

Potential Motions and Legislative Intent Statements
Temporary Land Use Regulations – Yalecrest National Historic District
July 1, 2010

- A. ["I move that the Council"] Leave the temporary regulations in place until the expiration date of September 10, 2010.
- B. ["I move that the Council"] Consider adopting a motion lifting the temporary regulations in the Yalecrest National Historic District area.
- C. ["I move that the Council"] Consider adopting an ordinance amending Ordinances No. 13 and 17 of 2010 regarding a temporary land use regulations for the Yalecrest National Historic District and the Westmoreland Place Subdivision that would remove the temporary regulations from the Uintah Elementary School property and in the following subdivisions within the Yalecrest National Historic District area:
- Yalecrest Heights (1938)
 - Upper Yale 3rd Addition (1928)
 - Colonial Heights (1911)
 - Hillside Park (1937)
 - Mayfair Park (1930)
 - Upper Laird Park (1931)
- D. ["I move that the Council"] Adopt the proposed Legislative Intent Statements.

It is the City Council's intent:

1. Within the area of the revised temporary regulations, the Administration, Historic Landmark and Planning Commissions provide recommendations for proposed regulations that include refining what constitutes a demolition, requiring that proposed demolitions of homes built prior to 1942 be reviewed by the Historic Landmarks Commission and that the front setback of the existing structure must remain the same for any proposed building plans for new construction or remodeling. This would be an expedited process to be completed prior to the temporary regulations expiration date on September 10, 2010.
2. The City form 6-7 working groups that would work independent from the City with the assistance from architects suggested by the American Institute of Architects AIA. This process would include:
 - a. A timeframe of approximately 6 ½ months to be completed by January 15, 2011.
 - b. Review of 2005 survey maps and data for accuracy.
 - c. Identify what is important about the neighborhood.
 - d. Identify issues of incompatible infill.
 - e. Identify design features to be preserved.
 - f. Determining appropriate level of preservation
 - g. Become familiar with what tools are available and determine what appropriate tool(s) could be used for the area.
 - h. At the appropriate time, when broad based support has been achieved within the area, request review by the Historic Landmark Commission.

SALT LAKE CITY ORDINANCE

No. _____ of 2010

(An Ordinance amending Ordinance Nos. 13 and 17 of 2010 regarding a temporary land use regulation for the Yalecrest National Historic District and the Westmoreland Place Subdivision.)

An ordinance amending Ordinance No. 13 of 2010, revising the provisions of a temporary land use regulation affecting areas in Salt Lake City known as the Yalecrest National Historic District and the Westmoreland Place Subdivision.

WHEREAS, on March 9, 2010, the Salt Lake City Council ("City Council") adopted Ordinance No. 13 of 2010 (the "original ordinance") which enacted a temporary land use regulation pursuant to section 10-9a-504 of the Utah Code, which modified and limited development activity in areas of the city known as the Yalecrest National Historic District and the Westmoreland Place Subdivision; and

WHEREAS, on March 30, 2010 the City Council adopted Ordinance No. 17 of 2010, which modified Ordinance No. 13 of 2010 to address concerns related to vested property rights; and

WHEREAS, the Salt Lake City Historic Landmark Commission held a public hearing on May 19, 2010 and the City Planning Commission held a public hearing on May 26, 2010 on an application to amend the City's Zoning Map to establish the Westmoreland Place Historic District and apply the H Historic Preservation Overlay zoning district, and voted to forward a positive recommendation to the City Council on said application; and

WHEREAS, the City Council intends to hold a public hearing on the aforementioned application to amend the Zoning Map to establish the Westmoreland Place Historic District and apply the H Historic Preservation Overlay zoning district before the expiration of the temporary

land use regulations adopted in Ordinance No. 13 of 2010 (as modified by Ordinance 17 of 2010); and

WHEREAS, the City Council finds that, although preservation of historically, architecturally and culturally significant resources in the area known as the Yalecrest National Historic District presents a compelling, countervailing public interest that justifies the enactment of temporary land use regulations as contained in Ordinance Nos. 13 and 17 of 2010, there is also a compelling public interest in restoring and maintaining harmony within the City's neighborhoods; and

WHEREAS, having had time to further examine the issue of historic preservation in the Yalecrest National Historic District, the City Council finds that some portions of that National Historic District are not yet ripe for local historic designation; and

WHEREAS, it is, therefore, in the public's best interest to amend Ordinance Nos. 13 and 17 of 2010 to remove certain areas within the Yalecrest National Historic District from the scope of the aforementioned temporary regulations.

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

SECTION 1. Amending Section 3 of Ordinance No. 13 of 2010. That section 3 of Ordinance No. 13 of 2010, which was amended by Ordinance No. 17 of 2010, is hereby amended to read as follows:

SECTION 3. Temporary zoning regulations; boundaries.

Notwithstanding any other ordinance which the City Council may have adopted that may provide otherwise, during the period of this temporary land use regulation, any structure situated in the Yalecrest National Historic District, (excluding the Upper Laird Park, Mayfair Park, Hillside Park, Yalecrest Heights, Upper Yale 3rd Addition and Colonial Heights subdivisions and the property upon which Uintah Elementary School is presently situated), as identified in Exhibit "A" hereto, and the Westmoreland Place Subdivision, identified in Exhibit "B" hereto, shall not be:

a. Demolished, unless one of the following conditions exists:

1. The City's Building Official approves demolition of a dilapidated structure determined to present a threat to the safety of inhabitants by virtue of its condition.
2. A building permit was issued prior to the City Council's action on this ordinance, which would require demolition of a structure or structures in order for the development described in the building permit to be completed. Under such circumstances, a demolition permit may be issued without regard to this ordinance. This provision shall not apply to development activities for which building permits have expired.

b. Remodeled, altered, or enlarged in a manner which would alter the exterior of the structure, except in conformance with regulations set forth in Section 21A.34.020, Historic Preservation Overlay District, and the Historic Residential Design Guidelines adopted by the City.

SECTION 2. Amending Exhibit "A" to Ordinance No. 13 of 2010. That Exhibit "A" to Ordinance No. 13 of 2010 is hereby amended to read and appear as provided in Exhibit #1 attached hereto.

SECTION 3. Effective date. This ordinance shall become effective upon publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of July, 2010.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

ATTEST:

CITY RECORDER
(SEAL)

Bill No. _____ of 2010.
Published: _____.

HB_ATTYY-#13279-v8-Ordinance_amending_ordinances_13_and_17_of_2010_-_Yalecrest_Temp_Land_Use_Regs.DOC

EXHIBIT "1"

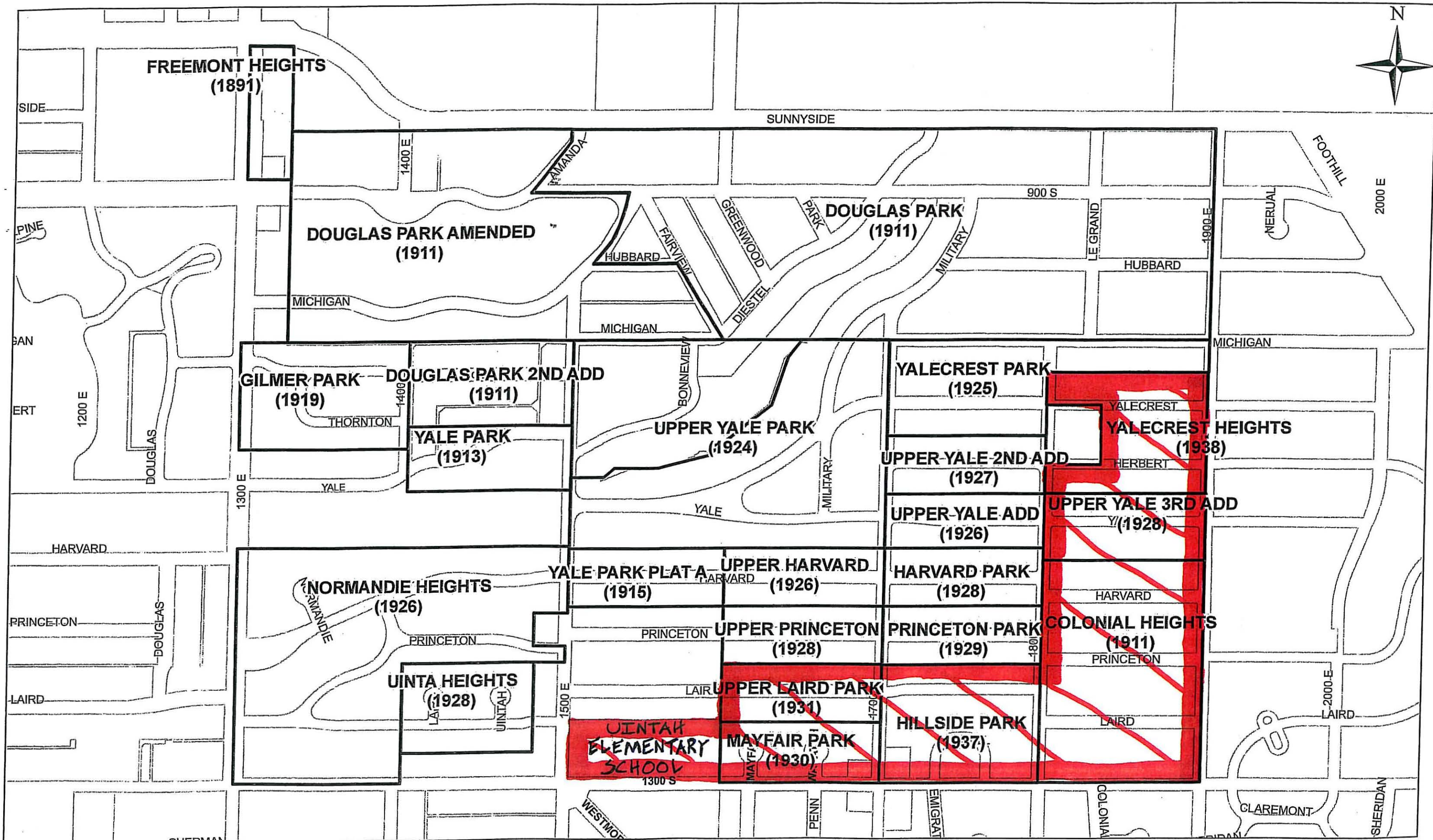
**Areas to be removed from the temporary land use regulations, Ordinances 13 and 17 of 2010,
applicable to the Yalecrest National Historic District**

Excluding the Upper Laird Park, Mayfair Park, Hillside Park, Yalecrest Heights, Upper Yale
3rd Addition and Colonial Heights subdivisions and the property upon which Uintah
Elementary School more particularly described as - All of Lot 2, BLK 29, Five Acre Plat C, Big
Field Survey.

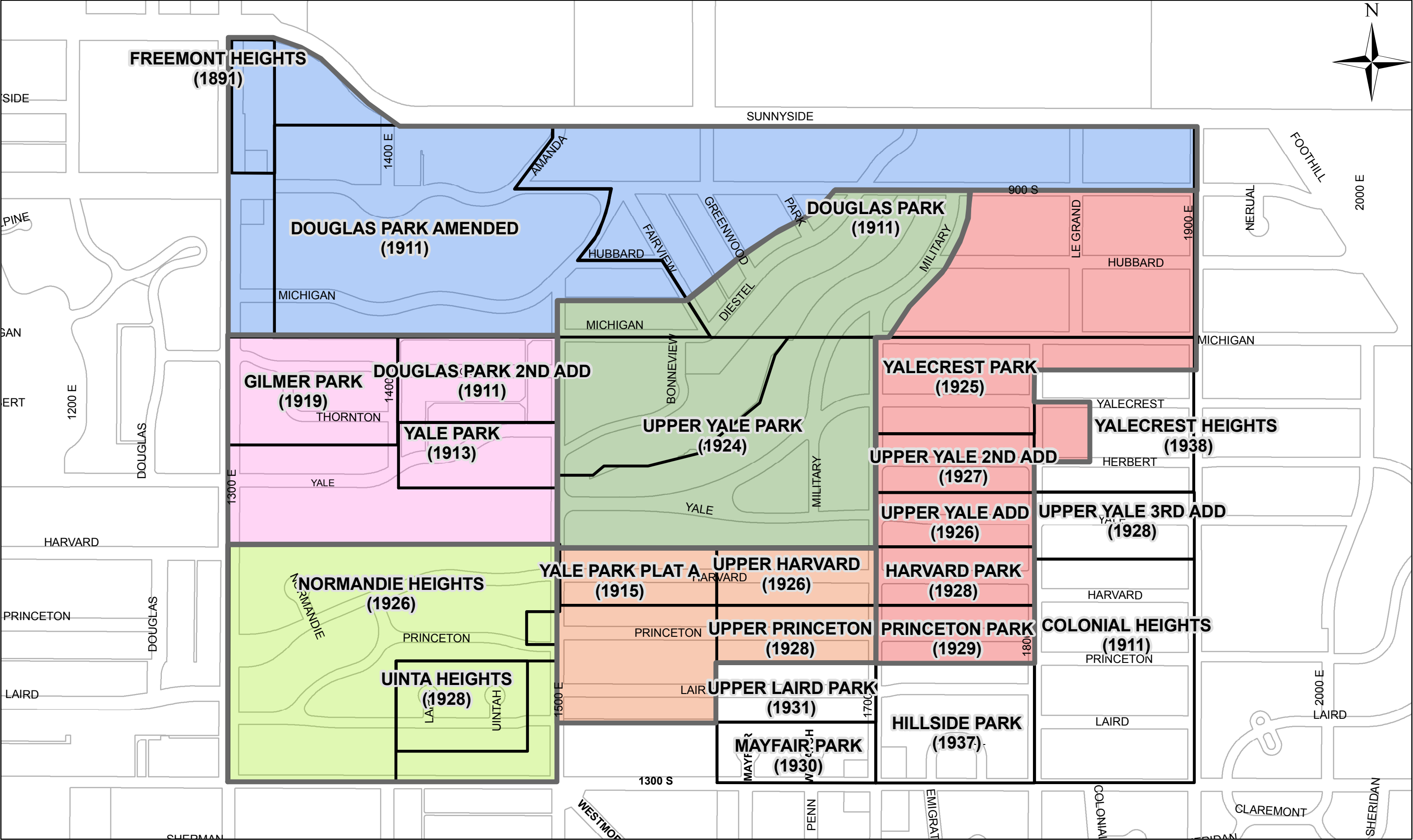
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POTENTIAL WORK GROUPS (JULY 1, 2010)



WILFORD H. SOMMERKORN
PLANNING DIRECTOR

PATRICIA COMARELL
ASSISTANT PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

RECEIVED
JUN 29 2010
SLC COUNCIL OFFICE
RALPH BECKER
MAYOR

FRANK B. GRAY
COMMUNITY AND ECONOMIC
DEVELOPMENT DIRECTOR

July 1, 2010

Salt Lake City Council
451 South State Street
Salt Lake City, Utah 84114

Dear Councilmembers:

At your June 15th meeting, you requested that the Historic Landmark Commission provide:

- Historic designation criteria used by the HLC
- Historic background information regarding the development of the Yalecrest Neighborhood, and
- A specific recommendation on the process from here on.

HLC Criteria for Historic Designation

Last year, the Mayor and City Council chose to add a new preservation planner position to further the objectives of the historic preservation program. The Council also adopted a resolution to consider new historic district designations.

In response to those actions, the HLC put together several criteria by which to judge whether a neighborhood should be considered for designation. These were:

- **SLC Zoning criteria: Percentage of resources with significance, integrity, and age requirement**
- **Concentration of new types of resources not yet protected in SLC**
- **Readiness for designation** (i.e., Were the historic surveys and histories completed?)
- **Age of surveys done** (i.e., some were so old that they did not reflect with accuracy what was in the neighborhood)
- **Level of endangerment through demolition** (i.e., only Yalecrest met this criteria)
- **Degree of public support**

On March 17th, the HLC heard from eight neighborhoods who had shown interest in historic district designation. Five did not appear to be far enough along in their discussions with their neighborhoods to determine public support to warrant action at this time. The HLC

recommended three neighborhoods to the City Council: Yalecrest, Westmoreland, and University extension. The City Council then initiated a petition to start the public meetings process with these neighborhoods.

Statement of Historical Significance

The Yalecrest neighborhood is not only an asset for those who live there, but is an asset to the city as a whole and reflects the story of the City's development. The following historical description has been taken from the **Reconnaissance Level Survey conducted in June 2005** and outlines the development of this area. Three maps also are provided: (1) the name and date of development of each subdivision, (2) the actual dates when buildings were constructed, and (3) areas recommended for designation in the Reconnaissance Level Survey should the City choose to have smaller districts rather than one large district.

The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown sections. It is locally significant, both architecturally and historically, for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century.

Its tract period revival cottages and subdivisions of large houses for more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district also is significant for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state.

Yalecrest was the residential area of choice for prominent men and women of the city. The district is locally renowned as the "Harvard-Yale area" and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley. It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.

A total of 1,487 primary structures or resources were documented during the Yalecrest Reconnaissance Level Survey in 2005. Of the 1,487 primary resources, 91% contribute to the historic character of the Yalecrest area. Of that 91%, 64% are significant and 27% are contributing buildings. The rest are out of period structures or new.

The typical house in Yalecrest is a brick single family English Cottage style period cottage built in the 1920s. By far the majority of the buildings (74%) were constructed between 1920 and 1939. Almost all (99%) of the structures were residential and those were overwhelmingly single family. More than half of the structures (54%) use brick as a wall cladding material. Small

houses are the rule with 66% one story, 23% one and a half stories, and ten percent two stories tall. The non-residential structures recorded include three churches, several commercial and industrial/utility structures, and two parks.

Periods of Development

The Big Field Survey and Agricultural Use, 1849-1909

The area was used as farmland with only scattered farm houses and agricultural structures at the end of the nineteenth century. No extant buildings were identified from this era.

Streetcars, Subdivision Development and Automobiles, 1910-1939

The overwhelming majority of the resources (81%) were constructed during this period. The principal building types are divided between bungalows (19%) and period cottages (53%), both immensely popular during this era. The bungalow was a ubiquitous housing type and style in the first quarter of the twentieth century in Utah and bungalows were the first houses to appear in Yalecrest. The simple bungalow style appears in 15 percent of the buildings surveyed. Stylistic elements of the Prairie School (7%) and the Arts and Crafts movement appear in bungalows and two story houses ranging from high-style architect-designed examples to simplified examples in the early subdivision and developer tracts.

The largest category of house types in the survey is the period revival house. Fifty three percent (53%) of the primary structures are of this type. The most popular styles are the English Cottage comprised of gabled roofs and the decorative use of various cladding materials. Half-timbering is the most easily recognizable style characteristics of the English Tudor. There are 149 structures (9%) which have the Colonial Revival styles such as the chateau-like French Norman, gambrel-roofed Dutch Colonial, Jacobethan Revival, and Spanish Colonial revival. A handful of Art Moderne, Art Deco and International style houses with their flat roofs provide more variety in the neighborhood.

Common subsequent alternations to bungalows and period cottages include replacing the original windows, re-cladding in vinyl or aluminum siding, and constructing dormers to utilize attic space, or additions, occasionally two-story, to the rear. Bungalow modifications frequently enclose the broad front porch.

World War II and Postwar Growth (1940-1959)

The World War II and post war period provided nineteen percent of the principal contributing structures in the survey area; fifteen percent from the 1940s and five percent from the 1950s. Styles encountered range from late period revival cottages and World War II cottages to early ranch and ranch houses in a range of wall cladding. Some contemporary or "modern" examples are also found, including a stylish "butterfly" roof house. Styling in this era is simplified. Minimal Traditional and ranch examples predominate.

1960's and Beyond (1960-2005)

Very little construction of new buildings has taken place and therefore few buildings date from this period (30 structures). The area was built out quickly in the earlier period leaving little vacant land for new construction. Yalecrest remains a desirable residential area with mature street trees, winding streets and well-maintained houses and yards. New construction is primarily replacement, renovation or addition to an existing single family house.

Construction Date by Decade

1910s	7%
1920s	46%
1930s	28%
1940s	15%
1950s	5%

HLC Recommendations re Temporary Regulations

The HLC feels very strongly that if the entire area is not designated as a whole, that drawing other boundaries should be based on criteria which reflects the historic development patterns reflected in the maps and history.

The Zoning Ordinance indicates the Historic Landmark Commission shall recommend boundaries of a proposed H historic preservation overlay district to ensure that the boundaries:

- Contain documented historic and architectural resources (This has been done)
- Coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines
- Coincide with logical physical or manmade features and reflect recognized neighborhood boundaries
- Contain non-historic resources or vacant land only where necessary to create appropriate boundaries.

Beyond the criteria listed above, the Commission suggests the following designation criteria be considered when looking at drawing boundaries:

- **Percentage of resources with significance, integrity, and age requirement.** The Yalecrest district meets these criteria.
- **Degree of public support**

- **Level of endangerment through demolition**
- **The subdivisions should not be split by new boundaries.** Most subdivisions were built at the same time as a unit. Others, such as Colonial Heights, developed over decades. Please refer to the attached maps for indications of the development patterns.
- **The development of an area (not individual houses) by year also could be considered.**

The **2005 Reconnaissance Level Survey** suggested that alternatives to a large scale district would be several smaller neighborhood districts, some based on subdivision plats. The examples given were:

- Laird and Princeton Avenue between 1500-1600: Cottage district
- Michigan Avenue between 1700 East and LeGrand Street: Cottage district
- Normandie Heights, i.e., Harvard, Princeton & Laird between 1300 and 1500 East including Normandie, Laird and Uintah Circles
- Lower Yale Avenue between 1300 to 1500 East
- Upper Yale Park – both sides of Miller Park running from 900 South to 1500 East including Yale, Yalecrest and Military, Bonneview and Diestel

The two maps show the development by years. A third map illustrates the areas cited above.

Although the Reconnaissance Level Survey identified the five areas above, the HLC feels that they are not exhaustive. There are other subdivisions (e.g., Upper Yale, Princeton Park, and Harvard Park) that may be equally qualified for consideration.

Process: What are the next steps in the process?

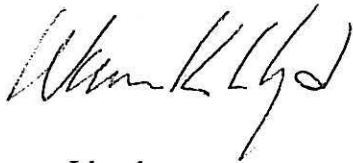
In order to be considered for designation, the request must go to the Historic Landmark Commission and the Planning Commission who will each hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and make the final decision.

The question which needs to be answered is **when does it go** to the Historic Landmark Commission to start the formal hearing process. As the neighborhood has held at least seven major meetings discussing this issue, it does not appear that more meetings in that setting would be productive. That leaves the following options for the neighborhood and the City:

- **The City waits until someone comes forward to petition for designation consideration, then set Historic Landmark Commission hearing**

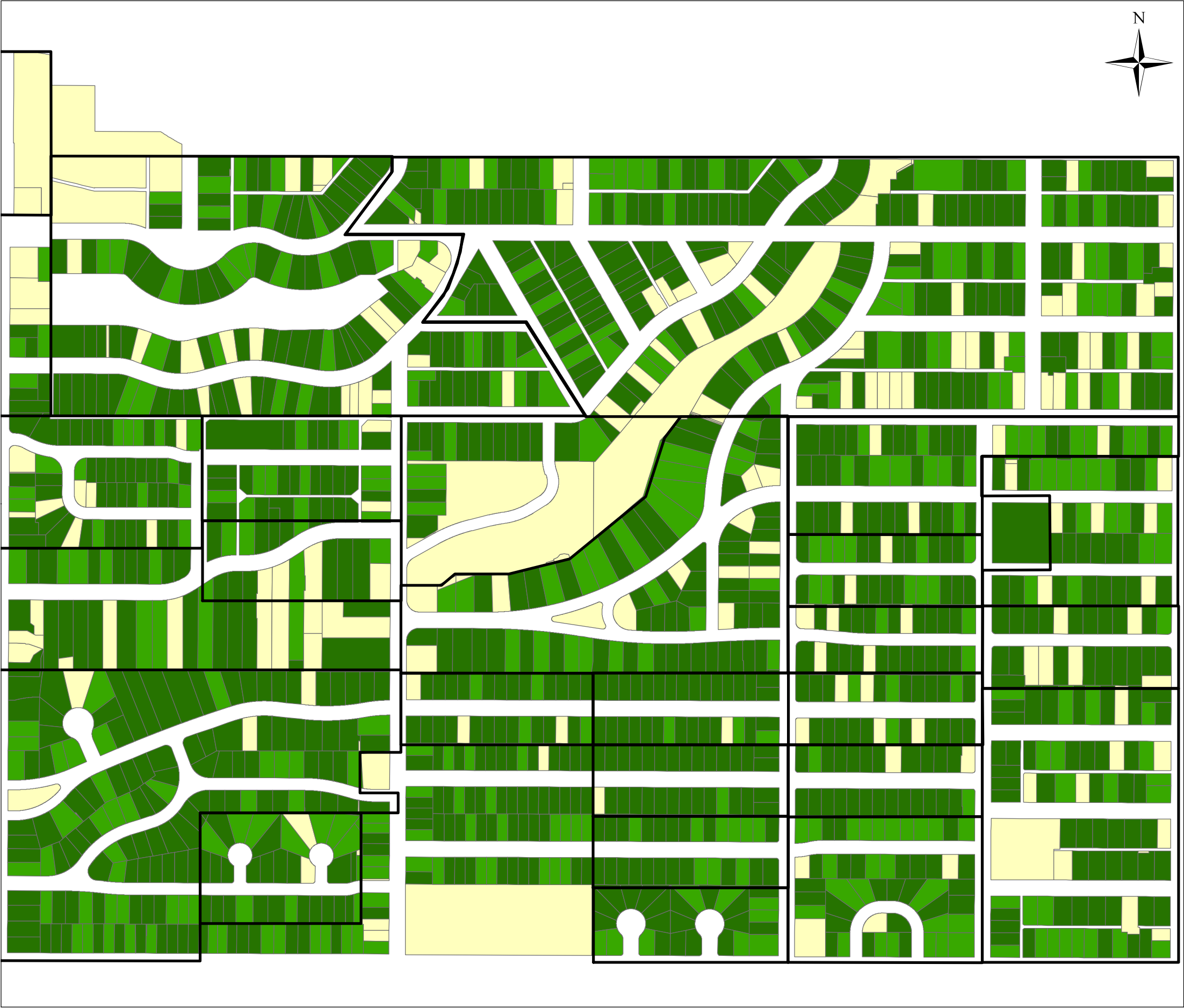
- There is a request for designation for the entire district from the Yalecrest Community Council which was considered by the Commission on March 17, 2010. Since the June 15th Council meeting, this Yalecrest Community Council has decided that they must remain neutral.
- There appears to be an advocacy group forming who may be looking at alternative boundaries, but nothing specific has been received by the City.
- One option is to require that areas (subdivisions or larger) wanting to be considered for designation must submit a petition signed by the majority of property owners in the proposed designation area before the Commission schedules a hearing (the application fee would be waived).
- **Ask the Historic Landmark Commission to set a hearing regarding designation of the entire area and determine our recommendation (which may include adjustments in the boundaries).** If this is the Council's desire, we are prepared to move forward.

Best regards,



Warren Lloyd
Historic Landmark Commission, Chair

ARCHITECTURAL SIGNIFICANCE



ARCHITECTURAL SIGNIFICANCE

This map identifies contributing buildings in Categories A & B (see survey definitions below), and also identifies recommendations for Intensive Level Survey, both for potential National Register status and other buildings of possible historical/architectural importance, as noted in Appendix C in the Survey Report.

Category A: Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion "C", architectural significance; also, buildings of known historic significance.

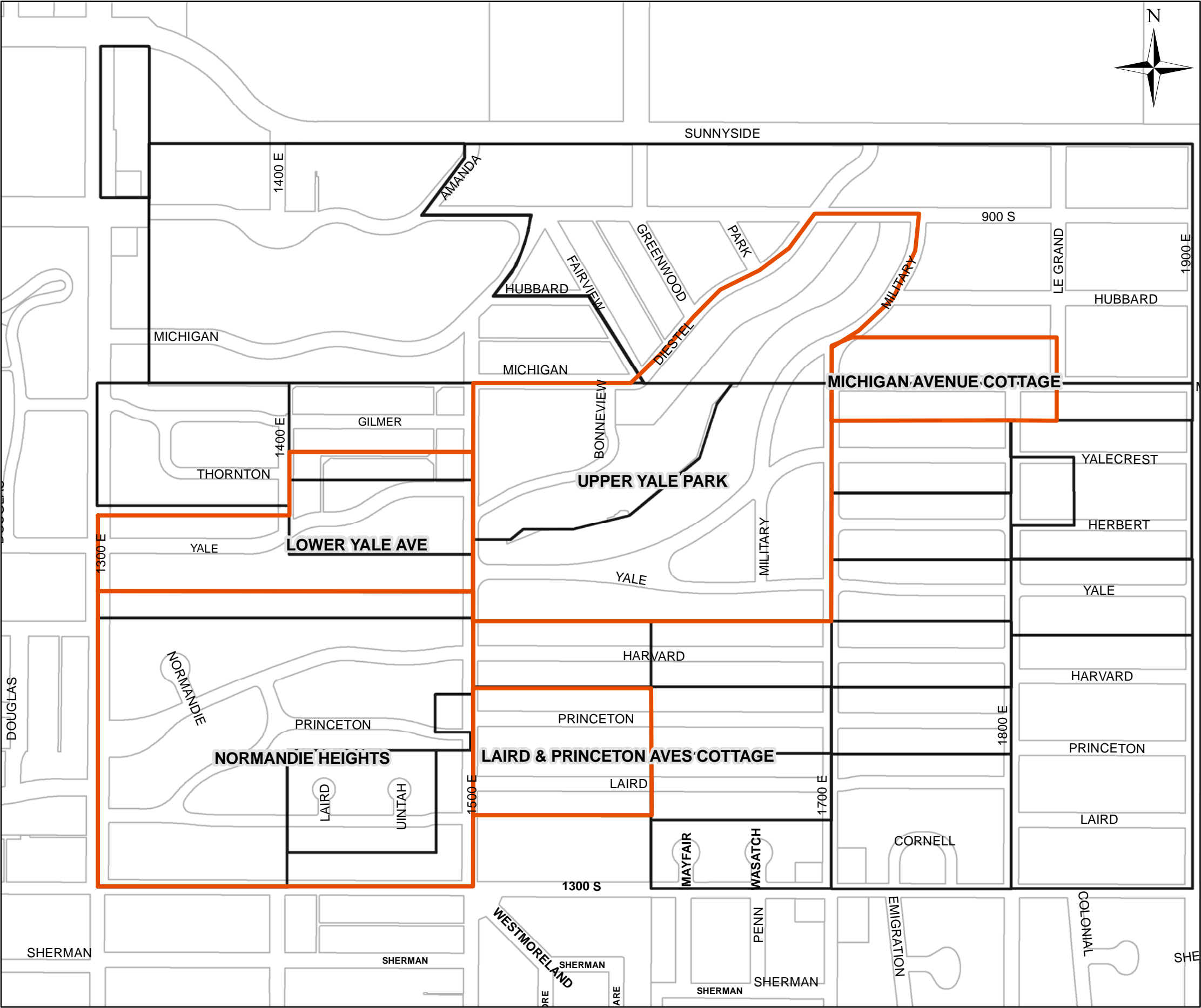
Category B: Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well preserved or well executed as "A" buildings, though overall integrity has been retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

Other: includes buildings identified as non-contributing and all other sites, including some with incomplete information.

As Defined in Reconnaissance Level Suvey 2005

- A. Eligible/Significant
- B. Eligible
- OTHER
- Subdivision Boundaries

2005 SURVEY SMALLER DISTRICT RECOMMENDATIONS



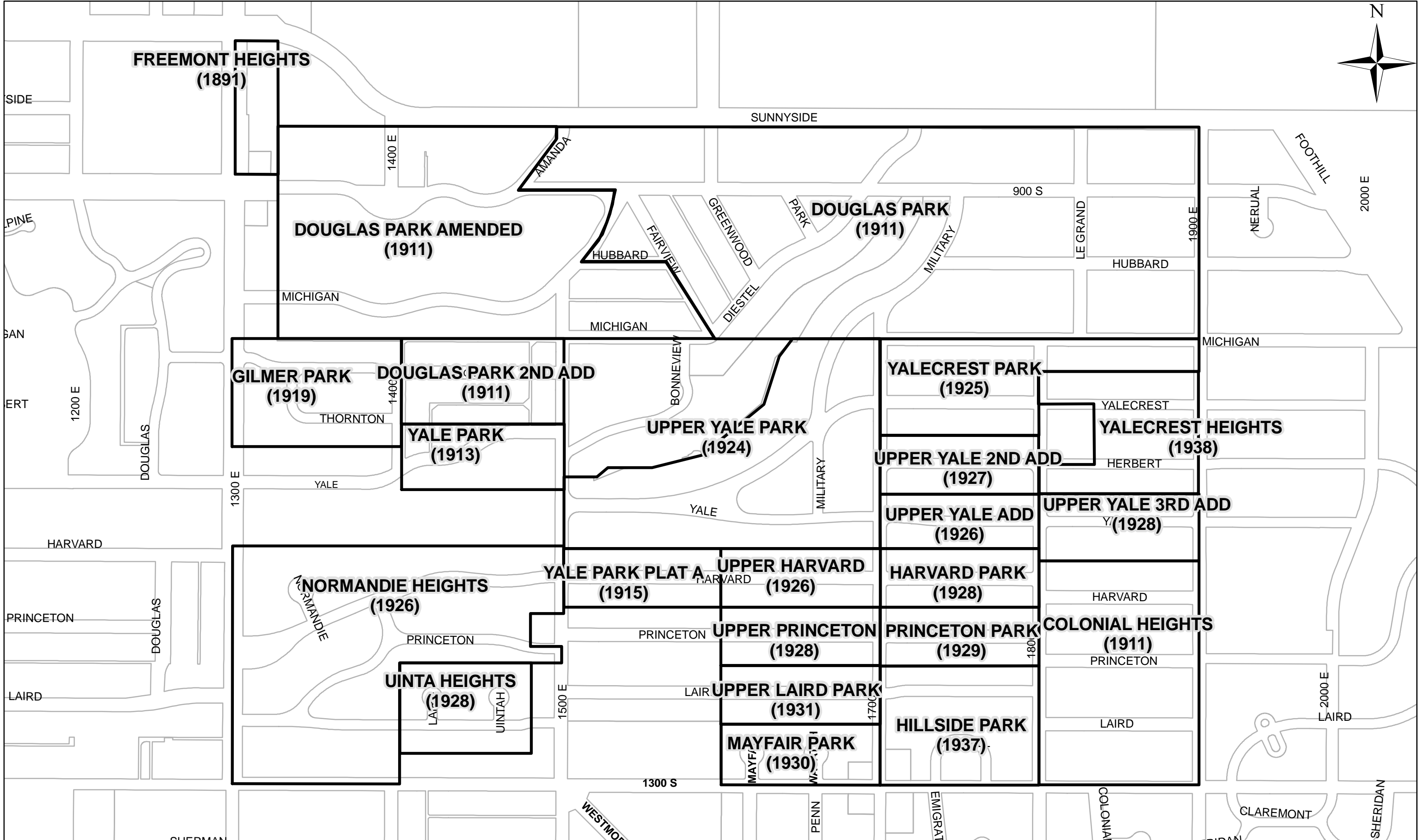
2005 SURVEY SMALLER DISTRICT RECOMMENDATIONS

This map identifies the areas defined in the survey report which might be considered as smaller historic districts. It should be noted that this is an initial identification of what these boundaries might be, based on the descriptive text in the report. As currently defined they have not been evaluated in any detail or on site.

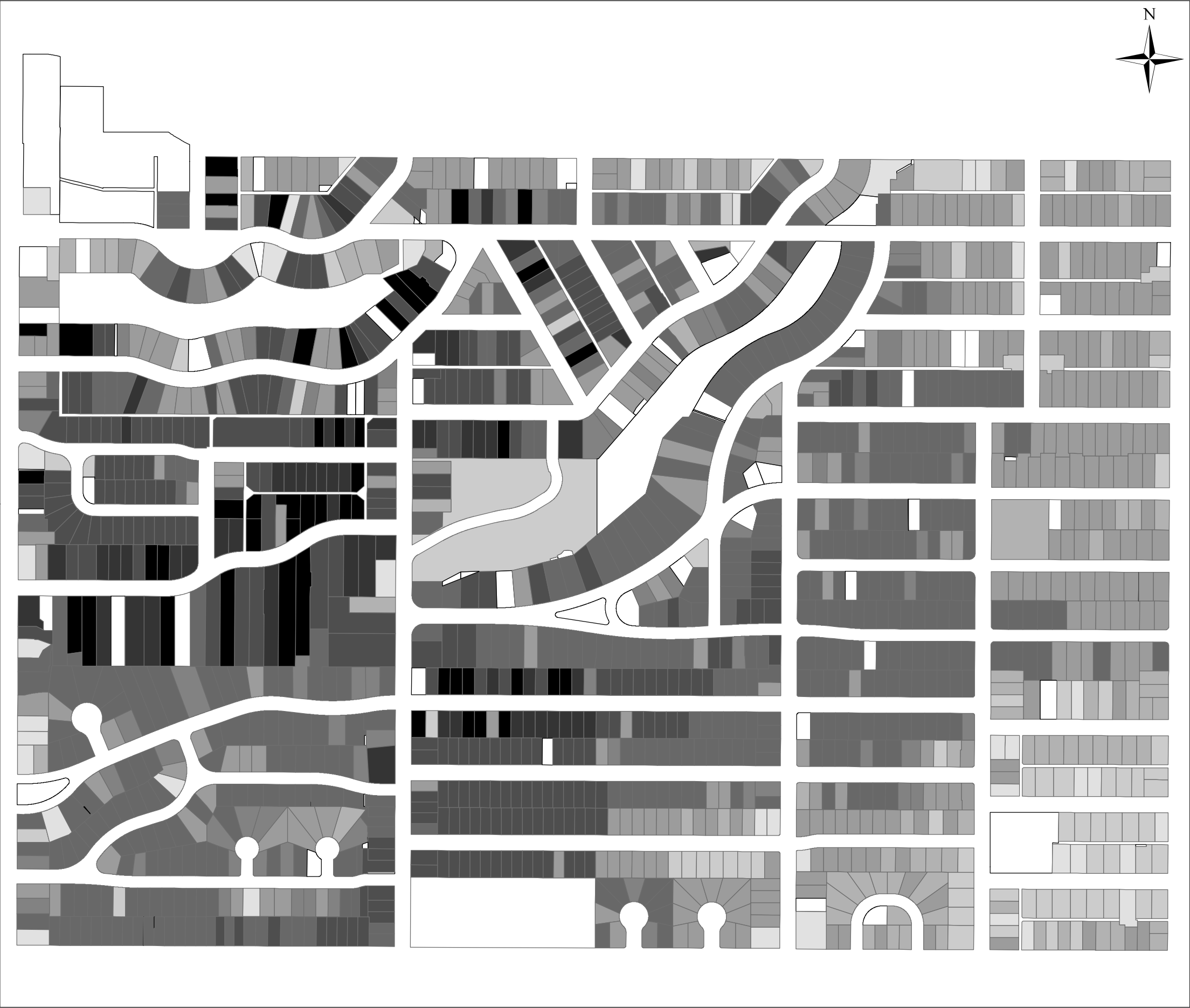
Report recommendations are identified as:

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SUBDIVISION DATES



BUILDING AGE



BUILDING AGE

This map identifies the incremental development of the area, based upon building age as identified in the 2005 Reconnaissance Level Survey.

- a. The 1915 and Earlier period is identified in one tone (dark)
- b. The 1951 to 1985 period is identified in one tone (light)
- c. The 1986 and after period is identified in one tone (white)
- d. The 1916 period through to 1950 includes the majority of significant development in the area, with the period of primary significance falling between 1920 and the end of the 1930s. This 35 year period is defined in the mid-range of tones, in increments of 5 years.
- e. Other: Information for several sites has to be verified or is incomplete – these are also defined in white.

Building Age

	- 1915
	1916-1920
	1921-1925
	1926-1930
	1931-1935
	1936-1940
	1941-1945
	1946-1950
	1951-1985
	+ 1986
	Other