

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community &  
Economic Development

## Yalecrest-Upper Harvard & Yale Park Plat A Local Historic District Designation PLNHLC2014-00111 Harvard Avenue from 1500 East to 1700 East Meeting Date: September 4, 2014

### **Applicant:**

Vena Childs

### **Staff:**

Michael Maloy, AICP  
(801) 535-7118 or  
michael.maloy@slcgov.com

### **Current Zone:**

R-1/5,000 Single Family Residential  
District, and  
YCI Yalecrest Compatible Infill  
Overlay District

### **District Size:**

60 properties

### **Master Plan Designation:**

East Bench Master Plan, Low  
Density Residential (5-6 units/acre)

### **Council District:**

District 6 – Councilman Charlie Luke

### **Community Council District:**

Yalecrest Neighborhood Council  
Lynn Pershing, Chair

### **Applicable Land Use Regulations:**

- 21A.34.020.C – Designation of a  
Local Historic District

### **Notification:**

- Notice mailed: August 21, 2014
- Sign posted: Not required
- Posted to the Planning Division  
and Utah Public Meeting Notice  
websites: August 21, 2014
- Published newspaper notice:  
August 21, 2014

### **Attachments:**

- A. Application
- B. 2005 Yalecrest Reconnaissance  
Level Survey
- C. Public Comments
- D. Yalecrest National Register  
Nomination

### ***Request***

This is a request by Vena Childs, property owner, requesting to designate a new local historic district for Upper Harvard and Yale Park Plat A; these subdivisions are located on Harvard Avenue between 1500 East and 1700 East in the Yalecrest neighborhood (see Attachment A – Application).

The request is before the Historic Landmark Commission because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council which has final decision making authority on this type of request.

### ***Staff Recommendation***

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that the proposed local historic district meets the applicable standards and therefore, recommends the Historic Landmark Commission forward to the City Council, a recommendation to approve the request.

Staff also recommends that the Historic Landmark Commission note the potential changes to the 2005 Yalecrest Reconnaissance Level Survey relating to this local historic district designation as identified in this report. Staff will return to the Historic Landmark Commission on October 2, 2014 to further review the ratings and to seek a final determination on updates to the survey.

### ***Potential Motions***

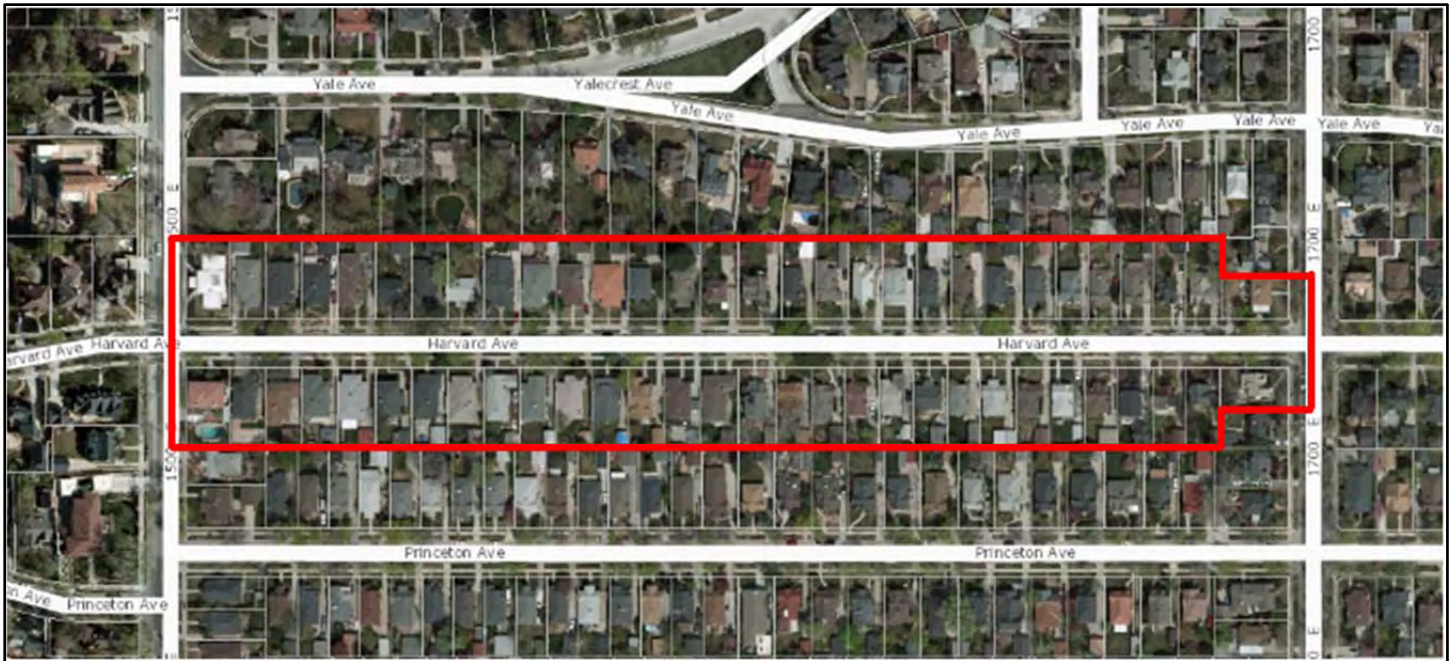
**Consistent with Staff Recommendation:** Based on the findings listed in the staff report, testimony and information presented, I move to forward a recommendation to the City Council to designate a new local historic district for the Upper Harvard and Yale Park Plat A subdivisions.

**Not Consistent with Staff Recommendation:** Based on the testimony and information presented and the following findings, I move that the Historic Landmark Commission forward a negative recommendation to the City Council regarding the request to designate a new local historic district for the Upper Harvard and Yale Park Plat A subdivisions. The Commission makes this recommendation based on the following findings:

10. Standards for the Designation of a Landmark Site, Local Historic District or Thematic Designation: Each lot or parcel of property proposed as a landmark

	<p>site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:</p> <ol style="list-style-type: none"> <li>a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following: <ol style="list-style-type: none"> <li>(1) Events that have made significant contribution to the important patterns of history, or</li> <li>(2) Lives of persons significant in the history of the city, region, state, or nation, or</li> <li>(3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or</li> <li>(4) Information important in the understanding of the prehistory or history of Salt Lake City; and</li> </ol> </li> <li>b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;</li> <li>c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;</li> <li>d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;</li> <li>e. The designation is generally consistent with adopted planning policies; and</li> <li>f. The designation would be in the overall public interest.</li> </ol> <p>11. Factors to Consider: The following factors may be considered by the Historic Landmark Commission and the City Council to help determine whether the proposed designation of a landmark site, local historic district or thematic designation meets the criteria listed above:</p> <ol style="list-style-type: none"> <li>a. Sites should be of such an age which would allow insight into whether a property is sufficiently important in the overall history of the community. Typically this is at least fifty (50) years but could be less if the property has exceptional importance.</li> <li>b. Whether the proposed local historic district contains examples of elements of the city's history, development patterns and/or architecture that may not already be protected by other local historic districts within the city.</li> <li>c. Whether designation of the proposed local historic district would add important knowledge that advances the understanding of the city's history, development patterns and/or architecture.</li> <li>d. Whether approximately seventy five percent (75%) of the structures within the proposed boundaries are rated as contributing structures by the most recent applicable historic survey.</li> </ol> <p>13. Boundaries of a Proposed Local Historic District: When applying the evaluation criteria in subsection C10 of this section, the boundaries shall be drawn to ensure the local historic district:</p> <ol style="list-style-type: none"> <li>a. Contains a significant density of documented sites, buildings, structures or features rated as contributing structures in a recent historic survey;</li> <li>b. Coincides with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;</li> <li>c. Coincides with logical physical or manmade features and reflect recognized neighborhood boundaries; and</li> <li>d. Contains non-historic resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C10 of this section.</li> </ol>
--	---

## Vicinity Map



## Background

### Project Description

The proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district is located on Harvard Avenue from 1500 East to 1700 East. The proposed district is within the Yalecrest neighborhood, which is generally located between Sunnyside Avenue (approximately 800 South) and 1300 South, and between 1300 East and 1900 East. The Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. At this time, no local historic districts have been established within the Yalecrest National Register Historic District (number 07001168).

The proposed local historic district covers a “two-block” area that includes all homes on the 1500 and 1600 East blocks of Harvard Avenue, as well as two homes located on the block’s easternmost corners at Harvard Avenue and 1700 East (these two homes front onto 1700 East). The two-block section of Harvard Avenue is located within Block 29 of the Five-Acre Plat C of the Big Field Survey.

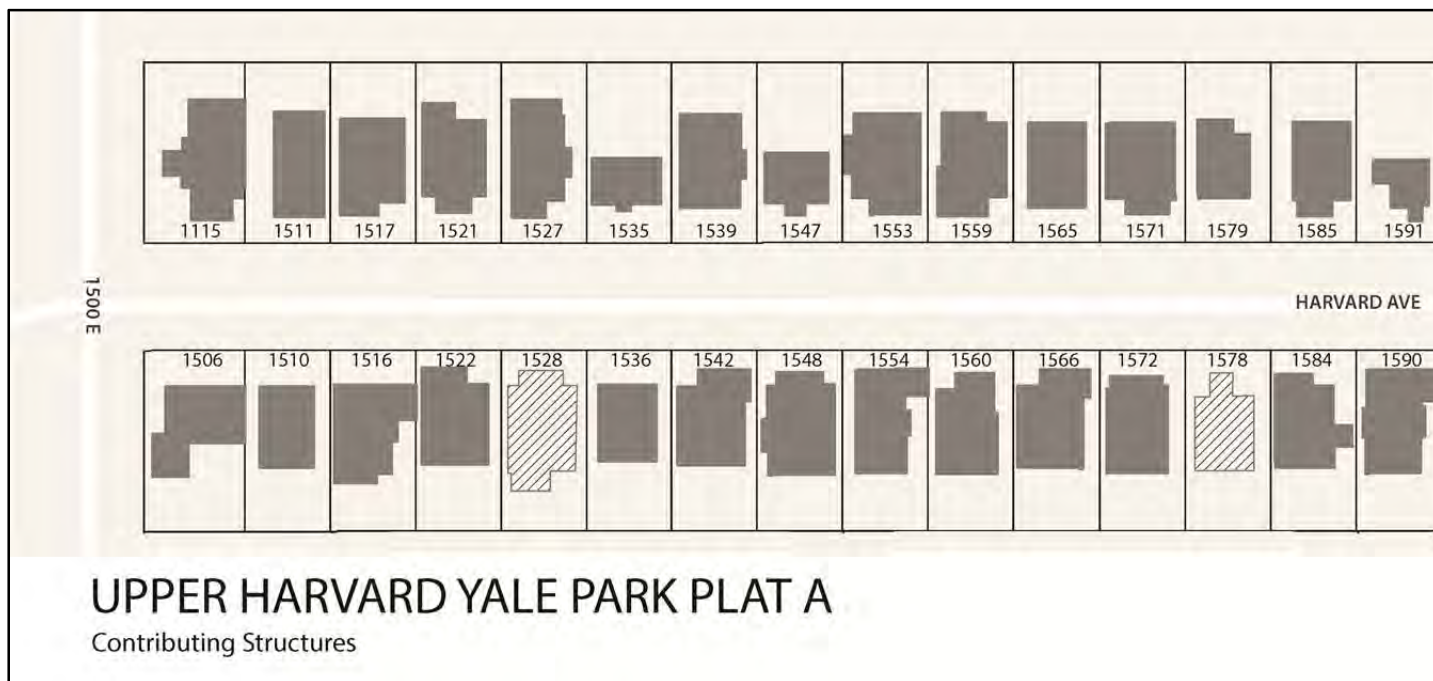
Yale Park Plat A, the 1500 block of Harvard Avenue, was the second subdivision development in the Yalecrest area with substantially all of its homes built within a short span of time. It was platted in May 1915 when Ashton-Jenkins Company, and Builders Loan & Trust, owned the land.

Eleven of the 30 homes on the 1500 block of Harvard Avenue were built in 1915, with all but six of them completed by 1920. Nineteen of the homes are of the Prairie School design; fifteen are single-story Bungalows, and four are two-story structures that use a Four-Square or “box” design.

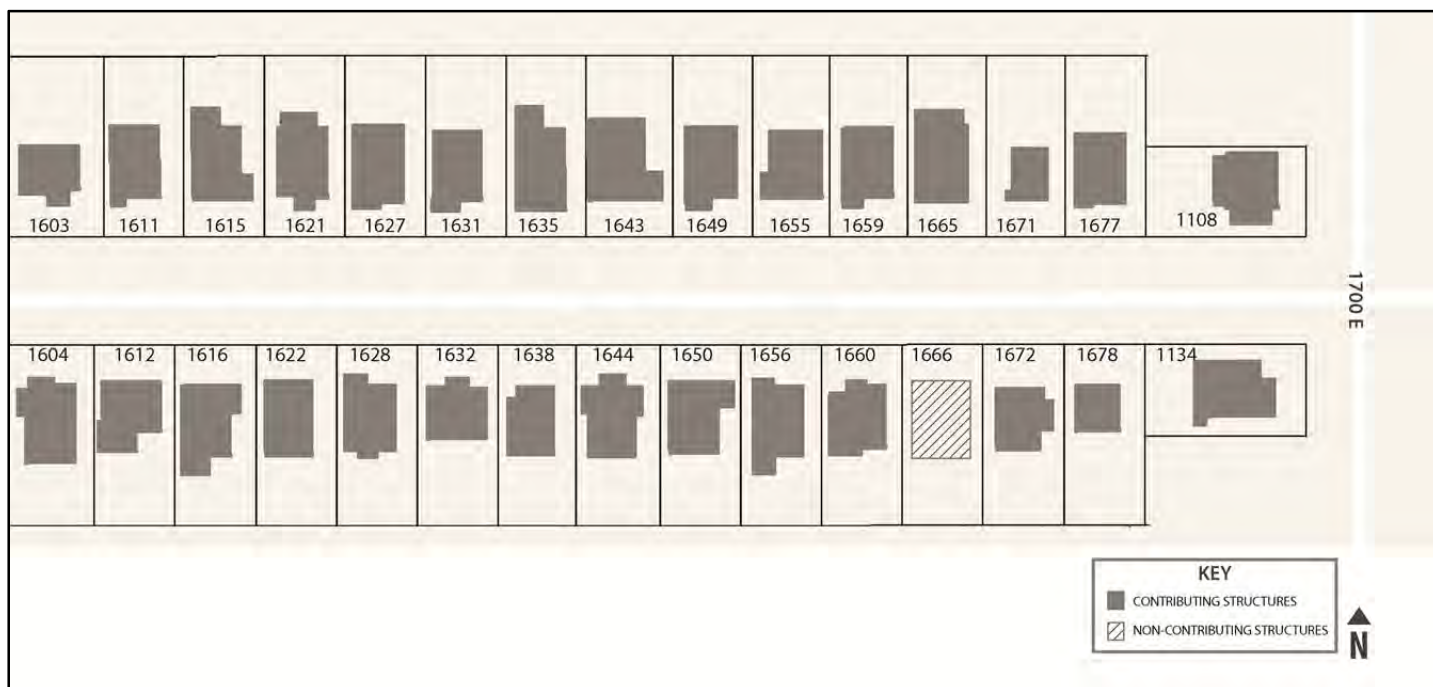
Upper Harvard, which is the 1600 block of Harvard Avenue, was not developed until 1925—approximately 10 years after the first houses of the 1500 block were built. These lots were owned by Nelson L. Herrick and his brother O.S. Herrick, doing business as Herrick & Company. The first 10 houses on the north side of Harvard (1603 through 1655) and the first eight houses on the south side (1604 through 1644) were built in 1925. All of the houses on the 1600 block were built by Herrick Brothers.

The 18 homes that were built in 1925 are all one-story structures, except for the first one on the north side of the street at 1603 Harvard. This two-story English Tudor home was built by Nelson L. Herrick to be his personal residence. He lived there with his family from 1925 until his death at age 85 in 1972, except for a short time during the Depression era. His wife, Anne Herrick, remained in the house two additional years and sold it in 1974.

The single-story houses on the 1600 block of Harvard were also built in 1925 and demonstrate a transition of architectural styles, moving from Bungalow to a variety of other styles, including English Tudor, Queen Anne, Neoclassical, or Period Cottage.



**1500 Block of Harvard Avenue according to the 2005 Yalecrest Reconnaissance Level Survey (Yale Park Plat A)**



**1600 Block of Harvard Avenue according to the 2005 Yalecrest Reconnaissance Level Survey (Upper Harvard)**



Although there is not a physical boundary or delineation between the 1500 and 1600 blocks of Harvard, the transition between the two is apparent. Houses along the 1500 block are more “box-like” and square shaped, often with hipped or low pitched roof lines common to Prairie School and Arts and Crafts architecture built prior to 1920. The 1600 block has steep pitched gabled roofs and features English Tudor, Period Cottage, and other architectural styles that were common in the mid 1920’s.

The homes in the Upper Harvard and Yale Park Plat A subdivisions are relatively intact and maintain a high level of historic integrity. Some properties have building additions within the rear yard, but only 2 have second story additions, and only 7 of the 60 homes have an altered façade. However, 1 home (1547 Harvard) was recently demolished. Of the 59 remaining homes, the Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicated that 56 homes (93%) are rated as contributing (50 rated A, 6 rated B) and only 3 homes (5%) are rated as non-contributing (C). Applicable portions of the 2005 Yalecrest Reconnaissance Level Survey is available for review in Attachment B.

Although the City’s streetcar system—with a line running along 1500 East—was operational when the Upper Harvard and Yale Park Plat A subdivisions were developed, Salt Lake City’s transition toward automobile transportation had already begun. All of the homes in the Upper Harvard and Yale Park Plat A subdivisions were built with detached garages located at the rear of the lots. The original garages varied in size but most were smaller than the typical garage built today. Although many of the original garages have been demolished to make way for larger accessory structures, a few of the original garages remain.

## Public Comments

- **Correspondence:** At the time of publication of this report, staff received two written comments regarding the proposed designation:
  - Michael and Kate Lahey sent an e-mail on August 9, 2014, to “express (their) very strong support for the creation of the Upper Harvard LHD . . . (because they are) concerned about the current lack of protections for the historic character of the neighborhood.”
  - On August 21, 2014, Constance Baring-Gold wrote, “I am very much for the local historic district. I have been dismayed by the remodeling . . . in the area in the last few years. I believe it’s been taking away from the beauty and integrity of the area.” See Attachment C – Public Comment.
- **Public Outreach Meeting:** On July 31, 2014, the Planning Division met with owners of property located within the proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district. The purpose of the meeting was to inform property owners about the designation process and to discuss how local historic district designation will impact the property owners. The meeting included discussions regarding the process for obtaining a Certificate of Appropriateness, historic preservation standards, and design guidelines and processes. Approximately twelve property owners and a few other interested individuals attended this meeting. Most in attendance were in support of the designation. However, a few property owners were concerned about increased regulation.
- **Local Historic District Open House:** On August 21, 2014, an open house meeting was held at the City & County Building. All property owners and residents with 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. Staff received comments from three property owners that favored approval of the proposal, and one attendee expressed concern.

## Zoning Ordinance Review

The Upper Harvard and Yale Park Plat A subdivisions are zoned R-1/5,000, which is a low density single family residential zoning district. The area is also regulated by the Yalecrest Compatible Residential Infill Overlay District, which was adopted in 2005.

The purpose of the R-1/5,000 Single-family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The purpose of the Yalecrest Compatible Infill Overlay District (YCI Overlay) is to establish zoning standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI Overlay promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of building design while providing compatibility with existing development patterns within the Yalecrest community. There are no design standards included in the YCI Overlay which address appropriate exterior alterations in the context of maintaining the integrity or historic structures.

The YCI Overlay provides some additional universal standards relating to the maximum height of a primary structure and a garage. The designation of a local historic district, as an H Historic Preservation Overlay, would introduce a more detailed level of design review. In that event the stricter level of design review for the local historic district would prevail.

## ***Analysis and Findings***

### **Findings**

#### **21A.34.020 H Historic Preservation Overlay District**

#### **10. Standards for the Designation of a Landmark Site, Local Historic District or Thematic Designation:**

**Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:**

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:**
  - (1) Events that have made significant contribution to the important patterns of history, or**
  - (2) Lives of persons significant in the history of the city, region, state, or nation, or**
  - (3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or**
  - (4) Information important in the understanding of the prehistory or history of Salt Lake City;**

**Analysis:** The 2007 Yalecrest nomination to the National Register of Historic Places states that the Yalecrest neighborhood is significant for its representation of events important to the patterns of the City's development history and for the distinctive architecture (see Attachment D – Yalecrest National Register Nomination). These findings for the entire Yalecrest neighborhood hold true for the Upper Harvard and Park Plat A subdivisions.

Specifically relating to architecture, the Upper Harvard and Yale Park Plat A subdivisions contain a wide range of architectural styles including: International Prairie School Bungalow, Bungalow, Prairie School Bungalow, Arts & Crafts Bungalow, Prairie School Four-Square (Box), French Norman Period Cottage, Minimal Traditional, Arts & Crafts Neoclassical, English Tudor Period Cottage, Bungalow English Tudor, Bungalow Period Cottage, Bungalow Neoclassical, Bungalow English Cottage, English Tudor, and English Cottage.

The development of the Upper Harvard and Yale Park Plat A subdivisions are representative of the eastward expansion of the City toward the east bench and the transition of the automobile as the primary mode of transportation. Although the neighborhood was served by streetcar along 1500 East, Upper Harvard and Yale Park Plat A subdivisions were designed in part to attract residents with automobiles. All of the homes were built with detached garages.

**Finding:** The proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district is historically significant based on its representation of the City's eastward expansion and its transition to an automobile oriented community (Standard a.1) and because of the intact nature of its distinctive architectural styles (Standard a.3). Therefore, this standard is met.

**b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;**

**Analysis:** Houses in the Upper Harvard and Yale Park Plat A subdivisions are relatively intact and maintain a high level of integrity. According to the 2005 Yalecrest Reconnaissance Level Survey, the method used to evaluate the properties was based on age and architectural integrity as follows:

**A – Eligible/significant:** built within the historic period and retains integrity; excellent example of a style; unaltered or only minor alterations or additions; individually eligible for National Register architectural significance; also, buildings of know historical significance.

**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 is retained eligible for National Register as part of a potential historic district primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

**C – Ineligible:** built during the historic period but have had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

**D – Out-of-period:** constructed outside the historic period.

Although the original Yalecrest survey was completed approximately nine years ago, the contributing status of most homes in the Upper Harvard and Yale Park Plat A subdivisions remain unchanged. However as mentioned previously, the home at 1547 Harvard Avenue, which is within the Yale Park Plat A subdivision, was recently demolished. In its place is being constructed a 4,561 square foot home, which is arguably out of scale with the existing neighborhood. The original home had been rated “A” (contributing), but will change to “D” (non-contributing) when reevaluated.





Architectural plans of home currently under construction at 1547 Harvard

Rating	2005 RLS Contributing Status	2014 Contributing Status
Rated "A"	51	50
Rated "B"	6	6
Rated "C"	3	3
Rated "D"	0	1

**Finding:** The physical integrity of homes in the proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district have been significantly maintained. Based on the 2005 RLS—and the recent demolition of 1547 Harvard—56 of 60 existing homes (approximately 93%) are contributing buildings. Of these, 50 homes are rated "A" (approximately 83%) which properties are considered architecturally significant. Only four homes would be rated as non-contributing (approximately 7%). The proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district meets this standard.

- c. **The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;**

**Analysis:** The proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district is located within the Yalecrest National Register District, which was designated in 2007.

**Finding:** The proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district meets this standard.



- d. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;**

**Analysis:** According to the 2007 Yalecrest National Register nomination, the highest concentration of Period Revival style homes in Utah is found within Yalecrest. Based on the contributing status ratings discussed above, 56 of 60 homes in the Upper Harvard and Yale Park Plat A subdivisions are rated as contributing buildings and 50 are considered to be architecturally or historically significant.

**Finding:** The proposed local historic district contains notable examples of Period Revival architecture not typically found in other local historic districts within Salt Lake City. This standard has been met.

- e. The designation is generally consistent with adopted planning policies;**

**Analysis:** 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.

**Relevant 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 include:**

**East Bench Community Master Plan (1987):** The proposed Yalecrest-Upper Harvard and Yale Park Plat A 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.

The Plan also includes the following language in regards to Yalecrest:

- 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.

**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.

The Vision of the City will become reality when:

People recognize Salt Lake City for its success in preserving and adaptively using its significant historic resources- the city has maintained a character and charm appropriate to its pioneer heritage.

Values – We, the people who live, work, grow, invest and visit Salt Lake City, believe in Enhancing our heritage and Culture for a community its size . . . and preserving historic structures and cultural traditions without sacrificing economic opportunity.

Objective – Salt Lake City will be recognized for its efforts to restore and adaptively reuse historic resources.

**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.

**Finding:** The designation of the proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district is generally consistent with purposes, goals, objectives, and policies of the City adopted planning documents. The proposed designation of the Upper Harvard and Yale Park Plat A subdivisions as a local historic district is consistent with the Community Preservation Plan policy directives regarding designation of new local historic districts as well as the East Bench Master Plan and other adopted policies. This standard has been met.

**f. The designation would be in the overall public interest.**

**Analysis:** Designation of the Upper Harvard and Yale Park Plat A subdivisions as a local historic district would generally be in the public interest. Evidence of public interest in historic preservation has been documented as early as 1993, with the adoption of the *City Vision and Strategic Plan*, and the City Council's recent adoption of the *Community Preservation Plan* in 2012, as well as other policy documents noted above.

Through the City Historic Preservation program, the City intends to protect the best examples of historic resources which represent significant elements of the City's history, development patterns and architecture. These policy documents indicate the importance of protecting our cultural heritage as expressed in stories of the people who developed and lived in the community, the development patterns, and the quality of architecture and craftsmanship. The public interest in preservation in this area was further expressed with the designation of the Yalecrest National Register District in 2007. A benefit of that recognition is the historic preservation tax credit program which provides a financial incentive for property owners to repair and maintain their historic homes.

Designation of the Upper Harvard and Yale Park Plat A subdivisions as a local historic district is being requested by property owners who live in the subdivision in order to recognize the quality of the historic homes on this block and to ensure that the architectural character of this area will survive into the future. Yalecrest is a very desirable neighborhood that has experienced a significant amount of reinvestment in the last decade. Concern has been expressed that some of the reinvestment in this neighborhood has resulted in building additions and new homes that are not compatible or consistent with the historic development pattern, as well as the loss of historic fabric through demolition of original structures. Furthermore, there is concern that the YCI Overlay does not adequately provide standards to ensure design compatibility. The Community Preservation Plan (in Appendix A: Historic Districts and Sites Field Analysis) recommends that the City consider stronger protections to control demolitions in Yalecrest. Local historic district designation provides this control.

**Finding:** Based on the interest expressed by 26.6% of property owners in the Upper Harvard and Yale Park Plat A subdivisions that supported the initiation of this historic district designation application and the adopted City policies noted above, designation of the Upper Harvard and Yale Park Plat A subdivisions as a local historic district appears to be in the best interest of the City. This standard is met.

**11. Factors to Consider: The following factors may be considered by the Historic Landmark Commission and the City Council to help determine whether the proposed designation of a landmark site, local historic district or thematic designation meets the criteria listed above:**

- a. **Sites should be of such an age which would allow insight into whether a property is sufficiently important in the overall history of the community. Typically this is at least fifty (50) years but could be less if the property has exceptional importance.**

**Analysis:** Most homes were constructed in the Yale Park Plat A subdivision between 1915 and 1924, with one home being constructed in 1934, and another in 1947. Homes in the Upper Harvard subdivision were constructed between 1922 and 1928. Therefore, all but one of the homes is at least fifty years old.

- b. **Whether the proposed local historic district contains examples of elements of the city's history, development patterns and/or architecture that may not already be protected by other local historic districts within the city.**

**Analysis:** As noted above, the Upper Harvard and Yale Park Plat A subdivisions contain a wide range of architectural styles that are difficult to find in other areas of the city.

- c. **Whether designation of the proposed local historic district would add important knowledge that advances the understanding of the city's history, development patterns and/or architecture.**

**Analysis:** The development of this area represents the eastward expansion of the City's residential neighborhoods and the transition to an automobile oriented community, which therefore advances the understanding of the City's history, development patterns and architecture.

- d. **Whether approximately seventy five percent (75%) of the structures within the proposed boundaries are rated as contributing structures by the most recent applicable historic survey.**

**Analysis:** Approximately 83% of homes are considered to be architecturally significant, and 93% are considered to be contributing.

**Finding:** Based on the analysis above, staff is of the opinion that the proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district meets all four of the previous factors for consideration.

**13. Boundaries of a Proposed Local Historic District: When applying the evaluation criteria in subsection C10 of this section, the boundaries shall be drawn to ensure the local historic district:**

- a. **Contains a significant density of documented sites, buildings, structures or features rated as contributing structures in a recent historic survey;**

**Analysis:** Based on the contributing status ratings discussed above, 56 of the 60 homes (approximately 93%) in the proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district are rated as being contributing buildings and 50 of those (approximately 83%) are considered to be architecturally significant.



**Finding:** The proposed Harvard Park and Yale Park Plat A local historic district contains a significant density of documented buildings that are rated as contributing buildings. This standard is met.

**b. Coincides with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;**

**Finding:** With the exception of two parcels that face 1700 East, the proposed local historic district's boundaries are defined by the Upper Harvard subdivision plat, which was recorded in 1925, and the Yale Park Plat A subdivision plat, which was recorded in 1915. This standard is met.

**c. Coincides with logical physical or manmade features and reflect recognized neighborhood boundaries; and**

**Finding:** The proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district consists of properties found on the north and south sides of Harvard Avenue bounded by 1500 East and 1700 East streets. This is a recognizable manmade boundary and therefore, this standard is met.

**d. Contains non-historic resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C10 of this section.**

**Finding:** The proposed Yalecrest-Upper Harvard and Yale Park Plat A local historic district does not include any vacant (i.e. undeveloped) properties and all 60 parcels within the subdivision contain residential land uses. Also, pre-existing or potential non-contributing structures in the proposed local historic district are primarily located within the interior of the block. This standard is met.

# **ATTACHMENT A APPLICATION**



# HLC: Designation

## OFFICE USE ONLY

Project #: <b>00111</b> <b>PLN HLC2014-00111</b>	Received By: <b>Thomas Irvin</b>	Date Received: <b>3/7/2014</b>	Zoning: <b>R-1-S,000</b>
--	-------------------------------------	-----------------------------------	-----------------------------

Name of the Proposed Historic District or Site:

**Upper Harvard + Yale Park Plat A Historic District**

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Proposed Historic District or Site:

**Yalecrest - Yale Park Plat A and Upper Harvard LHD**

Name of Applicant:

**Vena Childs**

Phone:

**801-583-0317**

Address of Applicant:

**1611 Harvard Ave SLC UT 84105**

E-mail of Applicant:

**ineavk@yahoo.com**

Cell/Fax:

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

## AVAILABLE CONSULTATION

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

## FEE

- ➔ No application fee is required.

## WHERE TO FILE THE COMPLETE APPLICATION

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

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

## SIGNATURE

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

Signature of Owner or Agent:

**Vena Childs**

Date:

**3-7-14**

---

## SUBMITTAL REQUIREMENTS

---

Staff Review

☐ ☒ **1. Project Description** (please attach additional sheet)

Written description of your proposal

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

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

☐ ☒ **2. Photographs**

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

b. Current photographs of each façade and of the neighborhood

c. Historic photographs of the neighborhood if available

☐ ☐ **3. Research Material**

a. Title search

b. Building permits card and invoice

c. Tax card information and photo

d. Biographical information or obituary for any previous owners

e. Information about the architect and/or builder

☐ ☐ **4. Landmark Sites**

Complete the designation form

☐ ☒ **5. Boundary Adjustment**


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

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

---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

---

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

---





# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

**Applicant:** \_\_\_\_\_

**Name of Proposed Local Historic District:** \_\_\_\_\_

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

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

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

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

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

Yale Park Plat A  
Upper Harvard

1500-1700 Harvard



# Local Historic District Designation Property Owner Support Form

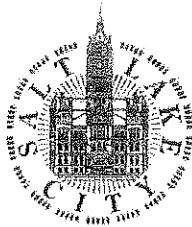
(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
<sup>same address</sup> Marla Stegen	1559 Harvard	Marla Stegen	12/7/13
Jeff Geister	1559 Harvard	Jeff Geister	12/7/13
Bobby Owen	1517 Harvard	Bobby Owen	12/7/13
Ryan Nelson	1503 Harvard	Ryan Nelson	12/7/13
Nat Ford	1615 Harvard	Nat Ford	12/7/13
Pam Allison	1590 Harvard	Pamela Allison	12/11/13
PETER DeLAFOSSE	1631 E HARVARD	Peter DeLafosse	2/23/2014
VINSON JOHNSON	1584 HARVARD	Vinson Johnson	2/23/2014
Brian Wallace	1535 Harvard Ave.	Brian Wallace	2/23/2014
Joan Hasbani	1553 Harvard Ave.	Joan Hasbani	2/23/14
PATRICIA L. MINISTER	1644 HARVARD	Patricia L. Minister	2/24/14

Yale Park Plat A  
Upper Harvard

1500-1700 Harvard



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
MIKE MALLON Anne Mallon	1511 E HARVARD AVE		7 DEC 2013

Print Name	Address	Signature	Date
DAVID STOCKHAM	1632 HARVARD AVE		12/7/2013

Print Name	Address	Signature	Date
	1632 HARVARD AVE		12/7/13

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

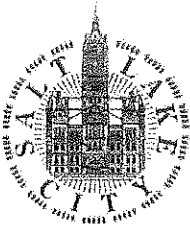
Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Yale Park Plat A  
Upper Harvard

1500-1700

Harvard



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
------------	---------	-----------	------

C. Basing-Gould	1659 Harvard	C. Basing-Gould	12/7/2013
-----------------	--------------	-----------------	-----------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Clifford Childs	1611 Harvard	Clifford Childs	12-7-13
-----------------	--------------	-----------------	---------

Print Name	Address	Signature	Date
------------	---------	-----------	------

David Falk	1571 Harvard	D. Falk	2-24-14
------------	--------------	---------	---------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------

Print Name	Address	Signature	Date
------------	---------	-----------	------



## Submittal Requirements for Local Historic District Designation

### 1. Project Description

The proposed Yalecrest—Yale Park Plat A and Upper Harvard Local Historic District encompasses two complete subdivisions. It is inside the Yalecrest National Register Historic District. The entire Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. As of this writing, Salt Lake City has not established any Local Historic Districts within this area.

This application covers one two-block-long area which includes all the homes on the 1500 and 1600 East blocks of Harvard Avenue as well as the two homes located on the block's easternmost corners of Harvard Avenue and 1700 East. These two homes face 1700 East. The address of the house on the northwest corner of 1700 East and Harvard Avenue is 1108 South 1700 East, and the address of the house on the southwest corner is 1134 South 1700 East. This two-block section of Harvard Avenue is located within Block 29 of the Five-Acre Plat C of the Big Field Survey. The home on the northeast corner of 1500 East and Harvard Avenue is officially recorded as 1115 South 1500 East, but was originally known as 1503 Harvard Avenue. It is to be included in this proposed local historic district.

### 1. SIGNIFICANCE IN LOCAL, REGIONAL OR STATE HISTORY, ARCHITECTURE, ENGINEERING OR CULTURE

The Yale Park Plat A and Upper Harvard subdivisions are significant, exceeding beyond the recommended criteria noted in the application.

#### Yale Park Plat A

Yale Park Plat A, the 1500 block of Harvard Avenue, was the second subdivision in the Yalecrest area developed with substantially all of its homes built together on one street at close to the same time. It was platted in May 1915 when Ashton-Jenkins Company, and Builders Loan & Trust owned the land. The first such subdivision was Yale Park, which is located on Yale Avenue between 1300 and 1500 East. Yale Park was platted in 1913 and was also owned by Ashton-Jenkins Company. There are a handful of individual houses in Yalecrest that were built even before those on Yale Avenue. They are in the Douglas Park subdivision which was platted in 1911, but were built in spotty locations on streets such as 900 South, 1400 East, 1500 East, Fairview and Michigan Avenues as individuals purchased their lots.

Eleven of the 30 homes on the 1500 block of Harvard Avenue were built in the year 1915, with all but six of them completed by 1920. Nineteen of the homes are of the Prairie School design. Fifteen of those 19 are single story bungalows and the remaining four are two-story of the Four-Square (Box) design.

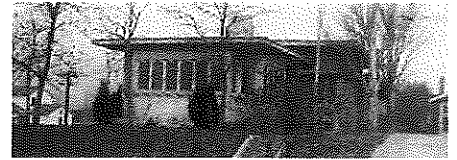
#### **1500 Block of Harvard Avenue (Yale Park Plat A):**

<u>1503</u>	<u>1511</u>	<u>1517</u>	<u>1521</u>	<u>1527</u>	<u>1535</u>	<u>1539</u>	<u>1547</u>	<u>1553</u>	<u>1559</u>	<u>1565</u>	<u>1571</u>	<u>1579</u>	<u>1585</u>	<u>1591</u>
International Prairie School Bungalow	Bungalow	Bungalow	Prairie School Bungalow	Prairie School Bungalow	Bungalow	Prairie School Bungalow	Bungalow	Arts & Crafts Bungalow	Prairie School Bungalow	Bungalow	Prairie School Bungalow	Prairie School Four-square (Box)	Prairie School Four-square (Box)	French Norman Period Cottage
1916	1924	1915	1915	1915	1925	1916	1924	1915	1917	1921	1915	1915	1917	1934

<u>1506</u>	<u>1510</u>	<u>1516</u>	<u>1522</u>	<u>1528</u>	<u>1536</u>	<u>1542</u>	<u>1548</u>	<u>1554</u>	<u>1560</u>	<u>1566</u>	<u>1572</u>	<u>1578</u>	<u>1584</u>	<u>1590</u>
Prairie School Four-square (Box)	Minimal Traditional	Prairie School Bungalow	Prairie School Bungalow	Prairie School Bungalow	Prairie School Four-square (Box)	Prairie School Bungalow	Prairie School Bungalow	Prairie School Bungalow	Arts & Crafts Bungalow	Prairie School Bungalow	Arts & Crafts Neo-Classical	Bungalow	Bungalow	Prairie School Bungalow
1915	1947	1917	1916	1915	1915	1915	1915	1918	1917	1917	1917	1918	1918	1920

## YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

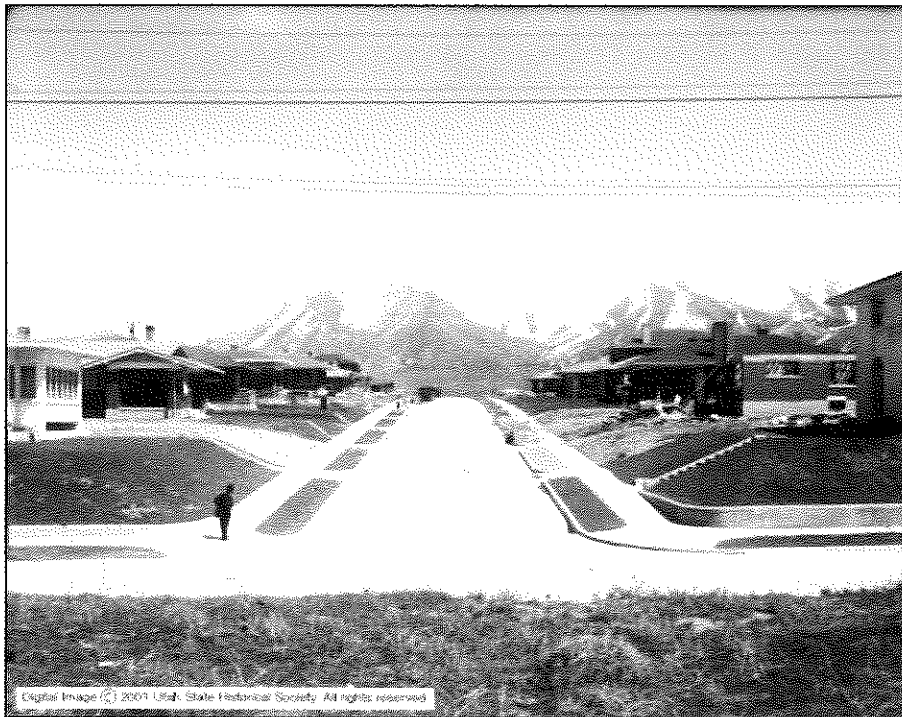
1503 Harvard, also known as the Bowman House, was built in 1916. It is a fine example of a bungalow of the Prairie School of Architecture which focuses on the work of Frank Lloyd Wright and his co-designers from the Oak Park Studio in Chicago, Illinois. The most notable element of this house in relation to the Prairie School is the relatively flat multi-leveled slab-like roof lines. The broad overhangs of the sections of these roof slabs and its many windows grouped in horizontal bands placed up under the eaves are also characteristic of this design. The original front entrance of the house faced Harvard Avenue. In 1946, the owner converted the house into a duplex with a second entrance facing 1500 East. The original house had marvelous leaded colored glass windows, but those windows were removed by a subsequent owner and taken with him out-of-state. The current owner has converted the house back from a duplex to a single family residence with the front door now facing 1500 East; The home's address is now 1115 South 1500 East. The front porch has been modified with a new flat slab roof and two grand stairways leading from it down to the sidewalk. The current owner was amazingly able to track down the home's original windows and re-install them as part of its restoration.



Directly across the street at 1506 Harvard stands a stately two-story stucco Prairie School Four Square Box style house which was built in 1915 by builder Fred Huber. This home's façade is symmetrical, having a centered front doorway with sidelights recessed behind a round arched entry porch. The entry is flanked on either side by French doors with fanlight transoms. State Historic Society Preservation Office records incorrectly show that it was built in 1921 for prominent attorney Athol Rawlins and his wife Kathleen Reid. It is suspect that it was built for Rawlins at all, because at least one other family lived in it before 1921, the year the



Rawlins family moved in after having lived at 1475 Yale. 1506 Harvard barely appears on the far right of the accompanying 1917 photo of Harvard Avenue looking east from 1500 East. The house sits up on a steep hill with lawn sloping down to a retaining wall next to the sidewalk. It is said that prisoners at the Utah State Penitentiary, then located just ten blocks south at what is now Sugarhouse Park, were enlisted to build that retaining wall.



*View looking east on Harvard Avenue at 1500 East (Photo taken April 20, 1917)  
Used by permission, Utah State Historical Society, all rights reserved.*

The 1500 block of Harvard has three examples of Arts and Crafts style bungalows: 1553 Harvard, built in 1915; 1560 Harvard, built in 1917; and 1572 Harvard, a rectangular one-and-one-half story bungalow, also built in 1917.

1572 Harvard has a gable roof with ridge parallel to the street. It was built by Builder's Loan & Trust Company evidently as a rental property. Its façade is symmetrical featuring a low shed-roofed dormer with a three-part window with multiple square panes, and a centered front doorway flanked on either side by French doors.

## YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

It is of a neoclassical style with its entire façade spanned by a shallow, flat-roofed porch, supported with four Classical motif cylindrical columns. The home was rented from 1919 to 1924 by prominent Utah attorney Mathonihah S. Thomas and his wife Angeline. Thomas was a member of the Board of Trustees for the Utah State Agricultural College (U.S.U.) and was a president of the Utah State Education Association. He also served for a while as Chairman of the state Democratic Party and at one time was a democratic congressional candidate. While a resident of 1572 Harvard, Mr. Thomas was the U.S. Prohibition Director.

1542 Harvard is a Prairie School stucco one-story bungalow incorrectly identified on Preservation Office records as having been built in 1940. It was actually built in 1915 as a single-family residence and converted to a duplex in 1945 by adding a second front door on the wide front porch of the house. It was converted back to a single family residence in about 1990. The street view of the house was restored back to its original appearance with just one front door.

1547 Harvard, built in 1924, is a single-story bungalow with a center door and small front porch with a flat extension of the roof covering the porch, supported by two Doric columns. Above the front door is a round-topped attic dormer window. It is one of the smaller homes on the street with 1,044 square-feet on the main floor. It was purchased in the spring of 2013 by Myers Properties, LLC. Mr. Myers has unfortunately promised to raze the house and build in its place an out-of-scale, over 4,000-square-foot, two-story house, which he undoubtedly plans to sell for a tidy profit.

1591 Harvard and 1510 Harvard were the last two houses built on the block and both have unique architectural styles for the street. 1591 Harvard is a two-story French Norman Period Cottage built in 1934, and 1510 Harvard is a Minimal Traditional style home. Its front yard is a wide concrete driveway leading to a two-car garage built into the basement of the house. It was built in 1947.

### Upper Harvard

Upper Harvard, the 1600 block of Harvard Avenue, was not developed until 1925, an entire 10 years after the first houses of the 1500 block were built. These lots were owned by Nelson L. Herrick and his brother O. S. Herrick, doing business as Herrick & Company. The subdivision named Upper Harvard is listed as having been platted in July 1926, listing Lot 18, Block 29. It is assumed that a platting must have occurred earlier in 1925 though, because the first 10 houses on the north side of Harvard (addresses 1603 through 1655) and the first eight houses on the south side (1604 through 1644) were built in 1925. All of the houses on the 1600 block were built by Herrick Brothers.

### **1600 Block of Harvard Avenue (Upper Harvard):**

<b><u>1603</u></b>	<b><u>1611</u></b>	<b><u>1615</u></b>	<b><u>1621</u></b>	<b><u>1627</u></b>	<b><u>1631</u></b>	<b><u>1635</u></b>	<b><u>1643</u></b>	<b><u>1649</u></b>	<b><u>1655</u></b>	<b><u>1659</u></b>	<b><u>1665</u></b>	<b><u>1671</u></b>	<b><u>1677</u></b>	<b><u>1108 S</u> <u>1700 E</u> Prairie School Four-square (Box)</b>
English Tudor Period Cot- tage	Bung- alow Eng- lish Tudor	Bung- alow Period Cot- tage	Bung- alow Neo- Clas- sical	Bung- alow Queen Anne	Bung- alow Eng- lish Tudor	Bung- alow Eng- lish Tudor	Bung- alow Neo- Clas- sical	Bung- alow Eng- lish Tudor	Bung- alow Eng- lish Cot- tage	Bung- alow Eng- lish Tudor	Bung- alow Eng- lish Cot- tage	Eng- lish Tudor	Bung- alow Eng- lish Tudor	
1925	1925	1925	1925	1925	1925	1925	1925	1925	1925	1926	1926	1928	1926	1922

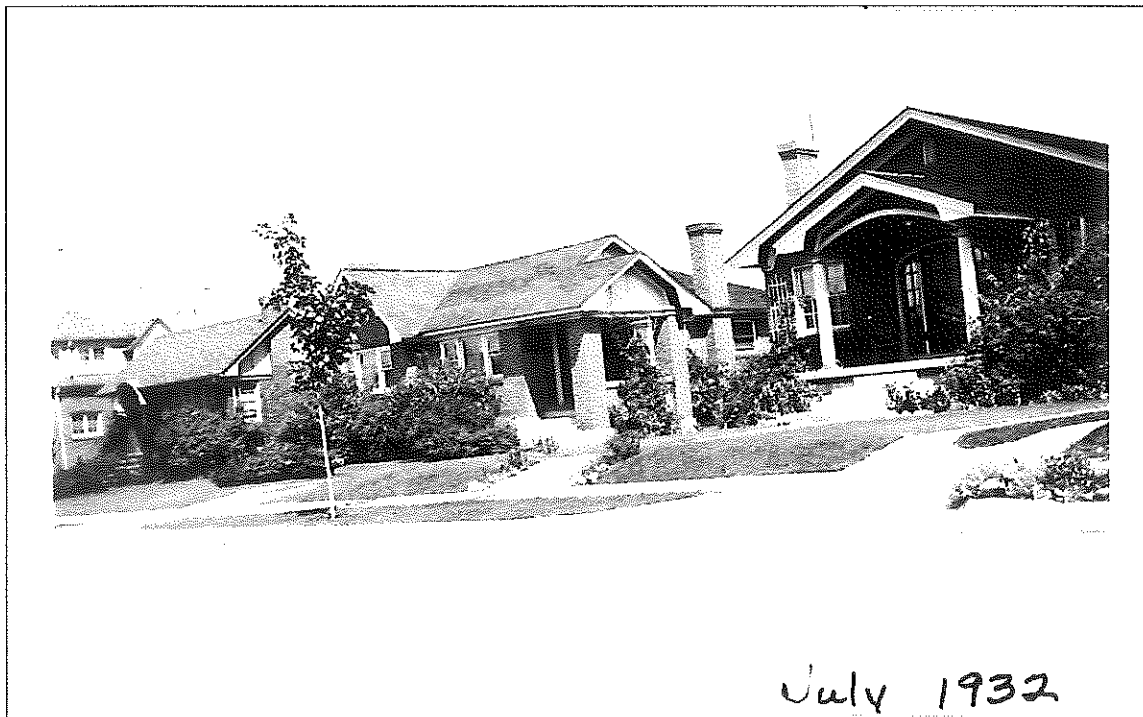
  

<b><u>1604</u></b>	<b><u>1612</u></b>	<b><u>1616</u></b>	<b><u>1622</u></b>	<b><u>1628</u></b>	<b><u>1632</u></b>	<b><u>1638</u></b>	<b><u>1644</u></b>	<b><u>1650</u></b>	<b><u>1656</u></b>	<b><u>1660</u></b>	<b><u>1666</u></b>	<b><u>1672</u></b>	<b><u>1678</u></b>	<b><u>1134 S</u> <u>1700 E</u> English Tudor</b>
English Cot- tage	Bung- alow Period Cot- tage	Bung- alow Period Cot- tage	Bung- alow	Bung- alow Eng- lish Tudor	Bung- alow	Bung- alow	Eng- lish Tudor	Bung- alow Period Cot- tage	Bung- alow Neo- Clas- sical	Eng- lish Cot- tage	Bung- alow Eng- lish Tudor	Eng- lish Tudor	Eng- lish Tudor	
1925	1925	1925	1925	1925	1925	1925	1925	1926	1926	1926	1926	1928	1928	1928

## YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

The 18 homes that were built in 1925 are all one-story structures, except for the first one on the north side of the street at 1603 Harvard. This two-story English Tudor home was built by Nelson L. Herrick to be his personal residence. He lived there with his family from 1925 until his death at age 85 in 1972, except for a short time during the Depression years. His wife, Anne Herrick, remained in the house two additional years and sold it in 1974. 1603 Harvard was built with a two-car brick garage, where most of the others had simple one-car wood structures. Mr. Herrick's garage had an electric garage door opener installed with a key switch installed on a wood trellis extended from the house's side door to operate it. He was able to stop mid-way in the driveway to open or close the garage door without getting out of his car. The rear of the house has a second story balcony over the kitchen breakfast nook where Mr. Herrick enjoyed sunning himself while reading. N. L. Herrick is listed as Vice-President/Treasurer of Herrick Brothers, and later Vice-President / Treasurer of Gaddis Investment Company. He was also President of the Utah State Realty Association. Anne Herrick was an executive secretary for Gaddis Investment Company for 40 years. She was also a Charter member and past-president of the Utah State Real Estate Auxiliary, as well as the past-president of the Salt Lake Council of Women.

The single-story houses on the 1600 block of Harvard built in 1925 are of a transitional architectural style, moving from Bungalow to other styles, namely English Tudor, Queen Anne, Neoclassical, or Period Cottage. In addition to exhibiting traits of a bungalow, the houses exhibit traits of the other style as well. The houses at 1611, 1628, 1631 and 1635 Harvard have gables with plaster and wood timbering and are considered Bungalow/English Tudor. With a combination of main house brick gables and a half-brick walled enclosed front porch covered roof with a plaster and wood timbering gable, 1627 Harvard is considered to have a Bungalow/Queen Anne style. Full length round wood pillars supporting the extended open front porch roofs of 1621, 1643, and 1656 Harvard are defining features of a Bungalow/Neoclassical style. 1615 and 1650 Harvard have half-brick walled porches on the sides of the house with front doors that do not face the street. They are reverse mirror images of each other and their style is Bungalow/Period Cottage. 1612 and 1616 Harvard are listed as simple bungalows, but likely also fall in the category of Bungalow/Period Cottage. The year built listed for 1616 Harvard on Utah State Historic Preservation Office records is 1938, but that is incorrect. The correct year is 1925, just like all the other houses around it. The City Polk Directories show Rolla O. Dobbs living at 1616 Harvard for the years 1926 through 1930.



*Homes at 1603, 1611, 1615 and 1621 Harvard Avenue, July 1932*

## YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

The remaining single-story houses on the street were built in 1926. These include 1659, 1666, and 1677 Harvard which are English Tudor in style, and 1660 and 1665 Harvard, which are English Cottage. The English Tudor style homes have gables adorned with plaster and wood timbering, while the English Cottage style homes have gables covered with brick, merely an extension of the brick that covers the rest of the outside walls.



*1660, 1656, 1650, 1644, 1638, 1632 and 1628 Harvard Avenue, July 1932*

Another unique feature of the single-story houses is one finished room in the basement toward the front of the house. That room included a fireplace that was directly beneath the fireplace in the living room. There was also a staircase with three pie-shaped stairs making a ninety-degree turn that led down from the living room or dining room. A second set of stairs leading to the unfinished part of the basement were located by the back door. Not all of the basements were full. Some had and still have concrete foundation shelves and crawl spaces in part of the basement area.


There are three houses at the top of the street that were not built until 1928. They were also built by Herrick & Co., but they are two-story homes and all three of their architectural styles are English Tudor. The addresses of these houses are 1671, 1672, and 1678 Harvard.



YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

Ads from the Salt Lake Telegram, April 29, 1928 showing 1671 Harvard as a model home

**"BETTER HOMES WEEK"**  
Model Home  
1671 Harvard Ave.



**For Sale, \$8000**  
Ask Your Realtor  
**HERRICK COMPANY**  
370 SOUTH MAIN Wasatch 7896

**The Brick Man Says:**

**We made the brick!**

Be sure to visit the display home at 1671 Harvard Avenue during National Better Homes week.


**Its Appeal Is Instantaneous!**

Architectural design, perfection of brick and masonry, harmony of color scheme and general details all combine to make this home distinctive for its beauty, charm and desirability.

**The Salt Lake Pressed Brick Company**  
319 Kearns Bldg., Salt Lake City, Ut.  
Phone—Was. 950, Was. 951.



**FIXTURES and WIRING**



**"Ed. H." Eardley Electric Co.**  
Full line of attractive fixtures.  
Art Metal Craftsmen.  
LET US FIGURE WITH YOU  
64 Exchange Place Was. 6436

**Tile and Fixtures**  
in New Model Home  
Installed by  
**Tilene Installing Co.**  
Mantels, Drainboards, **TILENE**  
Bathrooms, Floors, Table Tops, etc.  
Ceiling Insulation.  
Hy. 1251-J.

**Crawford's**  
"The Character Store"

COMPLETELY FURNISHED THE MODEL HOME AT 1671 HARVARD AVENUE, AND INVITE YOU TO PERSONALLY INSPECT THIS HOME TODAY AND SEE THE

**NEW IDEAS IN HOME FURNISHINGS**

**CRAWFORD FURNITURE CO. 146-150 STATE ST.**

MODEL HOME AT 1671 HARVARD AVENUE OPEN FOR INSPECTION TODAY!



## YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

1134 South 1700 East is the last house on the south side of the street situated on the corner, next door east of 1678 Harvard. It faces 1700 East. It was also built by Herrick and Co., and is also a two-story English Tudor. 1108 South 1700 East is the corner house on the north side of Harvard, also facing 1700 East. This is also a two-story home but it has a Prairie School Four-Square (Box) style. Again, the year built for this house on State Historic Preservation Office records is incorrect. The builder is unknown, but It was NOT built in 1940. Salt Lake County Assessor records show that it was built in 1922. A Mr. John Lang is listed in the Polk Directory as living there in 1927.

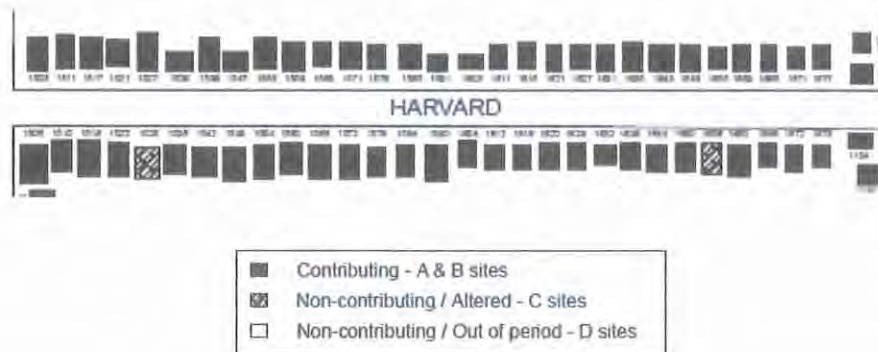
The 1500 and 1600 blocks of Harvard transition from one to the other with no physical boundary delineation yet the house style differences between the two are readily apparent. The 1500 houses are more box-like and square shaped, often with hipped roofs or otherwise flatter roof lines. Such is the style of Prairie School and Arts and Crafts style bungalow construction prior to 1920. The 1600 block has steeper pitched gabled roofs and features English Tudor, Period Cottage and other architectural styles that appeared more commonly beginning in the mid 1920's.

## 2. PHYSICAL INTEGRITY

The Yalecrest – The Yale Park Plat A and Upper Harvard subdivisions retain a high degree of historic integrity. Some homeowners on the street have built rear additions to their homes, but only two have added second story additions and only seven others of the total sixty homes have otherwise altered their homes' original facades.

According to the Yalecrest RLS:

- 95.0% of the structures are historically contributing (A & B)
- 85.0% are considered architecturally significant (A)



The following homes were recommended in the Yalecrest RLS for intensive level research:

- 1579 E. Harvard, built 1915 – Prairie School Foursquare
- 1603 E. Harvard, built 1925 – Builder N. L. Herrick's Residence
- 1615 E. Harvard, built 1925 – Transitional from Bungalow to Period Cottage



#### 4. NOTABLE EXAMPLES

Many influential and prominent people not yet mentioned have owned and resided in the 1500 and 1600 block homes of Harvard Avenue throughout the past 99 years. Their lives have had an effect on city, state, national and world history in many ways.

Athol Rawlins was previously mentioned as having lived in the two-story stucco Prairie Box home at 1506 Harvard. Mr. Rawlins was a noted Utah attorney for over 50 years, being a widely recognized authority in municipal bonds, banking, public utilities, trusts, wills and estates. He was the son of U.S. Senator J. L. Rawlins and Julie Davis Rawlins. He often contributed services and advice to the community without seeking recognition. Rawlins served as a member of the Utah "Committee of Nine," formed by statute in March 1933 as a joint legislative committee to review the efficiency of state and local government, and public utilities. In the early 1930's, several major changes to Utah government were made that were based on the studies of this committee. At his death in 1963, Rawlins was a senior member of the law firm of Ray, Rawlins, Jones and Henderson. Records indicate that he lived at 1506 Harvard until 1948.

The 1916 original owner of the noteworthy Prairie School home at 1503 Harvard, known as the Bowman House, was Horace Dale Bowman. He was a construction engineer for the Utah Board of Education. He lived there with his family for just a few years. According to the 1921 Polk directory, the next owner was Harvey L. Selley, Treasurer and Trust officer of Tracy Loan and Trust Company. The Selley family lived in this home from 1920 until 1937.

Margaret Ferguson Cullen Geddes Eccles purchased the newly constructed Prairie School Bungalow at 1521 Harvard and moved in with her 16-year-old son Albert in 1915. The 1916 Polk Directory shows the home's first resident to be Mrs. Margaret Eccles.

Margaret F. Cullen was born in Glasgow, Scotland in 1865, and immigrated to Utah in 1884. She was married in polygamy to William S. Geddes that same year and became his second wife. She bore him four children, but he died in 1891, leaving her a young destitute widow. The following excerpt is from Mrs. Eccles' autobiography and the book, Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900:

*"Before arriving in the country, I had learned to be a brocader of the Silk, Weavers Guild. In 1885, my services were sought to weave a cut of brocaded satin on the Jacquard or power loom. As a cut is usually 60 yards of silk and I was an expectant mother, I refused, but Brother Musser came to me and told me that the church was anxious to have me do the weaving; there was no one else that they knew who could manipulate the power loom but me. He told me I could name my own price, but I told him if I did the weaving, I would rather have a dress piece than money. So the next morning I went to see the loom and started to work. The silk mill was located on Canyon Road and was managed by a Mr. Chambers."*

*"The Jacquard loom is a loom for fancy weaving. The loom was run by water power, the water coming from City Creek. The silk was of excellent quality and black in color. The pattern used was that of the thistle and rose. There was enough yardage to furnish material for six dress patterns. When the bolt of silk was finished, it was put on exhibition in one of the windows of ZCMI. 'Mrs. Geddes requested, as her compensation, one dress length of the silk and it was given to her.' One dress length was sent to Mrs. Grover Cleveland, wife of the President of the United States. A sister of President John Taylor also had a dress length."*

*"The Yale and Yalecrest D.U.P. [Daughters of Utah Pioneers] camps selected me [years later in 1936] to pose for the marker of the camp as I represented the silk weaving. Avarad Fairbanks, the sculptor, erected the marker which stands on the grounds of the Yalecrest chapel on 1800 East and Herbert Avenue."*

Margaret's deceased husband, William S. Geddes, had been a bookkeeper for the lumber company of industrialist David Eccles, the wealthiest man in Utah. David Eccles was also a polygamist. Among his 21 children from two wives were successful bankers Marriner S. Eccles and George S. Eccles, who later together

## YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

founded First Security Corporation in 1928. David Eccles helped Margaret make ends meet and take care of her children after she became a widow. In 1898, David Eccles secretly married Margaret as his third plural wife and she gave birth to their son Albert the next year. Margaret continued to use the name Geddes, as did Albert, and they lived their lives in secrecy. In 1904, Margaret testified in the Reed Smoot Hearings in front of the U.S. Senate in Washington D.C. and denied being married and refused to name Eccles as Albert's father. This public secrecy continued with David Eccles only meagerly supporting Margaret and Albert until 1912, when Eccles suddenly died of a heart attack.

When the Eccles vast fortune was being settled, Margaret came forth publicly to claim her son's share. She was rebuffed by Eccles' legal first wife and other family members, so Margaret brought suit to fight for it. The trial of Albert Geddes vs. David Eccles Estate was held in the Second Judicial District Court in Ogden and lasted for three weeks during the summer of 1915. It was a national sensation with its testifying witnesses including U.S. Senator Reed Smoot and Joseph F. Smith, President of the L.D.S. Church. Margaret and Albert won the lawsuit and were awarded approximately \$150,000. A small portion of the winnings, no doubt, was used to purchase her new home at 1521 Harvard Avenue.

Margaret and Albert began using the name Eccles and for the next 20 years lived lives of luxury, which included three different extensive vacations to Europe. Her autobiography continues, *"When the Depression came we lost nearly everything in the Ashton Jenkins Real Estate Company and I sold my beautiful home at 1521 Harvard Avenue."*

Theodore C. Jacobsen is shown as the next resident of 1521 Harvard in the 1937 Polk Directory. He was foreman of Jacobsen Construction Company and lived there with his family for 16 years.

Another notable Harvard Avenue resident was Utah Supreme Court Justice Roger I. McDonough, who lived in the Prairie School bungalow at 1516 Harvard. He first served as judge of the Third Judicial District Court from 1928 to 1938, and then served on the State Supreme Court for 28 years, from 1938 to 1966, serving as Chief Justice from 1947 to 1948 and again from 1954 to 1959. He first appears living at 1516 Harvard in the 1941 Polk Directory. He lived with his family there until his death in 1966. On December 31, 1945, he was called upon by President Harry S. Truman to serve on emergency fact-finding boards to help settle labor disputes in the steel and railroad industries.

Numerous families have lived at 1565 Harvard, known to some of the long-time street residents as the Salvation Army house. The occupants of this house were captains, majors and other officers of the Salvation Army. They were never long-term residents though, moving on within one to five years. Some of the names include William G. White, Sidney L. Cooke, George J. Barry, John F. Jackson, John C. Kidneigh, Claude W. Gallipe, Andrew P. Telfer, Gilbert E. Sather, Edward T. Hill, John C. Beringer, Henry Lorensen, Ira P. Hood, John A. Ritchie, and George Lloyd.

Another prominent Harvard Avenue home owner and resident was Maxwell E. Rich. He along with his family lived at 1611 Harvard from 1947 to 1957. He served in World War II and advanced to the position of Major General in the Army. He became the Adjutant General of the Utah National Guard in 1956 and in 1964 became the President of the Salt Lake Chamber of Commerce, a position he held until 1970. Rich had been student body president at Davis High School in 1931 and his friend and classmate Calvin L. Rampton had been his campaign manager. Later, in the 1960's, Rich and then Utah Governor Rampton worked together again in pushing Salt Lake's bid for the 1972 Winter Olympics.

In 1970, Maxwell Rich became the Executive Vice President of the National Rifle Association (N.R.A.) He was a gun enthusiast and avid hunter. As head of the N.R.A., Rich did not want to see on the market "crudely made and unsafe handguns" that were "designed for no sporting purpose" and he publicly endorsed a ban on the "Saturday Night Special." This set forces in motion that eventually led to his 1977 ouster—and to the creation of the powerful lobbyist group we know the N.R.A. to be today. [Source: *"NRA: Money, Firepower & Fear"*]

During the 99-year history of these two blocks of Harvard Avenue there have been numerous teachers and professors who have made their home on Harvard Avenue. Among them are: James E. Haslam (1665), Valois Zarr (1134 S 1700 E), Eudora Zarr (1134 S 1700 E), Loren Hennick (1656), Dean W. Bench (1649), Ellen



## YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

Mitchell (1631), Nancy C. Hanseen (1627), Hortense H. Major (1622), Mauricio J. Mixco (1622), Amy Lewis (1615), Capitola H. Hunter (1611), Sydney Aland (1603), Rick Knudson (1566), LaVon P. Goodspeed (1559), Muriel Goodspeed (1559), Harold F. Folland (1571), Helen B. Folland (1571), Gabriel Della-Piana (1559), Lois Lattimer (1535), Charsti Merrill-Johnson (1584), and Lynette Powell Miller (1516.)

There are two houses on Harvard where ownership has remained in the same family since construction. Louis A. Roser, proprietor of a refrigeration company, was the original 1925 owner and occupant of 1612 Harvard. His granddaughter is now the owner and occupant of the home. The corner house at 1134 South 1700 East was originally owned and occupied by Curtis and Alice E. Zarr. The home has remained in that family and their great granddaughter is now the occupant.

Another home at 1656 Harvard was first occupied by Newell K. Whitney in 1926, auditor for a newspaper company. The home remained in that family until 2011 when it was sold.

### 5. CONSISTENCY WITH CITY'S PLANNING POLICIES

The designation of subdivisions Yale Park Plat A and Upper Harvard as a Local Historic District is generally consistent with Salt Lake City's Preservation Policy which was adopted in 2011, specifically directives number 2 and 3:

*"2. Support the designation of new National Register historic districts which provide property owners a significant financial incentive for appropriate re-investment.*

*3. Ensure the boundaries of new local historic districts 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."*

### 6. OVERALL PUBLIC INTEREST

In the spring of 2013, it was learned that the owner of the house at 1547 Harvard, which is located in the Yale Park Plat A subdivision of this application, had sold that property to a real estate developer who announced that he planned to tear it down and replace it with a new, much larger home. The prior owner had moved from the house out-of-state at least 10 years before this, so the house had sat vacant for many years. A kind next-door neighbor watered and mowed the lawn because the owner never made any arrangements for that to be done. The neighbor also at some point had asked the owner to sell the house to him, but the owner did not want to sell. At least one other person living nearby at another time expressed interest in purchasing the home and was refused.

When the house sold last year, it was only on the market for mere hours and the neighbor and the other party didn't find this out until after the real estate developer had snapped it up. Needless to say, they were not only upset that their chance to buy had vanished, but they were upset at the prospect of having to live next to a monster home that would ruin the charm and character of the street, not to mention lessen their own property values. The thought of a developer not familiar with the neighborhood coming in to wreak havoc this way and march off making a large profit at the expense of the neighbors has been infuriating.

The adopted Salt Lake Preservation Plan notes that Yalecrest is compromised and received a high priority rating for considering stronger protections to control demolitions and teardowns. Out of 12 neighborhoods that are National Historic Districts (with no local protection or designation) there is only one other that also received a high priority rating. The plan's recommendation follows:

## YALECREST – YALE PARK PLAT A AND UPPER HARVARD LHD

“While the Yalecrest Historic District generally continues to exhibit a good level of physical integrity relative to many other neighborhoods in the City, numerous comments received during this planning process expressed concern about teardowns and inappropriate infill. The Yalecrest neighborhood residents are committed to adopting stronger local controls to prevent demolitions of historic resources and to ensure that additions and alterations are sensitive to the local historic character. Active discussions are underway at the time of this planning process to determine the most effective tool.”

The residents of the 1500 and 1600 blocks of Harvard were canvassed in early December 2013 to make sure they knew of the intentions of the new owner of 1547 Harvard. Some felt that the house had become a blight to the street and something should be done with it. Some naively believed that there must be some sort of restrictions already in place to prevent it from being torn down and replaced by new house as big as 4,000 square feet. Most overwhelmingly do NOT want to see that happen. Many were opposed to being part of a Local Historic District back in 2010 and 2011 because they didn't like the idea of giving up any of their rights as property owners to do with their homes anything they please. However, once the issue has come this close to home, the residents overwhelmingly come to the realization that some sort of protection must be enacted to stop this from happening again in the future.

The City Council budget allocation for the preservation plan and study began in 2006. More than seven years later, no viable or binding protection exists for Yale Park Plat A and Upper Harvard or for Yalecrest as a whole. The need for designation is more important now than ever as the economy is rebounding and dozens of projects are occurring within Yalecrest with no guidelines in place to ensure compatible historic and character defining features are retained as the houses in the neighborhood evolve.

The Salt Lake City Historic Landmark Commission voted overwhelmingly to forward a positive recommendation for designation. Of note, the 91 percent contributing status number of structures throughout the entire Yalecrest area when the Yalecrest Neighborhood Architectural and Historic Reconnaissance Level Survey was taken back in 2005, is nearly unmatched nationwide for such an area. The contributing status percentage of Yale Park Plat A and Upper Harvard exceeds that with a 95 percent contribution rate.

There has been interest in preservation in this area for over a decade, and specifically on this street with the majority of residents supporting a designation. The area has been used to lure prospective employees and businesses to Utah. There is a rich history in the stories of its past residents and how they fit into the development of Salt Lake City and its communities, churches, colleges, and businesses over the years. The look and feel of the historic architecture and streetscape is definitely still evident and felt today. It not only makes this area an enjoyable neighborhood to walk through, it makes it one of the more desirable neighborhoods to live in. Yale Park Plat A and Upper Harvard are notable subdivisions of the Yalecrest neighborhood and contributes greatly to our City and the State. It is worthy of protection as a Local Historic District for all current and future residents of Salt Lake City and Utah.



## 2. Photographs



**1108 S. 1700 East**  
Built 1940  
Regular brick  
Prairie School

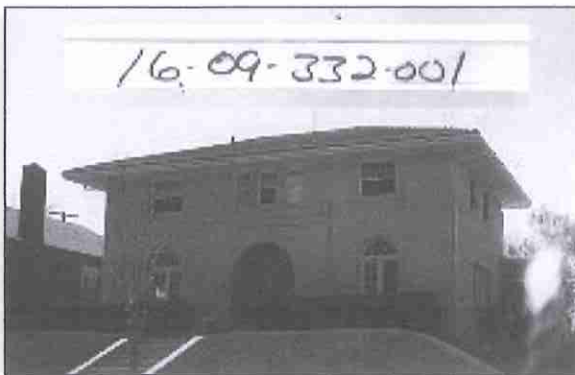


**1134 S. 1700 East**  
Built 1928 by Herrick & Co.  
Striated brick with half timbering  
English Tudor





**1503 E. Harvard Ave.**  
 aka 1115 S 1500 E. (became a duplex in 1947)  
 Built 1916  
 Stucco/plaster brick  
 International Prairie School



**1506 E. Harvard Ave.**  
 Built 1915 by Builders Loan & Trust  
 Stucco/plaster brick  
 Prairie School



**1510 E. Harvard Ave.**  
 Built 1947 by Gaddis Investment Co.  
 Striated brick  
 Minimal Traditional







**1511 E. Harvard Ave.**  
 Built 1924  
 Regular brick  
 Bungalow



**1516 E. Harvard Ave.**  
 Built 1917  
 Regular brick  
 Prairie School Bungalow



**1517 E. Harvard Ave.**  
 Built 1915 by Builders Loan & Trust Co.  
 Regular brick, stucco/plaster  
 Prairie School Bungalow



**1521 E. Harvard Ave.**  
 Built 1915 by Builders Loan & Trust Co.  
 Regular brick  
 Prairie School Bungalow



**1522 E. Harvard Ave.**  
 Built 1916  
 Regular brick  
 Prairie School Bungalow



**1527 E. Harvard Ave.**  
 Built 1915  
 Regular brick  
 Prairie School Bungalow







**1528 E. Harvard Ave.**  
 Built 1915 by Builders Loan & Trust  
 Regular brick  
 Prairie School Bungalow

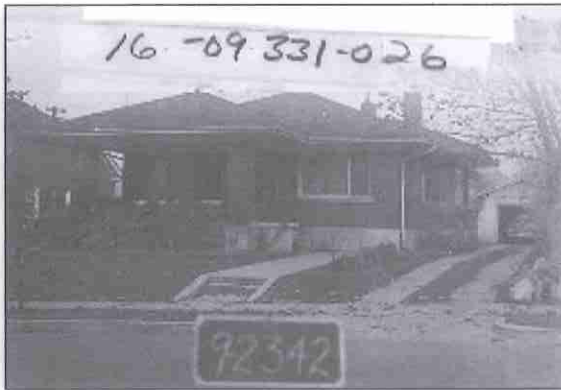


**1535 E. Harvard Ave.**  
 Built 1925  
 Striated brick  
 Bungalow

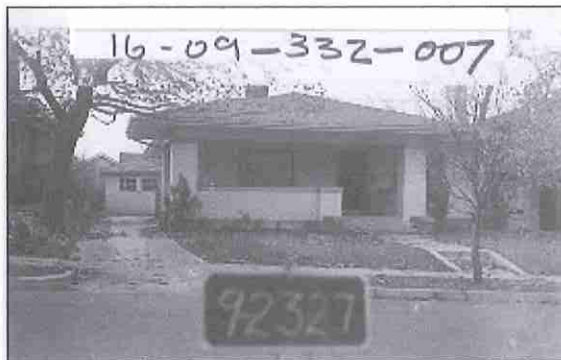
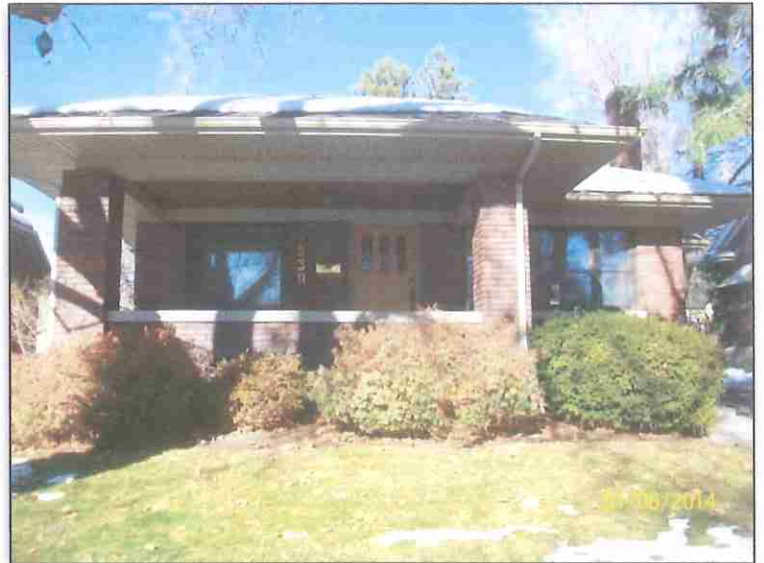


**1536 E. Harvard Ave.**  
 Built 1915 by Builders Loan & Trust  
 Aluminum/vinyl siding  
 Prairie School





**1539 E. Harvard Ave.**  
 Built 1916  
 Regular brick  
 Prairie School Bungalow



**1542 E. Harvard Ave.**  
 Built 1940 (converted to duplex in 1945)  
 Stucco/plaster  
 Prairie School Bungalow



**1547 E. Harvard Ave.**  
 Built 1924  
 Striated brick  
 Bungalow



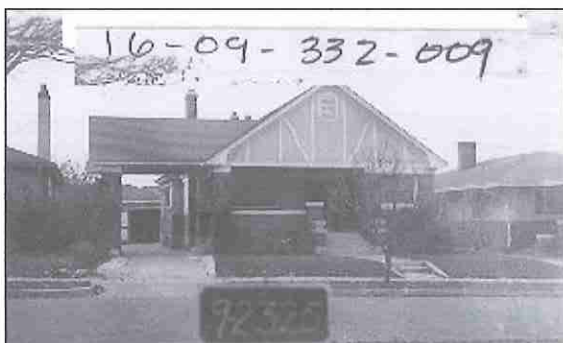




**1548 E. Harvard Ave.**  
 Built 1915  
 Regular brick, stucco/plaster  
 Prairie School Bungalow



**1553 E. Harvard Ave.**  
 Built 1915 by H.J. McKean  
 Stucco/plaster, shingle siding  
 Arts & Crafts Bungalow



**1554 E. Harvard Ave.**  
 Built 1918 by Taylor Building  
 Regular brick, asbestos siding  
 Prairie School Bungalow

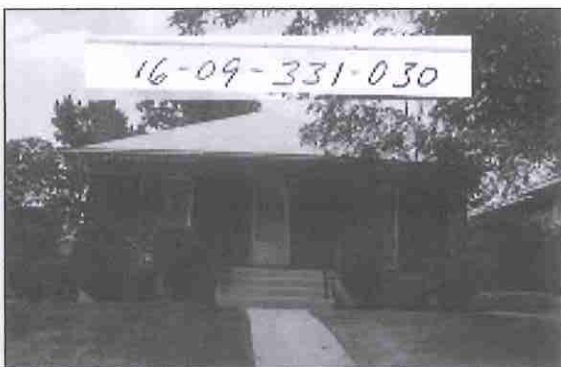




**1559 E. Harvard Ave.**  
 Built 1917 by Samuel Campbell  
 Regular brick, stucco/plaster  
 Prairie School Bungalow



**1560 E. Harvard Ave.**  
 Built 1917 by Builders Loan & Trust  
 Regular brick, stucco/plaster  
 Arts & Crafts Bungalow



**1565 E. Harvard Ave.**  
 Built 1921  
 Stucco/plaster  
 Bungalow







**1566 E. Harvard Ave.**  
 Built 1927 by Builders Loan & Trust  
 Regular brick  
 Prairie School Bungalow



**1571 E. Harvard Ave.**  
 Built 1915  
 Regular brick, stucco/plaster  
 Prairie School Bungalow



**1572 E. Harvard Ave.**  
 Built 1917 by Builders Loan & Trust  
 Stucco/plaster  
 Arts & Crafts Neoclassical





**1578 E. Harvard Ave.**  
 Built 1918 by Builders Loan & Trust  
 Regular brick, stucco/plaster  
 Bungalow



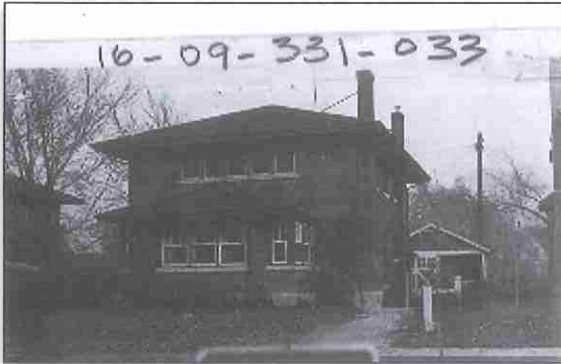
**1579 E. Harvard Ave.**  
 Built 1915 by Builders Loan & Trust  
 Regular brick, stucco/plaster  
 Prairie School Foursquare



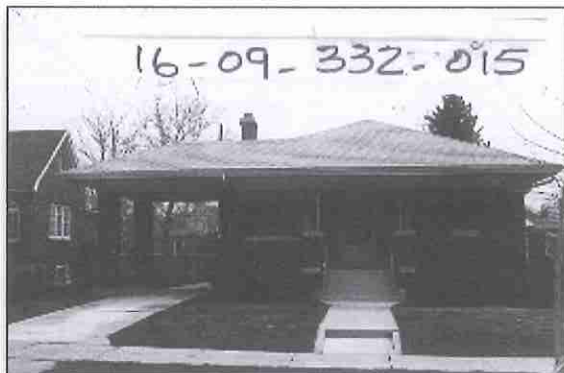
**1584 E. Harvard Ave.**  
 Built 1918 by Builders Loan & Trust  
 Striated brick, stucco/plaster  
 Bungalow







**1585 E. Harvard Ave.**  
 Built 1917 by Builders Loan & Trust  
 Regular brick  
 Prairie School Foursquare



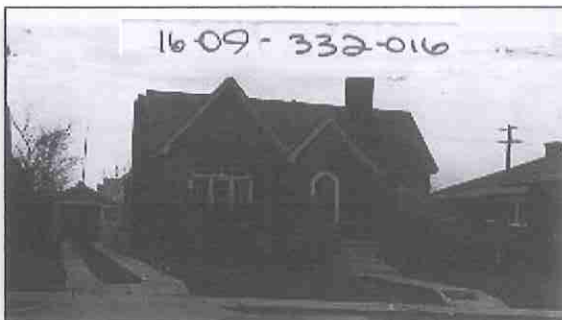
**1590 E. Harvard Ave.**  
 Built 1920 by Builders Loan & Trust  
 Stucco/plaster, stone veneer  
 Prairie School Bungalow



**1591 E. Harvard Ave.**  
 Built 1934 by Gaddis Investment Co.  
 Regular brick  
 French Norman Period Cottage



**1603 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Striated brick with half timbering  
 English Tudor Period Cottage



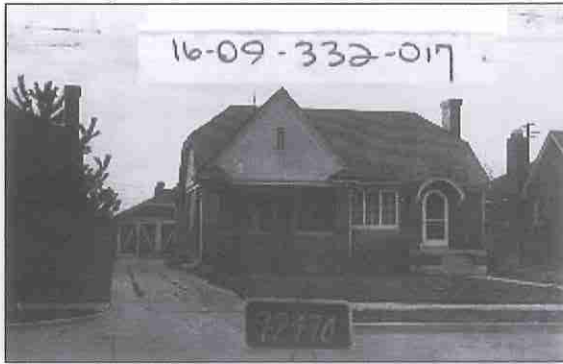
**1604 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Striated brick  
 English Cottage



**1611 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Striated brick with half timbering, Bartile roof  
 English Tudor Bungalow







**1612 E. Harvard Ave.**  
Built 1925 by Herrick Bros.  
Striated brick with half timbering  
Bungalow



**1615 E. Harvard Ave.**  
Built 1925  
Striated brick, stucco/plaster  
Bungalow



**1616 E. Harvard Ave.**  
Built 1938  
Striated brick  
Bungalow



**1621 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick  
 Bungalow Neoclassical



**1622 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Stucco/plaster  
 Bungalow



**1627 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick with half timbering  
 Bungalow Queen Anne



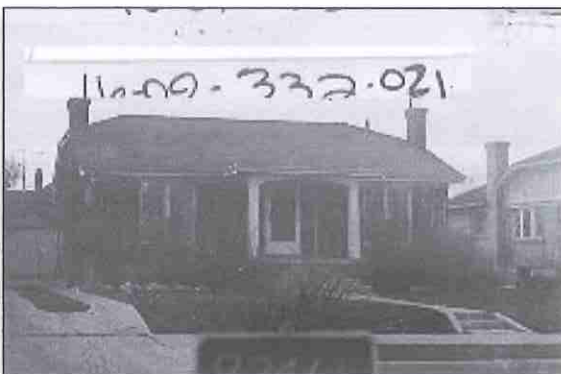




**1628 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick with half timbering  
 Bungalow English Tudor



**1631 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick with half timbering  
 Bungalow English Tudor

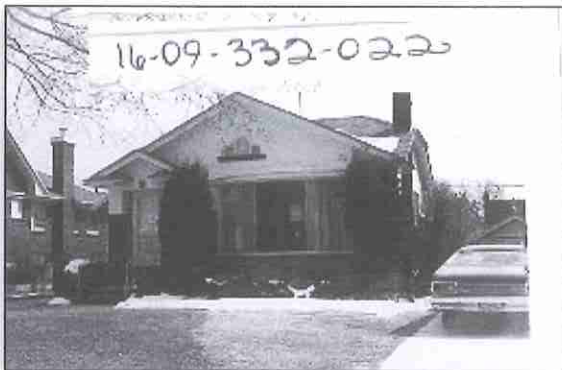


**1632 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Striated brick  
 Bungalow





**1635 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick with half timbering  
 Bungalow English Tudor



**1638 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick, asbestos siding, stone veneer  
 Bungalow Neoclassical



**1643 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Stucco/plaster  
 Bungalow Neoclassical







**1644 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick with half timbering  
 English Tudor Period Cottage



**1649 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick with half timbering  
 English Tudor Bungalow



**1650 E. Harvard Ave.**  
 Built 1926 by Herrick Bros.  
 Striated brick  
 English Cottage







**1655 E. Harvard Ave.**  
 Built 1925 by Herrick Bros.  
 Regular brick with half timbering  
 English Cottage



**1656 E. Harvard Ave.**  
 Built 1926 by Herrick Bros.  
 Striated brick with half timbering  
 English Tudor Neoclassical

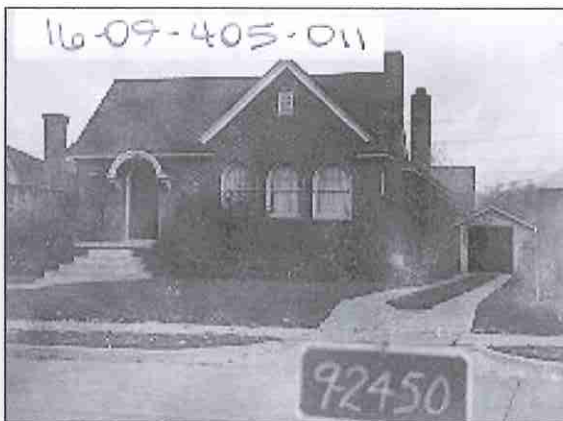


**1659 E. Harvard Ave.**  
 Built 1926 by Herrick Bros.  
 Regular brick with half timbering  
 English Tudor Period Cottage





**1660 E. Harvard Ave.**  
 Built 1926  
 Striated brick  
 English Cottage



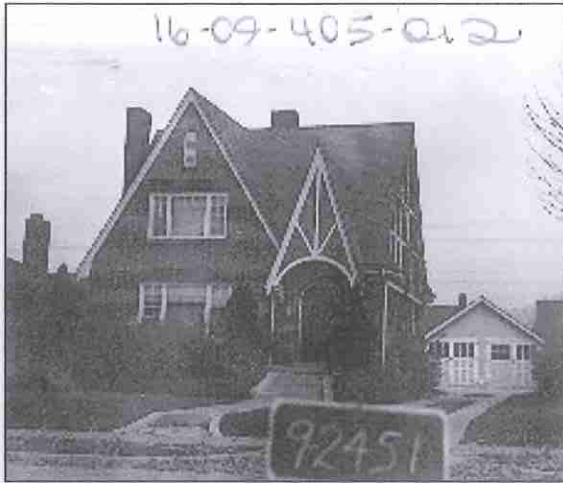
**1665 E. Harvard Ave.**  
 Built 1926 by Herrick Bros.  
 Striated brick  
 English Cottage



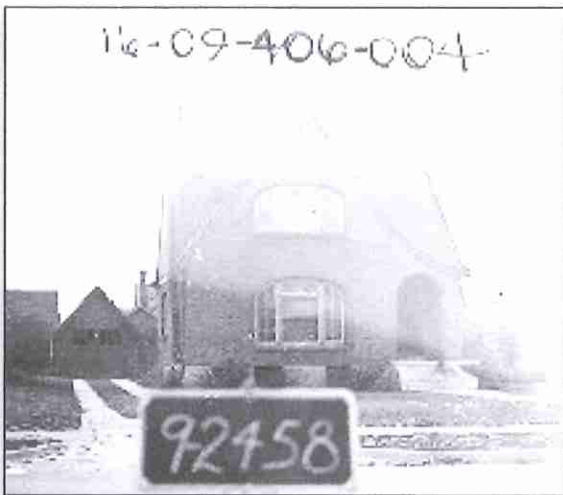
**1666 E. Harvard Ave.**  
 Built 1926 by Herrick Bros., 2nd story added 1989  
 Striated brick with half timbering  
 English Tudor Period Cottage







**1671 E. Harvard Ave.**  
 Built 1928 by Herrick Bros.  
 Striated brick with half timbering  
 English Tudor Period Cottage



**1672 E. Harvard Ave.**  
 Built 1928 by Herrick Bros.  
 Striated brick with half timbering



**1677 E. Harvard Ave.**  
 Built 1926 by Herrick Bros.  
 Striated brick with half timbering  
 English Tudor Period Cottage





**1678 E. Harvard Ave.**  
Built 1928 by Herrick Bros.  
Striated brick with half timbering  
English Tudor Period Cottage



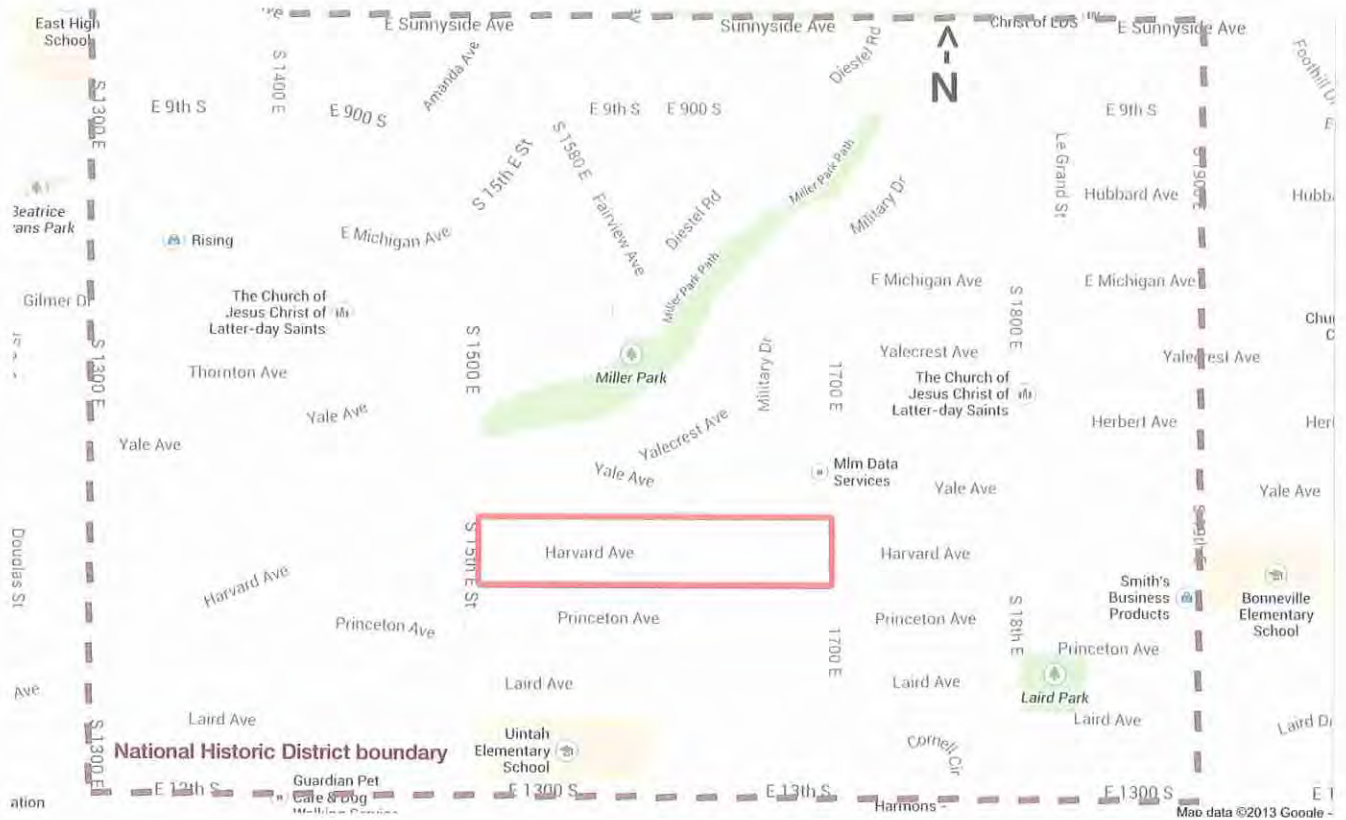
### 3. Research Material

N/A

### 4. Landmark Site

N/A

### 5. Boundary Adjustment





# UPPER HARVARD SUBDIVISION

OF

Lot 18, Block 29, 5 Acre Plat "C"

Big Field Survey

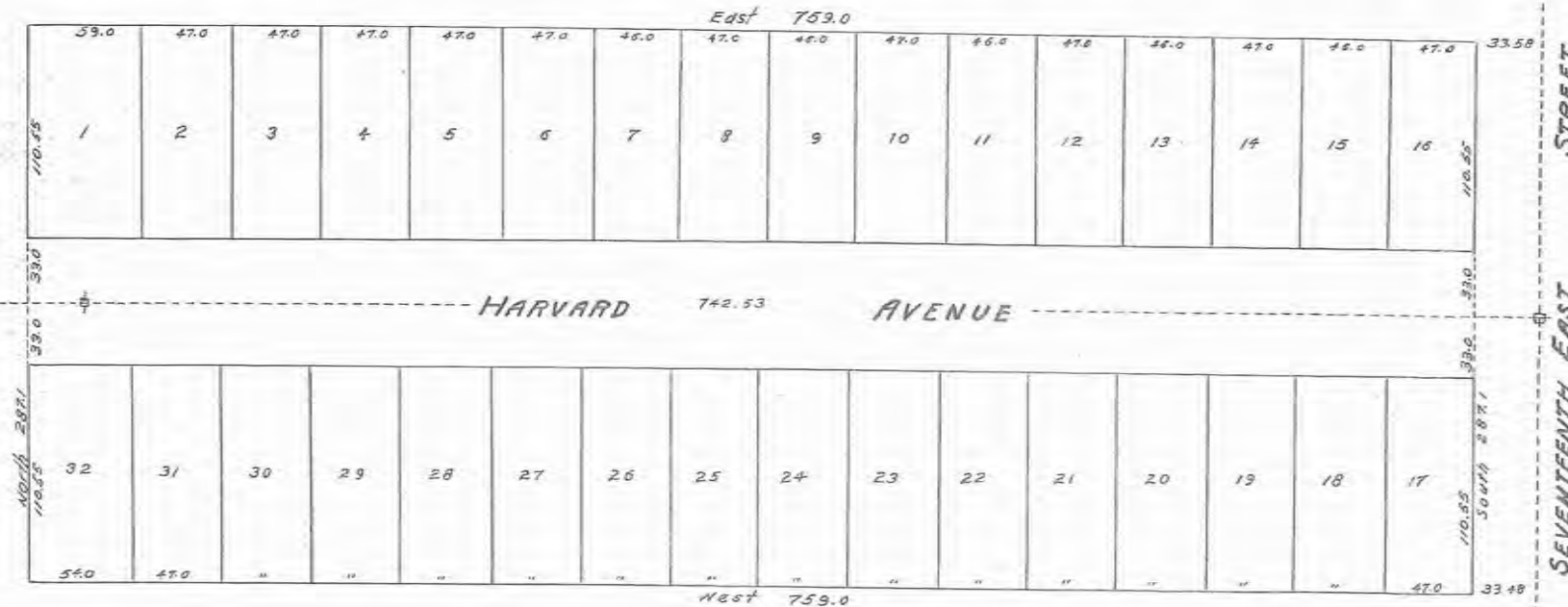
Scale: 1 inch = 60 Feet.

Presented to the Board of City Commissioners and the City Engineer  
authorized to approve 7-1-26

Approved and filed 7-1-26

*William Smith*  
Dty City Recorder.

*W. Jensen*  
City Engineer.



## SURVEYOR'S CERTIFICATE.

I hereby certify that the tract of land shown on this map and owned by HERRICK and COMPANY is bounded and described as follows, to wit: Beginning at the Southwest corner of Lot 18, Block 29, Five Acre plat C, thence running north 287.1 feet thence East 759 feet, thence South 287.1 feet, thence west 759.0 feet to the place of beginning, containing 5.00 acres, and known as Lot 18 Block 29, five acre plat C, Big Field Survey that I have by authority of the said owners thereof subdivided the same into lots and an avenue to be known as UPPER HARVARD SUBDIVISION that the same has been correctly staked out on the ground as represented hereon and that the steel tape used in making the Survey thereof was tested in accordance with the provisions of the revised ordinances of 1920 and at the time was in adjustment with the official standard prescribed in said ordinances.

## NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE

### AVENUE

HARVARD AVE. 66 feet wide and 759 feet long running East and West

### DIMENSIONS OF LOTS

Dimensions of all lots are as shown on this plat.  
This map is accurately drawn to a scale of 60 feet to 1 inch.

*C. Woolley*  
Surveyor

## OWNERS' DEDICATION.

Know all men by these presents, that Herrick and Company, a corporation, by its president and secretary owners of the above described tract of land, having caused the same to be subdivided into lots and Avenue to be hereafter known as Upper Harvard Subdivision do hereby dedicate for the perpetual use of the public all parcels of land designated in the Surveyor's Certificate and shown on this map as intended for public uses.

In witness thereof we have hereunto set our hands and seals this 18 day of June A.D. 1926

In the presence of

*Anne Patterson*

*N. L. Herrick*  
President

*W. L. Turner*  
Secretary

## ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF UTAH } S.S.  
COUNTY OF SALT LAKE }

On this 18 day of June A.D. 1926 personally appeared before me, the undersigned, a notary public in and for said county of SALT LAKE, N. L. HERRICK, President and W. L. TURNER, Secretary of Herrick and Company, each of whom did say that they are the president and secretary, respectively of Herrick and Company, a corporation and that the accompanying instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said N. L. HERRICK and W. L. TURNER acknowledged to me that the said Corporation executed the same.

My Commission expires July 16, 1928

563986

*Carl J. Harrison*  
Notary public  
Residing in Salt Lake City

STATE OF UTAH  
COUNTY OF SALT LAKE  
Filed and recorded at request of Herrick & Co. July 6 1926 at 11:45 O'clock AM in book H of  
PLATS, PAGE 123  
J. L. C. Miller  
COUNTY RECORDER.

Page 982  
*Paul H. Cummings*  
DEPUTY RECORDER.

Abstracted in: B-12 page 93 line 35  
S. 20 " 192

H 123

341150

Recorded at the request of  
Ashton-Jenkins Co.  
May 8, 1915, at 3:10 P. M.  
Book G of Plots  
Page 36  
Fee \$18.75

*Geoff. Salant*  
Recorder Salt Lake Co. Utah  
By *H. M. Swann* Deputy.

BLOCKS 1 AND 2  
OF  
**YALE PARK PLAT A.**  
A SUBDIVISION OF  
LOT 5, BLOCK 29, 5-ACRE PLAT C,  
BIG FIELD SURVEY.

Scale: 1"=100'

Presented to the Board of City Commissioners and the  
City Engineer authorized to approve. April 29, 1915.

*Karl U. Smith*  
City Recorder.

Approved April 29, 1915.  
*Edward E. Jenkins*  
City Engineer.

## ACKNOWLEDGMENTS BEFORE NOTARIES PUBLIC.

State of Utah } ss.  
County of Salt Lake }

On this 22<sup>nd</sup> day of April, A.D. 1915, personally  
appeared before me, the undersigned, a notary public in  
and for said county of Salt Lake, Edward E. Jenkins, president  
and Edward M. Ashton, secretary of the Ashton-Jenkins Co.,  
each of whom did say that they are the president and secretary,  
respectively, of the Ashton-Jenkins Company, a corporation,  
and that the accompanying instrument was signed in behalf  
of said corporation by authority of a resolution of its Board  
of Directors, and said Edward E. Jenkins and Edward M.  
Ashton acknowledged to me that said corporation executed  
the same.

*Alex. E. Loan*  
Notary Public.

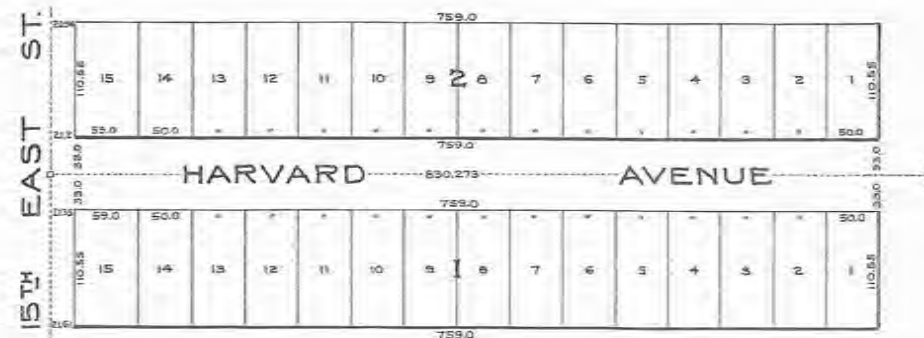
My commission expires Jan. 27, 1916.

State of Utah } ss.  
County of Salt Lake }

On this 22<sup>nd</sup> day of April, A.D. 1915, personally  
appeared before me, the undersigned, a notary public in  
and for said county of Salt Lake, Leland B. Swann, president  
and George B. Swann, secretary of the Builders Loan & Trust Co.,  
each of whom did say that they are the president and secretary,  
respectively, of the Builders Loan & Trust Company, a corpora-  
tion, and that the accompanying instrument was signed in behalf  
of said corporation by authority of a resolution of its Board  
of Directors, and said Leland B. Swann and George B. Swann  
acknowledged to me that said corporation executed the same.

*Charles W. Libby*  
Notary Public.

My commission expires Sept. 24, 1915.



## SURVEYOR'S CERTIFICATE.

I hereby certify that the tract of land shown on this map and owned by Ashton-Jenkins Company and the Builders Loan & Trust Company is bounded and described as follows, to wit: Beginning at the Southwest corner of Lot 5, Block 29, 5-Acre Plat C, Big Field Survey, running thence North 287.1 feet; thence East 759.0 feet; thence South 287.1 feet; thence West 759.0 feet to the place of beginning, containing five acres, and known as Lot 5, Block 29, 5-Acre Plat C, Big Field Survey; that I have, by authority of the said owners thereof, subdivided the same into avenue, blocks and lots, to be hereafter known as BLOCKS 1 AND 2 OF YALE PARK PLAT A; that the same has been correctly staked out on the ground as represented hereon, and that the steel tape used in making the survey thereof was tested at the time, in accordance with the provisions of the Revised Ordinances of 1913, and was in adjustment with the official standard prescribed in said ordinances.

## NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE:

## STREETS.

HARVARD AVENUE, 65.0 feet wide and 759.0 feet long, running East and West.

## DIMENSIONS OF LOTS.

Lots 1 to 14 inclusive in Block 1 are 50.0 feet by 110.55 feet. Lot 15 is 59.0 feet by 110.55 feet.

\* 1 x 14 \* \* \* 2 \* 50.0 \* \* 15 \* 59.0 \* \* 110.55 \* \*

This map is accurately drawn to a scale of 100 feet to one inch.

*E. A. Fiero*  
Surveyor.

## OWNER'S DEDICATION.

Know all men by these presents, that the Ashton-Jenkins Company, a corporation, by its president and secretary, and the Builders Loan and Trust Company, a corporation, by its president and secretary, owners of the above described tract of land, having caused the same to be subdivided into blocks lots and avenue, to be hereafter known as BLOCKS 1 AND 2 OF YALE PARK PLAT A, do hereby dedicate, for the perpetual use of the public, all parcels of land designated in the Surveyor's Certificate and shown on this map as intended for public uses.

All persons, including corporations, who now own or who shall hereafter acquire any land in Blocks 1 and 2 of this plat shall be bound by and be taken and held to observe the following restrictions and stipulations as to the use thereof:

1<sup>st</sup>. - None of the lots in blocks 1 and 2 of the above described property shall be improved, used or occupied during the period of twenty-five (25) years from date hereof for other than residence purposes, and during said period no flats nor apartment houses, though intended for residence purposes, shall be erected thereon.

2<sup>nd</sup>. - Each and every residence erected upon said lots or any of them or parts thereof during aforesaid period, shall have its principal frontage on the street upon which the lot or lots upon which such residence is erected, front. All residences on corner lots shall also present, in design and construction, a good frontage on the side street. For the purpose of these restrictions all lots in Block 1 of the above described property shall be taken and deemed to front on the North and all lots in Block 2 of the above described property shall be taken and deemed to front on the South.

3<sup>rd</sup>. - Each and every residence erected during said period on any lots or parts thereof in Blocks 1 and 2 of the above described property shall cost not less than thirty five hundred (\$3500) dollars.

4<sup>th</sup>. - Each and every residence erected on any lots in Blocks 1 and 2 of the above described property shall have a frontage of ground of at least fifty (50) feet on the street upon which the lot or lots upon which the residence is erected, front, and each and every residence erected on either of the corner lots in each of the said blocks, which said corner lots front on Harvard Avenue and 15<sup>th</sup> East Street, in said property, shall have a frontage of ground of at least fifty nine (59) feet on the street upon which the lot or lots upon which the residence is erected, front.

5<sup>th</sup>. - The main body of any residence, exclusive of porches, shall not be erected during said period on any of the said lots within forty-five (45) feet of the present street curb line upon which the lots so improved, front, nor within twenty-five (25) feet of any side street curb line; no outbuilding erected during said period of time on any of said lots shall be located within one hundred and ten (110) feet of the front curb line of the lot upon which it is situated, nor within forty (40) feet of any side street line, and shall present an attractive appearance, and correspond with the style and architecture of the residence to which it is appurtenant.

6<sup>th</sup>. - None of the said lots, during the aforesaid period, shall be conveyed to, owned, used or occupied by negroes as owners or tenants.

7<sup>th</sup>. - Ashton-Jenkins Company and Builders Loan & Trust Company shall have the right to locate, construct and maintain or authorize the location, construction or maintenance of conduits, water, gas or sewer pipes, poles and wires upon a strip of land not exceeding three feet in width across the rear end of lots as platted and to excavate for such purposes upon such strip.

8<sup>th</sup>. - Said covenants shall run with the land and bind the present owners, their successors and assigns and all parties claiming by, through or under them, shall be taken to hold and agree to covenant with the owners of said lots, their successors and assigns and each of them to comply with and observe said covenants and restrictions as to the use of said lots; but no covenant or restrictions herein contained shall be personally binding on any corporation, person or persons except in respect of breaches committed during its, his or their series of or title to said lots.

9<sup>th</sup>. - Said period of twenty five years, during which the aforesaid restrictions shall be enforced, may be extended as to any and all of the said restrictions for additional periods, not exceeding twenty years each by the owners of a majority of the front feet of said addition, prior to the expiration of the first twenty-five years or any subsequent twenty years, executing and acknowledging an agreement or agreements in writing extending the time as to said covenants and restrictions, filing the same of record in the office of the Recorder of Salt Lake County, Utah.

In witness whereof we have hereunto set our hands and seals this 22<sup>nd</sup> day of April, A.D. 1915.

In the presence of

*A. E. Loan*  
*C. W. Libby*

Ashton-Jenkins Company.

By *Edward E. Jenkins*  
President  
Attest *Edward M. Ashton*  
Secretary

In the presence of

*Myrtle A. Swann*  
*H. M. Swann*

Builders Loan & Trust Company

By *Leland B. Swann*  
President  
Attest *George B. Swann*  
Secretary

G-36

**ATTACHMENT B**  
**2005 YALECREST RECONNAISSANCE LEVEL SURVEY**





1484 E HARVARD  
A



1485 E HARVARD  
A



1487 E HARVARD  
A



1488 E HARVARD  
B



1495 E HARVARD  
A



1503 E HARVARD  
A



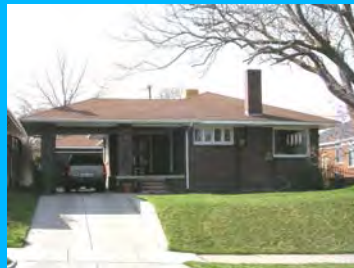
1506 E HARVARD  
A



1510 E HARVARD  
A



1511 E HARVARD  
A



1516 E HARVARD  
A



1517 E HARVARD  
A



1521 E HARVARD  
A





1522 E HARVARD  
A



1527 E HARVARD  
A



1528 E HARVARD  
C



1535 E HARVARD  
B



1536 E HARVARD  
A



1539 E HARVARD  
A



1542 E HARVARD  
A



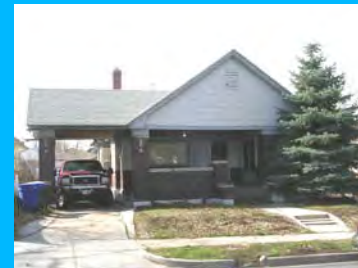
1547 E HARVARD  
A



1548 E HARVARD  
A



1553 E HARVARD  
A



1554 E HARVARD  
A



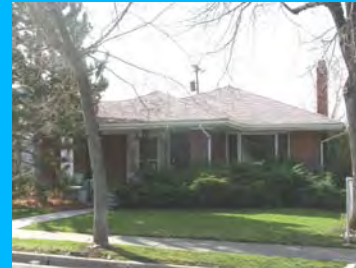
1559 E HARVARD  
A



1560 E HARVARD  
B



1565 E HARVARD  
B



1566 E HARVARD  
A



1571 E HARVARD  
A



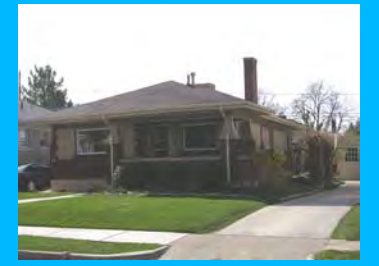
1572 E HARVARD  
A



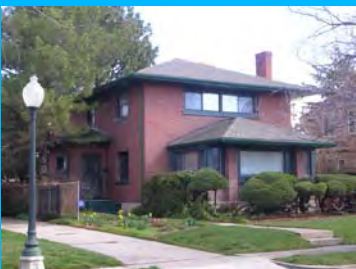
1578 E HARVARD  
C



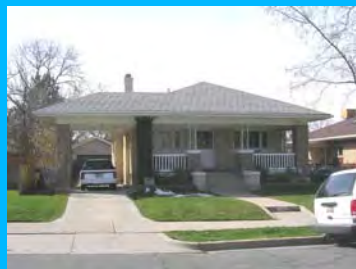
1579 E HARVARD  
A



1584 E HARVARD  
A



1585 E HARVARD  
A



1590 E HARVARD  
B



1591 E HARVARD  
A



1603 E HARVARD  
A





1604 E HARVARD  
A



1611 E HARVARD  
A



1612 E HARVARD  
A



1615 E HARVARD  
A



1616 E HARVARD  
A



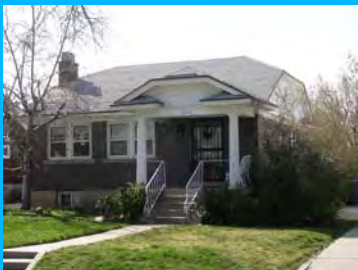
1621 E HARVARD  
A



1622 E HARVARD  
A



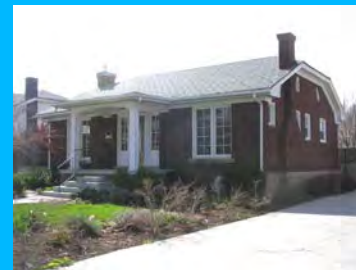
1627 E HARVARD  
A



1628 E HARVARD  
A



1631 E HARVARD  
A



1632 E HARVARD  
A



1635 E HARVARD  
A



1638 E HARVARD  
B



1643 E HARVARD  
A



1644 E HARVARD  
A



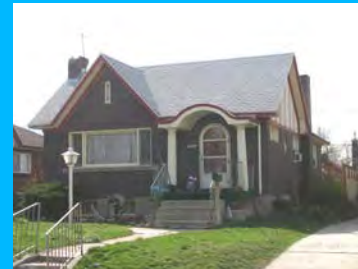
1649 E HARVARD  
A



1650 E HARVARD  
A



1655 E HARVARD  
A



1656 E HARVARD  
A



1659 E HARVARD  
A



1660 E HARVARD  
A



1665 E HARVARD  
A



1666 E HARVARD  
C



1671 E HARVARD  
A





1672 E HARVARD  
B



1677 E HARVARD  
A



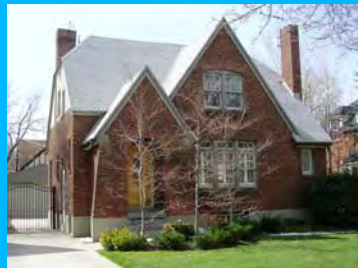
1678 E HARVARD  
A



1703 E HARVARD  
A



1709 E HARVARD  
A



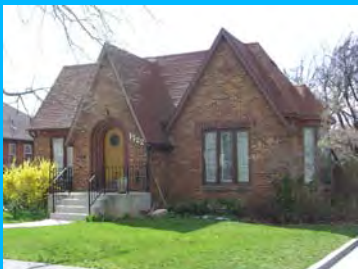
1710 E HARVARD  
A



1715 E HARVARD  
A



1716 E HARVARD  
A



1722 E HARVARD  
A



1723 E HARVARD  
C



1729 E HARVARD  
B



1730 E HARVARD  
A



1102 S 1700 EAST  
A



1108 S 1700 EAST  
A



1134 S 1700 EAST  
A



1135 S 1700 EAST  
A



1140 S 1700 EAST  
B



1144 S 1700 EAST  
A



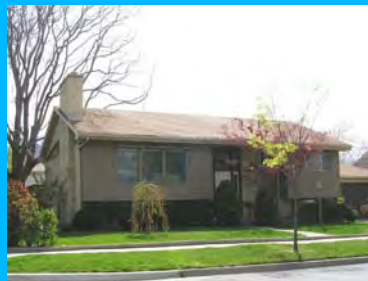
1148 S 1700 EAST  
A



1160 S 1700 EAST  
A



1170 S 1700 EAST  
A



1191 S 1700 EAST  
D



1194 S 1700 EAST  
A



1202 S 1700 EAST  
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
1484 E HARVARD AVENUE A		0/1	1930	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	R.B. AMUNDSEN, BLDR.
1485 E HARVARD AVENUE A		0/0	1935	STRIATED BRICK	FRENCH NORMAN	SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05	PROMINENT THEATRE OWNER
LAWRENCE, JOSEPH L. & 85		2						
1488 E HARVARD AVENUE B		0/0	1926	STUCCO/PLASTER	FRENCH NORMAN	PERIOD COTTAGE	05	BOWERS BLDG. CO.; BARTILE ROOF
RALPHS, EPHRAIM T. & 1495 E HARVARD AVENUE A	1.5	0/0	1930	STRIATED BRICK	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	85 05	R.B. AMUNDSEN, BLDR.
SORENSEN, HORACE A.		2						
1503 E HARVARD AVENUE A		0/0	1916	STUCCO/PLASTER	INTERNATIONAL	BUNGALOW	05	AKA 1115 S. 1500 EAST; TO DUPLEX IN 1947
BOWMAN HOUSE		1		ALUM./VINYL SIDING	PRAIRIE SCHOOL	SINGLE DWELLING	76	
1506 E HARVARD AVENUE A		0/0	1915	STUCCO/PLASTER	PRAIRIE SCHOOL	FOURSQUARE (BOX)	05	BUILDERS LOAN & TRUST; ECLECTIC
RAWLINS, ATHOL & KATHLEEN 85		2	1977			SINGLE DWELLING		
1510 E HARVARD AVENUE A		0/0	1947	STRIATED BRICK	MINIMAL TRADITIONAL	OTHER LATE 20TH C. TYPE	05	GADDIS INV. CO., BLDR.
1511 E HARVARD AVENUE A		1/0	1924	REGULAR BRICK	BUNGALOW	SINGLE DWELLING BUNGALOW SINGLE DWELLING	05	
HOOPER, JAMES		1						
1516 E HARVARD AVENUE A		1/0	1917	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW	05	PORTE COCHERE;
TUCKER, E.G.		1	1985			SINGLE DWELLING		
1517 E HARVARD AVENUE A		1/0	1915	REGULAR BRICK	BUNGALOW	BUNGALOW	05	BUILDERS LOAN & TRUST CO., BLDR.
		1			PRAIRIE SCHOOL	SINGLE DWELLING		
1522 E HARVARD AVENUE A		1/0	1916	REGULAR BRICK	BUNGALOW PRAIRIE SCHOOL	BUNGALOW	05	
ERICKSON, C.E.		1				SINGLE DWELLING		
1527 E HARVARD AVENUE A		0/1	1915	REGULAR BRICK	BUNGALOW	BUNGALOW	05	
NEWMAN, STEVE B.		1			PRAIRIE SCHOOL	SINGLE DWELLING		

?=approximate address

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



**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
1528 E HARVARD AVENUE C		0/1 1	1915	REGULAR BRICK	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05	BUILDERS LOAN & TRUST, BLDR.
1535 E HARVARD AVENUE B		1/0 1	1925	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	NEW DORMERS?
1536 E HARVARD AVENUE A ANDREW, ELLIE PARSONS, HOUSE		0/1 1	1915	ALUM./VINYL SIDING SINGLE DWELLING	PRAIRIE SCHOOL 76	FOURSQUARE (BOX)	05	BUILDERS LOAN & TRUST
1539 E HARVARD AVENUE A TUCKER, E.G.		1/0 1	1916	REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05	
1542 E HARVARD AVENUE A		1/0 1	1940	STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	TO DUPLEX IN 1945
1547 E HARVARD AVENUE A FILLINGAME, A.T.		0/1 1	1924	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1548 E HARVARD AVENUE A MCCORT, FRED M.		1/0 1	1915	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	1985 GARAGE
1553 E HARVARD AVENUE A HOLMAN, FRANK & CARROL E.,		0/1 1	1915	STUCCO/PLASTER SHINGLE SIDING	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	05	H.J. MCKEAN, BLDR; CALIFORNIA BUNGALOW
1554 E HARVARD AVENUE A		0/1 1	1918	REGULAR BRICK ASBESTOS SIDING	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	85 TAYLOR BLDG. CO.; BLDR.
1559 E HARVARD AVENUE A		1/0 1	1917	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL, BLDR.
1560 E HARVARD AVENUE B		1/0 1	1917	REGULAR BRICK STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	05	BUILDERS LOAN & TRUST, BLDR.
1565 E HARVARD AVENUE B BADGER, C.A.		0/1 1	1921	STUCCO/PLASTER	BUNGALOW	SINGLE DWELLING BUNGALOW SINGLE DWELLING	05	1953 GARAGE

?=approximate address

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

**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
1566 E HARVARD AVENUE A		0/1	1917	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW	05	BUILDERS LOAN & TRUST, BLDR.
		1				SINGLE DWELLING		
1571 E HARVARD AVENUE A		1/0	c. 1915	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL	BUNGALOW	05	1960 GARAGE
		1				SINGLE DWELLING		
1572 E HARVARD AVENUE A		0/1	1917	STUCCO/PLASTER	ARTS & CRAFTS NEOCLASSICAL	BUNGALOW	05	BUILDERS LOAN & TRUST
THOMAS, MATHONIAH S. &		1				SINGLE DWELLING	85	
1578 E HARVARD AVENUE C		0/1	1918	REGULAR BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW	05	BUILDERS LOAN & TRUST, BLDR.
		1.5				SINGLE DWELLING		
1579 E HARVARD AVENUE A		0/1	1915	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL	FOURSQUARE (BOX)	05	BUILDERS LOAN & TRUST CO.
HOLMAN, FRANK & CARROL,		2				SINGLE DWELLING	85	
1584 E HARVARD AVENUE A		0/1	1918	STRIATED BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW	05	BUILDERS LOAN & TRUST, BLDR.; PORTE COCHERE
		1				SINGLE DWELLING		
1585 E HARVARD AVENUE A		0/1	1917	REGULAR BRICK	PRAIRIE SCHOOL	FOURSQUARE (BOX)	05	
BUILDERS LOAN & TRUST CO.		2				SINGLE DWELLING	85	
TAYLOR, JAMES S. & HELEN,		1/0	1920	STUCCO/PLASTER	PRAIRIE SCHOOL	BUNGALOW	05	BUILDERS LOAN & TRUST, BLDR.; PORTE COCHERE
1590 E HARVARD AVENUE B				STONE VENEER				
		1	1950			SINGLE DWELLING		
1591 E HARVARD AVENUE A		1/0	1934	REGULAR BRICK	FRENCH NORMAN	PERIOD COTTAGE	05	GADDIS INV. CO., BLDR.
RITCHIE, ROBERT B. & MARY,		2				SINGLE DWELLING	85	
1603 E HARVARD AVENUE A		0/1	1925	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK BROS., BLDR.
		1.5				SINGLE DWELLING		
1604 E HARVARD AVENUE A		0/1	1925	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	HERRICK BROS., BLDR.
		1				SINGLE DWELLING		
1611 E HARVARD AVENUE A		1/0	1925	STRIATED BRICK	BUNGALOW	BUNGALOW	05	HERRICK BROS., BLDR.; BARTILE; ORIG. OWNERS FEARED FLOODS, DEEP BASEMENT
				HALF-TIMBERING	ENGLISH TUDOR			
		1				SINGLE DWELLING		

?=approximate address

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

**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
1612 E HARVARD AVENUE A		0/1	1925	REGULAR BRICK HALF-TIMBERING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.
1615 E HARVARD AVENUE A		1/0	1925	STRIATED BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	1989 GARAGE
1616 E HARVARD AVENUE A HANSEN		1/0	1938	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1621 E HARVARD AVENUE A		0/1	1925	REGULAR BRICK	BUNGALOW NEOCLASSICAL	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.
1622 E HARVARD AVENUE A		0/1	1925	STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.
1627 E HARVARD AVENUE A		0/0	1925	REGULAR BRICK HALF-TIMBERING	BUNGALOW QUEEN ANNE	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.
1628 E HARVARD AVENUE A		0/1	1925	REGULAR BRICK HALF-TIMBERING	BUNGALOW ENGLISH TUDOR	BUNGALOW SINGLE DWELLING	05	HERRICK BROS.
1631 E HARVARD AVENUE A		1/0	1925	REGULAR BRICK HALF-TIMBERING	BUNGALOW ENGLISH TUDOR	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.
1632 E HARVARD AVENUE A		1/0	1925	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.
1635 E HARVARD AVENUE A		1/0	1925	REGULAR BRICK HALF-TIMBERING	BUNGALOW ENGLISH TUDOR	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.
1638 E HARVARD AVENUE B		0/1	1925	STRIATED BRICK ASBESTOS SIDING STONE VENEER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.
1643 E HARVARD AVENUE A		1/0	1925	STUCCO/PLASTER	BUNGALOW NEOCLASSICAL	BUNGALOW SINGLE DWELLING	05	HERRICK BROS., BLDR.; VACANT



**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
1644 E HARVARD AVENUE A		1/0	1925	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK BROS., BLDR.
1649 E HARVARD AVENUE A		1 0/1	1925	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING BUNGALOW	05	HERRICK BROS., BLDR.; 1953 GARAGE
1650 E HARVARD AVENUE A		1 0/1	1926	STRIATED BRICK	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	HERRICK BROS., BLDR.; 1951 GARAGE; 1946 APT. ADDED
1655 E HARVARD AVENUE A		0/1	1925	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	HERRICK BROS., BLDR.
1656 E HARVARD AVENUE A		0/1	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR NEOCLASSICAL	PERIOD COTTAGE	05	1944 FR. ADDITION; HERRICK BROS.
1659 E HARVARD AVENUE A		0/1	1926	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK BROS., BLDR.
1660 E HARVARD AVENUE A		0/0 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1665 E HARVARD AVENUE A		0/1 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	HERRICK BROS., BLDR.
1666 E HARVARD AVENUE C		1/0	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK BROS. BLDR.; 2ND STORY
1671 E HARVARD AVENUE A		1.5 0/1	1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	HERRICK BROS., BLDR.
		1.5				SINGLE DWELLING		

?=approximate address

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

**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
1672 E HARVARD AVENUE B		1/0	1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK BROS. BLDR.; REAR ADDN.
1677 E HARVARD AVENUE A		1.5 0/1	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	HERRICK BROS., BLDR.
1678 E HARVARD AVENUE A		1 1/0	1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	HERRICK BROS. BLDR.
		1.5				SINGLE DWELLING		
1703 E HARVARD AVENUE A		1/0	1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK BROS., BLDR.; 1966 GARAGE
		1.5				SINGLE DWELLING		
1709 E HARVARD AVENUE A		1/0	1928	STRIATED BRICK STUCCO/PLASTER	ENGLISH TUDOR ENGLISH COTTAGE	PERIOD COTTAGE	05	
		1				SINGLE DWELLING		
1710 E HARVARD AVENUE A		1/0 1.5	1928	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	GASKELL ROMNEY; 1971 GARAGE
1715 E HARVARD AVENUE A		0/1	1930	STRIATED BRICK	FRENCH NORMAN	PERIOD COTTAGE	05	LAYTON CONSTRUCTION COMPANY
		1				SINGLE DWELLING		
1716 E HARVARD AVENUE A		1/0	1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	GASKELL ROMNEY; 1964 GARAGE
		1				SINGLE DWELLING		
1722 E HARVARD AVENUE A		1/0	1930	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	DOXEY-LAYTON; 1982 GARAGE
		1				SINGLE DWELLING		
1723 E HARVARD AVENUE C		1/0	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	A. TORONTO; REAR ADDN.
		1				SINGLE DWELLING		
1729 E HARVARD AVENUE B WISNER, F.B.		1/0 1.5	1937 1981	ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
1730 E HARVARD AVENUE A		1/0	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	LAYTON CONSTRUCTION CO.
		1				SINGLE DWELLING		

**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
1102 S 1700 EAST GATES, FRANKLIN Y.	A	0/1 1	1927	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1108 S 1700 EAST ANDERSON, H.	A	0/0 2	1940	REGULAR BRICK	PRAIRIE SCHOOL	FOURSQUARE (BOX) SINGLE DWELLING	05	
1134 S 1700 EAST	A	1/0 1.5	c. 1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	HERRICK & CO., BLDR.
1135 S 1700 EAST	A	1/0 1.5	1929	STRIATED BRICK	JACOBETHAN REVIVAL FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05	DOXEY-LAYTON
1140 S 1700 EAST	B	1/0 1.5	c. 1928	STRIATED BRICK STUCCO/PLASTER	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	HERRICK & CO., BLDR.
1144 S 1700 EAST	A	0/0 1.5	c. 1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	HERRICK & CO., BLDR.
1148 S 1700 EAST	A	1/0 1	c. 1928	STRIATED BRICK STUCCO/PLASTER	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	
1160 S 1700 EAST	A	0/0 1	c. 1929	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	
1170 S 1700 EAST	A	1/0 1	c. 1928	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1191 S 1700 EAST	D	1/0 1	c. 1965	ALUM./VINYL SIDING BRICK:OTHER/UNDEF.	SPLIT ENTRY (GEN.)	SPLIT ENTRY SINGLE DWELLING	05	
1194 S 1700 EAST	A	0/0 1	1938	STRIATED BRICK ALUM./VINYL SIDING	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	HERRICK, BLDR.; +1678 LAIRD
1202 S 1700 EAST	A	0/1 1	1938	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	LOUIS J. BOWERS, BLDR.

?=approximate address

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



# **ATTACHMENT C**

## **PUBLIC COMMENTS**

## Maloy, Michael

---

**From:** Michael & Kate Lahey <lahey-mail@comcast.net>  
**Sent:** Saturday, August 09, 2014 10:52 AM  
**To:** Maloy, Michael  
**Subject:** Support for Upper Harvard/Yale Plat A Local Historic District

Although we won't be able to attend the August 21st Open House, we'd like to express our very strong support for the creation of the Upper Harvard LHD. We've lived on this street for almost 35 years (first at 1754 Harvard and now at 1536 Harvard), and we're extremely concerned about the current lack of protections for the historic character of the neighborhood.

Thanks so much for helping our neighborhood with this process!

Sincerely,

Kate & Michael Lahey  
1536 Harvard Avenue  
Salt Lake City, UT 84105

**UPPER HARVARD &  
YALE PARK PLAT A  
LOCAL HISTORIC DISTRICT  
COMMENT FORM  
AUGUST 21, 2014**



Planning and Zoning Division  
Department of Community &  
Economic Development

**Petition PLNHLC2014-00111**

**Upper Harvard & Yale Park Plat A Local Historic District Designation**

**Name:** C. Baring-Gould

**Address:** 1659 Harvard Avenue

**Zip Code:** 84105

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Comments:** I am very much for the Local Historic  
District. I have been dismayed by the  
remodeling (including taking houses down to ground  
level) in the area in the last few years. I  
believe it's been taking away from the  
beauty and integrity of the area.

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of tonight's meeting, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via U.S. Mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments as soon as you are able.



**ATTACHMENT D**  
**2007 YALECREST NATIONAL REGISTER NOMINATION**

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Yalecrest Historic District

other name/site number Harvard-Yale

2. Location

street name Roughly bounded by Sunnyside Avenue (840 South) to 1300 South and 1300 East to 1800 East

☐ not for publication

city or town Salt Lake City

☐ vicinity

state Utah code UT county Salt Lake code 035 zip code 84105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ( ☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ( ☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the  
National Register

☐ See continuation sheet.

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other, (explain:) \_\_\_\_\_

Yalecrest Historic District  
Name of Property

Salt Lake County, Utah  
City, County and State

## 5. Classification

### Ownership of Property

(check as many boxes as apply)

- ☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1347	138	buildings
2		sites
		structures
		objects
1349	138	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

### Number of contributing resources previously listed in the National Register

1

## 6. Function or Use

### Historic Function

(Enter categories from instructions)

DOMESTIC / Single Dwelling  
RELIGION / Religious Facility  
DOMESTIC / Multiple Dwelling  
COMMERCE / Department Store  
LANDSCAPE / Park

### Current Function

(Enter categories from instructions)

DOMESTIC / Single Dwelling  
RELIGION / Religious Facility  
DOMESTIC / Multiple Dwelling  
COMMERCE / Restaurant  
COMMERCE / gas station  
LANDSCAPE / Park

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Tudor Revival,  
Colonial Revival, Spanish Colonial Revival  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS:  
Prairie School, Bungalow/Craftsman  
MODERN MOVEMENT: Moderne, Art Deco; OTHER

### Materials

(Enter categories from instructions)

foundation CONCRETE, STONE  
walls BRICK, WOOD, STONE  
STUCCO, SYNTHETICS  
roof ASPHALT, TERRA COTTA  
other

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

Yalecrest Historic District  
Name of Property

Salt Lake County, Utah  
City, County and State

## 8. Description

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☒ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

### Period of Significance

1910-1957

### Significant Dates

1910, 1940

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Various including: Raymond Ashton, Taylor Woolley, Slack

Winburn, Samuel Campbell, G. Maurice Romney, S.L. Newton

☒ See continuation sheet(s) for Section No. 8

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering  
Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other Name of repository:

Salt Lake City Planning Department

☒ See continuation sheet(s) for Section No. 9



## 10. Geographical Data

Acreage of Property approximately 390 acre(s)

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

A 1/2 /// /// /// ///  
Zone Easting Northing

B / /// /// /// ///  
Zone Easting Northing

C / /// /// /// ///  
Zone Easting Northing

D / /// /// /// ///  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at the northeast corner of 1300 East and 1300 South, proceeding due north to the corner of Sunnyside Avenue and 800 South, thence following east along Sunnyside to 1900 East, then south to 1300 South and due east to the place of beginning. See district boundary map.

Property Tax No. Various

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are major thoroughfares enclosing the neighborhood and were drawn to include the highest concentration of historic resources in the area.

☐ See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Beatrice Lufkin / Historic Preservation Consultant  
organization Salt Lake City Planning Department date 2007  
street & number 1460 Harrison Avenue telephone 801-583-8249  
city or town Salt Lake City state UT zip code 84105

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

### Property Owner

name/title District Nomination - Multiple owners  
street & number N/A telephone N/A  
city or town N/A state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

### Narrative Description

#### Site

The Yalecrest Historic District is a residential neighborhood located on the East Bench of Salt Lake City, eight blocks to the south and thirteen blocks to the east of the downtown business area of the city. It is remarkably visually cohesive with the majority of the houses built in subdivisions of period revival-style cottages in the 1920s and 1930s. The Yalecrest Historic District consists primarily of residential buildings but also contains three contributing churches, three commercial buildings (two noncontributing, one contributing) and two contributing parks. Single family houses predominate but there are also fifty-one multiple dwellings, most of which are duplexes.

There are one thousand four hundred eighty seven (1,487) primary resources within the historic district. The district retains a high degree of historic integrity as the overwhelming majority (91%) of the resources, one thousand three hundred forty nine (1,349), contributes to the historic character of the district. There are nine hundred eighty nine (989) outbuildings which are primarily detached garages set to the rear of the lots, the majority from the historic period. All of the streets in the district are paved with curbs, gutters and sidewalks [Photograph 1]. Only one building, a Prairie School-style bungalow, the George Albert Smith House at 1302 Yale Avenue, has been listed on the National Register [listed 1993].

The historic district boundaries coincide with those of the Yalecrest Community Council<sup>1</sup> district and are the surrounding major collector streets, Sunnyside Avenue, 1300 and 1900 East, and 1300 South. The district is visually distinctive from the neighboring areas by its cohesive historic-era architecture, unified tree plantings and landscape design that reacts with the natural topography of the creeks and gullies that cross the area. The architecture is remarkable for the concentration of fine period revival style houses; seventy four percent of the contributing resources (74%) were built from 1920-1939. These houses exhibit a variety of period revival styles with the largest portion being English Tudor (240 examples) and English Cottage (313 examples) styles.

Street patterns vary and represent several concepts of city planning: the rectilinear street grid of streetcar suburbs on the low relief sections, undulating patterns following the edges of streams and gullies, and the use of culs-de-sac and semi circles to limit traffic. There are a handful of alleys in the grid sections. Large uniform mature shade trees line the streets and the houses maintain similar setbacks and scale on the street faces [Photograph 2]. Street lighting is provided by two types of non-historic lamps; one with a cast concrete pole and a metal and glass top [Photograph 3] and the other, a metal pole on a concrete base [Photograph 4]. The yards have established landscaping with lawns and gardens. Both buildings and yards are well-maintained. Because of its historic residences and the tree-lined streets, the neighborhood was initially and continues to be one of the most desirable residential areas of the east bench of Salt Lake City.

---

<sup>1</sup> Community Councils are "neighborhood-based community organizations whose purpose is to provide community input and information to [Salt Lake] City departments." [www.slcgov.com/citizen/comm\\_councils/](http://www.slcgov.com/citizen/comm_councils/)

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

### Survey Methods and Eligibility Requirements

Buildings were classified as either contributing or non-contributing based on the results of a reconnaissance level survey of the Yalecrest area in 2005.<sup>2</sup> Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office.

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 historical significance.

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 is 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.

C – Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

D – Out-of-period: constructed outside the historic period.<sup>3</sup>

Evaluations are based primarily on age and architectural integrity. A building may sometimes appear newer than its actual construction date because of intrusive alterations and additions. Surveyors attempt to determine the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, chimneys and landscaping.

### Architectural Styles, Types and Materials by Period

#### Streetcars, Subdivision Development and Automobiles (1910-1939)

The greatest number of resources (one thousand eighty-six or 81 percent) were constructed during this period, primarily via subdivision development. The principal building types found are bungalows (19 percent) and period cottages (53 percent), both immensely popular in Utah 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. Bungalows have rectangular plans and are low to the ground with low-pitched roofs, either gabled or pitched. Stylistic elements of the Prairie School (110 examples) and the Arts and Crafts movement (26 examples) 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 Prairie School Style has a horizontal emphasis with broad overhanging eaves, low-pitched hip roofs, and casement

<sup>2</sup> The boundaries of the historic district are the same as those of the 2005 reconnaissance level survey.

<sup>3</sup> *Reconnaissance Level Surveys, Standard Operating Procedures*. Utah State Historic Preservation Office, Rev. October 1995.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

windows. Many Yalecrest houses retain remarkable integrity, like the following Arts and Crafts bungalows: the stucco and cobblestone 1913 Brandenburger House at 1523 East 900 South (Photograph 5) and the W.R. Hainey House, a 1912 clinker brick example at 871 South 1400 East [Photograph 6]. The Prairie School vernacular style bungalow designed and built by Raymond Ashton, architect, as his own home was constructed of brick in 1913 at 1441 East Yale Avenue [Photograph 7]. The stucco and brick 1916 example at 1540 East Michigan Avenue [Photograph 8] is representative of a number of vernacular Prairie School bungalows in the area. It has the horizontal emphasis of the Prairie School as well as a more formal porte cochere. The Taylor A. Woolley-designed William and Leda Ray House at 1408 East Yale Avenue is a two-story brick Prairie School style box house with wide eaves built in 1915 [Photograph 9].

Two streets of small cottages between 1500 and 1600 East were constructed by a single developer, Samuel Campbell, in 1924 (between 1515 and 1589 Princeton Avenue) and 1925 (from 1515 to 1592 Laird Avenue). The clipped gable brick cottage on 1538 East Princeton Avenue [Photograph 10] was built in 1924 and is typical of the scale of the houses on the street. A small market at 1604 East Princeton Avenue was built by S. L. Newton in 1926 and later converted to single family use [Photograph 11]. The 1925 brick clipped-gable cottage at 1522 East Laird Avenue has columns and round-arched windows, characteristic of the distinguishing architectural detail Campbell and other builders supplied to the cottages [Photograph 12]. The sloping topography of the neighborhood makes garages underneath the house a practical solution to the space issues of a small lot. Samuel Campbell built the side-gabled brick clipped-gable cottage at 1207 South 1500 East with a garage underneath in 1925 [Photograph 13].

The period revival cottage is the largest category of building type in the neighborhood comprising 714 (53 percent) of the primary structures. Period revival styles were popular in Utah from 1890 to 1940. The most popular styles in Yalecrest are the English Cottage (310 or 19 percent) and the English Tudor styles (242 or 15 percent). Period revival styles are hypothesized to have been made popular in the United States by soldiers returning from World War I who had been exposed to the vernacular French and English historic architectural styles in Europe. The English cottage style refers to vernacular medieval English houses and differs from English Tudor in that the houses are of brick construction and do not typically feature false half-timbering. The English cottage period revival houses were frequently built between the world wars by speculative builders on small urban lots. They are mostly clad with brick and have irregular, picturesque massing, asymmetric facades, and steep front-facing cross gables. Both styles emphasize irregular massing, gabled roofs and the decorative use of various cladding materials. Single-story houses predominate although there are also a number of elegant two story examples.

Most of the prominent builders of the time constructed houses in Yalecrest in the English cottage and Tudor styles. The William Eldredge House at 1731 East Michigan Avenue is a brick and stucco English cottage-style single-story period cottage built in 1927 [Photograph 14]. A duplex period cottage-type house with rock façade on the twin steep front-facing gables was built in the English cottage style in 1932 at 940 South Fairview Avenue [Photograph 15]. A simpler English cottage style is a brick duplex at 1474 East Laird Avenue built in 1930 [Photograph 16]. Half-timbering is the most easily recognizable style characteristic of the English Tudor. A number of larger one-and-a-half and two-story Tudors are found in the Military Way area. In 1929 Samuel Campbell built the two-story house at 972 East Military Drive with half-timbering and



## National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

steep gables [Photograph 17]. A smaller single-story example with half-timbering in its gable ends was built by the Layton Construction Company in 1928 at 1780 East Michigan Avenue [Photograph 18]. D.A. Jenkins built a number of houses along 1500 East including the Tudor with a basket-weave brick pattern at 1035 South 1500 East in 1927 [Photograph 19]. The 1926 Lawrence Naylor House at 1510 East Yale Avenue has a half-timbered second story wing [Photograph 20]. Layton Construction Company also built a one-and-a-half story Tudor with an oriel window for John and Bertha Barnes in 1926 at 1785 East Yalecrest Avenue [Photograph 21]. Doxey-Layton built the single-story multicolored brick English Cottage on the corner at 1783 East Harvard Avenue in 1930 [Photograph 22].

Other period revival style houses in the Yalecrest Historic District range from the chateau-like French Norman (30 examples), gambrel-roofed Dutch Colonial (12), Jacobethan Revival (15), and Spanish Colonial Revival (6) to the eclectic, combining several styles. A number of imposing French Norman style houses are found in the Normandie Heights subdivision area, developed between 1926 and 1935 with large irregularly-shaped lots on serpentine streets and substantial houses. The Leo Bird house was owned by former Mormon Church president Ezra Taft Benson and has a unique sculptured wooden roof. It was built in 1929 at 1389 East Harvard Avenue [Photograph 23]. An expansive neighboring house, built and owned by the contractor Eugene Christensen in 1933 at 1407 East Harvard Avenue, also has the characteristic French Norman conical tower [Photograph 24]. The John Lang House is a stucco-covered Spanish Colonial with a red tile roof built in 1924 at 1100 South 1500 East [Photograph 25]. The eclectic brick one-and-a-half story house at 1757 East Herbert Avenue [Photograph 26] was built as a model home in 1928 by the prolific builder Philip Biesinger. It has the rolled edge roofing imitative of thatch, one of the characteristics of period revival houses.

There are 149 (9 percent) Colonial Revival examples in Yalecrest that vary from large brick two-story houses to smaller Cape Cod cottages. A classic one-and-a-half story frame Cape Cod cottage was built in 1936 at 939 South Diestel Road by G. Maurice Romney for Adrian and Camille Pembroke, owners of a business supplies store [Photograph 27]. The two-story brick hip-roofed Colonial Revival with shutters at 1547 East Yale Avenue was built in 1924 of striated brick [Photograph 28].

A handful of Art Moderne, Art Deco and International style houses provide a contrast to the surrounding steeply gabled period cottages and give variety to the Yalecrest neighborhood. The flat-roofed smooth-walled Art Moderne/International style Kenneth Henderson House at 1865 East Herbert Avenue was built in 1938 [Photograph 29]. The Dal Siegal House at 1308 East Laird Avenue was constructed of striated brick in 1939 [Photograph 30]. Its lack of ornamental details, rounded corners and smooth wall surfaces show the influence of the Art Moderne style in the late 1930s in Salt Lake City.

Towards the end of this era period cottages began to be supplanted by World War II cottages. The house at 1571 East Michigan Avenue is a transition from the steep-gabled period cottages to the boxier minimal traditional styling of the World War II cottage. It was built of brick in 1938 with an attached garage [Photograph 31]. The Salomon house at 1789 East Hubbard Avenue is also transitional, built in 1939 with less steep gables and the characteristic nested entry gables of a period cottage [Photograph 32].

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 5

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Two of the three Yalecrest LDS churches were built in this era.<sup>4</sup> The 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive [Photograph 33] was designed by Taylor A. Woolley at Evans and Woolley and built by Gaskell Romney. Both Woolley and Romney were residents of Yalecrest. The Art Deco LDS Yalecrest Ward Chapel at 1035 South 1800 East [Photograph 34] was built in 1936 of exposed reinforced concrete.

Miller Park was given to the city in 1935 by Viele Miller in memory of her husband, Charles Lee Miller. The park follows the course of Red Butte Creek and its ravine, extending from 900 South southwesterly to 1500 East, is heavily wooded and has walking trails on either side of the creek, several foot bridges across the creek, and a small stone masonry bench at the northern end. Two of its sandstone ashlar benches and pillars are visible on the corner of 1500 East and Bonneview Drive. [Photograph 35]. A stone fireplace with a small area of lawn in the southern section of the park is used by neighborhood residents [Photograph 36]. The southern part of Miller Park is now known as Bonneville Glen and is part of the neighboring Bonneville LDS Ward Chapel and Stake Center property (see below). Miller Park is a contributing resource in the Yalecrest Historic District.

### World War II and Postwar Growth (1940-1957)

The World War II and post-war growth period provided twenty percent of the principal contributing structures in the survey area; fifteen percent from the 1940s and five percent from the 1950s. House types encountered range from late period revival cottages and World War II Era cottages to early ranch and ranch house types in a range of wall cladding. Colonial Revival styles still continue to appear as the two-story brick side-gabled house at 1340 East Harvard Avenue [Photograph 37] was built in 1940. The 1955 brick early ranch at 1762 East Sunnyside Avenue is a transition between earlier period cottages and later ranches [Photograph 38]. An unusual contemporary or "modern" example is the stylish "butterfly" roof of the Donald B. & Ruth Ellison House built in 1953 at 1804 East Harvard Avenue [Photograph 39].

Postwar population growth of 40,000 in Salt Lake City spurred infill development in Yalecrest although there was no vacant land remaining for any additional subdivisions. The LDS Church acquired the southern half of Miller Park from the city and constructed the red brick postwar Colonial Revival style Bonneville Ward Chapel and Stake House in 1949 [Photograph 40]. The building was designed by Lorenzo S. Young and built by the Jacobsen Construction Company. In exchange the LDS Church gave the land that became Laird Park to the city. Now Laird Park provides a small green open area of lawn and playground bounded by Laird and Princeton Avenues and 1800 East [Photograph 41]. Its open space serves as a soccer field as well as a practice ball field. It is a contributing resource to the area.

A small commercial area developed in the postwar period at the intersection of 1700 East and 1300 South. In an example of adaptive reuse, a service station built in 1951 now serves as a restaurant at 1675 East 1300 South [Photograph 42]. It is a contributing resource. Across the street is an out-of-period 1961 service

---

<sup>4</sup> The third church, the Bonneville LDS Ward Chapel and Stake Center, was built in 1949.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 6

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

station, still serving its original purpose at 1709 East 1300 South [Photograph 43]. The two other commercial structures across 1300 South to the south are outside of the historic district.

### 1960s and Beyond (1958-2007)

The late-twentieth century buildings in Yalecrest are infill or replacement structures and constitute only two percent of the total buildings of the district. The Uintah Elementary School [Photograph 44] at 1571 East 1300 South was designed by VCBO Architects of Salt Lake City and constructed by Layton ICS in 1993, replacing the previous 1915 structure. It is not out-of-scale with the nearby houses with its two floors and its brick masonry walls reflect the most common wall cladding from the surrounding neighborhood.

Modern housing styles predominated in the early part of the era. A ranch/rambler with a projecting double car garage was built of brick in 1976 at 1836 East Sunnyside Avenue [Photograph 45]. A later frame shed-roofed c. 1990 house is set back from the road at 1384 East Yale Avenue [Photograph 46].

The construction of the house on 1788 East Hubbard Avenue in 2000 spurred neighborhood controversy by its out-of-scale massing and three car garage doors on the façade [Photograph 47]. It led to neighborhood activism through the community council and the eventual development of a new zoning ordinance<sup>5</sup> to prevent the construction of more out-of-scale houses in the neighborhood. Another two-story twenty-first century replacement house can be seen in contrast to its single-story neighbors at 1174 East Laird Avenue [Photograph 48].

More recent replacement houses reflect a modern reworking of the predominant styling of the area with Neo-Tudor styling details such as the asymmetry, brick and stone cladding and steeply gabled roofs but with significantly larger massing than the surrounding houses. Examples can be seen at 1774 East Michigan Avenue under construction in 2007 [Photograph 49] and the 2004 example at 904 South Diestel Road [Photograph 50]. A substantial addition to a 1927 Dutch Colonial style house is under construction<sup>6</sup> in a style similar to that of the original house at 1009 Military Way [Photograph 51].

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.

<sup>5</sup> Yalecrest Compatible Residential Infill Overlay Zoning Ordinance, Adopted by the Salt Lake City Council on July 12, 2005.

<sup>6</sup> In the spring of 2007.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

### Statistical Summary of the Yalecrest Historic District

Evaluation/Status	<u>Contributing</u> (A or B)		<u>Non-contributing</u> (C or D)		
Primary resources	91% (1,349)		9% (138: 108 altered; 30 out-of-period)		
Total (1486 primary resources)					
<b>Construction Dates</b> (contributing primary resources only)	<u>1910s</u> 7%	<u>1920s</u> 46%	<u>1930s</u> 28%	<u>1940s</u> 15%	<u>1950s</u> 5%
<b>Original Use</b> (contributing primary resources only)	<u>Residential</u> (single dwelling) 1,290	<u>Residential</u> (multi-family) 51	<u>Religious</u> 3	<u>Commercial</u> 2	<u>Landscape</u> 2
<b>Construction Materials</b> <sup>7</sup> (contributing primary resources only)	<u>Brick</u> 54%	<u>Veneer</u> 33%	<u>Wood</u> 8%	<u>Stone</u> 4%	<u>Concrete</u> 0%
<b>Architectural Styles</b> (contributing primary resources only)	<u>Bungalow/Early 20<sup>th</sup> Century</u> 24%			<u>Period Revival</u> 59%	
	<u>WWII/Post War Era</u> 16%			<u>Modern</u> 1%	
<b>Height</b>	<u>1 story</u> 66%	<u>1.5 story</u> 23%	<u>2 story</u> 10%		
<b>Outbuildings</b>	573 contributing		411 noncontributing		

<sup>7</sup> Totals add to more than 100% as a building may have more than one building material used.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

### Narrative Statement of Significance

The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A 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 larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C 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. Examples from Yalecrest are used to illustrate period revival styles in the only statewide architectural style manual.<sup>8</sup> The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be 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.<sup>9</sup> 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.

### Historical Development of the Area (1849-1909)

Salt Lake City was a planned city, laid out in a grid according to the "Plat of the City of Zion," a town plan proposed by Joseph Smith, founder of the Church of Jesus Christ of the Latter-day Saints (Mormon or LDS), and later used for many Mormon settlements throughout the Utah territory. Within a year of the arrival of the first group of settlers in 1847, Salt Lake City had grown to 5,000 inhabitants. Public buildings were in the center of the city, surrounded by residential lots and farmland to the south and west. The Big Field Survey in 1848 divided the land to the south of the Salt Lake City settlement (900 South today) into five and ten-acre plots to be used for farming for the "mechanics and artisans" of the city.<sup>10</sup> The Yalecrest Historic District is located on the northeastern section of land that was initially set apart as Five-Acre Plat "C" of the Big Field

<sup>8</sup> Thomas Carter and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah. Graduate School of Architecture and Utah State Historical Society, 1991.

<sup>9</sup> E.g. <http://www.daybreakutah.com/homes.htm>

<sup>10</sup> The area north of 2100 South was Five-Acre Plat "A" and the area south was the Ten-Acre Plat.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Survey.<sup>11</sup> The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. The Yalecrest Historic District occupies Blocks 28, 29, and 30 which 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 property was intended for agricultural use and was distributed by the LDS church authorities to the faithful by lot for use in raising crops and farming.

The earliest identified residents in the Yalecrest area begin to appear in the 1870s.<sup>12</sup> Gutliffe Beck had a ten-acre plot and his early 1870s adobe farmstead was located near the intersection of Yalecrest Avenue and 1700 East. The property was later used as a dairy farm. Paul Schettler's farm, situated near the intersection of 1900 East and Herbert Avenue, had crops that included silk worms and mulberry orchards. David Lawrence had twenty acres of alfalfa located to the south of the Schettlers. On Sunnyside between 1800 and 1900 East Jim Carrigan built a house c. 1876 and farmed forty-five acres. A one-legged man named Wheeler lived at what is now 1372 Harvard and got his culinary water from Red Butte Creek. No remnants of the earlier settlement homes are known to remain.

### Historic Contexts

#### **Streetcars, Subdivision Development and Automobiles (1910-1939)**

Rapid population growth of Salt Lake City and streetcar access to the downtown area made the Yalecrest area attractive to subdivision developers in the early years of the twentieth century. The population of Salt Lake City increased at the turn of the century, almost doubling from 1900 to 1910, bringing about a need for more housing for the new inhabitants.<sup>13</sup> Air pollution from coal-burning furnaces as well as growing industry in the valley created smoke-filled air in Salt Lake City. Properties on the east bench beyond the steep grade that flattens at 1300 East above the smoky air of the city became attractive for residential development. Land developers from Utah and out-of-state purchased land on the east bench and filed subdivision plats. Early subdivision advertising touted the clean air of the bench, above the smoke of the valley.

Pavement of some of the streets in Yalecrest occurred soon after construction of the first houses. The earliest street pavement project began with Yale Avenue from 1300 to 1500 East in 1913-1914. Developers usually provided the sidewalks, curbs and gutters as they began to lay out the subdivisions. The streets were paved by the city and funded through assessments of the adjacent properties.<sup>14</sup> Most Yalecrest streets were paved in the 1920s with only a few following in the 1930s.

<sup>11</sup> The majority of Yalecrest with the exception of strips along the north and west sides is part of Five Acre Plat "C."

<sup>12</sup> All information on the 19<sup>th</sup> c. settlers is from the Daughters of Utah Pioneers, *Yale Camp Locality History* (1933), p.20.

<sup>13</sup> 53,531 in 1900 and 92,777 in 1910.

<sup>14</sup> E.g. Harvard Avenue from 1300 to 1500 East, Normandie Circle, and 1400 East from Harvard to Princeton were paved by a city contractor, Christenson, Jacob and Gardner, in 1926. The city paid \$772.31 and the adjacent parcels were assessed \$24,623.88. Today that construction would cost \$415,000.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Streetcars made the Yalecrest area easily accessible to downtown Salt Lake City. The lines serving the Yalecrest area traveled from downtown to 1300 East in front of East High, south along 900 South to 1500 East, then south to Sugar House and the prison. By 1923 there were 217 streetcars and over 100,000 passengers a day in Salt Lake City. By that same time, Salt Lake County had 21,000 private cars registered and garages became a popular addition to urban house lots. Ridership on the streetcars began to decline in the later 1920s in spite of a total of 152 miles of streetcar tracks in 1926. A trial gasoline powered bus<sup>15</sup> began a route along 1300 East in 1933. Buses soon predominated in public transportation in the latter part of this era.

### Subdivisions

The majority of the Yalecrest area was platted in subdivisions; 22 were recorded from 1911 to 1938.<sup>16</sup> The first was Colonial Heights in the southeast corner of Yalecrest in January of 1911,<sup>17</sup> but little was built there until the 1930s. The largest was Douglas Park, laid out across the northern section of Yalecrest<sup>18</sup> later in 1911 by the W.E. Hubbard Investment Company. Hubbard was a medical doctor from Chicago who came to Utah via Los Angeles and became involved in real estate sales, investments and mining. He was active in real estate and by 1919 had platted, developed, and sold 41 subdivisions.

Douglas Park Amended and Douglas Park 2<sup>nd</sup> Addition comprise a total of 1,158 building lots in an area that includes the ravine surrounding Red Butte Creek and another gully that runs between Michigan and 900 South between 1300 and 1500 East. Initial development consisted of rather large, geographically dispersed bungalows on the western section, overlooking the city. Some of the earliest houses in the area are these scattered bungalows on 900 South, 1400 East and 1500 East. Construction of houses in the Douglas Parks took place over a forty year period from the teens through the early 1950s.

The Leo and Hallie Brandenburger House is an Arts and Crafts bungalow built in 1913 on the north side of 900 South with its lot steeply sloping at the rear into a wooded ravine. It was one of the first houses in the Douglas Park subdivision to be completed and the Brandenburgers had a view of the city to the west from their front porch. Leo Brandenburger arrived in Utah in 1904, the same year that he received his electrical engineering degree at the University of Missouri. He worked at the Telluride Power Company and Utah Power and Light Company before opening his own engineering office in the Louis Sullivan-designed Dooley Building (demolished) in downtown Salt Lake City in 1914.

Don Carlos Kimball and Claude Richards formed Kimball & Richards Land Merchants in 1908 to develop and sell land. They were responsible for over 30 subdivisions between 1900 and 1925. They served as developers as well as builders in Yalecrest. Gilmer Park was a creation of Kimball and Richards in 1919, and consists of 295 building lots, most of which lie outside of Yalecrest in the Gilmer Park National Register

<sup>15</sup> The first in the nation to have the engine in the rear.

<sup>16</sup> There were 439 subdivisions platted in Salt Lake City from 1906-1930. Aegerter, p. 29.

<sup>17</sup> Fremont Heights dates from 1892 but the small portion of it within Yalecrest has only out-of-period buildings.

<sup>18</sup> Roughly the area to the north of Michigan Avenue.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Historic District (listed 3/96) to the west. Thornton Avenue and Gilmer Drive between 1300 and 1400 South constitute the Yalecrest section of Gilmer Park.

The 1920s were a period of tremendous growth in Yalecrest with eleven subdivisions platted by a variety of developers. Upper Yale Park has curvilinear streets with large irregularly-shaped lots, many extending back to the wooded area of the Red Butte ravine and Miller Park. Houses built on the curving streets in Yalecrest have larger lots and tend to be larger scale than those set in the rectilinear grid streets. It was platted by Ashton and Jenkins in 1924.

The Bowers Investment Company, a branch of the Bowers Building Company, filed the subdivision papers for Normandie Heights in 1926. Normandie Heights was the last large (140 lots) subdivision to be platted in Yalecrest and its houses were built primarily from 1926-35. It is distinctive like Upper Yale Park because of its picturesque rolling topography with landscaped serpentine streets, regular newspaper promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots. Much of the sales of its lots and houses were done by the firms of Kimball & Richards, Ashton-Jenkins, Gaddis Investment Company, and Le Grande Richards Realty Company.

Uintah Heights Addition consists of Laird Circle, Uintah Circle and Laird between 1400 and 1500 East and was registered in 1928. Houses were constructed there primarily in the late 1920s and early 1930s, many by Herrick and the Gaddis Investment Company.

The other subdivisions from the 1920s: Yalecrest Park, Upper Yale Addition, Upper Harvard, Upper Yale 2<sup>nd</sup> Addition, Upper Princeton, Harvard Park, and Upper Yale 3<sup>rd</sup> Addition have streets in a grid pattern. Four subdivisions were platted in the 1930s; Mayfair Park (1930) consists of two culs-de-sac and Hillside Park (1937) has the semi-circular Cornell Street. Upper Laird Park (1931) is both sides of one block of Laird Avenue. The last subdivision to be platted was Yalecrest Heights by Willard and Gwendolyn Ashton in 1938. After its plat was registered no significant vacant space was left in the Yalecrest area.

### Architects

A number of prominent Utah architects designed houses and some also made their homes in the Yalecrest area: J.C. Craig designed the two-story Prairie house at 1327 S. Michigan c. 1915. Lorenzo S. Young who later designed the Bonneville LDS Ward Chapel and Stake Center in 1950 most likely designed his own house at 1608 E. Michigan c. 1935. Glen A. Finlayson built his unusual Art Deco house at 973 Diestal Road in 1936. He was a Utah native who worked as an architectural engineer for American Oil and Utah Oil for 33 years and lived in the house with his wife, Mina, until his death in 1969.

Slack Winburn designed the house at 979 South 1300 East in c. 1922. Winburn studied architecture at the Ecole des Beaux Arts et des Sciences Industrielles at Toulouse, France, following his service there in World War I. He moved to Salt Lake City in 1920 and was active designing many buildings in Utah and the Intermountain West including the Sigma Nu fraternity house and Bailif Hall at the University of Utah and a number of apartment buildings in Salt Lake City.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Fred J. Swaner drew the plans for and supervised the building of a fashionable clinker brick bungalow at 871 South 1400 East in 1915 for William R. Hainey who emigrated to Salt Lake City from Grafton, Nebraska, to work for the Hubbard Investment Company, owners of Douglas Park. Dan Weggeland was an architect employed by the Bowers Building Company and responsible for designing many of the houses and apartment buildings constructed by them, including those in Normandie Heights.

Raymond Ashton designed his own house at 1441 East Yale Avenue in addition to a number of other Yale Park houses as well as commercial and institutional buildings. The Jacobethan Irving School and Sprague Library in the Sugar House section of Salt Lake City show his facility with period revival styles. He also designed the Prairie Style bungalow at 1302 East Yale Avenue that was home to George Albert Smith, a President of the LDS Church [NR-listed, 3/93]. He was allied with the Ashton family businesses as well as the Ashton-Parry Company and Ashton and Evans, Architects.

The noted Utah architect, Walter Ware, designed a Tudor Revival house for Lee Charles and Minnie Viele Miller in 1929 at 1607 East Yalecrest Avenue. Walter Ware designed the First Presbyterian and the First Christian Science Churches among many other buildings in Salt Lake City during his long career from the 1890s to 1949.

The Frank Lloyd Wright-trained Utah architect, Taylor A. Woolley, most likely designed the Prairie style house at 1408 East Yale Avenue for William W. and Leda Rawlins Ray, the U.S. District Attorney for Utah as well as another Prairie School Style house at 1330 East Yale Avenue for his uncle, Albaroni H. Woolley, a manager for Zions Cooperative Mercantile Institution (ZCMI). Taylor Woolley was involved with both residential construction and one religious building in Yalecrest. The 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive was designed by Taylor Woolley at Evans and Woolley and built by Gaskell Romney. Both Woolley and Romney were also residents of Yalecrest. Woolley was a major proponent of the Prairie School style of architecture in Utah.

### Builders and Developers

Developers and builders played the primary role in the growth of Yalecrest. They laid out the potential lots, registered subdivisions with the county, arranged for sidewalks, curbs and gutters, arranged financing, involved real estate people, publicized the opening of the subdivisions in the newspapers, built speculative houses, frequently serving as contractors or builders for custom houses, and in many cases, lived in the subdivisions themselves. Most of the builders were active on numerous streets in the area.<sup>19</sup>

There are seventy-three developers and builders associated with the Yalecrest Historic District. The Ashton-Jenkins Company, one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in the survey area: Yale Park in 1913, Yale Park Plat A in 1915 and Upper Yale Park in 1924. The Yale Parks were heavily promoted in the newspapers and attracted prominent homeowners. Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate,

---

<sup>19</sup> See Builders and Developers of Yalecrest appendix for their names and the names of the streets that they developed.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

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

Edward M. Ashton went into real estate by himself in 1900 but soon founded the realty firm of Ashton & Jenkins in 1905 with Edward Elmer Jenkins, a businessman involved in real estate and banking. The Ashton-Jenkins Company was also involved in real estate sales for the Normandie Heights subdivision. Edward M. Ashton lived in one of the earliest houses in Yalecrest, designed by his brother the architect, Raymond Ashton, and built by the Ashton Improvement Company, at 1352 East Yale Avenue in 1913.

Several families of builders and real estate people, like the Ashtons, were involved in Yalecrest. George C., Louis J. and Frank B. Bowers were brothers. The Bowers Brothers constructed over 3,000 buildings in Utah, Wyoming and Nevada by 1946. The builder Gaskell Romney was involved in developing Normandie Heights as well as building houses on speculation. He was active in Utah, Idaho and California and worked in Mexico before coming to Utah in 1921. G. Maurice Romney, his son, also did speculative building in the area. Gaskell Romney and his wife, Amy, lived in Yalecrest at 1442 and later at 1469 East Princeton Avenue.

Fred A. Sorenson, most likely of the Sorenson Building Company, built his own house c. 1927 at 1049 Military Drive. He worked as a builder from 1908 to only a few years before his death in 1988. J.A. Shaffer built several houses on speculation on Laird in 1927. He was briefly involved in Salt Lake real estate before moving to Indiana. H. (Henning) Henderson was born in Denmark in 1887 and worked as a building contractor in Salt Lake City from 1913 until his retirement in 1950. Albert Toronto was the owner and operator of Toronto & Company, a Salt Lake real estate, insurance, and home building firm. He was a Salt Lake native, educated in the local schools and active in building in the 1920s and 1930s. He built speculative houses in the Colonial Heights subdivision.

N.L. Herrick was a partner in the Gaddis Investment Company as well as an individual builder, active in the Upper Harvard and Uintah Heights Addition. Herrick and Company provided design as well as construction services. The Gaddis Investment Company was founded in 1922 to deal in real estate, investments and insurance. Both of its partners lived in Yalecrest; N.L. Herrick at 1603 East Harvard Avenue and Thomas E. Gaddis at 1465 East Laird Avenue in a French Norman house built in 1929. Thomas Gaddis was involved in real estate and investments in Salt Lake City from 1909 to his death in 1967.

Individual developers occasionally built the entire street of speculative houses. The district of small cottages, from 1500 to 1600 East on Princeton and Laird Avenues, was for the most part constructed by Samuel Campbell; Princeton in 1924 and Laird in 1925. Samuel Campbell worked as a contractor/builder in Salt Lake City from 1913 to 1930 and built more than sixty houses in Yalecrest. He built primarily on speculation frequently with financing from the Ashton-Jenkins Company. Many of the houses served as rentals to middle class tenants before being sold. The cottage district was not platted as part of a subdivision. Louis J.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Bowers is another example of a single builder constructing buildings along an entire street. He built all of the houses on Uintah Circle in the Mayfair Park subdivision (platted in 1930) on speculation in 1937 and 1938.

Sidney E. Mulcock both owned the property and built speculative houses in Upper Princeton. Mulcock built Duffin's Grocery Store in 1925 at 1604 East Princeton Avenue, run by Clarence Duffin in conjunction with the William Wood & Sons meat market. Duffin's was the only market within Yalecrest and was designed to have the same setback and blend in with the surrounding houses. It has since been modified for residential use and is now a noncontributing building [Photograph 11].

Alice Felkner was one of the few women involved in real estate in Yalecrest. She was prominent in Utah mining and industrial pursuits as well as owning the land that was platted as Upper Yale Addition and Upper Yale 2<sup>nd</sup> Addition in 1926 & 1927. 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. 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.

With the help of mortgages from Ashton-Jenkins and the Romney Lumber Company Philip Biesinger built a model house at 1757 East Herbert Avenue in 1927-8. The *Salt Lake Tribune* advertisement<sup>20</sup> noted that it is located in "the best residential section this city affords" and is built of "the finest of materials" and "presents a most imposing appearance." The names of the workmen and suppliers are proudly listed in the model home announcement as are the "electric sink" and "automatic refrigeration." The property did not immediately sell so Biesinger sold this property to the Romney Lumber Company who used it as a rental property until 1940. The Romney Lumber Company was involved in the construction and financing of a number of houses in the surrounding subdivision as well as a retail operation where they provided "roofing, cement, plaster, (and) wall board."<sup>21</sup> Philip Biesinger was building on the surrounding lots on Herbert as well as Harvard, Yale and Yalecrest Avenues.

### Residents

The subdivisions of Yalecrest were actively marketed by the real estate firms through the newspapers to prominent people. Early inhabitants of the Yalecrest area range from leading citizens active in politics, business, sports and religion to well-to-do professionals, particularly law and medicine, as well as those in middle class occupations.

The Utah Governor Charles R. Mabey lived in an Ashton and Evans English Cottage-style house at 1390 East Yale. He also served on the Bountiful City Council, as Mayor of Bountiful, and as a state legislator. William C. Ray was a Democratic candidate for the U. S. House of Representatives in 1912 and later was the

<sup>20</sup> *Salt Lake Tribune*, 9/23/28, 3-8.

<sup>21</sup> 1932 Salt Lake City *Polk City Directory*.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

U.S. District Attorney. He lived in a Prairie School-style house at 1408 East Yale with his wife, Leda Rawlins Ray. Wallace F. Bennett owned a 1923 Prairie School-style house at 1412 East Yale Avenue that had been previously owned by David D. Crawford of the Crawford Furniture Company. Bennett served in the U. S. Senate from 1950 to 1974.

Two presidents of the Mormon Church lived in Yalecrest. All of the individual governors of the United States in 1947 visited the home of the then President of the Mormon Church, George Albert Smith, at 1302 East Yale Avenue. The Prairie School style bungalow was built for Isaac A. Hancock who was vice-president of a Utah fruit and vegetable company by Raymond Ashton in 1919. Ezra Taft Benson served under President Eisenhower as the Secretary of Agriculture before becoming the president of the LDS Church. He lived in the French Norman style house at 1389 East Harvard Avenue that was built for Richard Leo Bird, the founder of an outdoor advertising agency.

Many business owners were residents of Yalecrest. John and Bertha Barnes bought the Tudor style cottage at 1785 East Yalecrest Avenue in 1929 and lived there until 1940. John Barnes was the owner and operator of Crown Cleaning and Dyeing Company (NR listed 7/2003) from 1922 to 1962. He was also president of the National Association of Dry Cleaners and the Sugar House Chamber of Commerce. Bryant Crawford and his wife, Carrie Day, purchased 1757 East Herbert Avenue in 1940. He was the president of Crawford and Day Home Furnishings. Lee Charles Miller ran the Miller and Viele Loan Company, first with his father-in-law, then by himself. The firm was the largest farm mortgage company in the intermountain west. He specialized in farm loans and financed a number of irrigation systems and reservoirs in southern Utah. After his death in 1930 Mrs. Miller donated property in his memory along both sides of Red Butte Creek to the city where it became known as Miller Park. Mrs. Miller raised and bred prize-winning Hampshire sheep and Guernsey cattle on her ranch on the Snake River in Idaho. The Millers lived at 1607 East Yalecrest Avenue in a Tudor Revival style house.

The 1930 U.S. Census of Population provides a snapshot of other occupants of the Yalecrest Historic District. The typical residents were often business proprietors or with managerial or professional careers, native born, and owned their own homes. Marie Morrison was a grocery store owner and a widow raising two children by herself at 1437 East 1300 South. Her neighbors on the street were also home owners. Roland Standish owned an advertising agency and lived at 1457 East 1300 South with his wife, Bertha, and their four daughters. Jacob Madsen and his wife, Mary, were immigrants from Denmark and lived with their two grown children at 1463 East 1300 South. Jacob and Mary owned a farm out of state and Sarah and Ilta were a stenographer and grade school teacher, respectively. Other occupations on the street were safety engineer, pharmacist, musician, and newspaper compositor.

Several generations shared the Willey house at 1455 East Gilmer. David was an attorney, his son, David Jr. was a salesman for a paint company, and two daughters, Dorothy and Katherine, were a stenographer and a clerk. Three grandchildren, a daughter-in-law and mother complete the family resident in the house. Several neighbors had servants, not uncommon in the area. Occupations of residents on the street ranged from coal mine operator, food and drug inspector, automobile salesman, mining and electrical engineers, sales manager for a furniture company, hotel proprietor and a son who worked as a gas station attendant.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Two brothers lived next door to each other at 1403 and 1411 East Michigan Avenue. Joshua Summerhays was a hide and wool merchant who had four children with his wife, Mary. Their eldest daughter, Virginia, was a public school teacher as was her uncle, John, next door at 1411. John and LaPrella had four children ranging in age from 1 to 8 years old. The Summerhays' neighbors had a variety of occupations which included two engineers, electrical and mining, two stock & bond salesmen, a coal mine inspector, a linotype operator, a manager of a storage company and a sales engineer of steel structures.

An optometrist, a medical doctor, a dentist and an apiarist (beekeeper) lived as neighbors on 900 South. Dr. Byron and Mabel Rees lived at 1382 East 900 South with their three children, Ralph, Ione and Afton, and

Ellen Bybrosky, their Danish servant. Hubert Shaw installed mining equipment for a living and lived with his wife, Edith, at their house at 1434 East 900 South. J.C. Wilson worked in religious education and lived with his wife, Melina, and their four children at 1466 East 900 South.

Leslie Pickering was a general building contractor and lived with his wife, Mina, and daughter, Beverly, at 1464 East Michigan Avenue. He is not known to have constructed any buildings in the Yalecrest area. Pinsk, Russia, was the birthplace of Simon Weiss who worked as a clothing salesman after coming to this country as a child in 1903. His wife, Claire, and daughter, Betty, were both born in Utah. The Weiss family owned their home at 1363 Thornton Avenue. Fred B. and Hazel Provol were early tenants at the model house on 1757 East Herbert Avenue. Fred Provol was secretary-treasurer of the Hudson Bay Fur Company ("furs, coats, dresses, lingerie and costume jewelry") in the 1930s.

A school, two LDS churches, and a park were built to accommodate the population moving into the area. Uintah School was constructed in 1915 to support the growing elementary school age population of the East Bench. It was built encircled by vacant land but soon was filled to capacity with the rapid growth of the surrounding residential sections. The school was enlarged in 1927. Two LDS ward chapels were built in this era. Taylor Woolley's firm designed the 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive. The Art Deco Yalecrest Ward Chapel at 1035 South 1800 East was built in 1936 of exposed reinforced concrete. Miller Park (discussed above) follows the course of Red Butte Creek on both sides of its ravine and originally extended from 900 South to 1500 East.

### World War II and Postwar Growth (1940-1957)

The emergence of the defense industry in the Salt Lake valley in the early 1940s and the return of the GIs after the war caused a great need for housing. The population of Salt Lake City grew by 40,000. The FHA (Federal Housing Administration) estimated at the time that Salt Lake City needed 6,000 more housing units to meet the postwar demand. The district most likely reflects the building trends in Salt Lake in this era. New houses were built on the few vacant lots at Yalecrest and many homeowners took out building permits to finish basement or attic space for more room or to rent out as apartments. Donald and Ruth Ellison purchased their modern house at 1804 East Harvard Avenue soon after it was constructed in 1952. The following year they were living in the house while Donald Ellison was the claims manager for the Intern Hospital Service.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Mass-transit vehicles transitioned from streetcars to buses, but in general began to be supplanted by the widespread use of private cars. By 1940 the 1500 East streetcar was gone and city buses served Yalecrest traveling along 1300, 1500 and 1700 East as well as 900 and 1300 South. Houses began to be designed with attached garages, rather than a separate garage at the rear of the lot.

The growth of the LDS population after the war required the construction of a third facility. A land swap gave the southern section of what was Miller Park to the LDS Church in 1945 in exchange for property that became Laird Park, located on 1800 East between Laird and Princeton. Land that was previously the southern section of Miller Park was used for construction of the Bonneville LDS Ward Chapel and Stake Center. Its red brick Postwar Colonial Revival style building was designed by Lorenzo S. Young and constructed by the Jacobsen Construction Company in 1949. Bonnevieu Drive was constructed by the church as a private road to provide access to the building but was later made a public street.

The few remaining vacant lots and streets on existing subdivisions were filled in during this era. For example, although the Hillside Park subdivision was registered in 1937 by the Anderson Lumber Company, an active builder in Yalecrest, initial construction didn't begin until 1939 and continued into the 1940s.

### 1960s and Beyond (1958-2007)

This era was a time of stability for the neighborhood. The Yalecrest area avoided the blight common in many urban neighborhoods during this era and remained a desirable residential area. There was no population pressure in the early part of the period as the population of Salt Lake City actually decreased fourteen percent between 1960 and 1980.<sup>22</sup> No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Avenue. A service station was built at 877 South 1300 East c. 1970 to aid the automobile traffic. The original 1915 Uintah Elementary School was demolished and replaced by a new structure in 1993.

The Monster House phenomena surfaced in the Yalecrest neighborhood and mobilized the inhabitants. They worked through their community council to create the Yalecrest Compatible Residential Infill Overlay Zoning Ordinance which was adopted by the City Council on July 12, 2005. Their residents took a leading role in presenting the concepts to the Salt Lake City Council and a city-wide ordinance followed in December of 2005, based on the efforts of the Yalecrest group.

Rising gasoline prices have made living near jobs in the city more attractive, reducing commuting time. As people desire to move from the suburbs back into the city, many want large suburban houses on small city lots. Even with the restrictions of the recent zoning ordinances, the district remains threatened by the trend to larger and larger residences, through demolition of the historic house and out-of-scale replacements or obtrusive additions to existing buildings.

<sup>22</sup> 189,454 in the 1960 U.S. Census, 163,000 in 1980 and back up to 181,743 in 2000.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 11

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

### Summary

The Yalecrest neighborhood has mature street trees, well-maintained historic houses with landscaped yards and continues to be a desirable residential area, known throughout the valley as the Harvard-Yale area, and serves as an aspirational model for new subdivisions. The residential buildings within the Yalecrest Historic District represent the styles and types of housing popular in Utah between 1910 and 1957, with the majority built in the 1920s. Because it was developed within a short period of time by prominent developers and architects, the area has a remarkably high degree of architectural consistency and is highly cohesive visually. The collection of period revival styles both of the smaller period revival cottages in the gridiron streets as well as the larger houses on the more serpentine streets is a significant historic resource for Salt Lake City. The variety of period revival and bungalow styles found are literally textbook examples and, in fact, illustrate Spanish Colonial Revival, French Norman, and Prairie School styles in the state architectural history guide. The few noncontributing properties are scattered throughout the district and do not affect the ability of the district to convey a sense of significance. The area retains a remarkable degree of historic integrity.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

### Bibliography

- Aegerter, John Fred. "Inglewood and Park View: A Look at Urban Expansion and Early Subdivision in Salt Lake City's Original Agricultural Plats." Master's thesis, University of Illinois, 1988.
- Alexander, Thomas G. and James B. Allen. *Mormons and Gentiles, A History of Salt Lake City*. Vol. V, The Western Urban History Series. Boulder, Colorado: Pruett Publishing Co., 1984.
- Anderson, Charles Brooks. "The Growth Pattern of Salt Lake City, Utah, and its Determining Factors." Ph.D. dissertation, New York University, 1945.
- A/P Associates Planning and Research. *Salt Lake City Architectural/Historical Survey. Central/Southern Survey Area*. Prepared for the Salt Lake City Planning Commission and the Salt Lake City Historic Landmark Committee, 1983.
- A/P Associates Planning and Research. *Salt Lake City Architectural/Historical Survey. Southwestern Survey Area*. Prepared for the Salt Lake City Planning Commission and the Salt Lake City Historic Landmark Committee, 1985.
- Architects File. Utah State Historical society. Utah State Historic Preservation Office.
- Arrington, Leonard J. *Great Basin Kingdom: Economic History of the Latter-Day Saints, 1830-1900*. Lincoln: University of Nebraska Press, 1958.
- Bonneville Stake and Ward, Church of Jesus Christ of Latter-day Saints. "Dedicatory services, October 22, 1950." Salt Lake City, UT: Bonneville Stake and Ward, 1950. Pamphlet available at the Utah History Research Center, Utah State Historical Society.
- Bowers, Eugene. Telephone interview with author, March 17, 2005.
- Boyce, Ronald R. "An Historical Geography of Greater Salt Lake City, Utah." Master's thesis, University of Utah, 1957.
- Carlisle, Nate. "Indian bones to stay where found." *The Salt Lake Tribune*. April 20, 2005, A14.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
- Cordray, Bill. "The Cityscape – Ivy League Streets." *Utah Holiday*, Vol. IV, No. 2 (December 5, 1974), 26.
- Daughters of Utah Pioneers. *Yale Camp Locality History*. Compiled 1933. Typescript available at the Utah History Research Center, Utah State Historical Society.



## National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Daughters of Utah Pioneers of Salt Lake County Company, comp. & pub. *Tales of a Triumphant People; A History of Salt Lake County, Utah 1847-1900*. 1995 Reprint. Salt Lake City: Stevens & Wallis Press, 1947.

*The Edward Ashton and Jane Treharne Ashton Legacy of Faith*. Draft typescript available from Warren Lloyd, architect.

Goss, Peter L. Various papers on the East Survey Area of Salt Lake City prepared for the Salt Lake City Planning Department. 1985. Unpublished. Available at the Salt Lake City Planning Department.

Huffaker, Kirk. "Yalecrest seeks to tame teardowns." *Heritage: Newsletter of the Utah Heritage Foundation* 38, No. 4 (Fall 2004): 1-2.

Jackson, Kenneth T. *Crabgrass Frontier: the Suburbanization of the United States*. New York: Oxford University Press, 1985.

Jensen, J. Cory. "Utah's Historic Architectural Types: Period Revival Styles." *Heritage: Newsletter of the Utah Heritage Foundation*, (Fall 2002): 14-15.

Jensen, J. Cory. "Historic Architecture in Utah: the Period Cottage and Period Revival Styles." *Currents: News of the Utah State Historical Society*, (September/October 2002): 6-7.

National Trust for Historic Preservation. *A Guide to Delineating Edges of Historic Districts*. Washington, D.C.: The Preservation Press, 1976.

Photographs from the Shipler Collection and others. Utah History Resource Center, Utah State Historical Society, Rio Grande Building.

*Pioneers and Prominent Men of Utah*. Sons of Utah Pioneers, 1935.

Plat and subdivision maps, title records. Available at the Salt Lake County Records Office.

*Register of Buildings, 1910-40*. Salt Lake City Engineer. Available on microfilm at the Utah History Research Center, Utah State Historical Society, and automated (Alchemy) at the Salt Lake City Planning Department.

Roper, Roger V. "'The Unrivalled Perkins' Addition'; Portrait of a Streetcar Subdivision." *Utah Historical Quarterly* 54 (Winter 1986): 31-51.

Salt Lake City. Department of Parks & Public Property. *History of City Parks in Salt Lake City*. 1976. Typescript available at the Utah History Research Center, Utah State Historical Society.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 3

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

*Salt Lake City Directory*. Salt Lake City: R.L. Polk and Company, 1890-1960.

Sanborn Map Company. Fire insurance maps of Salt Lake City, Utah. 1910, 1930, 1941, 1950, 1969.

Sillitoe, Linda. *A History of Salt Lake County*. Salt Lake City: Utah State Historical Society, Salt Lake County Commission, 1996.

Sorcic, Bob. Pavement Management Systems Manager. Salt Lake City Public Services. Engineering Division. Salt Lake City. Email correspondence.

Swinyard, Kersten. "Neighborhood Fights for Identity." *Deseret Morning News*. April 8, 2005, G1-2.

United States Department of Commerce. Bureau of the Census. *15<sup>th</sup> Census of the U.S., 1930*. Vol. 1, Population. Salt Lake City Precincts.

Utah Heritage Foundation. "Normandie Heights; Harvard-Yale." Historic Homes Tour 2000 Guidebook. Saturday, May 20, 2000.

Utah Light & Traction Company. *At Your Service*. 5/15/29. Available at the Utah History Research Center, Utah State Historical Society.

Utah Light & Traction Company. *Routes and Schedules of the Salt Lake City Street Car Lines*. [1924?]. Available at the Utah History Research Center, Utah State Historical Society.

Utah Light & Traction Company. *Salt Lake City: Where to Go & How to Get There*. [1940]. Available at the Utah History Research Center, Utah State Historical Society.

"Yalecrest Compatible Infill Overlay District," Planning Commission Draft, November 10, 2004. Final reference??

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

### Common Label Information:

1. Yalecrest Historic District
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Beatrice Lufkin
4. Date: 2007
5. Digital color photographs on file at Utah SHPO.

### Photo No. 1:

6. 1800 block of Princeton Avenue. Camera facing west.

### Photo No. 2:

6. 1700 block of Laird Avenue. Camera facing west.

### Photo No. 3:

6. Streetlight at 1362 East Harvard Avenue. Camera facing southwest.

### Photo No. 4:

6. Streetlight at 1420 East Gilmer Avenue. Camera facing southwest.

### Photo No. 5:

6. 1523 East 900 South. Camera facing north.

### Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

### Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

### Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

### Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

### Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

### Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

### Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

**Photo No. 13:**

6. 1207 South 1500 East. Camera facing east.

**Photo No. 14:**

6. 1731 East Michigan Avenue. Camera facing northwest.

**Photo No. 15:**

6. 940 South Fairview Avenue. Camera facing west.

**Photo No. 16:**

6. 1474 East Laird Avenue. Camera facing southwest.

**Photo No. 17:**

6. 972 East Military Drive. Camera facing northwest.

**Photo No. 18:**

6. 1780 East Michigan Avenue. Camera facing southwest.

**Photo No. 19:**

6. 1035 South 1500 East Avenue. Camera facing northeast.

**Photo No. 20:**

6. 1510 East Yale Avenue. Camera facing southeast.

**Photo No. 21:**

6. 1785 East Yalecrest Avenue. Camera facing north.

**Photo No. 22:**

6. 1783 East Harvard Avenue. Camera facing northwest.

**Photo No. 23:**

6. 1389 East Harvard Avenue. Camera facing north.

**Photo No. 24:**

6. 1407 East Harvard Avenue. Camera facing north.

**Photo No. 25:**

6. 1100 South 1500 East. Camera facing west.

**Photo No. 26:**

6. 1757 East Herbert Avenue. Camera facing north.



## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

**Photo No. 27:**

6. 939 South Diestel Road. Camera facing southwest.

**Photo No. 28:**

6. 1547 East Yale Avenue. Camera facing north.

**Photo No. 29:**

6. 1865 East Herbert Avenue. Camera facing northeast.

**Photo No. 30:**

6. 1308 East Laird Avenue. Camera facing southeast.

**Photo No. 31:**

6. 1571 East Michigan Avenue. Camera facing north.

**Photo No. 32:**

6. 1789 East Hubbard Avenue. Camera facing northwest.

**Photo No. 33:**

6. Yale Ward Chapel. 1431 East Gilmer Avenue. Camera facing north.

**Photo No. 34:**

6. Yalecrest Ward Chapel. 1035 South 1800 East. Camera facing east.

**Photo No. 35:**

6. Miller Park pillars. 1500 East and Bonneview. Camera facing east.

**Photo No. 36:**

6. Fireplace and lawn. Camera facing northeast.

**Photo No. 37:**

6. 1340 East Harvard Avenue. Camera facing south.

**Photo No. 38:**

6. 1762 East Sunnyside Avenue. Camera facing southwest.

**Photo No. 39:**

6. 1804 East Harvard Avenue. Camera facing south.

**Photo No. 40:**

6. Bonneville Ward Chapel. 1535 East Bonneview Avenue. Camera facing north.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

**Photo No. 41:**

6. Laird Park. Camera facing east.

**Photo No. 42:**

6. 1675 East 1300 South. Camera facing northeast.

**Photo No. 43:**

6. 1709 East 1300 South. Camera facing north.

**Photo No. 44:**

6. Uintah Elementary School. 1571 East 1300 South. Camera facing north.

**Photo No. 45:**

6. 1836 East Sunnyside Avenue. Camera facing south.

**Photo No. 46:**

6. 1384 East Yale Avenue. Camera facing south.

**Photo No. 47:**

6. 1788 East Hubbard Avenue. Camera facing south.

**Photo No. 48:**

6. 1174 East Laird Avenue. Camera facing southwest.

**Photo No. 49:**

6. 1774 East Michigan Avenue. Camera facing northeast.

**Photo No. 50:**

6. 904 South Diestel Road. Camera facing northwest.

**Photo No. 51:**

6. 1009 East Military Drive. Camera facing east.

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

## Narrative Description

### Site

The Yalecrest Historic District is a residential neighborhood located on the East Bench of Salt Lake City, eight blocks to the south and thirteen blocks to the east of the downtown business area of the city. It is remarkably visually cohesive with the majority of the houses built in subdivisions of period revival-style cottages in the 1920s and 1930s. The Yalecrest Historic District consists primarily of residential buildings but also contains three contributing churches, three commercial buildings (two noncontributing, one contributing) and two contributing parks. Single family houses predominate but there are also fifty-one multiple dwellings, most of which are duplexes.

There are one thousand four hundred eighty seven (1,487) primary resources within the historic district. The district retains a high degree of historic integrity as the overwhelming majority (91%) of the resources, one thousand three hundred forty nine (1,349), contributes to the historic character of the district. There are nine hundred eighty nine (989) outbuildings which are primarily detached garages set to the rear of the lots, the majority from the historic period. All of the streets in the district are paved with curbs, gutters and sidewalks [Photograph 1]. Only one building, a Prairie School-style bungalow, the George Albert Smith House at 1302 Yale Avenue, has been listed on the National Register [listed 1993].

The historic district boundaries coincide with those of the Yalecrest Community Council<sup>1</sup> district and are the surrounding major collector streets, Sunnyside Avenue, 1300 and 1900 East, and 1300 South. The district is visually distinctive from the neighboring areas by its cohesive historic-era architecture, unified tree plantings and landscape design that reacts with the natural topography of the creeks and gullies that cross the area. The architecture is remarkable for the concentration of fine period revival style houses; seventy four percent of the contributing resources (74%) were built from 1920-1939. These houses exhibit a variety of period revival styles with the largest portion being English Tudor (240 examples) and English Cottage (313 examples) styles.

Street patterns vary and represent several concepts of city planning: the rectilinear street grid of streetcar suburbs on the low relief sections, undulating patterns following the edges of streams and gullies, and the use of culs-de-sac and semi circles to limit traffic. There are a handful of alleys in the grid sections. Large uniform mature shade trees line the streets and the houses maintain similar setbacks and scale on the street faces [Photograph 2]. Street lighting is provided by two types of non-historic lamps; one with a cast concrete pole and a metal and glass top [Photograph 3] and the other, a metal pole on a concrete base [Photograph 4]. The yards have established landscaping with lawns and gardens. Both buildings and yards are well-maintained. Because of its historic residences and the tree-lined streets, the neighborhood was initially and continues to be one of the most desirable residential areas of the east bench of Salt Lake City.

---

<sup>1</sup> Community Councils are "neighborhood-based community organizations whose purpose is to provide community input and information to [Salt Lake] City departments." [wwwslcgov.com/citizen/comm\\_councils/](http://wwwslcgov.com/citizen/comm_councils/)

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

## Survey Methods and Eligibility Requirements

Buildings were classified as either contributing or non-contributing based on the results of a reconnaissance level survey of the Yalecrest area in 2005.<sup>2</sup> Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office.

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 historical significance.

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 is 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.

C – Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

D – Out-of-period: constructed outside the historic period.<sup>3</sup>

Evaluations are based primarily on age and architectural integrity. A building may sometimes appear newer than its actual construction date because of intrusive alterations and additions. Surveyors attempt to determine the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, chimneys and landscaping.

## Architectural Styles, Types and Materials by Period

### Streetcars, Subdivision Development and Automobiles (1910-1939)

The greatest number of resources (one thousand eighty-six or 81 percent) were constructed during this period, primarily via subdivision development. The principal building types found are bungalows (19 percent) and period cottages (53 percent), both immensely popular in Utah 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. Bungalows have rectangular plans and are low to the ground with low-pitched roofs, either gabled or pitched. Stylistic elements of the Prairie School (110 examples) and the Arts and Crafts movement (26 examples) 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 Prairie School Style has a horizontal emphasis with broad overhanging eaves, low-pitched hip roofs, and casement

windows. Many Yalecrest houses retain remarkable integrity, like the following Arts and Crafts bungalows: the stucco and cobblestone 1913 Brandenburger House at 1523 East 900 South (Photograph 5) and the W.R. Hainey House, a 1912 clinker brick example at 871 South 1400 East [Photograph 6]. The Prairie School

---

<sup>2</sup> The boundaries of the historic district are the same as those of the 2005 reconnaissance level survey.

<sup>3</sup> *Reconnaissance Level Surveys*, Standard Operating Procedures. Utah State Historic Preservation Office, Rev. October 1995.



## National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

vernacular style bungalow designed and built by Raymond Ashton, architect, as his own home was constructed of brick in 1913 at 1441 East Yale Avenue [Photograph 7]. The stucco and brick 1916 example at 1540 East Michigan Avenue [Photograph 8] is representative of a number of vernacular Prairie School bungalows in the area. It has the horizontal emphasis of the Prairie School as well as a more formal porte cochere. The Taylor A. Woolley-designed William and Leda Ray House at 1408 East Yale Avenue is a two-story brick Prairie School style box house with wide eaves built in 1915 [Photograph 9].

Two streets of small cottages between 1500 and 1600 East were constructed by a single developer, Samuel Campbell, in 1924 (between 1515 and 1589 Princeton Avenue) and 1925 (from 1515 to 1592 Laird Avenue). The clipped gable brick cottage on 1538 East Princeton Avenue [Photograph 10] was built in 1924 and is typical of the scale of the houses on the street. A small market at 1604 East Princeton Avenue was built by S. L. Newton in 1926 and later converted to single family use [Photograph 11]. The 1925 brick clipped-gable cottage at 1522 East Laird Avenue has columns and round-arched windows, characteristic of the distinguishing architectural detail Campbell and other builders supplied to the cottages [Photograph 12]. The sloping topography of the neighborhood makes garages underneath the house a practical solution to the space issues of a small lot. Samuel Campbell built the side-gabled brick clipped-gable cottage at 1207 South 1500 East with a garage underneath in 1925 [Photograph 13].

The period revival cottage is the largest category of building type in the neighborhood comprising 714 (53 percent) of the primary structures. Period revival styles were popular in Utah from 1890 to 1940. The most popular styles in Yalecrest are the English Cottage (310 or 19 percent) and the English Tudor styles (242 or 15 percent). Period revival styles are hypothesized to have been made popular in the United States by soldiers returning from World War I who had been exposed to the vernacular French and English historic architectural styles in Europe. The English cottage style refers to vernacular medieval English houses and differs from English Tudor in that the houses are of brick construction and do not typically feature false half-timbering. The English cottage period revival houses were frequently built between the world wars by speculative builders on small urban lots. They are mostly clad with brick and have irregular, picturesque massing, asymmetric facades, and steep front-facing cross gables. Both styles emphasize irregular massing, gabled roofs and the decorative use of various cladding materials. Single-story houses predominate although there are also a number of elegant two story examples.

Most of the prominent builders of the time constructed houses in Yalecrest in the English cottage and Tudor styles. The William Eldredge House at 1731 East Michigan Avenue is a brick and stucco English cottage-style single-story period cottage built in 1927 [Photograph 14]. A duplex period cottage-type house with rock façade on the twin steep front-facing gables was built in the English cottage style in 1932 at 940 South Fairview Avenue [Photograph 15]. A simpler English cottage style is a brick duplex at 1474 East Laird Avenue built in 1930 [Photograph 16]. Half-timbering is the most easily recognizable style characteristic of the English Tudor. A number of larger one-and-a-half and two-story Tudors are found in the Military Way area. In 1929 Samuel Campbell built the two-story house at 972 East Military Drive with half-timbering and

steep gables [Photograph 17]. A smaller single-story example with half-timbering in its gable ends was built by the Layton Construction Company in 1928 at 1780 East Michigan Avenue [Photograph 18]. D.A. Jenkins built a number of houses along 1500 East including the Tudor with a basket-weave brick pattern at 1035 South

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

1500 East in 1927 [Photograph 19]. The 1926 Lawrence Naylor House at 1510 East Yale Avenue has a half-timbered second story wing [Photograph 20]. Layton Construction Company also built a one-and-a-half story Tudor with an oriel window for John and Bertha Barnes in 1926 at 1785 East Yalecrest Avenue [Photograph 21]. Doxey-Layton built the single-story multicolored brick English Cottage on the corner at 1783 East Harvard Avenue in 1930 [Photograph 22].

Other period revival style houses in the Yalecrest Historic District range from the chateau-like French Norman (30 examples), gambrel-roofed Dutch Colonial (12), Jacobethan Revival (15), and Spanish Colonial Revival (6) to the eclectic, combining several styles. A number of imposing French Norman style houses are found in the Normandie Heights subdivision area, developed between 1926 and 1935 with large irregularly-shaped lots on serpentine streets and substantial houses. The Leo Bird house was owned by former Mormon Church president Ezra Taft Benson and has a unique sculptured wooden roof. It was built in 1929 at 1389 East Harvard Avenue [Photograph 23]. An expansive neighboring house, built and owned by the contractor Eugene Christensen in 1933 at 1407 East Harvard Avenue, also has the characteristic French Norman conical tower [Photograph 24]. The John Lang House is a stucco-covered Spanish Colonial with a red tile roof built in 1924 at 1100 South 1500 East [Photograph 25]. The eclectic brick one-and-a-half story house at 1757 East Herbert Avenue [Photograph 26] was built as a model home in 1928 by the prolific builder Philip Biesinger. It has the rolled edge roofing imitative of thatch, one of the characteristics of period revival houses.

There are 149 (9 percent) Colonial Revival examples in Yalecrest that vary from large brick two-story houses to smaller Cape Cod cottages. A classic one-and-a-half story frame Cape Cod cottage was built in 1936 at 939 South Diestel Road by G. Maurice Romney for Adrian and Camille Pembroke, owners of a business supplies store [Photograph 27]. The two-story brick hip-roofed Colonial Revival with shutters at 1547 East Yale Avenue was built in 1924 of striated brick [Photograph 28].

A handful of Art Moderne, Art Deco and International style houses provide a contrast to the surrounding steeply gabled period cottages and give variety to the Yalecrest neighborhood. The flat-roofed smooth-walled Art Moderne/International style Kenneth Henderson House at 1865 East Herbert Avenue was built in 1938 [Photograph 29]. The Dal Siegal House at 1308 East Laird Avenue was constructed of striated brick in 1939 [Photograph 30]. Its lack of ornamental details, rounded corners and smooth wall surfaces show the influence of the Art Moderne style in the late 1930s in Salt Lake City.

Towards the end of this era period cottages began to be supplanted by World War II cottages. The house at 1571 East Michigan Avenue is a transition from the steep-gabled period cottages to the boxier minimal traditional styling of the World War II cottage. It was built of brick in 1938 with an attached garage [Photograph 31]. The Salomon house at 1789 East Hubbard Avenue is also transitional, built in 1939 with less steep gables and the characteristic nested entry gables of a period cottage [Photograph 32].

Two of the three Yalecrest LDS churches were built in this era.<sup>4</sup> The 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive [Photograph 33] was designed by Taylor A. Woolley at Evans and Woolley and built by Gaskell Romney. Both Woolley and Romney were residents of Yalecrest. The Art Deco LDS

---

<sup>4</sup> The third church, the Bonneville LDS Ward Chapel and Stake Center, was built in 1949.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 5

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

Yalecrest Ward Chapel at 1035 South 1800 East [Photograph 34] was built in 1936 of exposed reinforced concrete.

Miller Park was given to the city in 1935 by Viele Miller in memory of her husband, Charles Lee Miller. The park follows the course of Red Butte Creek and its ravine, extending from 900 South southwesterly to 1500 East, is heavily wooded and has walking trails on either side of the creek, several foot bridges across the creek, and a small stone masonry bench at the northern end. Two of its sandstone ashlar benches and pillars are visible on the corner of 1500 East and Bonneview Drive. [Photograph 35]. A stone fireplace with a small area of lawn in the southern section of the park is used by neighborhood residents [Photograph 36]. The southern part of Miller Park is now known as Bonneville Glen and is part of the neighboring Bonneville LDS Ward Chapel and Stake Center property (see below). Miller Park is a contributing resource in the Yalecrest Historic District.

### World War II and Postwar Growth (1940-1957)

The World War II and post-war growth period provided twenty percent of the principal contributing structures in the survey area; fifteen percent from the 1940s and five percent from the 1950s. House types encountered range from late period revival cottages and World War II Era cottages to early ranch and ranch house types in a range of wall cladding. Colonial Revival styles still continue to appear as the two-story brick side-gabled house at 1340 East Harvard Avenue [Photograph 37] was built in 1940. The 1955 brick early ranch at 1762 East Sunnyside Avenue is a transition between earlier period cottages and later ranches [Photograph 38]. An unusual contemporary or "modern" example is the stylish "butterfly" roof of the Donald B. & Ruth Ellison House built in 1953 at 1804 East Harvard Avenue [Photograph 39].

Postwar population growth of 40,000 in Salt Lake City spurred infill development in Yalecrest although there was no vacant land remaining for any additional subdivisions. The LDS Church acquired the southern half of Miller Park from the city and constructed the red brick postwar Colonial Revival style Bonneville Ward Chapel and Stake House in 1949 [Photograph 40]. The building was designed by Lorenzo S. Young and built by the Jacobsen Construction Company. In exchange the LDS Church gave the land that became Laird Park to the city. Now Laird Park provides a small green open area of lawn and playground bounded by Laird and Princeton Avenues and 1800 East [Photograph 41]. Its open space serves as a soccer field as well as a practice ball field. It is a contributing resource to the area.

A small commercial area developed in the postwar period at the intersection of 1700 East and 1300 South. In an example of adaptive reuse, a service station built in 1951 now serves as a restaurant at 1675 East 1300 South [Photograph 42]. It is a contributing resource. Across the street is an out-of-period 1961 service

station, still serving its original purpose at 1709 East 1300 South [Photograph 43]. The two other commercial structures across 1300 South to the south are outside of the historic district.

### 1960s and Beyond (1958-2007)

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 6

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

The late-twentieth century buildings in Yalecrest are infill or replacement structures and constitute only two percent of the total buildings of the district. The Uintah Elementary School [Photograph 44] at 1571 East 1300 South was designed by VCBO Architects of Salt Lake City and constructed by Layton ICS in 1993, replacing the previous 1915 structure. It is not out-of-scale with the nearby houses with its two floors and its brick masonry walls reflect the most common wall cladding from the surrounding neighborhood.

Modern housing styles predominated in the early part of the era. A ranch/rambler with a projecting double car garage was built of brick in 1976 at 1836 East Sunnyside Avenue [Photograph 45]. A later frame shed-roofed c. 1990 house is set back from the road at 1384 East Yale Avenue [Photograph 46].

The construction of the house on 1788 East Hubbard Avenue in 2000 spurred neighborhood controversy by its out-of-scale massing and three car garage doors on the façade [Photograph 47]. It led to neighborhood activism through the community council and the eventual development of a new zoning ordinance<sup>5</sup> to prevent the construction of more out-of-scale houses in the neighborhood. Another two-story twenty-first century replacement house can be seen in contrast to its single-story neighbors at 1174 East Laird Avenue [Photograph 48].

More recent replacement houses reflect a modern reworking of the predominant styling of the area with Neo-Tudor styling details such as the asymmetry, brick and stone cladding and steeply gabled roofs but with significantly larger massing than the surrounding houses. Examples can be seen at 1774 East Michigan Avenue under construction in 2007 [Photograph 49] and the 2004 example at 904 South Diestel Road [Photograph 50]. A substantial addition to a 1927 Dutch Colonial style house is under construction<sup>6</sup> in a style similar to that of the original house at 1009 Military Way [Photograph 51].

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.

---

<sup>5</sup> Yalecrest Compatible Residential Infill Overlay Zoning Ordinance, Adopted by the Salt Lake City Council on July 12, 2005.

<sup>6</sup> In the spring of 2007.

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

## Statistical Summary of the Yalecrest Historic District

Evaluation/Status	<u>Contributing</u> (A or B)		<u>Non-contributing</u> (C or D)		
Primary resources	91% (1,349)		9% (138: 108 altered; 30 out-of-period)		
Total (1486 primary resources)					
<b>Construction Dates</b> (contributing primary resources only)	<u>1910s</u> 7%	<u>1920s</u> 46%	<u>1930s</u> 28%	<u>1940s</u> 15%	<u>1950s</u> 5%
<b>Original Use</b> (contributing primary resources only)	<u>Residential</u> (single dwelling) 1,290	<u>Residential</u> (multi-family) 51	<u>Religious</u> 3	<u>Commercial</u> 2	<u>Landscape</u> 2
<b>Construction Materials</b> <sup>7</sup> (contributing primary resources only)	<u>Brick</u> 54%	<u>Veneer</u> 33%	<u>Wood</u> 8%	<u>Stone</u> 4%	<u>Concrete</u> 0%
<b>Architectural Styles</b> (contributing primary resources only)	<u>Bungalow/Early 20<sup>th</sup> Century</u> 24%			<u>Period Revival</u> 59%	
	<u>WWII/Post War Era</u> 16%			<u>Modern</u> 1%	
<b>Height</b>	<u>1 story</u> 66%	<u>1.5 story</u> 23%	<u>2 story</u> 10%		
<b>Outbuildings</b>	573 contributing		411 noncontributing		

<sup>7</sup> Totals add to more than 100% as a building may have more than one building material used.



# National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

## Narrative Statement of Significance

The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A 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 larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C 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. Examples from Yalecrest are used to illustrate period revival styles in the only statewide architectural style manual.<sup>8</sup> The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be 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.<sup>9</sup> 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.

## Historical Development of the Area (1849-1909)

Salt Lake City was a planned city, laid out in a grid according to the "Plat of the City of Zion," a town plan proposed by Joseph Smith, founder of the Church of Jesus Christ of the Latter-day Saints (Mormon or LDS), and later used for many Mormon settlements throughout the Utah territory. Within a year of the arrival of the first group of settlers in 1847, Salt Lake City had grown to 5,000 inhabitants. Public buildings were in the center of the city, surrounded by residential lots and farmland to the south and west. The Big Field Survey in 1848 divided the land to the south of the Salt Lake City settlement (900 South today) into five and ten-acre plots to be used for farming for the "mechanics and artisans" of the city.<sup>10</sup> The Yalecrest Historic District is located on the northeastern section of land that was initially set apart as Five-Acre Plat "C" of the Big Field

<sup>8</sup> Thomas Carter and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah. Graduate School of Architecture and Utah State Historical Society, 1991.

<sup>9</sup> E.g. <http://www.daybreakutah.com/homes.htm>

<sup>10</sup> The area north of 2100 South was Five-Acre Plat "A" and the area south was the Ten-Acre Plat.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Survey.<sup>11</sup> The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. The Yalecrest Historic District occupies Blocks 28, 29, and 30 which 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 property was intended for agricultural use and was distributed by the LDS church authorities to the faithful by lot for use in raising crops and farming.

The earliest identified residents in the Yalecrest area begin to appear in the 1870s.<sup>12</sup> Gutliffe Beck had a ten-acre plot and his early 1870s adobe farmstead was located near the intersection of Yalecrest Avenue and 1700 East. The property was later used as a dairy farm. Paul Schettler's farm, situated near the intersection of 1900 East and Herbert Avenue, had crops that included silk worms and mulberry orchards. David Lawrence had twenty acres of alfalfa located to the south of the Schettlers. On Sunnyside between 1800 and 1900 East Jim Carrigan built a house c. 1876 and farmed forty-five acres. A one-legged man named Wheeler lived at what is now 1372 Harvard and got his culinary water from Red Butte Creek. No remnants of the earlier settlement homes are known to remain.

### Historic Contexts

#### **Streetcars, Subdivision Development and Automobiles (1910-1939)**

Rapid population growth of Salt Lake City and streetcar access to the downtown area made the Yalecrest area attractive to subdivision developers in the early years of the twentieth century. The population of Salt Lake City increased at the turn of the century, almost doubling from 1900 to 1910, bringing about a need for more housing for the new inhabitants.<sup>13</sup> Air pollution from coal-burning furnaces as well as growing industry in the valley created smoke-filled air in Salt Lake City. Properties on the east bench beyond the steep grade that flattens at 1300 East above the smoky air of the city became attractive for residential development. Land developers from Utah and out-of-state purchased land on the east bench and filed subdivision plats. Early subdivision advertising touted the clean air of the bench, above the smoke of the valley.

Pavement of some of the streets in Yalecrest occurred soon after construction of the first houses. The earliest street pavement project began with Yale Avenue from 1300 to 1500 East in 1913-1914. Developers usually provided the sidewalks, curbs and gutters as they began to lay out the subdivisions. The streets were paved by the city and funded through assessments of the adjacent properties.<sup>14</sup> Most Yalecrest streets were paved in the 1920s with only a few following in the 1930s.

---

<sup>11</sup>The majority of Yalecrest with the exception of strips along the north and west sides is part of Five Acre Plat "C."

<sup>12</sup> All information on the 19<sup>th</sup> c. settlers is from the Daughters of Utah Pioneers, *Yale Camp Locality History* (1933), p.20.  
<sup>13</sup> 53,531 in 1900 and 92,777 in 1910.

<sup>14</sup> E.g. Harvard Avenue from 1300 to 1500 East, Normandie Circle, and 1400 East from Harvard to Princeton were paved by a city contractor, Christenson, Jacob and Gardner, in 1926. The city paid \$772.31 and the adjacent parcels were assessed \$24,623.88. Today that construction would cost \$415,000.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Streetcars made the Yalecrest area easily accessible to downtown Salt Lake City. The lines serving the Yalecrest area traveled from downtown to 1300 East in front of East High, south along 900 South to 1500 East, then south to Sugar House and the prison. By 1923 there were 217 streetcars and over 100,000 passengers a day in Salt Lake City. By that same time, Salt Lake County had 21,000 private cars registered and garages became a popular addition to urban house lots. Ridership on the streetcars began to decline in the later 1920s in spite of a total of 152 miles of streetcar tracks in 1926. A trial gasoline powered bus<sup>15</sup> began a route along 1300 East in 1933. Buses soon predominated in public transportation in the latter part of this era.

### Subdivisions

The majority of the Yalecrest area was platted in subdivisions; 22 were recorded from 1911 to 1938.<sup>16</sup> The first was Colonial Heights in the southeast corner of Yalecrest in January of 1911,<sup>17</sup> but little was built there until the 1930s. The largest was Douglas Park, laid out across the northern section of Yalecrest<sup>18</sup> later in 1911 by the W.E. Hubbard Investment Company. Hubbard was a medical doctor from Chicago who came to Utah via Los Angeles and became involved in real estate sales, investments and mining. He was active in real estate and by 1919 had platted, developed, and sold 41 subdivisions.

Douglas Park Amended and Douglas Park 2<sup>nd</sup> Addition comprise a total of 1,158 building lots in an area that includes the ravine surrounding Red Butte Creek and another gully that runs between Michigan and 900 South between 1300 and 1500 East. Initial development consisted of rather large, geographically dispersed bungalows on the western section, overlooking the city. Some of the earliest houses in the area are these scattered bungalows on 900 South, 1400 East and 1500 East. Construction of houses in the Douglas Parks took place over a forty year period from the teens through the early 1950s.

The Leo and Hallie Brandenburger House is an Arts and Crafts bungalow built in 1913 on the north side of 900 South with its lot steeply sloping at the rear into a wooded ravine. It was one of the first houses in the Douglas Park subdivision to be completed and the Brandenburgers had a view of the city to the west from their front porch. Leo Brandenburger arrived in Utah in 1904, the same year that he received his electrical engineering degree at the University of Missouri. He worked at the Telluride Power Company and Utah Power and Light Company before opening his own engineering office in the Louis Sullivan-designed Dooley Building (demolished) in downtown Salt Lake City in 1914.

Don Carlos Kimball and Claude Richards formed Kimball & Richards Land Merchants in 1908 to develop and sell land. They were responsible for over 30 subdivisions between 1900 and 1925. They served as developers as well as builders in Yalecrest. Gilmer Park was a creation of Kimball and Richards in 1919, and consists of 295 building lots, most of which lie outside of Yalecrest in the Gilmer Park National Register

---

<sup>15</sup> The first in the nation to have the engine in the rear.

<sup>16</sup> There were 439 subdivisions platted in Salt Lake City from 1906-1930. Aegerter, p. 29.

<sup>17</sup> Fremont Heights dates from 1892 but the small portion of it within Yalecrest has only out-of-period buildings.

<sup>18</sup> Roughly the area to the north of Michigan Avenue.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

Historic District (listed 3/96) to the west. Thornton Avenue and Gilmer Drive between 1300 and 1400 South constitute the Yalecrest section of Gilmer Park.

The 1920s were a period of tremendous growth in Yalecrest with eleven subdivisions platted by a variety of developers. Upper Yale Park has curvilinear streets with large irregularly-shaped lots, many extending back to the wooded area of the Red Butte ravine and Miller Park. Houses built on the curving streets in Yalecrest have larger lots and tend to be larger scale than those set in the rectilinear grid streets. It was platted by Ashton and Jenkins in 1924.

The Bowers Investment Company, a branch of the Bowers Building Company, filed the subdivision papers for Normandie Heights in 1926. Normandie Heights was the last large (140 lots) subdivision to be platted in Yalecrest and its houses were built primarily from 1926-35. It is distinctive like Upper Yale Park because of its picturesque rolling topography with landscaped serpentine streets, regular newspaper promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots. Much of the sales of its lots and houses were done by the firms of Kimball & Richards, Ashton-Jenkins, Gaddis Investment Company, and Le Grande Richards Realty Company.

Uintah Heights Addition consists of Laird Circle, Uintah Circle and Laird between 1400 and 1500 East and was registered in 1928. Houses were constructed there primarily in the late 1920s and early 1930s, many by Herrick and the Gaddis Investment Company.

The other subdivisions from the 1920s: Yalecrest Park, Upper Yale Addition, Upper Harvard, Upper Yale 2<sup>nd</sup> Addition, Upper Princeton, Harvard Park, and Upper Yale 3<sup>rd</sup> Addition have streets in a grid pattern. Four subdivisions were platted in the 1930s; Mayfair Park (1930) consists of two culs-de-sac and Hillside Park (1937) has the semi-circular Cornell Street. Upper Laird Park (1931) is both sides of one block of Laird Avenue. The last subdivision to be platted was Yalecrest Heights by Willard and Gwendolyn Ashton in 1938. After its plat was registered no significant vacant space was left in the Yalecrest area.

### Architects

A number of prominent Utah architects designed houses and some also made their homes in the Yalecrest area: J.C. Craig designed the two-story Prairie house at 1327 S. Michigan c. 1915. Lorenzo S. Young who later designed the Bonneville LDS Ward Chapel and Stake Center in 1950 most likely designed his own house at 1608 E. Michigan c. 1935. Glen A. Finlayson built his unusual Art Deco house at 973 Diestal Road in 1936. He was a Utah native who worked as an architectural engineer for American Oil and Utah Oil for 33 years and lived in the house with his wife, Mina, until his death in 1969.

Slack Winburn designed the house at 979 South 1300 East in c. 1922. Winburn studied architecture at the Ecole des Beaux Arts et des Sciences Industrielles at Toulouse, France, following his service there in World War I. He moved to Salt Lake City in 1920 and was active designing many buildings in Utah and the Intermountain West including the Sigma Nu fraternity house and Bailif Hall at the University of Utah and a number of apartment buildings in Salt Lake City.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Fred J. Swaner drew the plans for and supervised the building of a fashionable clinker brick bungalow at 871 South 1400 East in 1915 for William R. Hainey who emigrated to Salt Lake City from Grafton, Nebraska, to work for the Hubbard Investment Company, owners of Douglas Park. Dan Weggeland was an architect employed by the Bowers Building Company and responsible for designing many of the houses and apartment buildings constructed by them, including those in Normandie Heights.

Raymond Ashton designed his own house at 1441 East Yale Avenue in addition to a number of other Yale Park houses as well as commercial and institutional buildings. The Jacobethan Irving School and Sprague Library in the Sugar House section of Salt Lake City show his facility with period revival styles. He also designed the Prairie Style bungalow at 1302 East Yale Avenue that was home to George Albert Smith, a President of the LDS Church [NR-listed, 3/93]. He was allied with the Ashton family businesses as well as the Ashton-Parry Company and Ashton and Evans, Architects.

The noted Utah architect, Walter Ware, designed a Tudor Revival house for Lee Charles and Minnie Viele Miller in 1929 at 1607 East Yalecrest Avenue. Walter Ware designed the First Presbyterian and the First Christian Science Churches among many other buildings in Salt Lake City during his long career from the 1890s to 1949.

The Frank Lloyd Wright-trained Utah architect, Taylor A. Woolley, most likely designed the Prairie style house at 1408 East Yale Avenue for William W. and Leda Rawlins Ray, the U.S. District Attorney for Utah as well as another Prairie School Style house at 1330 East Yale Avenue for his uncle, Albaroni H. Woolley, a manager for Zions Cooperative Mercantile Institution (ZCMI). Taylor Woolley was involved with both residential construction and one religious building in Yalecrest. The 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive was designed by Taylor Woolley at Evans and Woolley and built by Gaskell Romney. Both Woolley and Romney were also residents of Yalecrest. Woolley was a major proponent of the Prairie School style of architecture in Utah.

### Builders and Developers

Developers and builders played the primary role in the growth of Yalecrest. They laid out the potential lots, registered subdivisions with the county, arranged for sidewalks, curbs and gutters, arranged financing, involved real estate people, publicized the opening of the subdivisions in the newspapers, built speculative houses, frequently serving as contractors or builders for custom houses, and in many cases, lived in the subdivisions themselves. Most of the builders were active on numerous streets in the area.<sup>19</sup>

There are seventy-three developers and builders associated with the Yalecrest Historic District. The Ashton-Jenkins Company, one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in the survey area: Yale Park in 1913, Yale Park Plat A in 1915 and Upper Yale Park in 1924. The Yale Parks were heavily promoted in the newspapers and attracted prominent homeowners. Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate,

---

<sup>19</sup> See Builders and Developers of Yalecrest appendix for their names and the names of the streets that they developed.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

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

Edward M. Ashton went into real estate by himself in 1900 but soon founded the realty firm of Ashton & Jenkins in 1905 with Edward Elmer Jenkins, a businessman involved in real estate and banking. The Ashton-Jenkins Company was also involved in real estate sales for the Normandie Heights subdivision. Edward M. Ashton lived in one of the earliest houses in Yalecrest, designed by his brother the architect, Raymond Ashton, and built by the Ashton Improvement Company, at 1352 East Yale Avenue in 1913.

Several families of builders and real estate people, like the Ashtons, were involved in Yalecrest. George C., Louis J. and Frank B. Bowers were brothers. The Bowers Brothers constructed over 3,000 buildings in Utah, Wyoming and Nevada by 1946. The builder Gaskell Romney was involved in developing Normandie Heights as well as building houses on speculation. He was active in Utah, Idaho and California and worked in Mexico before coming to Utah in 1921. G. Maurice Romney, his son, also did speculative building in the area. Gaskell Romney and his wife, Amy, lived in Yalecrest at 1442 and later at 1469 East Princeton Avenue.

Fred A. Sorenson, most likely of the Sorenson Building Company, built his own house c. 1927 at 1049 Military Drive. He worked as a builder from 1908 to only a few years before his death in 1988. J.A. Shaffer built several houses on speculation on Laird in 1927. He was briefly involved in Salt Lake real estate before moving to Indiana. H. (Henning) Henderson was born in Denmark in 1887 and worked as a building contractor in Salt Lake City from 1913 until his retirement in 1950. Albert Toronto was the owner and operator of Toronto & Company, a Salt Lake real estate, insurance, and home building firm. He was a Salt Lake native, educated in the local schools and active in building in the 1920s and 1930s. He built speculative houses in the Colonial Heights subdivision.

N.L. Herrick was a partner in the Gaddis Investment Company as well as an individual builder, active in the Upper Harvard and Uintah Heights Addition. Herrick and Company provided design as well as construction services. The Gaddis Investment Company was founded in 1922 to deal in real estate, investments and insurance. Both of its partners lived in Yalecrest; N.L. Herrick at 1603 East Harvard Avenue and Thomas E. Gaddis at 1465 East Laird Avenue in a French Norman house built in 1929. Thomas Gaddis was involved in real estate and investments in Salt Lake City from 1909 to his death in 1967.

Individual developers occasionally built the entire street of speculative houses. The district of small cottages, from 1500 to 1600 East on Princeton and Laird Avenues, was for the most part constructed by Samuel Campbell; Princeton in 1924 and Laird in 1925. Samuel Campbell worked as a contractor/builder in Salt Lake City from 1913 to 1930 and built more than sixty houses in Yalecrest. He built primarily on speculation frequently with financing from the Ashton-Jenkins Company. Many of the houses served as rentals to middle class tenants before being sold. The cottage district was not platted as part of a subdivision. Louis J.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Bowers is another example of a single builder constructing buildings along an entire street. He built all of the houses on Uintah Circle in the Mayfair Park subdivision (platted in 1930) on speculation in 1937 and 1938.

Sidney E. Mulcock both owned the property and built speculative houses in Upper Princeton. Mulcock built Duffin's Grocery Store in 1925 at 1604 East Princeton Avenue, run by Clarence Duffin in conjunction with the William Wood & Sons meat market. Duffin's was the only market within Yalecrest and was designed to have the same setback and blend in with the surrounding houses. It has since been modified for residential use and is now a noncontributing building [Photograph 11].

Alice Felkner was one of the few women involved in real estate in Yalecrest. She was prominent in Utah mining and industrial pursuits as well as owning the land that was platted as Upper Yale Addition and Upper Yale 2<sup>nd</sup> Addition in 1926 & 1927. 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. 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.

With the help of mortgages from Ashton-Jenkins and the Romney Lumber Company Philip Biesinger built a model house at 1757 East Herbert Avenue in 1927-8. The *Salt Lake Tribune* advertisement<sup>20</sup> noted that it is located in "the best residential section this city affords" and is built of "the finest of materials" and "presents a most imposing appearance." The names of the workmen and suppliers are proudly listed in the model home announcement as are the "electric sink" and "automatic refrigeration." The property did not immediately sell so Biesinger sold this property to the Romney Lumber Company who used it as a rental property until 1940. The Romney Lumber Company was involved in the construction and financing of a number of houses in the surrounding subdivision as well as a retail operation where they provided "roofing, cement, plaster, (and) wall board."<sup>21</sup> Philip Biesinger was building on the surrounding lots on Herbert as well as Harvard, Yale and Yalecrest Avenues.

### Residents

The subdivisions of Yalecrest were actively marketed by the real estate firms through the newspapers to prominent people. Early inhabitants of the Yalecrest area range from leading citizens active in politics, business, sports and religion to well-to-do professionals, particularly law and medicine, as well as those in middle class occupations.

The Utah Governor Charles R. Mabey lived in an Ashton and Evans English Cottage-style house at 1390 East Yale. He also served on the Bountiful City Council, as Mayor of Bountiful, and as a state legislator. William C. Ray was a Democratic candidate for the U. S. House of Representatives in 1912 and later was the

<sup>20</sup> *Salt Lake Tribune*, 9/23/28, 3-8.

<sup>21</sup> 1932 Salt Lake City *Polk City Directory*.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

U.S. District Attorney. He lived in a Prairie School-style house at 1408 East Yale with his wife, Leda Rawlins Ray. Wallace F. Bennett owned a 1923 Prairie School-style house at 1412 East Yale Avenue that had been previously owned by David D. Crawford of the Crawford Furniture Company. Bennett served in the U. S. Senate from 1950 to 1974.

Two presidents of the Mormon Church lived in Yalecrest. All of the individual governors of the United States in 1947 visited the home of the then President of the Mormon Church, George Albert Smith, at 1302 East Yale Avenue. The Prairie School style bungalow was built for Isaac A. Hancock who was vice-president of a Utah fruit and vegetable company by Raymond Ashton in 1919. Ezra Taft Benson served under President Eisenhower as the Secretary of Agriculture before becoming the president of the LDS Church. He lived in the French Norman style house at 1389 East Harvard Avenue that was built for Richard Leo Bird, the founder of an outdoor advertising agency.

Many business owners were residents of Yalecrest. John and Bertha Barnes bought the Tudor style cottage at 1785 East Yalecrest Avenue in 1929 and lived there until 1940. John Barnes was the owner and operator of Crown Cleaning and Dyeing Company (NR listed 7/2003) from 1922 to 1962. He was also president of the National Association of Dry Cleaners and the Sugar House Chamber of Commerce. Bryant Crawford and his wife, Carrie Day, purchased 1757 East Herbert Avenue in 1940. He was the president of Crawford and Day Home Furnishings. Lee Charles Miller ran the Miller and Viele Loan Company, first with his father-in-law, then by himself. The firm was the largest farm mortgage company in the intermountain west. He specialized in farm loans and financed a number of irrigation systems and reservoirs in southern Utah. After his death in 1930 Mrs. Miller donated property in his memory along both sides of Red Butte Creek to the city where it became known as Miller Park. Mrs. Miller raised and bred prize-winning Hampshire sheep and Guernsey cattle on her ranch on the Snake River in Idaho. The Millers lived at 1607 East Yalecrest Avenue in a Tudor Revival style house.

The 1930 U.S. Census of Population provides a snapshot of other occupants of the Yalecrest Historic District. The typical residents were often business proprietors or with managerial or professional careers, native born, and owned their own homes. Marie Morrison was a grocery store owner and a widow raising two children by herself at 1437 East 1300 South. Her neighbors on the street were also home owners. Roland Standish owned an advertising agency and lived at 1457 East 1300 South with his wife, Bertha, and their four daughters. Jacob Madsen and his wife, Mary, were immigrants from Denmark and lived with their two grown children at 1463 East 1300 South. Jacob and Mary owned a farm out of state and Sarah and Ilta were a stenographer and grade school teacher, respectively. Other occupations on the street were safety engineer, pharmacist, musician, and newspaper compositor.

Several generations shared the Willey house at 1455 East Gilmer. David was an attorney, his son, David Jr. was a salesman for a paint company, and two daughters, Dorothy and Katherine, were a stenographer and a clerk. Three grandchildren, a daughter-in-law and mother complete the family resident in the house. Several neighbors had servants, not uncommon in the area. Occupations of residents on the street ranged from coal mine operator, food and drug inspector, automobile salesman, mining and electrical engineers, sales manager for a furniture company, hotel proprietor and a son who worked as a gas station attendant.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

Two brothers lived next door to each other at 1403 and 1411 East Michigan Avenue. Joshua Summerhays was a hide and wool merchant who had four children with his wife, Mary. Their eldest daughter, Virginia, was a public school teacher as was her uncle, John, next door at 1411. John and LaPrella had four children ranging in age from 1 to 8 years old. The Summerhays' neighbors had a variety of occupations which included two engineers, electrical and mining, two stock & bond salesmen, a coal mine inspector, a linotype operator, a manager of a storage company and a sales engineer of steel structures.

An optometrist, a medical doctor, a dentist and an apiarist (beekeeper) lived as neighbors on 900 South. Dr. Byron and Mabel Rees lived at 1382 East 900 South with their three children, Ralph, Ione and Afton, and

Ellen Bybrosky, their Danish servant. Hubert Shaw installed mining equipment for a living and lived with his wife, Edith, at their house at 1434 East 900 South. J.C. Wilson worked in religious education and lived with his wife, Melina, and their four children at 1466 East 900 South.

Leslie Pickering was a general building contractor and lived with his wife, Mina, and daughter, Beverly, at 1464 East Michigan Avenue. He is not known to have constructed any buildings in the Yalecrest area. Pinsk, Russia, was the birthplace of Simon Weiss who worked as a clothing salesman after coming to this country as a child in 1903. His wife, Claire, and daughter, Betty, were both born in Utah. The Weiss family owned their home at 1363 Thornton Avenue. Fred B. and Hazel Provol were early tenants at the model house on 1757 East Herbert Avenue. Fred Provol was secretary-treasurer of the Hudson Bay Fur Company ("furs, coats, dresses, lingerie and costume jewelry") in the 1930s.

A school, two LDS churches, and a park were built to accommodate the population moving into the area. Uintah School was constructed in 1915 to support the growing elementary school age population of the East Bench. It was built encircled by vacant land but soon was filled to capacity with the rapid growth of the surrounding residential sections. The school was enlarged in 1927. Two LDS ward chapels were built in this era. Taylor Woolley's firm designed the 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive. The Art Deco Yalecrest Ward Chapel at 1035 South 1800 East was built in 1936 of exposed reinforced concrete. Miller Park (discussed above) follows the course of Red Butte Creek on both sides of its ravine and originally extended from 900 South to 1500 East.

### World War II and Postwar Growth (1940-1957)

The emergence of the defense industry in the Salt Lake valley in the early 1940s and the return of the GIs after the war caused a great need for housing. The population of Salt Lake City grew by 40,000. The FHA (Federal Housing Administration) estimated at the time that Salt Lake City needed 6,000 more housing units to meet the postwar demand. The district most likely reflects the building trends in Salt Lake in this era. New houses were built on the few vacant lots at Yalecrest and many homeowners took out building permits to finish basement or attic space for more room or to rent out as apartments. Donald and Ruth Ellison purchased their modern house at 1804 East Harvard Avenue soon after it was constructed in 1952. The following year they were living in the house while Donald Ellison was the claims manager for the Intern Hospital Service.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Mass-transit vehicles transitioned from streetcars to buses, but in general began to be supplanted by the widespread use of private cars. By 1940 the 1500 East streetcar was gone and city buses served Yalecrest traveling along 1300, 1500 and 1700 East as well as 900 and 1300 South. Houses began to be designed with attached garages, rather than a separate garage at the rear of the lot.

The growth of the LDS population after the war required the construction of a third facility. A land swap gave the southern section of what was Miller Park to the LDS Church in 1945 in exchange for property that became Laird Park, located on 1800 East between Laird and Princeton. Land that was previously the southern section of Miller Park was used for construction of the Bonneville LDS Ward Chapel and Stake Center. Its red brick Postwar Colonial Revival style building was designed by Lorenzo S. Young and constructed by the Jacobsen Construction Company in 1949. Bonneview Drive was constructed by the church as a private road to provide access to the building but was later made a public street.

The few remaining vacant lots and streets on existing subdivisions were filled in during this era. For example, although the Hillside Park subdivision was registered in 1937 by the Anderson Lumber Company, an active builder in Yalecrest, initial construction didn't begin until 1939 and continued into the 1940s.

### 1960s and Beyond (1958-2007)

This era was a time of stability for the neighborhood. The Yalecrest area avoided the blight common in many urban neighborhoods during this era and remained a desirable residential area. There was no population pressure in the early part of the period as the population of Salt Lake City actually decreased fourteen percent between 1960 and 1980.<sup>22</sup> No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Avenue. A service station was built at 877 South 1300 East c. 1970 to aid the automobile traffic. The original 1915 Uintah Elementary School was demolished and replaced by a new structure in 1993.

The Monster House phenomena surfaced in the Yalecrest neighborhood and mobilized the inhabitants. They worked through their community council to create the Yalecrest Compatible Residential Infill Overlay Zoning Ordinance which was adopted by the City Council on July 12, 2005. Their residents took a leading role in presenting the concepts to the Salt Lake City Council and a city-wide ordinance followed in December of 2005, based on the efforts of the Yalecrest group.

Rising gasoline prices have made living near jobs in the city more attractive, reducing commuting time. As people desire to move from the suburbs back into the city, many want large suburban houses on small city lots. Even with the restrictions of the recent zoning ordinances, the district remains threatened by the trend to larger and larger residences, through demolition of the historic house and out-of-scale replacements or obtrusive additions to existing buildings.

---

<sup>22</sup> 189,454 in the 1960 U.S. Census, 163,000 in 1980 and back up to 181,743 in 2000.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 11

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

### Summary

The Yalecrest neighborhood has mature street trees, well-maintained historic houses with landscaped yards and continues to be a desirable residential area, known throughout the valley as the Harvard-Yale area, and serves as an aspirational model for new subdivisions. The residential buildings within the Yalecrest Historic District represent the styles and types of housing popular in Utah between 1910 and 1957, with the majority built in the 1920s. Because it was developed within a short period of time by prominent developers and architects, the area has a remarkably high degree of architectural consistency and is highly cohesive visually. The collection of period revival styles both of the smaller period revival cottages in the gridiron streets as well as the larger houses on the more serpentine streets is a significant historic resource for Salt Lake City. The variety of period revival and bungalow styles found are literally textbook examples and, in fact, illustrate Spanish Colonial Revival, French Norman, and Prairie School styles in the state architectural history guide. The few noncontributing properties are scattered throughout the district and do not affect the ability of the district to convey a sense of significance. The area retains a remarkable degree of historic integrity.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

### Bibliography

Aegerter, John Fred. "Inglewood and Park View: A Look at Urban Expansion and Early Subdivision in Salt Lake City's Original Agricultural Plats." Master's thesis, University of Illinois, 1988.

Alexander, Thomas G. and James B. Allen. *Mormons and Gentiles, A History of Salt Lake City*. Vol. V, The Western Urban History Series. Boulder, Colorado: Pruett Publishing Co., 1984.

Anderson, Charles Brooks. "The Growth Pattern of Salt Lake City, Utah, and its Determining Factors." Ph.D. dissertation, New York University, 1945.

A/P Associates Planning and Research. *Salt Lake City Architectural/Historical Survey. Central/Southern Survey Area*. Prepared for the Salt Lake City Planning Commission and the Salt Lake City Historic Landmark Committee, 1983.

A/P Associates Planning and Research. *Salt Lake City Architectural/Historical Survey. Southwestern Survey Area*. Prepared for the Salt Lake City Planning Commission and the Salt Lake City Historic Landmark Committee, 1985.

Architects File. Utah State Historical society. Utah State Historic Preservation Office.

Arrington, Leonard J. *Great Basin Kingdom: Economic History of the Latter-Day Saints, 1830-1900*. Lincoln: University of Nebraska Press, 1958.

Bonneville Stake and Ward, Church of Jesus Christ of Latter-day Saints. "Dedicatory services, October 22, 1950." Salt Lake City, UT: Bonneville Stake and Ward, 1950. Pamphlet available at the Utah History Research Center, Utah State Historical Society.

Bowers, Eugene. Telephone interview with author, March 17, 2005.

Boyce, Ronald R. "An Historical Geography of Greater Salt Lake City, Utah." Master's thesis, University of Utah, 1957.

Carlisle, Nate. "Indian bones to stay where found." *The Salt Lake Tribune*. April 20, 2005, A14.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Cordray, Bill. "The Cityscape – Ivy League Streets." *Utah Holiday*, Vol. IV, No. 2 (December 5, 1974), 26.

Daughters of Utah Pioneers. *Yale Camp Locality History*. Compiled 1933. Typescript available at the Utah History Research Center, Utah State Historical Society.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

Daughters of Utah Pioneers of Salt Lake County Company, comp. & pub. *Tales of a Triumphant People; A History of Salt Lake County, Utah 1847-1900*. 1995 Reprint. Salt Lake City: Stevens & Wallis Press, 1947.

*The Edward Ashton and Jane Treharne Ashton Legacy of Faith*. Draft typescript available from Warren Lloyd, architect.

Goss, Peter L. Various papers on the East Survey Area of Salt Lake City prepared for the Salt Lake City Planning Department. 1985. Unpublished. Available at the Salt Lake City Planning Department.

Huffaker, Kirk. "Yalecrest seeks to tame teardowns." *Heritage: Newsletter of the Utah Heritage Foundation* 38, No. 4 (Fall 2004): 1-2.

Jackson, Kenneth T. *Crabgrass Frontier: the Suburbanization of the United States*. New York: Oxford University Press, 1985.

Jensen, J. Cory. "Utah's Historic Architectural Types: Period Revival Styles." *Heritage: Newsletter of the Utah Heritage Foundation*, (Fall 2002): 14-15.

Jensen, J. Cory. "Historic Architecture in Utah: the Period Cottage and Period Revival Styles." *Currents: News of the Utah State Historical Society*, (September/October 2002): 6-7.

National Trust for Historic Preservation. *A Guide to Delineating Edges of Historic Districts*. Washington, D.C.: The Preservation Press, 1976.

Photographs from the Shipler Collection and others. Utah History Resource Center, Utah State Historical Society, Rio Grande Building.

*Pioneers and Prominent Men of Utah*. Sons of Utah Pioneers, 1935.

Plat and subdivision maps, title records. Available at the Salt Lake County Records Office.

*Register of Buildings, 1910-40*. Salt Lake City Engineer. Available on microfilm at the Utah History Research Center, Utah State Historical Society, and automated (Alchemy) at the Salt Lake City Planning Department.

Roper, Roger V. "'The Unrivalled Perkins' Addition'; Portrait of a Streetcar Subdivision." *Utah Historical Quarterly* 54 (Winter 1986): 31-51.

Salt Lake City. Department of Parks & Public Property. *History of City Parks in Salt Lake City*. 1976. Typescript available at the Utah History Research Center, Utah State Historical Society.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 3

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

*Salt Lake City Directory*. Salt Lake City: R.L. Polk and Company, 1890-1960.

Sanborn Map Company. Fire insurance maps of Salt Lake City, Utah. 1910, 1930, 1941, 1950, 1969.

Sillitoe, Linda. *A History of Salt Lake County*. Salt Lake City: Utah State Historical Society, Salt Lake County Commission, 1996.

Sorcic, Bob. Pavement Management Systems Manager. Salt Lake City Public Services. Engineering Division. Salt Lake City. Email correspondence.

Swinyard, Kersten. "Neighborhood Fights for Identity." *Deseret Morning News*. April 8, 2005, G1-2.

United States Department of Commerce. Bureau of the Census. *15<sup>th</sup> Census of the U.S., 1930*. Vol. 1, Population. Salt Lake City Precincts.

Utah Heritage Foundation. "Normandie Heights; Harvard-Yale." Historic Homes Tour 2000 Guidebook. Saturday, May 20, 2000.

Utah Light & Traction Company. *At Your Service*. 5/15/29. Available at the Utah History Research Center, Utah State Historical Society.

Utah Light & Traction Company. *Routes and Schedules of the Salt Lake City Street Car Lines*. [1924?]. Available at the Utah History Research Center, Utah State Historical Society.

Utah Light & Traction Company. *Salt Lake City: Where to Go & How to Get There*. [1940]. Available at the Utah History Research Center, Utah State Historical Society.

"Yalecrest Compatible Infill Overlay District," Planning Commission Draft, November 10, 2004. Final reference??

# National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

## Common Label Information:

1. Yalecrest Historic District
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Beatrice Lufkin
4. Date: 2007
5. Digital color photographs on file at Utah SHPO.

## Photo No. 1:

6. 1800 block of Princeton Avenue. Camera facing west.

## Photo No. 2:

6. 1700 block of Laird Avenue. Camera facing west.

## Photo No. 3:

6. Streetlight at 1362 East Harvard Avenue. Camera facing southwest.

## Photo No. 4:

6. Streetlight at 1420 East Gilmer Avenue. Camera facing southwest.

## Photo No. 5:

6. 1523 East 900 South. Camera facing north.

## Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

## Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

## Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

## Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

## Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

## Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

## Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.



## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

**Photo No. 13:**

6. 1207 South 1500 East. Camera facing east.

**Photo No. 14:**

6. 1731 East Michigan Avenue. Camera facing northwest.

**Photo No. 15:**

6. 940 South Fairview Avenue. Camera facing west.

**Photo No. 16:**

6. 1474 East Laird Avenue. Camera facing southwest.

**Photo No. 17:**

6. 972 East Military Drive. Camera facing northwest.

**Photo No. 18:**

6. 1780 East Michigan Avenue. Camera facing southwest.

**Photo No. 19:**

6. 1035 South 1500 East Avenue. Camera facing northeast.

**Photo No. 20:**

6. 1510 East Yale Avenue. Camera facing southeast.

**Photo No. 21:**

6. 1785 East Yalecrest Avenue. Camera facing north.

**Photo No. 22:**

6. 1783 East Harvard Avenue. Camera facing northwest.

**Photo No. 23:**

6. 1389 East Harvard Avenue. Camera facing north.

**Photo No. 24:**

6. 1407 East Harvard Avenue. Camera facing north.

**Photo No. 25:**

6. 1100 South 1500 East. Camera facing west.

**Photo No. 26:**

6. 1757 East Herbert Avenue. Camera facing north.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

**Photo No. 27:**

6. 939 South Diestel Road. Camera facing southwest.

**Photo No. 28:**

6. 1547 East Yale Avenue. Camera facing north.

**Photo No. 29:**

6. 1865 East Herbert Avenue. Camera facing northeast.

**Photo No. 30:**

6. 1308 East Laird Avenue. Camera facing southeast.

**Photo No. 31:**

6. 1571 East Michigan Avenue. Camera facing north.

**Photo No. 32:**

6. 1789 East Hubbard Avenue. Camera facing northwest.

**Photo No. 33:**

6. Yale Ward Chapel. 1431 East Gilmer Avenue. Camera facing north.

**Photo No. 34:**

6. Yalecrest Ward Chapel. 1035 South 1800 East. Camera facing east.

**Photo No. 35:**

6. Miller Park pillars. 1500 East and Bonneview. Camera facing east.

**Photo No. 36:**

6. Fireplace and lawn. Camera facing northeast.

**Photo No. 37:**

6. 1340 East Harvard Avenue. Camera facing south.

**Photo No. 38:**

6. 1762 East Sunnyside Avenue. Camera facing southwest.

**Photo No. 39:**

6. 1804 East Harvard Avenue. Camera facing south.

**Photo No. 40:**

6. Bonneville Ward Chapel. 1535 East Bonneview Avenue. Camera facing north.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

---

**Photo No. 41:**

6. Laird Park. Camera facing east.

**Photo No. 42:**

6. 1675 East 1300 South. Camera facing northeast.

**Photo No. 43:**

6. 1709 East 1300 South. Camera facing north.

**Photo No. 44:**

6. Uintah Elementary School. 1571 East 1300 South. Camera facing north.

**Photo No. 45:**

6. 1836 East Sunnyside Avenue. Camera facing south.

**Photo No. 46:**

6. 1384 East Yale Avenue. Camera facing south.

**Photo No. 47:**

6. 1788 East Hubbard Avenue. Camera facing south.

**Photo No. 48:**

6. 1174 East Laird Avenue. Camera facing southwest.

**Photo No. 49:**

6. 1774 East Michigan Avenue. Camera facing northeast.

**Photo No. 50:**

6. 904 South Diestel Road. Camera facing northwest.

**Photo No. 51:**

6. 1009 East Military Drive. Camera facing east.

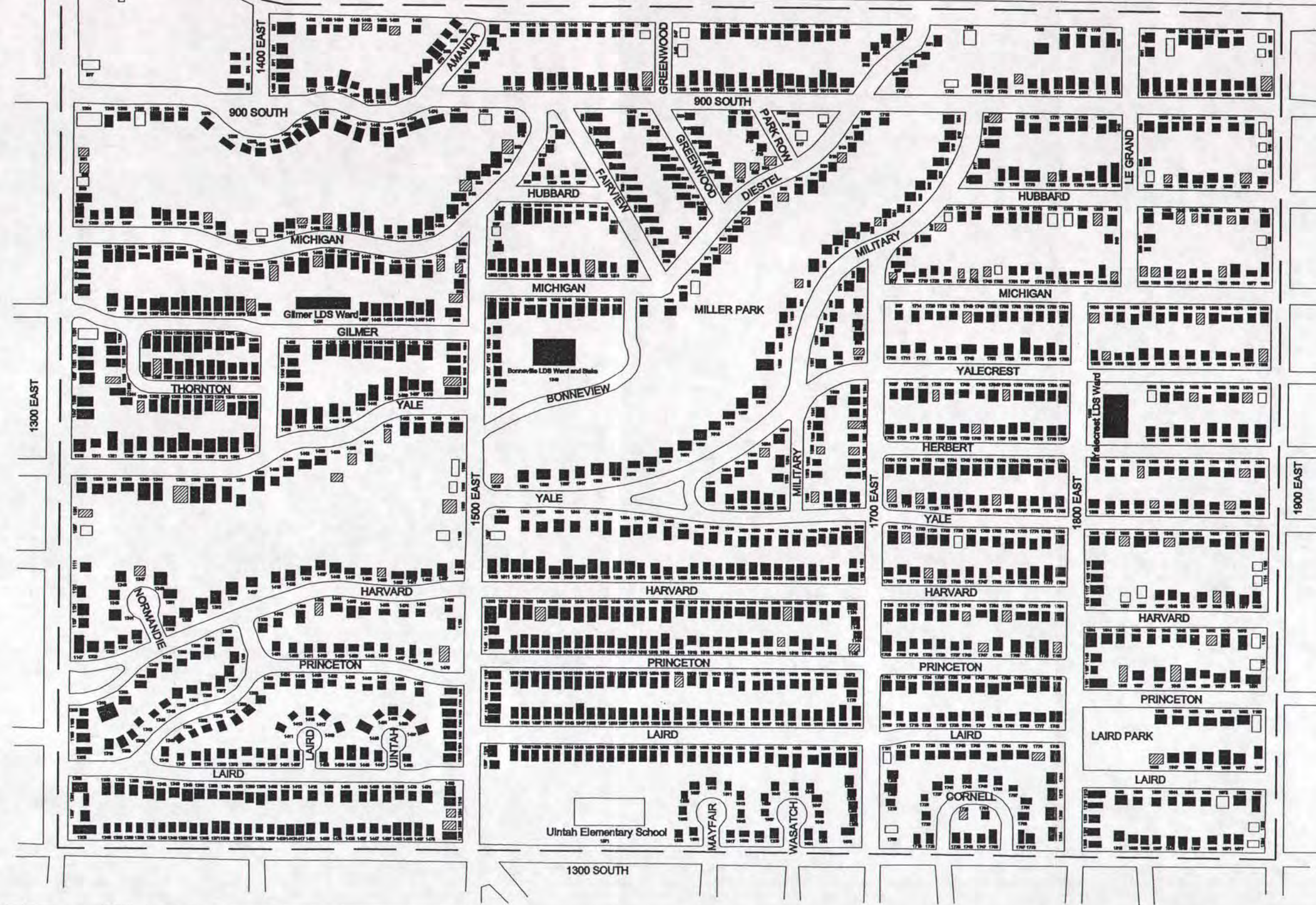


Yalecrest Historic District 2007  
Salt Lake City, Salt Lake County, Utah



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

Beatrice Lufkin, 2007







2



1

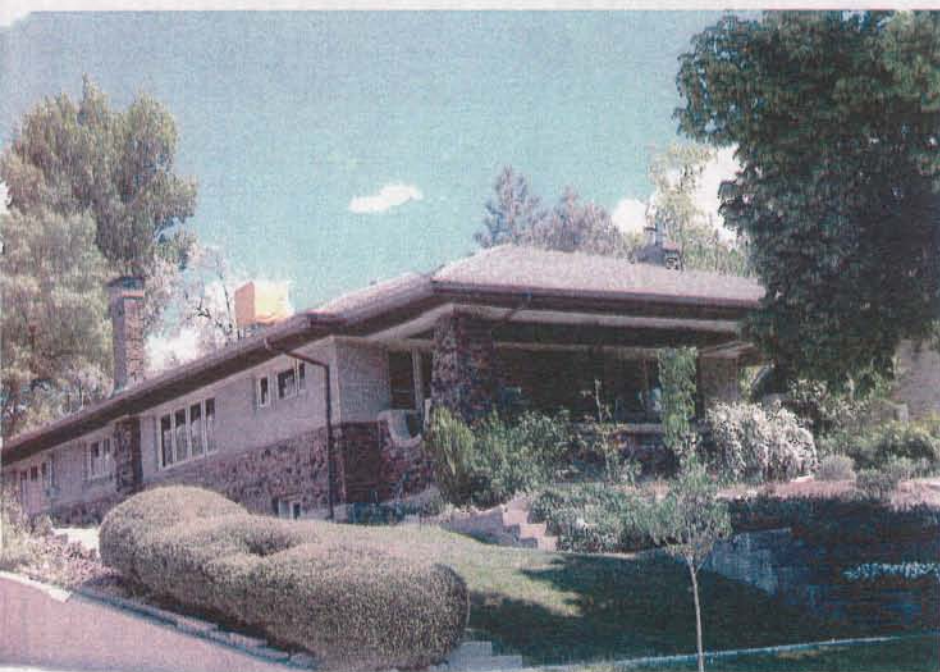


4



3

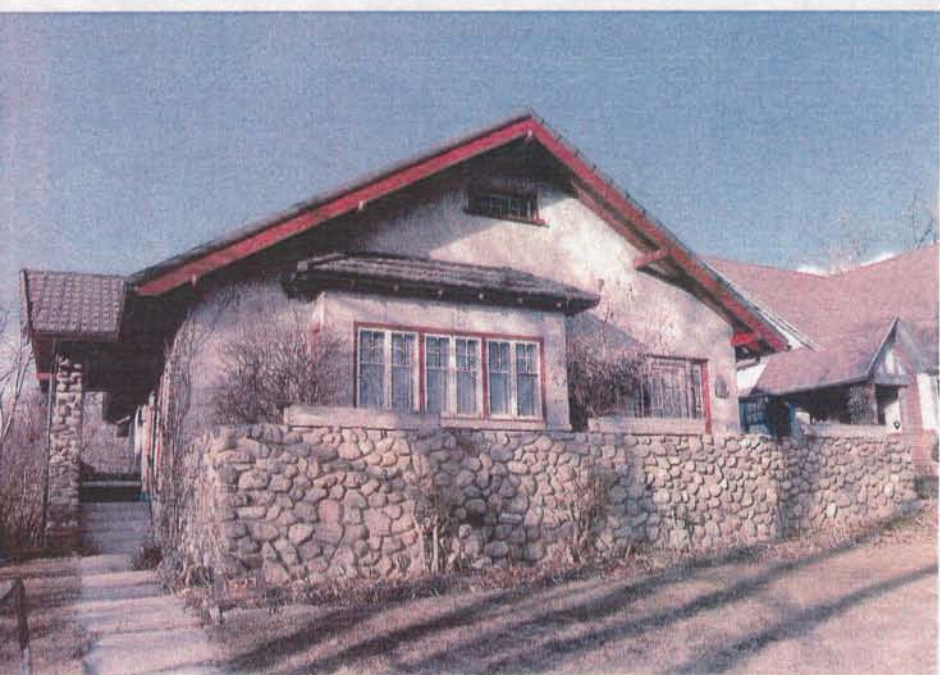




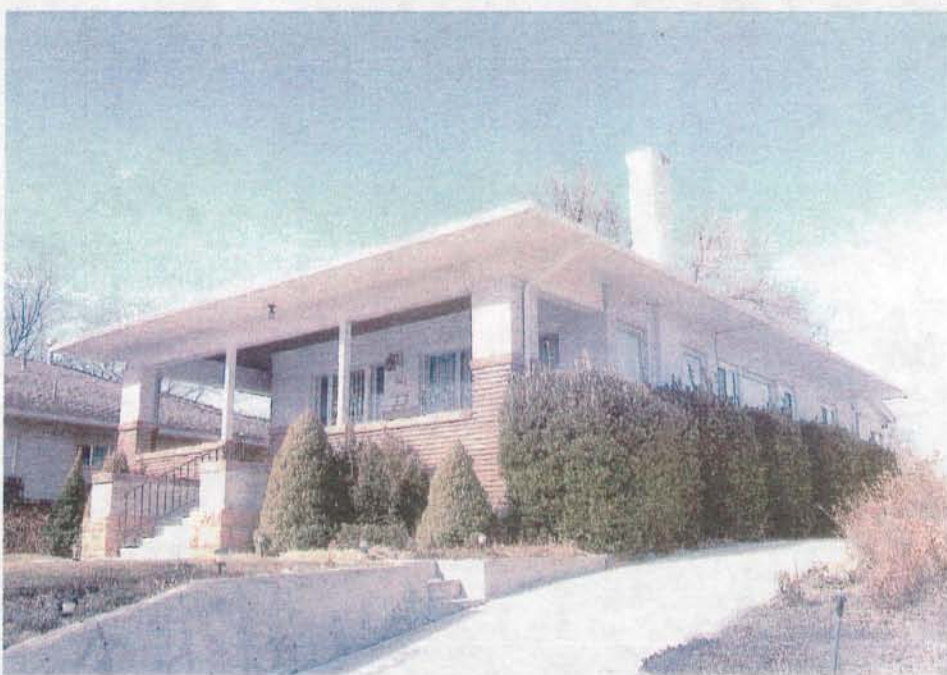
6



8



5



7





10



12



9



11

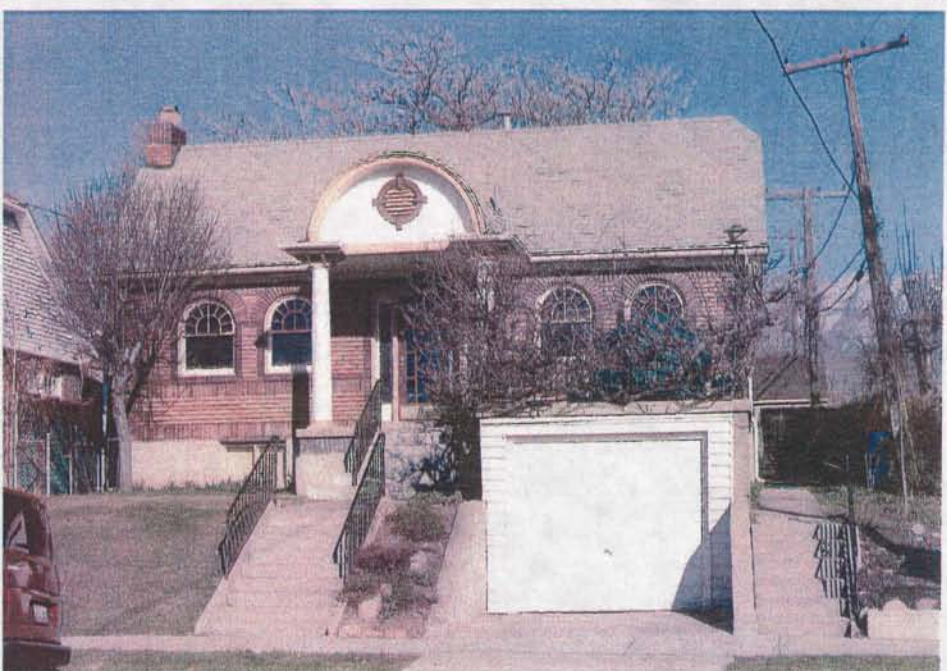




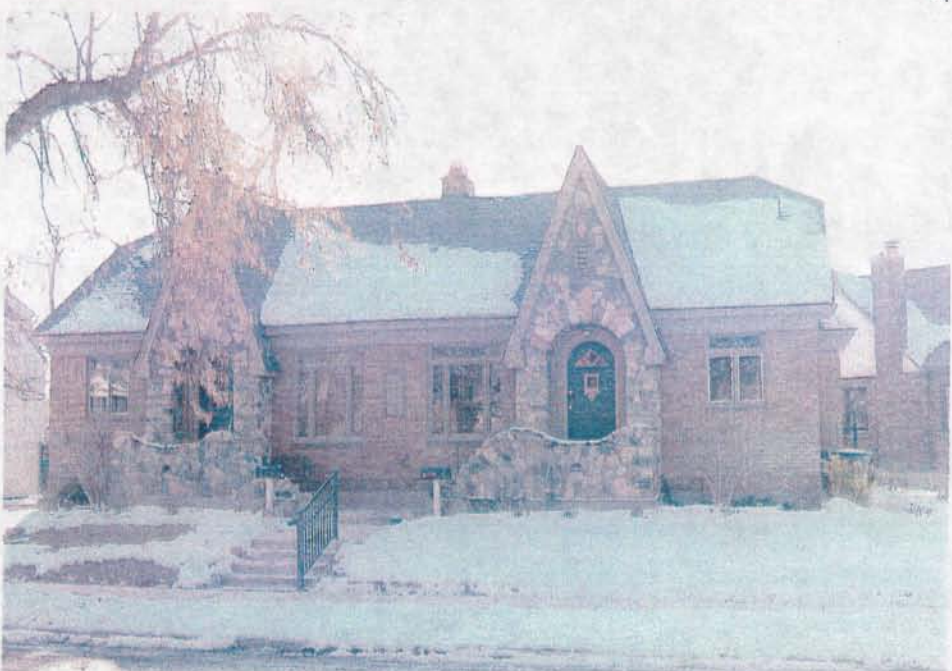
14



16



13



15





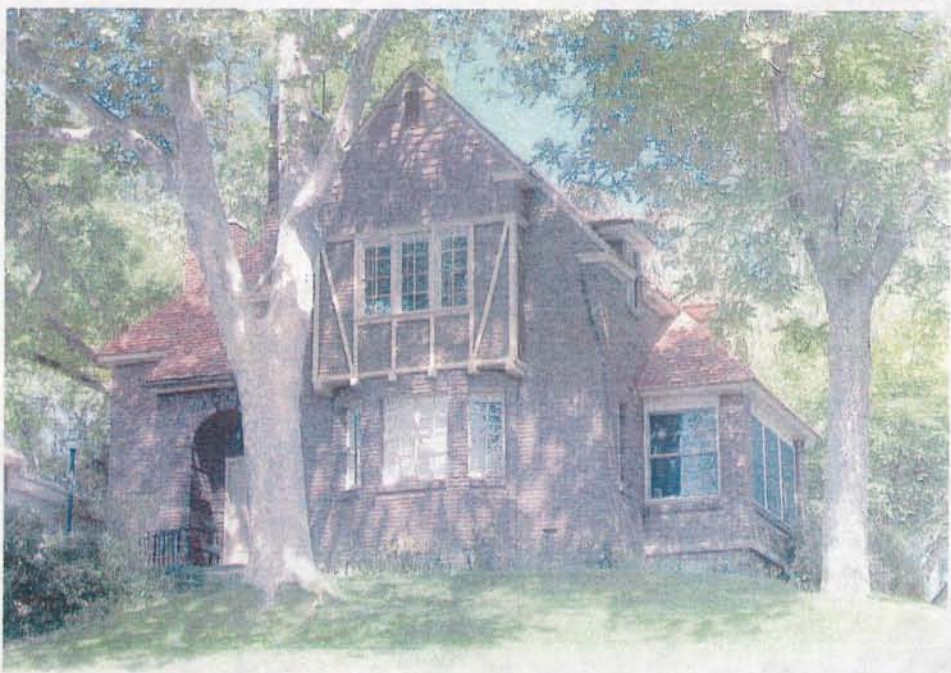
18



20



17



19

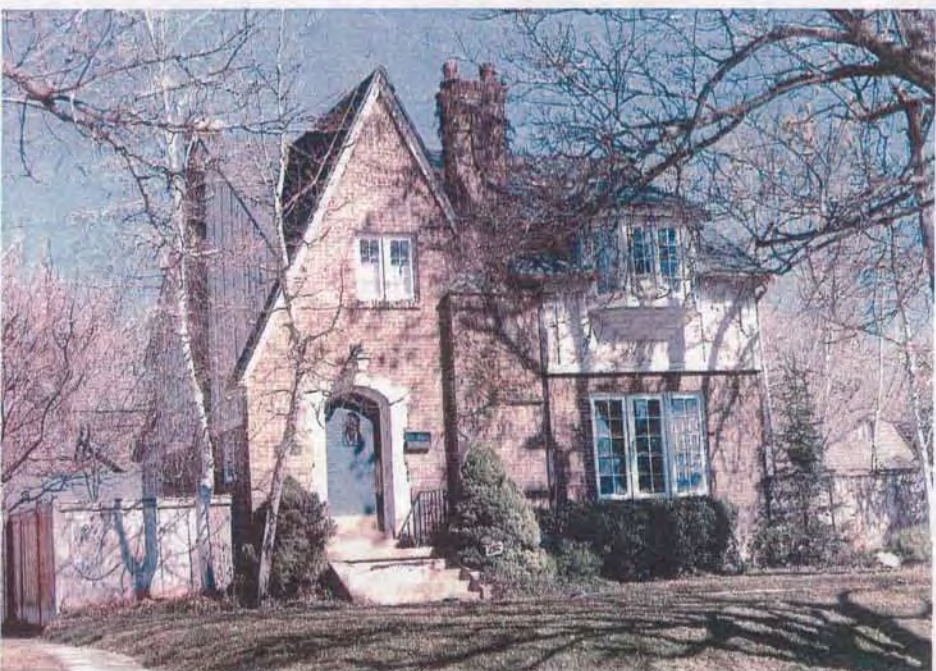




22



24



21



23





26



28



25



27





30



32



29

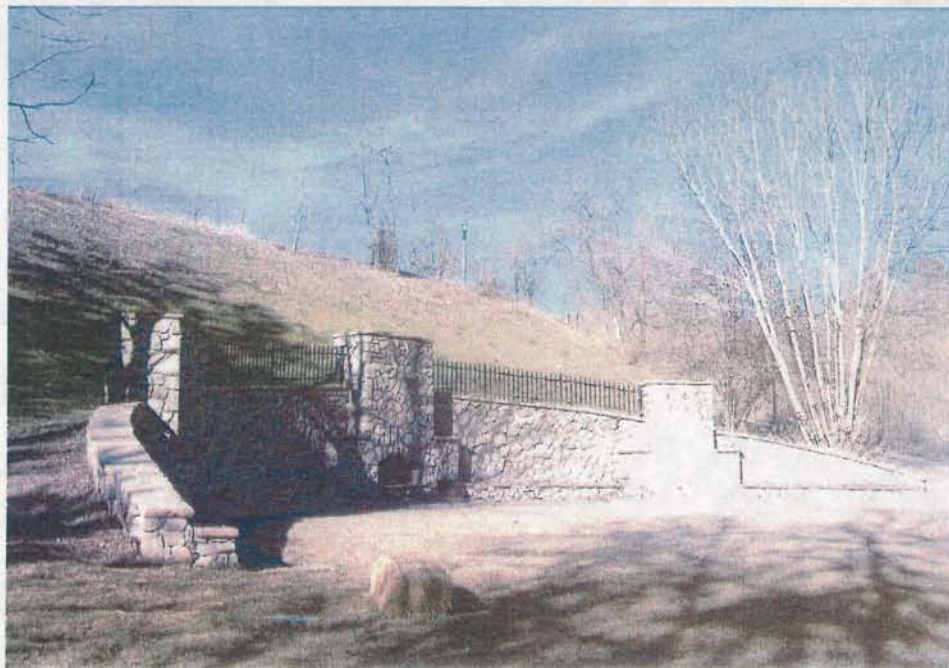


31





34



36



33

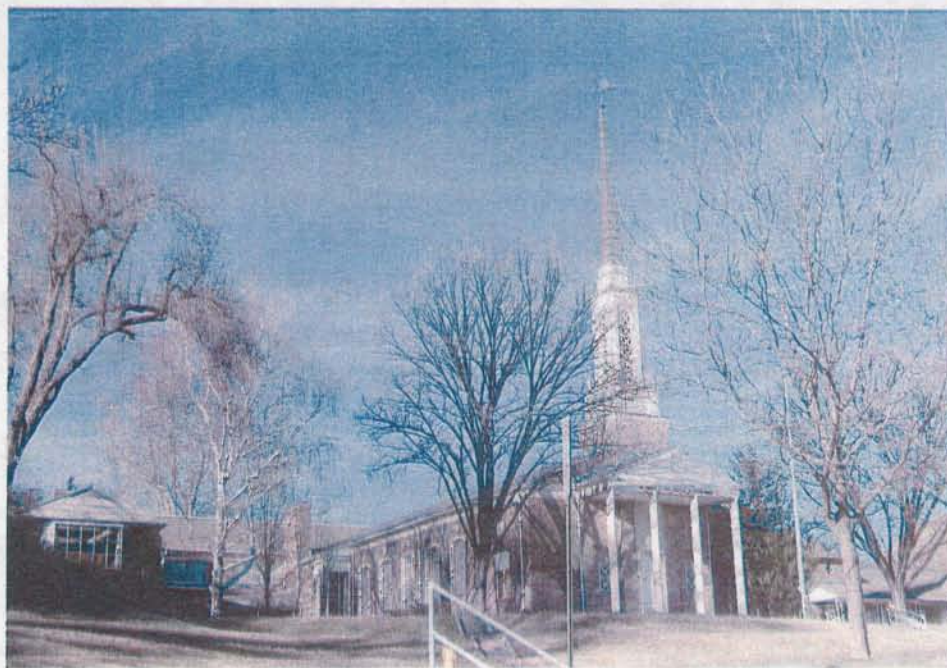


35





38



40



37



39





42



44



41



43

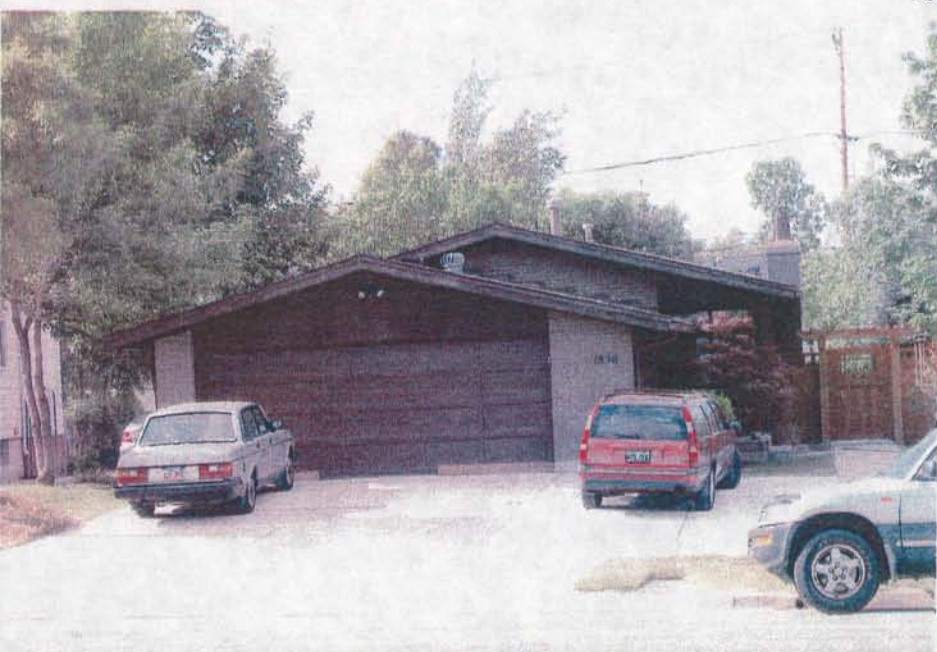




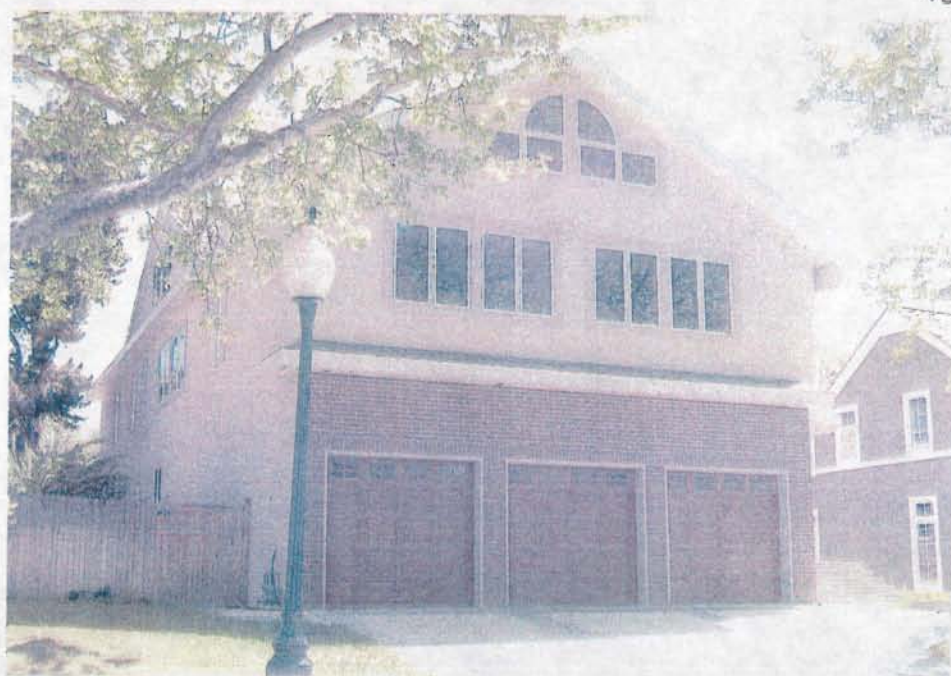
46



48



45

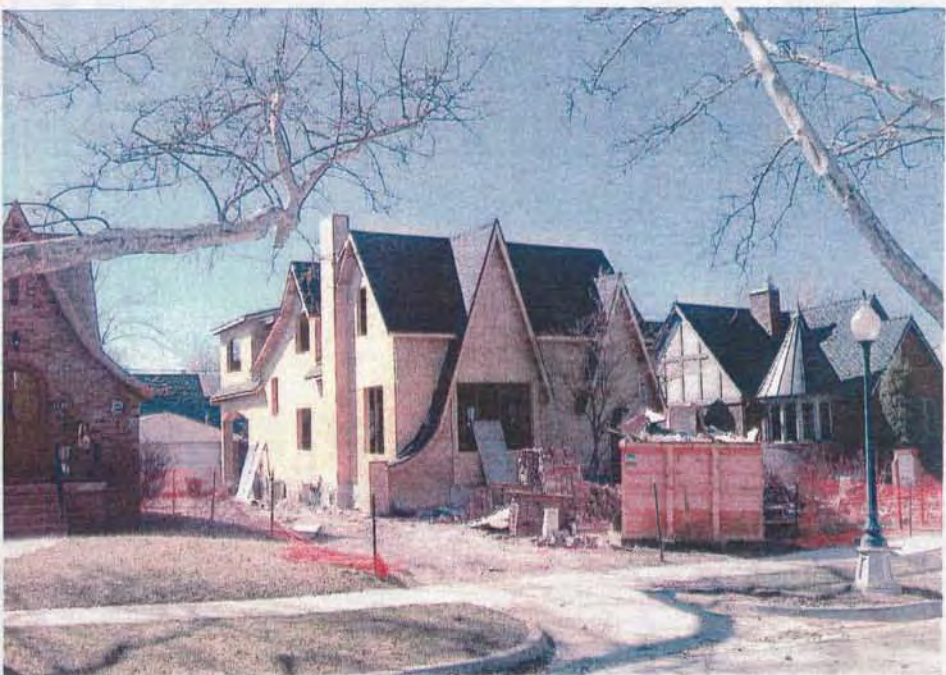


47





50



49



51