYRNE (JT)	1852 E YALECREST AVE	SALT LAKE CITY	UT	84108
DOUGLAS & KARREN HAMMER FAMILY TRUST 06/05/2019 06/05/2019	1854 E YALE AVE	SALT LAKE CITY	UT	84105
PHILLIP S BRENARD FAMILY LIVING TRUST 02/03/2010; RCHEL J WOODS F	1855 E YALE AVE	SALT LAKE CITY	UT	84108
HEATHER HUGHES HAYES REVOCABLE TRUST 09/06/2018 09/06/2018	1856 E HARVARD AVE	SALT LAKE CITY	UT	84108
JOHN M SNOW JOHN M SNOW	1856 E HERBERT AVE	SALT LAKE CITY	UT	84108
TRUST NOT IDENTIFIED IDENTIFIED	1857 E HARVARD AVE	SALT LAKE CITY	UT	84108

BRADLEY & SUSAN HERTZ TRUST 04/06/2015 04/06/2015	1860 E YALECREST AVE	SALT LAKE CITY	UT	84108
DBD FAM LIV TRUST M LIV TRUST	1861 E HERBERT AVE	SALT LAKE CITY	UT	84108
PAUL S STEVENS; TONYA C EGAN (JT) C EGAN (JT)	1862 E HARVARD AVE	SALT LAKE CITY	UT	84108
KESHAV ANAND; SRAVANTHI VEGUNTA (JT) EGUNTA (JT)	1862 E HERBERT AVE	SALT LAKE CITY	UT	84108
Current Occupant	1863 E YALE AVE	Salt Lake City	UT	84108
TRUST NOT IDENTIFIED IDENTIFIED	1865 E HARVARD AVE	SALT LAKE CITY	UT	84108
BPJ46 REVOCABLE TRUST 9/27/2016 T 9/27/2016	1865 E HERBERT AVE	SALT LAKE CITY	UT	84108
TRUST NOT IDENTIFIED IDENTIFIED	1866 E YALE AVE	SALT LAKE CITY	UT	84105
HEDIYEH BARADARAN H BARADARAN	1866 E YALECREST AVE	SALT LAKE CITY	UT	84108
PATRICIA A GOEDE REVOCABLE TRUST 01/31/2023 01/31/2023	1869 E YALE AVE	SALT LAKE CITY	UT	84108
JEAN PAUL BRUMMER; GRACE COLLINS BRUMMER (JT) RUMMER (JT)	1870 E HARVARD AVE	SALT LAKE CITY	UT	84108
Current Occupant	1870 E HERBERT AVE	Salt Lake City	UT	84108
MATTHEW G KEANE; CORINNE M KEANE (JT) KEANE (JT)	1871 E HARVARD AVE	SALT LAKE CITY	UT	84108
Current Occupant	1872 E HERBERT AVE	Salt Lake City	UT	84108
ROBERT P JR HAIGHT JR HAIGHT	1872 E YALE AVE	SALT LAKE CITY	UT	84108
THOMAS W CLAWSON; SUSAN A CLAWSON (JT) LAWSON (JT)	1872 E YALECREST AVE	SALT LAKE CITY	UT	84108
NANCY STARK NANCY STARK	1875 E HERBERT AVE	SALT LAKE CITY	UT	84108
ARTHUR J SWINDLE FAMILY TRUST 03/13/1989 03/13/1989	1875 E YALE AVE	SALT LAKE CITY	UT	84105
TRUST NOT IDENTIFIED IDENTIFIED	1876 E HERBERT AVE	SALT LAKE CITY	UT	84108
RICHARD A ELORREAGA A ELORREAGA	1877 E HARVARD AVE	SALT LAKE CITY	UT	84108
DANIEL M JOHNSON; BROOKE STEVENS JOHNSON (JT) OHNSON (JT)	1878 E HARVARD AVE	SALT LAKE CITY	UT	84108
JUSTIN RAY SPANGLER; SARAH JANE SPANGLER (JT) ANGLER (JT)	1878 E YALECREST AVE	SALT LAKE CITY	UT	84108
MAIRIN RYTTING; CHAD HILL (JT) D HILL (JT)	1880 E YALE AVE	SALT LAKE CITY	UT	84108
Current Occupant	1883 E HERBERT AVE	Salt Lake City	UT	84108

MGS REV LIV TRUST V LIV TRUST	1884 E HERBERT AVE	SALT LAKE CITY	UT	84108
Current Occupant	1884 E YALE AVE	Salt Lake City	UT	84108
Current Occupant	1885 E HARVARD AVE	Salt Lake City	UT	84108
MICHAEL & MEGHAN WILCOX FAMILY TRUST 08/09/2024 08/09/2024	1885 E YALE AVE	SALT LAKE CITY	UT	84108
TRACY ANN STEVENS LIVING TRUST 08/08/2023 08/08/2023	1903 E HERBERT AVE	SALT LAKE CITY	UT	84108
Current Occupant	1903 E YALE AVE	Salt Lake City	UT	84108
SCOTT & CHRISTINA DALTON TRUST 01/23/2018 01/23/2018	1904 E HERBERT AVE	SALT LAKE CITY	UT	84108
ADAM B SHAW; ASHLEY SHAW (JT) Y SHAW (JT)	1904 E YALECREST AVE	SALT LAKE CITY	UT	84108
KYLIE S. MIMITZ; MICHAEL K. MIMITZ (JT) MIMITZ (JT)	1906 E YALE AVE	SALT LAKE CITY	UT	84108
BAO WANG; HUIMIN YAN (JT) IN YAN (JT)	1911 E HERBERT AVE	SALT LAKE CITY	UT	84108
JUSTIN L CALDWELL L CALDWELL	1911 E YALE AVE	SALT LAKE CITY	UT	84105
STEPHEN W OWENS HEN W OWENS	1912 E HERBERT AVE	SALT LAKE CITY	UT	84108
JANUARY MARSH; MATTHEW THAYNE MARSH (JT) MARSH (JT)	1912 E YALE AVE	SALT LAKE CITY	UT	84105
AMY F HODSON; AMY FAY SORENSON AY SORENSON	1917 E HERBERT AVE	SALT LAKE CITY	UT	84108
JAMES R HOWELL; JANE J HOWELL NE J HOWELL	1919 E YALE AVE	SALT LAKE CITY	UT	84105
RUAIRI CHAPMAN; LISA CHAPMAN (JT) HAPMAN (JT)	1920 E HERBERT AVE	SALT LAKE CITY	UT	84108
STEVEN M RHONDEAU; SUSAN H RHONDEAU (JT) ONDEAU (JT)	1920 E YALE AVE	SALT LAKE CITY	UT	84105
MYLES & CAROLYN GREEN BERG TRUST 02/18/2021 02/18/2021	1925 E HERBERT AVE	SALT LAKE CITY	UT	84108
MARY J FREY; THOMAS K FREY (JT) K FREY (JT)	1926 E HERBERT AVE	SALT LAKE CITY	UT	84108
KIM LOUIE; CAROLYN H LOUIE (JT) LOUIE (JT)	1927 E YALE AVE	SALT LAKE CITY	UT	84105
MARK B ERICSON; BETHANY ROBINSON (JT) BINSON (JT)	1928 E YALE AVE	SALT LAKE CITY	UT	84108
ERIC MORRISON; ALYSSA MORRISON (JT) RRISON (JT)	1932 E HERBERT AVE	SALT LAKE CITY	UT	84108
BELZER FAMILY REVOCABLE TRUST 03/12/2021 03/12/2021	2009 E HERBERT AVE	SALT LAKE CITY	UT	84108
HANSEN PROPERTIES LLC PERTIES LLC	2034 E LAIRD DR	SALT LAKE CITY	UT	84108

T RICHARD DAVIS; ALTA K L DAVIS (JT) DAVIS (JT)	2066 E HUBBARD AVE	SALT LAKE CITY	UT	84108
1826 HARVARD, LLC ARVARD, LLC	2121 E GREENBRIAR WY	MILLCREEK	UT	84109
LEE SMITH; SALLY SMITH (JT) SMITH (JT)	2400 E SUNNYSIDE AVE	SALT LAKE CITY	UT	84108
GSE GLOBAL LLC GLOBAL LLC	30 N GOULD ST	SHERIDAN	WY	82801
TRUST NOT IDENTIFIED IDENTIFIED	34552 CALLE CAMBIO	CAPO BEACH	CA	92624
BOARD OF EDUCATION OF SALT LAKE CITY T LAKE CITY	440 E 100 S	SALT LAKE CITY	UT	84111
YALECREST CORP ECREST CORP	50 E NORTHTEMPLE ST #2225	SALT LAKE CITY	UT	84150
MCCOY TRUST 08/10/1989 08/10/1989	623 E 2100 S	SALT LAKE CITY	UT	84106
HARMEL G RIDDLE; ROMA R RIDDLE (JT) RIDDLE (JT)	PO BOX 58954	SALT LAKE CITY	UT	84158

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