

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community  
and Economic Development

## Yalecrest-Upper Yale Local Historic District Designation PLNHLC2014-00013 Yale Avenue from 1700 East to 1800 East Meeting Date: September 4, 2014

**Applicant:** Sonja Chesley

**Staff:** Maryann Pickering, AICP  
at (801) 535-7660 or  
[maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)

**Current Zone:** R-1/5,000  
(Single Family Residential) and  
YCI (Yalecrest Compatible Infill  
Overlay)

**District Size:** 28 properties

**Master Plan Designation:** East  
Bench Master Plan – Low  
Density Residential (4-8  
units/acre)

**Council District:** District 6 –  
Council Member 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: 08/21/14
- Sign posted: Not Required
- Posted to the Planning  
Division and Utah Public  
Meeting Notice websites:  
08/21/14
- Published newspaper notice:  
8/23/14

**Attachments:**

- A. Application Materials
- B. Contributing Status  
Comparison

### ***Request***

This is a request by Sonja Chesley, property owner, requesting to designate a new 28 property local historic district for Upper Yale; a subdivision located on Yale Avenue (1100 South) between 1700 East and 1800 East in the Yalecrest neighborhood.

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 is recommending 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 staff 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***

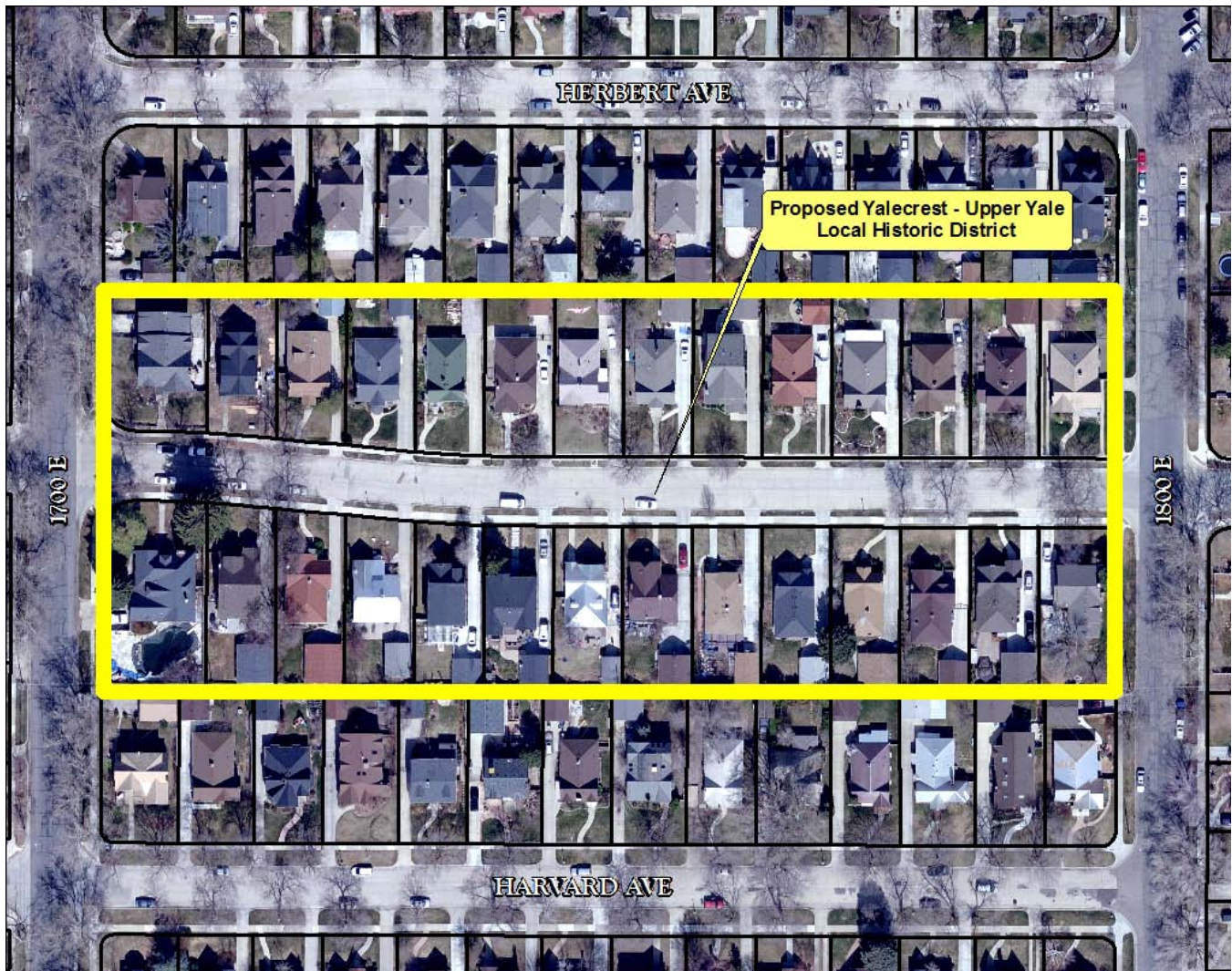
**Consistent with Staff Recommendation:** Based on the findings listed in the staff report, testimony and information presented, I move to forward a positive recommendation to the City Council to designate a new local historic district for the Upper Yale subdivision.

**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 Yale subdivision. 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 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

<p>C. Excerpt of the 2005 Reconnaissance Level Survey (RLS) of Yalecrest</p> <p>D. Public Comments</p> <p>E. Yalecrest National Register Nomination (2007)</p>	<div data-bbox="699 100 1550 264"> <p>(3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or</p> <p>(4) Information important in the understanding of the prehistory or history of Salt Lake City; and</p> </div> <div data-bbox="618 300 1550 667"> <p>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;</p> <p>c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the National Register of Historic Places;</p> <p>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;</p> <p>e. The designation is generally consistent with adopted planning policies; and</p> <p>f. The designation would be in the overall public interest.</p> </div> <div data-bbox="537 703 1550 1304"> <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> <p>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 50 years but could be less if the property has exceptional importance.</p> <p>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.</p> <p>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.</p> <p>d. Whether approximately 75% of the structures within the proposed boundaries are rated as contributing structures by the most recent applicable historic survey.</p> </div> <div data-bbox="537 1339 1550 1761"> <p>13. Boundaries Of A Proposed Local Historic District: When applying the evaluation criteria in subsection C.10 of this section, the boundaries shall be drawn to ensure the local historic district:</p> <p>a. Contains a significant density of documented sites, buildings, structures or features rated as contributing structures in a recent historic survey;</p> <p>b. Coincides with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;</p> <p>c. Coincides with logical physical or manmade features and reflect recognized neighborhood boundaries; and</p> <p>d. Contains non-historic resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C.10 of this section.</p> </div>
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## VICINITY MAP



### **Background Project Description**

The proposed Yalecrest – Upper Yale local historic district includes 28 properties and is located within the Yalecrest neighborhood on Yale Avenue between 1700 East and 1800 East. The Yalecrest neighborhood, generally located between 800 South/Sunnyside Avenue and 1300 South from 1300 East to 1900 East, was listed on the National Register of Historic Places in 2007. At this time, no local historic districts have been established within this National Register district.

Almost all of the 28 Upper Yale houses are of the type called Period Revival and were constructed in a relatively short time frame between 1926 and 1928. The last home in the subdivision was constructed in 1928, however, two new homes, located at 1713 and 1738 Yale Avenue, were constructed in 2011 and 2004 respectively.

The most popular styles within the Period Revival type are English Cottage, English Tudor, Bungalow, and Neo-Classical. Most Upper Yale homes were built with front yard uniform setbacks. A majority of the home also have similar side yard setbacks. The parkstrips are a little deeper than parkstrips in many other areas of the East Bench.



The English Tudor and English Cottage styles both emphasize irregular massing, gabled roofs and the decorative use of various cladding materials. Half-timbering is the most easily recognizable style characteristic of the English Tudors in Upper Yale. The English Cottages will have an all brick exterior. Some of the homes use a combination of different styles, making labeling a bit subjective. Examples of the architectural style can be found below:



*English Cottage*



*English Tudor*



*Bungalow*



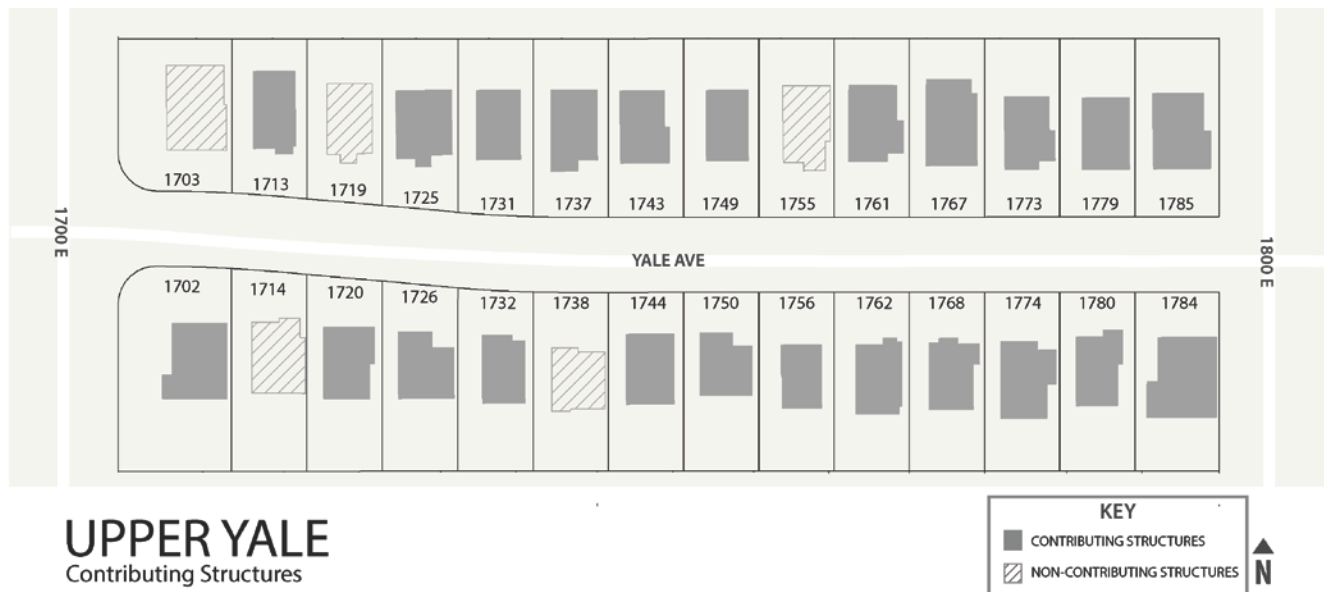
*Neo-Classical*

Interesting architectural features in the Upper Yale subdivision include: sweeping roof extensions, round arched doors and windows, multi-pane, diamond pane and stained glass windows, neo-classical and colonial columns, tapered chimneys, wall and gable dormers, small attic windows and decorative vents are found on many of the homes. Most houses are built with striated brick. Bricks (and sometimes mortar) are used decoratively in adding color, and in shaping chimneys and the sides of homes (i.e. rounded/square ledges, circular openings). It is used as accents around doors and windows and sometimes used to create a textured pattern on the main facade too. Almost all of the homes in the Upper Yale subdivision have asphalt shingle roofs and a few have wood shingles. Replacement windows have resulted in the loss of original fenestrations in some of the homes.

In the beginning, only a few of the Upper Yale subdivision homes were built as two-story homes. However, many of the single-story residences appear to have been built with large attic spaces that were converted to some sort of living space over the years. This is evident by the number of dormer windows on the front facades, some even being constructed very early on. Over the years, changes have been made to the homes and the streetscape.



The homes in the Upper Yale subdivision are relatively intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 23 homes are rated as contributing (20 rated A, 3 rated B) and only 5 homes are rated as non-contributing (see RLS graphic below). Because the original Yalecrest RLS was completed approximately nine years ago, staff has reviewed the ratings and is proposing modifications for the Historic Landmark Commission to consider. This information will be further discussed in the Analysis section.



*Note: The above map denotes the 2005 Reconnaissance Level Survey results and is not the revaluation recommendations from staff.*

Although the City's streetcar system, with a line running along 1500 East, was still operating when the Upper Yale subdivision was developed, Salt Lake City's transition to an automobile oriented city was underway. All of the homes in the Upper Yale subdivision were built with detached garages located at the rear of the lots. The original garages varied in size but most were much smaller than the typical garages built today. Although some of the original garages have been demolished to make way for larger accessory structures, a few of the original garages remain.

## Public Comments

Staff received one comment directly about this proposal at the time of publication of this report. If any comments are received after the publication of this staff report, they will be forward to the Historic Landmark Commission. The following is a summary of the meetings that were held regarding the proposed local historic district:

- **Public Outreach Meeting:** On August 4, 2014, the Planning Division met with owners of property located within the proposed Yalecrest-Upper Yale local historic district. The purpose of the meeting was to inform the property owners about the designation process and to discuss how local historic district designation will impact the property owners. The meeting included discussions regarding the process for obtaining a Certificate of Appropriateness and the Historic Preservation standards, design guidelines and processes. Approximately ten property owners attended this meeting. Most of those who attended the meeting supported the designation of the neighborhood as a local historic district.

- **Yalecrest Neighborhood Open House Meeting:** On August 21, 2014, Planning Division staff held a community wide open house at the City & County building. All property owners and residents with 300 feet of the local historic district, as well as those individuals on the Planning Divisions listserve were notified of the Open House. There were no members of the public who attended the Open House who provided comments on the proposed Yalecrest-Upper Yale local historic district.
- **Email:** One email was received regarding the proposed local historic district designation. A copy of the email can be found in Attachment D. The email notes the property owners desire to not be part of a local historic district.

## ***Zoning Ordinance Review***

The Upper Yale subdivision is 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 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 (YCI) overlay district 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 district 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 of 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. These findings for the entire Yalecrest neighborhood hold true for the Upper Yale subdivision.

Specifically relating to architecture, the dominant architectural form found in the Upper Yale subdivision is the Period Revival style. All of the homes are Period Revival-style cottages.

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

**Finding:** The proposed Yalecrest-Upper Yale 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 architecture (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:** The homes in the Upper Yale subdivision are relatively intact and maintain a high level of integrity. According to the 2005 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.

The Yalecrest RLS conducted in 2005 indicates that 23 homes are rated as contributing (20 rated “A”, 3 rated “B”) and only five homes are rated as non-contributing because of alterations and additions that have been made. Because the original Yalecrest RLS was completed approximately nine years ago, the Planning Staff and Cory Jensen, State Historic Preservation Office (SHPO), walked the street and re-evaluated the contributing status of the homes. Based on this re-evaluation, Staff proposes the following amendments to the contributing status of the homes listed below:

- 1703 Yale Avenue. The 2005 RLS rated this two story home as “C” – Ineligible (non-contributing) with no indication as to why it was rated as a “C”. After further analysis and discussions with SHPO staff, it has been determined that the home is a contributing structure. In fact, this home was one of the display homes for the Upper Yale subdivision and appears to be very similar today as when it was originally built. Staff recommends that this home be rated “B” as a contributing building.



- 1713 Yale Avenue. The 2005 RLS rated this home as an “A”. Unfortunately, the home that was there previously was destroyed by a fire sometime since the survey was completed. A new home was built on the lot in 2011 and y has no historic value. Staff recommends that this home be rated as a “D – Out-of-period” because it was not built during the historic period and is less than 50 years old. It would be rated non-contributing.





- 1720 Yale Avenue. This home is listed as an “A” on the 2005 RLS survey. Due to the alterations of the porch since 1990, staff would recommend that this home be listed as a “B.” The structure would retain its contributing status.



- 1725 Yale Avenue. The 2005 RLS survey lists this home as an “A”, which would be a contributing structure. Staff still feels that this home is contributing, but should be changed to a “B” due to modifications of the porch since the residence was constructed. The home would retain its contributing status.



- 1732 Yale Avenue. This home is rated as an “A” on the 2005 RLS survey. Planning staff and SHPO staff determined that this property should be changed to a “C – Ineligible” due to the many modifications done to the structure. Some changes made include: a large two-story addition at the rear, a new dormer window on the front and the enclosure of the porch. The building would be changed from a contributing to non-contributing structure.



- 1737 Yale Avenue. Staff is recommending that this property be changed from an “A” to a “B” due to the modification to the front, specifically the installation of the bay window. It would retain its contributing status.



- 1767 Yale Avenue. The 2005 RLS rated this home as an “A”. Because of changes to the windows staff recommends a rating of “B”. It would retain its contributing status.



- 1780 Yale Avenue. The 2005 RLS survey categorizes this residence at an “A”. Staff recommends that this property be changed to a “C – Ineligible” due to the out of period and context front porch addition. The status of the structure would be changed from contributing to non-contributing.





**Summary of Proposed Changes:**

Original rating of “A” changing to “B” – four homes- retain the contributing status

Original rating of “A” changing to “C” – two homes- become non-contributing

Original rating of “A” changing to “D” – one home-become non-contributing

Original rating of ‘C’ changing to “B” – one home- becomes contributing

**Comparison from RLS and Proposed Ratings:**

<b>Rating</b>	<b>2005 RLS Status</b>	<b>Proposed Status</b>
Rated “A”	20	13
Rated “B”	3	8
<b>Total Contributing</b>	<b>23</b>	<b>21</b>
Rated “C”	4	5
Rated “D”	1	2
<b>Total Noncontributing</b>	<b>5</b>	<b>7</b>
<b>Total # of Principal Structures</b>	<b>28</b>	<b>28</b>

**Finding:** The physical integrity of the homes in the proposed Yalecrest-Upper Yale local historic district has been significantly maintained. With the proposed changes to the contributing status of homes within the Upper Yale subdivision, 21 of 28 homes (approximately 75%) would be rated as being contributing buildings. Of these, 13 homes are rated as “A” which is considered to be architecturally significant. Only seven homes would be rated as non-contributing (approximately 25%). The proposed Yalecrest-Upper Yale 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 Yale local historic district is located within the Yalecrest National Register District that was designated in 2007.

**Finding:** The proposed Yalecrest-Upper Yale 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 Yalecrest National Register nomination (2007), the highest concentration of Period Revival style homes in Utah is found within Yalecrest. Based on the staff’s recommended contributing status ratings discussed above, 21 of the 28 Period Revival homes in Upper Yale are rated as being contributing buildings and 13 are considered to be architecturally or historically significant.

**Finding:** The proposed Yalecrest-Upper Yale local historic district meets this standard.

**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 Yale 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.

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

- Enforce preservation strategies for buildings and neighborhoods.

**Finding:** The designation of the proposed Yalecrest-Upper Yale local historic district is generally consistent with purposes, goals, objectives, and policies of the City adopted planning documents. The proposed designation of the Upper Yale subdivision 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 is met.

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

**Analysis:** The designation of the Upper Yale subdivision as a local historic district would generally be in the public interest. Evidence of the public interest in historic preservation has been documented as early as 1993, with the adoption of the City's Vision and Strategic Plan and as recently as the City Council's adoption of the Community Preservation Plan in 2012 and the 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 Yale subdivision as a local historic district is being requested by property owners who live in the subdivision 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 examples of additions, and new construction of homes that are not compatible or consistent with the historic development pattern and the loss of historic fabric through demolition of historic structures. Furthermore, there is concern that the Yalecrest Compatible Infill (YCI) Overlay does not adequately provide standards to ensure design compatibility. The Community Preservation Plan, 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 over 27% of the property owners in the Upper Yale subdivision that supported the initiation of this historic district designation application and the adopted City policies noted above, designation of the Upper Yale subdivision 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:** All of the homes in the Upper Yale subdivision were constructed during the years of 1926 through 1928, with the exception of two homes. One was built in 2004 and the other in 2011. Therefore, all but two 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 Yale subdivision includes a higher percentage of Period Revival style homes than can be found in other areas of the City or State.

- 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 46% of the 28 homes are considered to be architecturally significant and 75% are considered to be contributing buildings.

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

**13. Boundaries of a Proposed Local Historic District: When applying the evaluation criteria in subsection C.10 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 staff's recommended contributing status ratings discussed above, 21 of the 28 homes (approximately 75%) in the proposed Yalecrest-Upper Yale local historic district are rated as being contributing buildings and 13 of those (approximately 46%) are considered to be architecturally significant.



**Finding:** The proposed Yalecrest-Upper Yale 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:** The proposed local historic district's boundaries are defined by the Upper Yale subdivision plat which was recorded in 1926. This standard is met.

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

**Finding:** The proposed Yalecrest-Upper Yale local historic district consists of properties found on the north and south sides of Yale Avenue bounded by 1700 East and 1800 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 Yale local historic district does not include any vacant properties and all but one of the twenty eight homes in the subdivision still function as single family residences. The non contributing structures within the proposed local historic district are mainly interior to the block. This standard is met.

## **ATTACHMENT A**

### **APPLICATION MATERIALS**



# HLC: Designation

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLNHLC2014-00013	Reinglin	1/8/14	R-1-5000

Name of the Proposed Historic District or Site:

Upper Yale Addition

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Proposed Historic District or Site:

Yalecrest - Upper Yale Addition LHD

Name of Applicant:

Sonja E. Chesley

Phone:

801-583-2342

Address of Applicant:

1779 E. Yale Ave, SLC, UT 84108

E-mail of Applicant:

sonjaeer@hotmail.com

Cell/Fax:

801-201-1517

- ➔ 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

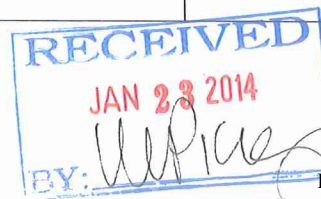
- ➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Sonja E. Chesley

Date:

1-7-14





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**SUBMITTAL REQUIREMENTS**

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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**☐☐

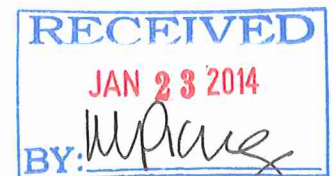
Complete the designation form

**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



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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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*Dec* 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.

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# 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
Sonja Chesley	1779 Yale Av	Sonja Chesley	10-30-13
B. Burt	1719 YALE AV	B. Burt	10-30-13
Connie Gosling	1785 Yale	Connie Gosling	11-2-13
Brian Miller	1750 YALE Ave	Brian Miller	12-1-4-14
Robert Silk	1702 1/2 Yale	Robert Silk	1-4-14
Julie Barbero	1744 Yale Ave.	Julie Barbero	84108 1-4-14
Marilyn Read	1761 Yale Ave	Marilyn Read	84108 1-4-14
Gloria Giovanni	1749 Yale Ave	Gloria Giovanni	84108 1-4-14





## LOCAL HISTORIC DISTRICT DESIGNATION SUBMITTAL REQUIREMENTS

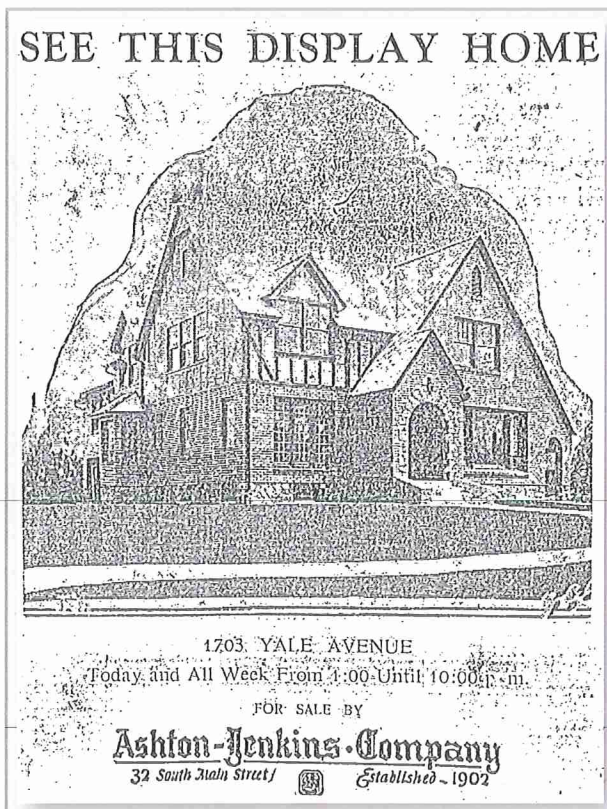
### 1. Project Description

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

The proposed Yalecrest-Upper Yale Addition Local Historic District encompasses one complete subdivision in the Yalecrest National Register Historic District, which was designated in 2007. An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005 by Beatrice Lufkin for Salt Lake City, in preparation for the National Register application, and much of the information in this document comes from that survey.

One of the earliest residents of what is now Yalecrest was Gutliffe Beck, whose 10-acre farm was located between 1700 and 1800 East. His 1870s adobe farmstead was located near the intersection of Yalecrest Avenue (two streets north of Yale Avenue) and 1700 East. Another farm, that of Paul Schettler, was situated near the intersection of 1900 East and Herbert Avenue (one street north of Yale Avenue), and had crops that included mulberry orchards for silk worms.

The 1920s were a tremendous growth period in Yalecrest with 11 subdivisions platted by a variety of developers. Alice Felkner owned the Upper Yale Addition property at the time it was platted, as well as the land platted as the neighboring Upper Yale 2nd Addition. Prominent in Utah mining and industrial pursuits, she was born in 1854 in Indiana and moved to Idaho with her brother, William H. Felkner, in 1886 to engage in stock, mercantile and mining businesses. The siblings moved to Salt Lake City in 1909 and lived at 270 E. South Temple St.



Platted in February 1926, the Upper Yale Addition is located in Block 28 of 5-Acre Plat C of the Big Field Survey of 1848. The subdivision of 28 lots is exactly one block long, situated on Yale Avenue between 1700 and 1800 East.

Yale Avenue (Yalecrest-Upper Yale Addition) is a residential street located on the East Bench of Salt Lake City. It contains 28 single-family homes and the vast majority of structures are English Tudor or English Cottage period revival styles.

In concert with the English Tudor and Cottage styles, architectural characteristics of the development include sweeping roof extensions; round arch doorways and windows; multi-pane, diamond pane and stained glass windows; neo-classical and colonial columns; tapered chimneys; Tudor-style half-timbering; multi-colored brick and decorative brickwork; wall and gable dormers; small decorative windows and attic vents; French-door style windows; stained glass windows; and balconettes.



The street was paved from 1700 to 1800 East in 1926. Homebuilding also began in 1926, a prolific time for builders Philip and Herbert Biesinger, who designed and built nearly all of the Upper Yale Addition houses from 1926-28, which contributes to the consistency in appearance. The Biesingers also built most of the homes in the Upper Yale 2nd Addition on Herbert Avenue, as well as homes on 9th South, Harvard, Thornton and Princeton Avenues. The Biesingers often partnered with another Yalecrest contractor, John R. Reynolds.

Interestingly, a look at U.S. Census records show Philip A. Biesinger's father, Thomas Biesinger from Germany, had three wives. Philip A. and Herbert W. M. Biesinger were born to different mothers. It's not absolutely certain this Herbert is the same who built homes in Yalecrest.

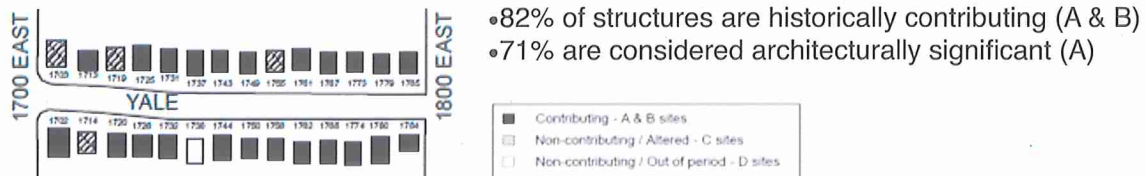


Other Biesingers named George and Wilford, likely Philip and Herbert's brothers, built many more homes on Thornton Avenue and throughout Salt Lake City.

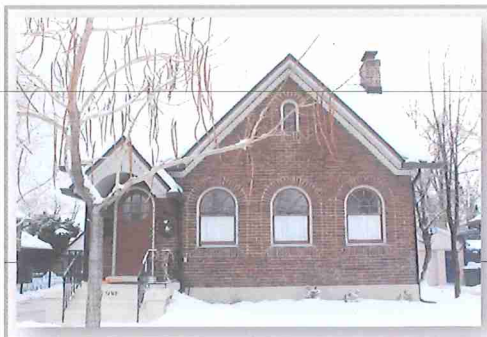
## 2. PHYSICAL INTEGRITY

The Yalecrest-Upper Yale Addition retains a high degree of historic integrity. Many families have built rear and upper additions to their homes over the years but for the most part have left the facades undisturbed. There are five non-contributing buildings, one of which was a complete demo/new construction in 2004; the other a dramatically tall pop-up. Also, since the survey the home at 1713 Yale has been rebuilt and its new status is unknown.

According to the Yalecrest RLS:



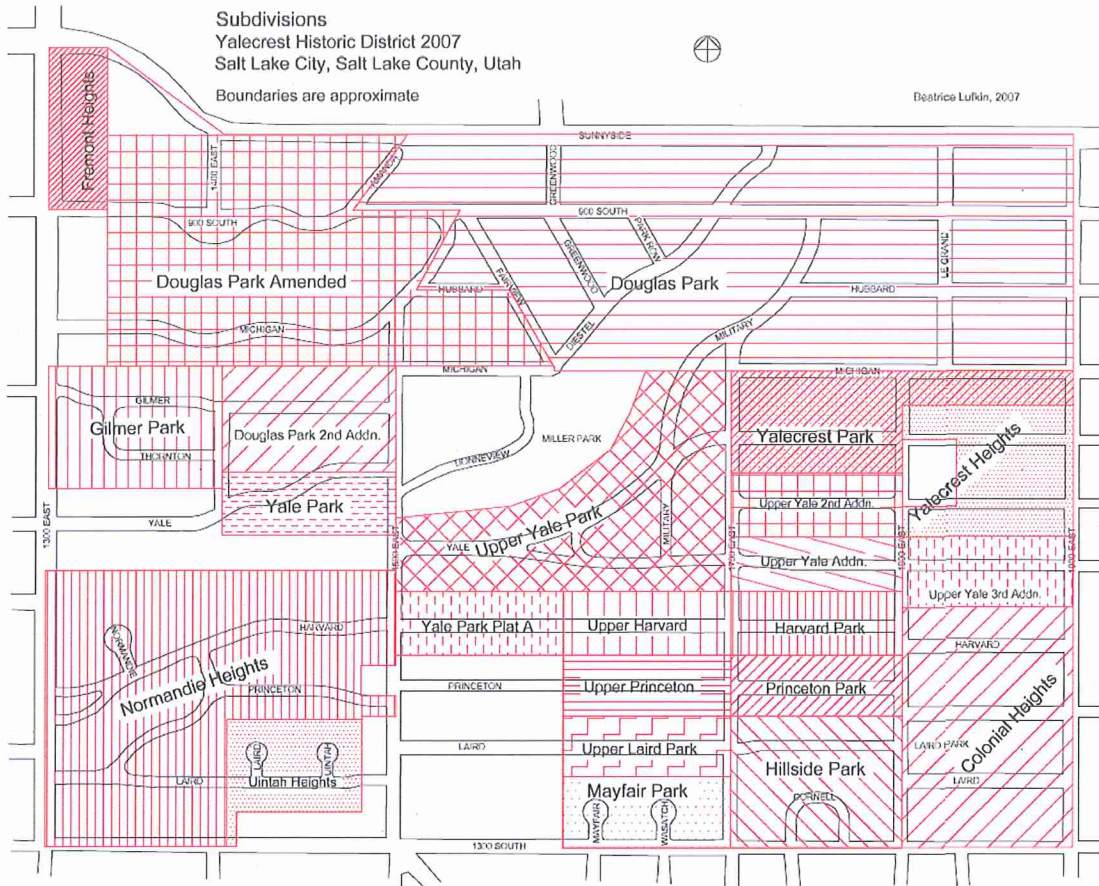
1762 and 1768 Yale, both built in 1926, were recommended in the RLS for intensive level research as they are representative of a block of period cottages.



## YALECREST - UPPER YALE ADDITION LHD

### 3. NATIONAL REGISTER OF HISTORIC PLACES

As previously stated, the proposed Yalecrest-Upper Yale Addition LHD is located within the boundaries of the Yalecrest National Register Historic District (#07001168).



### 4. NOTABLE EXAMPLES

The home at 1750 Yale, known as the Guy R. and Amy A. LaCoste house, was recommended in the RLS for additional research as an architecturally significant example of the popular period revival English Cottage style and as the residence of a noted newspaperman: "An L-shaped one and one-half story English Cottage with a pentgable roof, ridge parallel to the street, from which pentgable end to the street wing projects. The entry is framed by a round arch opening in the extended roof pitch of the wing. Additional features: casement windows, French doors, iron balconette."





Former Utah Supreme Court Chief Justice Christine Meaders Durham, the first woman on Utah's Supreme Court, once lived at 1702 Yale Ave. Nominated to the court in 1982, she later served as chief justice for 10 years before stepping down in 2012, and was the second longest-serving chief justice in Utah's history.

*This photo collage highlights homes in Yalecrest, and the bottom left home is mentioned as the residence of Cecil W. Crowther, 1732 Yale Avenue; Salt Lake Telegram, May 27, 1928*

According to slcgov.com, “The older neighborhoods, buildings and settlement patterns of Salt Lake City define the incremental development of the city, and provide its unique identity and ‘sense of place,’ as well as a solid foundation for its cultural, social, economic and environmental sustainability and ‘livability.’”

Designating the Yalecrest – Upper Yale Addition adheres to the City’s preservation philosophy adopted by Salt Lake City in 2011, specifically directives number 2 and 3:

*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. PUBLIC INTEREST

The attractive neighborhoods of Yalecrest have mature street trees, single-family owner-occupied well-maintained houses with landscaped yards and continue to be a desirable residential area. No major roads have been built through the neighborhood, although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside. Zoning ordinances have restricted commercial building to a few locations on these major streets. Also, the neighborhood avoided the blight common to many urban residential neighborhoods in the 1960s and beyond.

Designating the Yalecrest-Upper Yale Addition Local Historic District provides not only the homeowners and residents of the district protection from demolition and dismantling of intact historic structures and the resulting loss of character, but also provides the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from which to learn and appreciate.

## 2. Photographs

# GOOD HOMES

A Home to be good—whether it be a cottage or a mansion—must be useful, substantial and beautiful.

To make a house useful and livable is to plan it well. The comfort and convenience of those who are to live within it depend upon the size of the rooms, their outlook and exposure, and upon their relation one to the other so that all may function to simplify the administration of the house.

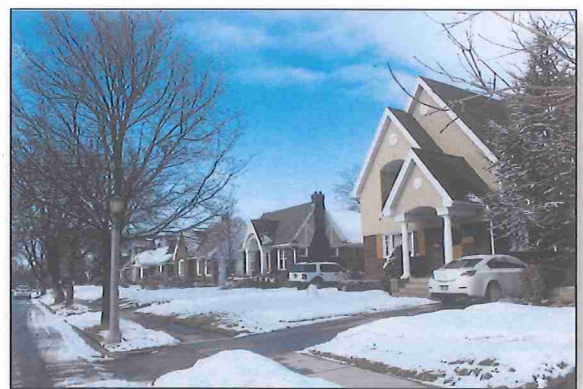
To make a house substantial and durable is to use the right materials, properly selected; and to observe in its building the correct and the best established practices of construction.

To make a house beautiful is to have it conform to the essential qualities of good design—proportions, scale, color, texture, rhythm and repose.

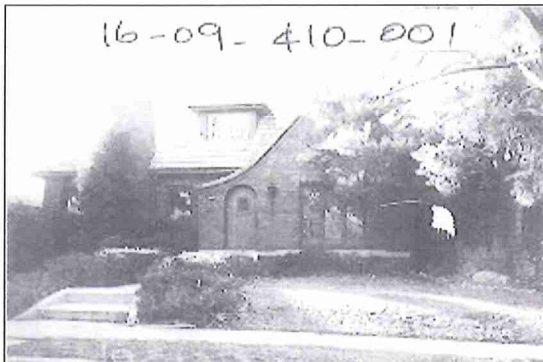
To the proper application of these simple, fundamental principles, the Builders mentioned herewith are pledged—each and every one is earnestly striving to make Salt Lake—the City Beautiful—community of attractive and substantial homes. **Consult them** on your building problems.

<b>BOWERS BUILDING CO.</b> 1331 SOUTH STATE Ph. 2375	<b>LARSON BUILDING CO.</b> 1319 CLEVER DRIVE Ph. 478	<b>KIMBALL-RICHARDS BUILDING CO.</b> 24 SOUTH MAIN Ph. 482	<b>HARMON BUILDING CO.</b> 1444 EAST 17TH ST. Ph. 52275	<b>NEWTON BROS. CONTRACTORS</b> 1117 22, 2ND EAST Ph. 5118 and Ph. 31	<b>VINCENT-PETERSON CO.</b> 48 EAST 2ND SOUTH Ph. 1775
<b>HERRICK &amp; CO.</b> 212 2ND WEST Ph. 4619	<b>S. F. MULCOCK</b> 2210 HUNTERS AVE. Ph. 2397	<b>GEO. L. BEISINGER</b> 845 S. HUNTER AVE. Ph. 3332	<b>W. A. STUBBS</b> 312 HUNTERS AVE. Ph. 725	<b>E. THOMPSON</b> 1917 SOUTH 12TH EAST Ph. 428	<b>A. JAGER</b> 1718 EAST 20TH SOUTH Ph. 2688
<b>C. A. WOOLEY</b> 212 2ND WEST Ph. 4619	<b>E. A. JOHNSTON</b> 1345 ROOSEVELT AVE. Ph. 1548	<b>SAM CAMPBELL</b> 311 10, 12TH E. Ph. 2188	<b>SAM COTTAM</b> 1319 CLEVER DRIVE Ph. 482	<b>STEWART &amp; WELLS</b> 741 E. 312 SOUTH Ph. 428 and Ph. 488	<b>A. FILLINGAME</b> P.O. 42 COATVILLE Ph. 3024
<b>H. J. MCKEAN, Inc.</b> 707 KENNETH PARK BLDG. Ph. 1718	See "The Great Idea" at Pantages Theatre, beginning Wednesday—Parade 12:30 Tomorrow				<b>H. B. WHITMAN</b> 1917 SOUTH 12TH EAST Ph. 2688

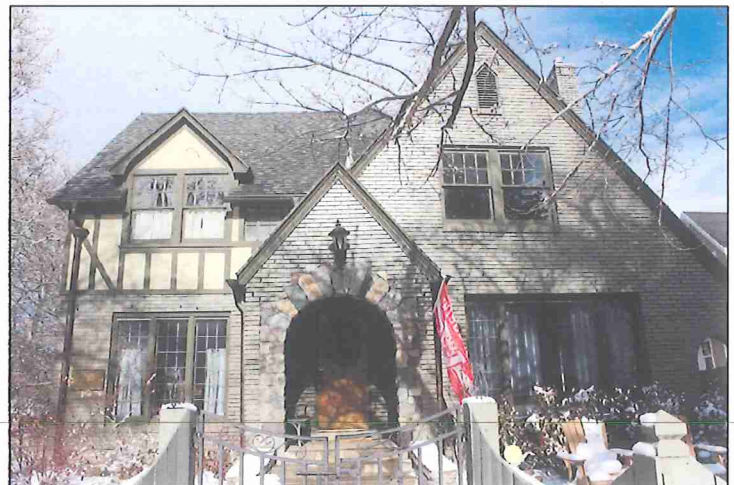
*Salt Lake Telegram, October 12, 1924*



YALECREST - UPPER YALE ADDITION LHD



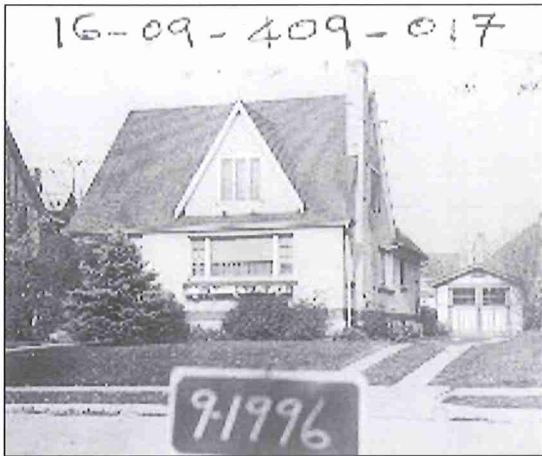
**1702 Yale Ave.**  
Built 1926 by P. Biesinger  
Regular brick  
English Cottage



**1703 Yale Ave.**  
Built 1928 by P. Biesinger  
Regular brick with half timbering  
English Tudor



YALECREST - UPPER YALE ADDITION LHD



**1713 Yale Ave.**  
Built 1926 by P. Biesinger  
Stucco/plaster and striated brick  
English Cottage  
Remodeled 2011 following fire-caused condemnation



**1714 Yale Ave.**  
Built 1926 by P. Biesinger  
Aluminum/vinyl siding with striated brick  
English Cottage, other unclear style

YALECREST - UPPER YALE ADDITION LHD



**1719 Yale Ave.**

Built c. 1926

Striated brick with half timbering

Neoclassical/Period Revival:Other



**1720 Yale Ave.**

Built 1926 by P. Biesinger

Striated brick with half timbering

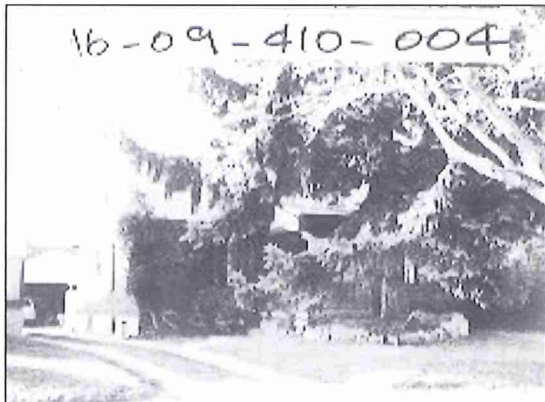
English Cottage



YALECREST - UPPER YALE ADDITION LHD

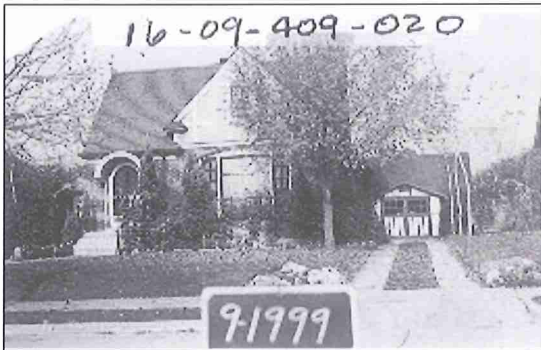


**1725 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick  
English Cottage

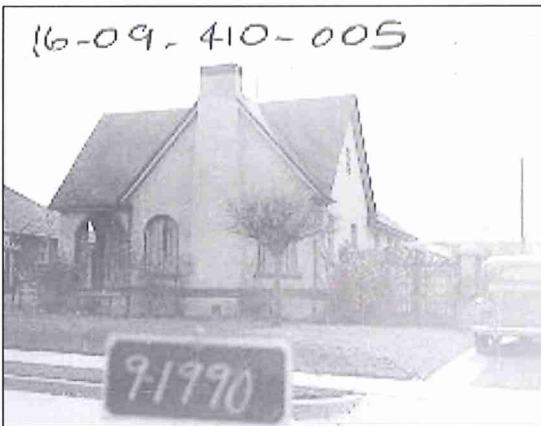


**1726 Yale Ave.**  
Built 1926 by P. Biesinger  
Striated brick with metal roof  
English Cottage

YALECREST - UPPER YALE ADDITION LHD



**1731 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick with half timbering  
English Tudor

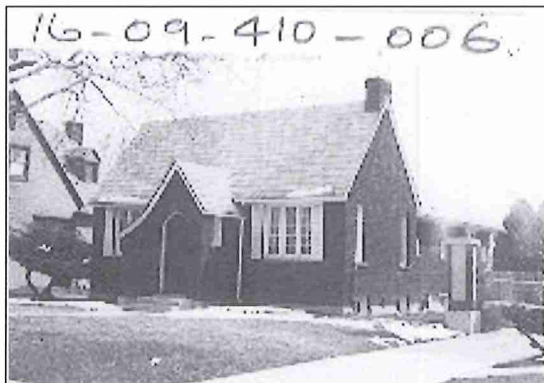


**1732 Yale Ave.**  
Built 1926 by P. Biesinger  
Stucco/plaster with striated brick  
English Cottage

YALECREST - UPPER YALE ADDITION LHD



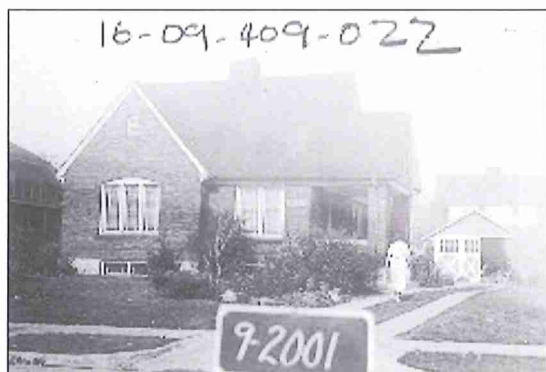
**1737 Yale Ave.**  
Built 1926 by Philip Biesinger  
Regular brick with half timbering  
English Tudor Bungalow



**1738 Yale Ave.**  
Built 2004  
Brick with half-timbering and other undefined materials  
Neo-Tudor/English



YALECREST - UPPER YALE ADDITION LHD



**1743 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick  
English Cottage



**1744 Yale Ave.**  
Built 1926 by P. Biesinger  
Stucco/plaster  
English Cottage



YALECREST - UPPER YALE ADDITION LHD

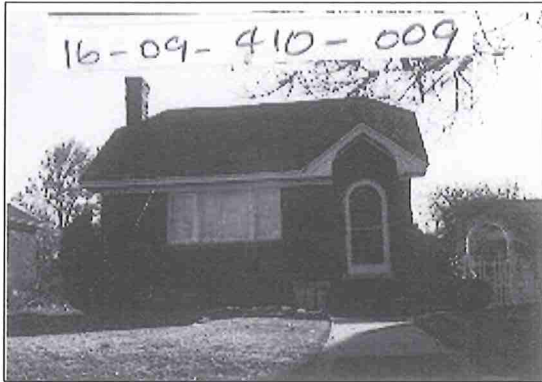


**1749 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick with half timbering  
English Tudor

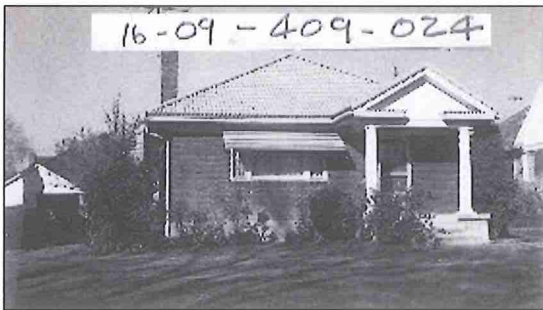


**1750 Yale Ave.**  
Built 1927 by Philip Biesinger  
Striated brick with half timbering  
English Tudor

YALECREST - UPPER YALE ADDITION LHD

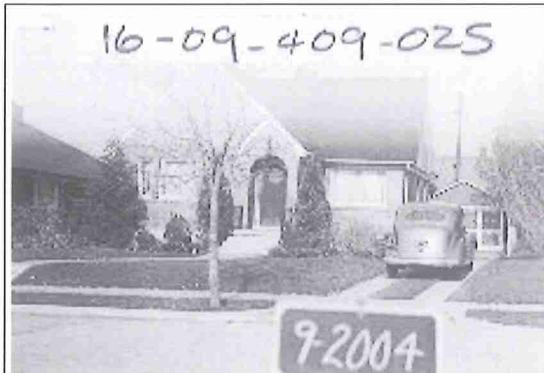


**1755 Yale Ave.**  
Built 1926 with later pop-top  
Stucco/plaster with striated brick  
Neo-Tudor/English

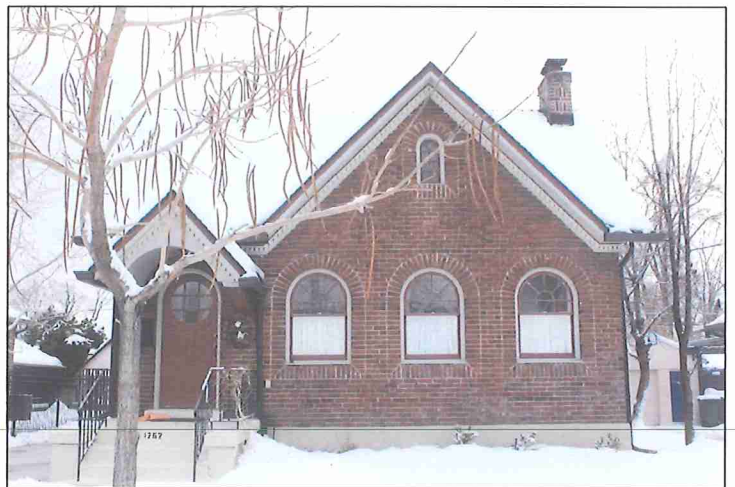


**1756 Yale Ave.**  
Built 1926 by H. Biesinger  
Striated brick  
Bungalow

YALECREST - UPPER YALE ADDITION LHD



**1761 Yale Ave.**  
Built 1926 by P. Biesinger  
Regular brick with half timbering  
English Cottage



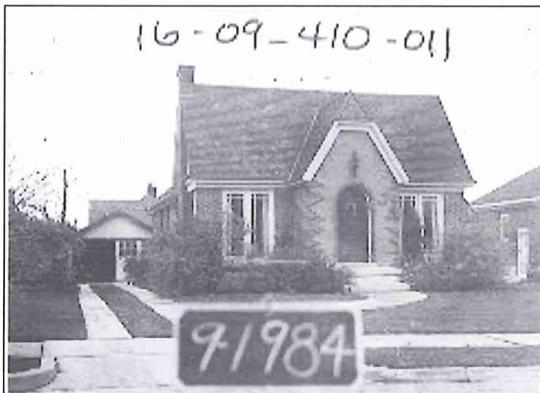
**1762 Yale Ave.**  
Built 1926 by H. Biesinger  
Regular brick with half timbering  
English Cottage



YALECREST - UPPER YALE ADDITION LHD



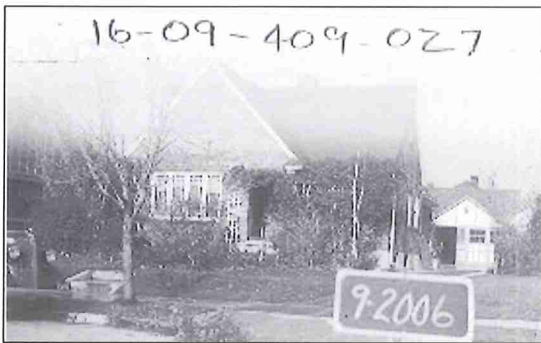
**1767 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick  
English Cottage



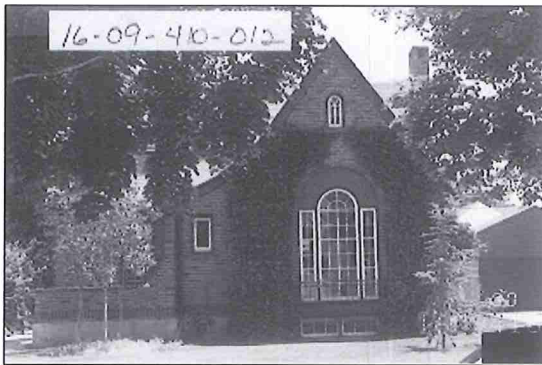
**1768 Yale Ave.**  
Built 1927 by H. Biesinger  
Striated brick with stucco/plaster  
English Cottage



YALECREST - UPPER YALE ADDITION LHD



**1773 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick  
English Cottage



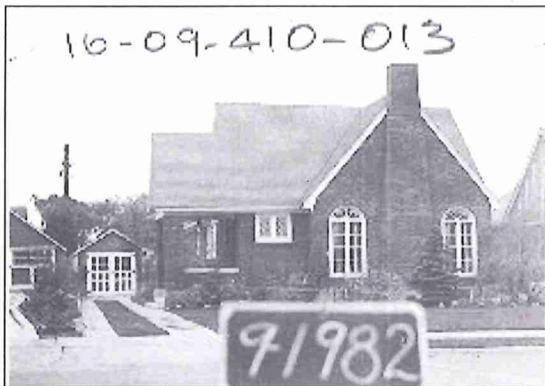
**1774 Yale Ave.**  
Built 1927 by H. Biesinger  
Striated brick  
English Cottage/English Tudor

YALECREST - UPPER YALE ADDITION LHD



**1779 Yale Ave.**

Built 1927 by P. Biesinger, attic addition in 1983  
Regular brick with half-timbering  
English Tudor



**1780 Yale Ave.**

Built 1927 by H. Biesinger  
Striated brick  
English Cottage

YALECREST - UPPER YALE ADDITION LHD

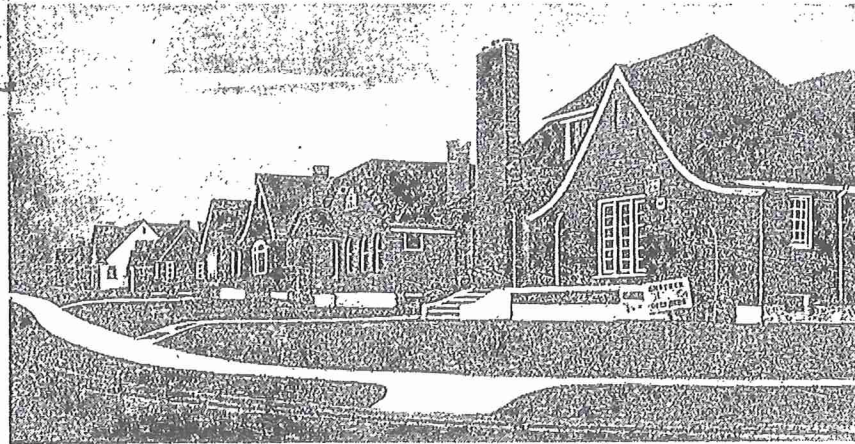


**1784 Yale Ave.**  
Built 1928  
Regular brick with half timbering  
English Cottage



**1785 Yale Ave.**  
Built 1927 by P. Blesinger  
Striated brick with Bartile roof  
English Cottage





**"The most attractive block of houses in the city"**

*(These are not our words, but an expression we hear every day from the public.)*

Drive out today to Upper Yale Avenue between 17th and 18th East and see the many beautiful homes we are building. Every house different and distinctive. All sizes and prices ranging from \$6750 to \$9500, which includes garage, walks, strips and ALL street improvements paid in full.

Our houses sell before they are finished—the price and quality does it.

**JOHN L. REYNOLDS AND PHILIP BIESINGER**

**OWNERS AND BUILDERS**

Office on the Subdivision—Hy. 5786

—or—

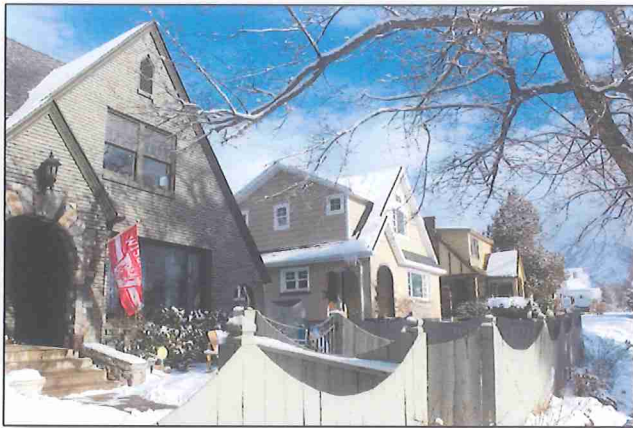
521 McIntyre Bldg.—Was. 8899.

*Salt Lake Telegram, May 22, 1927*





YALECREST - UPPER YALE ADDITION LHD



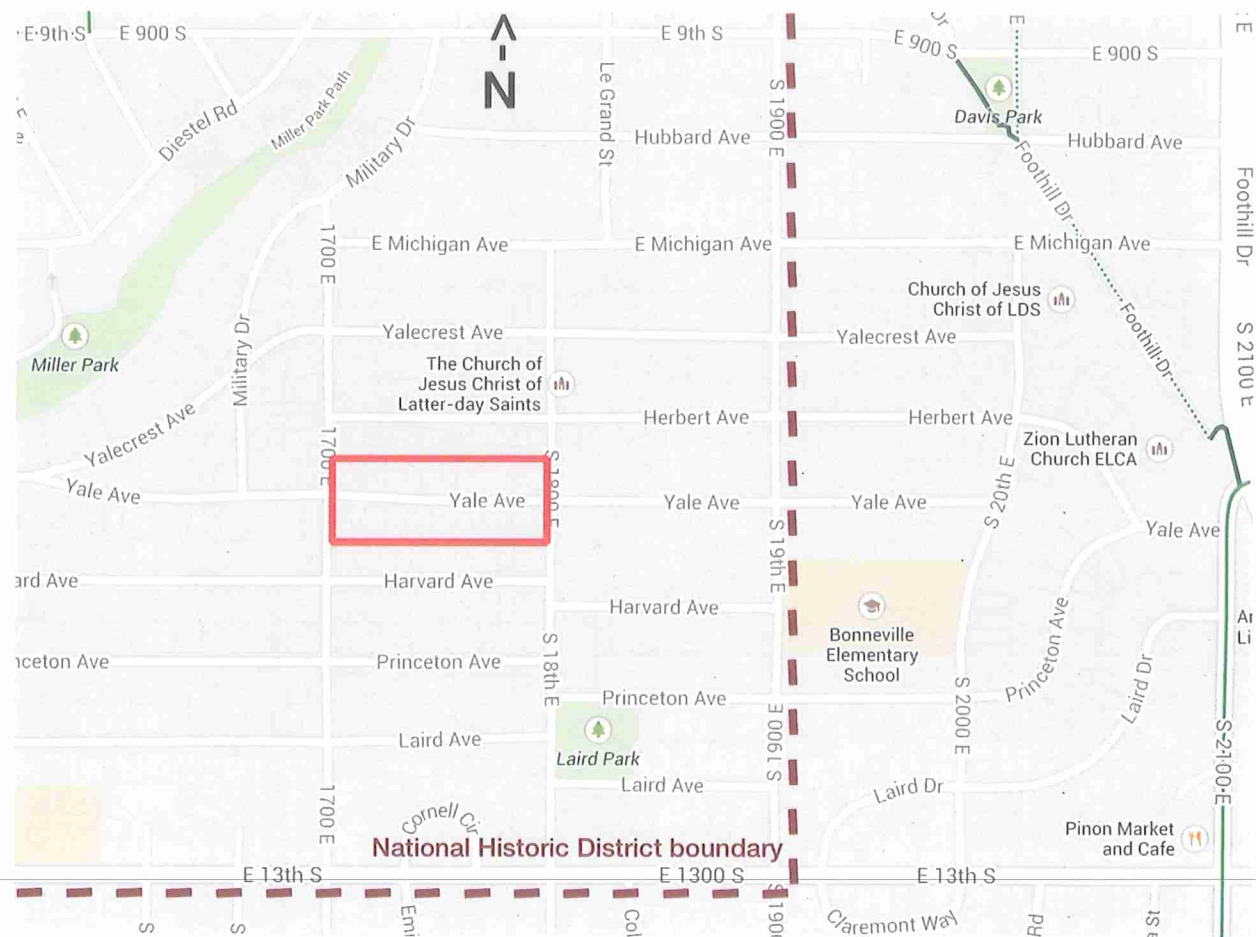
### 3. Research Material

This section of the application is for individual historic sites; however, a Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation. Much of the information in this document about the area's architecture, history, builders and building dates come from that survey. Additional information is on file at the Utah State Historic Preservation Office. The U.S. Census, Ancestry.com, digitalnewspapers.org, and Polk Directories were additional sources.

### 4. Landmark Sites

Not applicable

### 5. Boundary Adjustment



**ATTACHMENT B**  
**COMPARISON: 2005 RLS AND**  
**PROPOSED UPPER YALE CONTRIBUTING STATUS RATINGS**



**COMPARISON: 2005 YALECREST ARCHITECTURAL SURVEY AND  
PROPOSED UPPER YALE CONTRIBUTING STATUS RATINGS**

<b>Address</b>	<b>Yalecrest RLS Rating 2005</b>	<b>Upper Yale Proposed Rating 2014</b>	<b>Comments</b>
1702 E. Yale Avenue	A	A	-
1703 E. Yale Avenue	C	B	After analysis and discussions with SHPO staff, it has been determined that the home is a contributing structure.
1713 E. Yale Avenue	A	D	New home – out of period.
1714 E. Yale Avenue	C	C	-
1719 E. Yale Avenue	C	C	-
1720 E. Yale Avenue	A	B	Porch alteration.
1725 E. Yale Avenue	A	B	Porch alteration.
1726 E. Yale Avenue	A	A	-
1731 E. Yale Avenue	A	A	-
1732 E. Yale Avenue	A	C	Remodel out of character and changed several historic features.
1737 E. Yale Avenue	A	B	Window change.
1738 E. Yale Avenue	D	D	-
1743 E. Yale Avenue	B	B	-
1744 E. Yale Avenue	A	A	-
1749 E. Yale Avenue	A	A	-
1750 E. Yale Avenue	A	A	-
1755 E. Yale Avenue	C	C	-
1756 E. Yale Avenue	A	A	-
1761 E. Yale Avenue	A	A	-
1762 E. Yale Avenue	A	A	-
1767 E. Yale Avenue	A	B	Window change.
1768 E. Yale Avenue	A	A	-
1773 E. Yale Avenue	A	A	-
1774 E. Yale Avenue	A	A	-
1779 E. Yale Avenue	A	A	-
1780 E. Yale Avenue	A	C	Porch addition.
1784 E. Yale Avenue	B	B	-
1785 E. Yale Avenue	B	B	-

**ATTACHMENT C**  
**EXCERPT OF THE 2005 RLS FOR YALECREST**

*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
1702 E YALE AVENUE	A	1/0 1.5	1926	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	P. BIESINGER, BLDR.; 1963
1703 E YALE AVENUE	C	0/0 2	1928	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	P. BIESINGER, BLDR.
1713 E YALE AVENUE	A	0/0 1	1926	STUCCO/PLASTER STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	P. BIESINGER, BLDR.; VACANT
1714 E YALE AVENUE	C	1/0 1.5	1926 1986	ALUM./VINYL SIDING STRIATED BRICK	ENGLISH COTTAGE OTHER/UNCLEAR STYLE	PERIOD COTTAGE SINGLE DWELLING	05	P. BIESINGER, BLDR.
1719 E YALE AVENUE	C	0/1 1.5	c. 1926	STRIATED BRICK HALF-TIMBERING	NEOCLASSICAL PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	
1720 E YALE AVENUE	A	1/0 1	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	P. BIESINGER, BLDR.
1725 E YALE AVENUE	A	0/1 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	PHILIP BIESINGER

?=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
1726 E YALE AVENUE	A	1/0	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	P. BIESINGER, BLDR.; METAL ROOF
		1				SINGLE DWELLING		
1731 E YALE AVENUE	A	1/0	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	PHILIP BIESINGER
		1				SINGLE DWELLING		
1732 E YALE AVENUE	A	0/1	1926	STUCCO/PLASTER STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	P. BIESINGER, BLDR.
		1				SINGLE DWELLING		
1737 E YALE AVENUE	A	1/0	1926	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR BUNGALOW	BUNGALOW	05	PHILIP BIESINGER
		1				SINGLE DWELLING		
1738 E YALE AVENUE	D	1/0	2004	BRICK-OTHER/UNDEF. HALF-TIMBERING	NEO-TUDOR/ENGLISH	OTHER LATE 20TH C. TYPE	05	
		2				SINGLE DWELLING		
1743 E YALE AVENUE	B	0/1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	PHILIP BIESINGER
		1				SINGLE DWELLING		
1744 E YALE AVENUE	A	0/1	1926	STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE	05	P. BIESINGER, BLDR.
		1.5				SINGLE DWELLING		
1749 E YALE AVENUE	A	0/1	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	PHILIP BIESINGER
		1				SINGLE DWELLING		
1750 E YALE AVENUE	A	1/0	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	PHILIP BIESINGER
LACOSTE, GUY R. & AMY A.,		1.5				SINGLE DWELLING	85	
1755 E YALE AVENUE	C	1/0	1926	STUCCO/PLASTER STRIATED BRICK	NEO-TUDOR/ENGLISH	OTHER RESIDENTIAL	05	POP-TOP
CLAYTON		1.5				SINGLE DWELLING		
1756 E YALE AVENUE	A	1/0	1926	STRIATED BRICK	BUNGALOW	BUNGALOW	05	H. BIESINGER, BLDR.
		1				SINGLE DWELLING		
1761 E YALE AVENUE	A	1/0	1926	REGULAR BRICK HALF-TIMBERING	ENGLISH COTTAGE	PERIOD COTTAGE	05	P. BEISINGER, BLDR.
		1				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
1762 E YALE AVENUE	A	1/0	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE  SINGLE DWELLING	05	H. BIESINGER, BLDR.
1767 E YALE AVENUE	A	1/0	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	PHILIP BIESINGER
1768 E YALE AVENUE	A	1/0	1927	STRIATED BRICK  STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE  SINGLE DWELLING	05	H. BIESINGER, BLDR.; 1986 GARAGE
J.L. REYNOLDS		1						
1773 E YALE AVENUE	A	0/1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	PHILIP BIESINGER
1774 E YALE AVENUE	A	1/0	1927	STRIATED BRICK	ENGLISH COTTAGE ENGLISH TUDOR	PERIOD COTTAGE  SINGLE DWELLING	05	H. BIESINGER, BLDR.
1779 E YALE AVENUE	A	1/0	1927	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE  SINGLE DWELLING	05	P. BEISINGER, BLDR.; 1983
REYNOLDS, C.L.		1						
1780 E YALE AVENUE	A	0/1	1927	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	H. BIESINGER, BLDR.
1784 E YALE AVENUE	B	0/1	1928	REGULAR BRICK  HALF-TIMBERING	ENGLISH COTTAGE	PERIOD COTTAGE  SINGLE DWELLING	05	1962 ADDITION; 1952 B.P.; 1928 B.P. IS FOR 1786
GIBBONS, FRANCIS		1	2005					
1785 E YALE AVENUE	B	1/0	1927	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	P. BEISINGER, BLDR.; BARTILE

?=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 D**  
**PUBLIC COMMENTS**



**From:** [Kaufmann, Scott \(RTKC\)](#)  
**To:** [Pickering, Maryann](#)  
**Subject:** Yalecrest Historic District  
**Date:** Tuesday, August 12, 2014 6:48:08 PM

---

Maryann –

I recently received a notice that SLC Planning Division is considering adding the neighborhood that I live in to a historic district overlay. I live at 1703 E. Yale Ave (NE corner 17<sup>th</sup>/Yale) and am strongly opposed to such an inclusion. Having watched the fight a few years ago between those seeking to improve their respective homes and those seeking to control what others can do, I would rather take my chances in the free-market theory of value propositions and moral responsibility. I do not see it fit for a small group of individuals to control or influence the direction this area might head. We live in one of the nicest neighborhoods in the State and I am confident it will continue in that path of success without being governed by a separate body or overlay ordinance.

I am unable to attend the meeting on the 21<sup>st</sup>, so thought I'd send my comments this route to be sure that you have a balanced perspective on what some homeowners desire. My position is that I will decide, with City input or governance, what is best for my home. Unless those in favor of this added layer would like to share in my monthly mortgage payment, I do not need my neighbors to participate in decisions about my home.

Thanks for your consideration of the thoughts above.

Regards,  
Scott

**Scott R. Kaufmann**  
**Vice President Commercial Development**  
**Rio Tinto | Kennecott Utah Copper**  
4700 Daybreak Parkway, 3rd Floor  
South Jordan, UT 84095  
Office: 801.204.2765  
Cell: 801.554.7255  
[scott.kaufmann@riotinto.com](mailto:scott.kaufmann@riotinto.com)

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**ATTACHMENT E**  
**YALECREST NATIONAL REGISTER NOMINATION (2007)**

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:) \_\_\_\_\_



## 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.slccgov.com/citizen/comm\\_councils/](http://www.slccgov.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].

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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.



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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.

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## 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.

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### 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.

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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.



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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.

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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>d</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.

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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.

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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.



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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*.

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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.

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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.

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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

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

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### 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.

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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

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**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

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**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

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**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.

## 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/)



## 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.

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

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.

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)

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.



## 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.

## 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.

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## 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.

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.

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. Aergarter, 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.

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.



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.

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.

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*.

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.

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.



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.

## 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.

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**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.

**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.

**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.

**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:**

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**Photo No. 50:**

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**Photo No. 51:**

6. 1009 East Military Drive. Camera facing east.



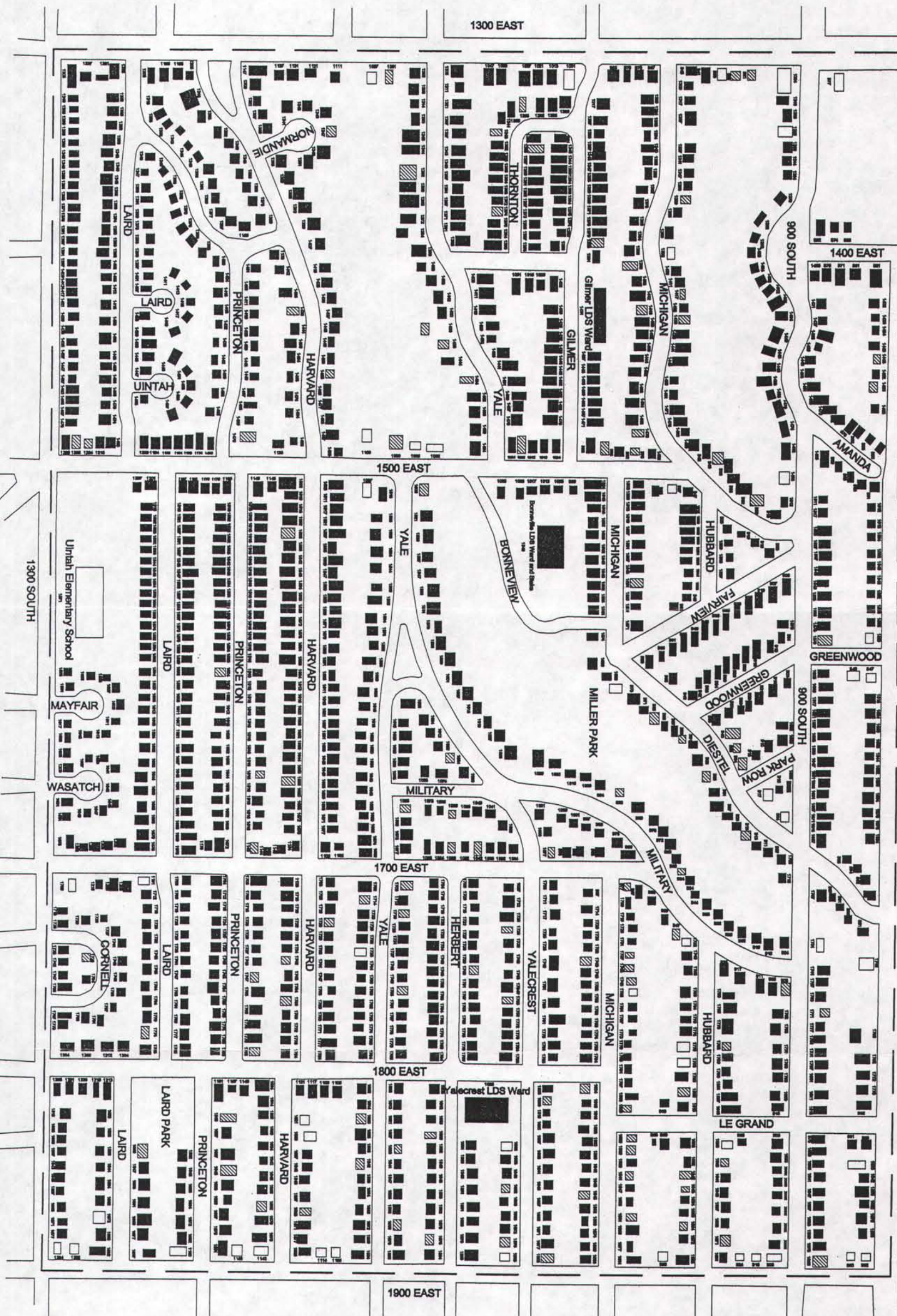
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SUNNYSIDE

Beatrice Lurkin, 2007

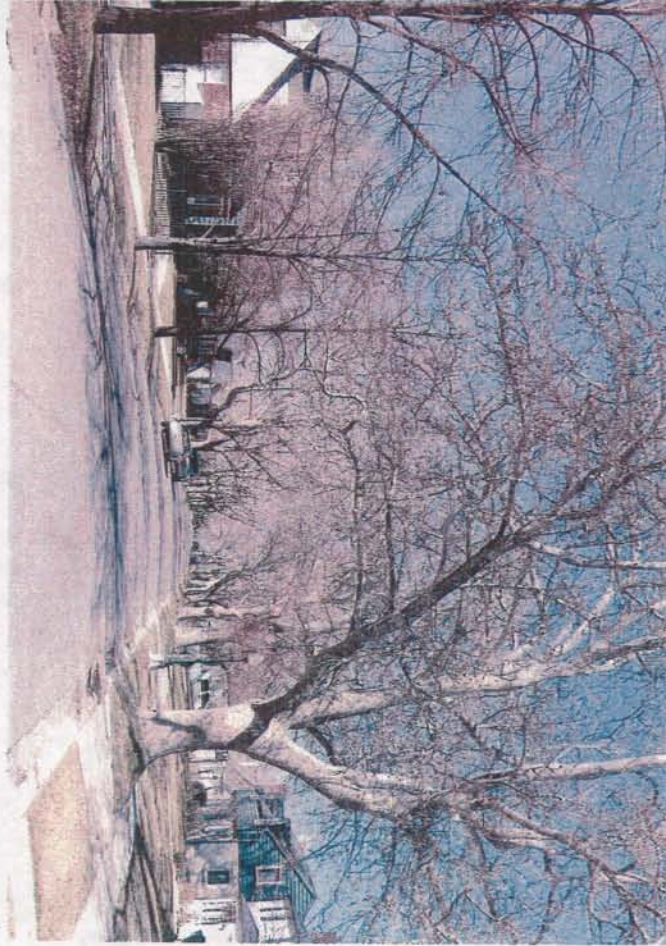
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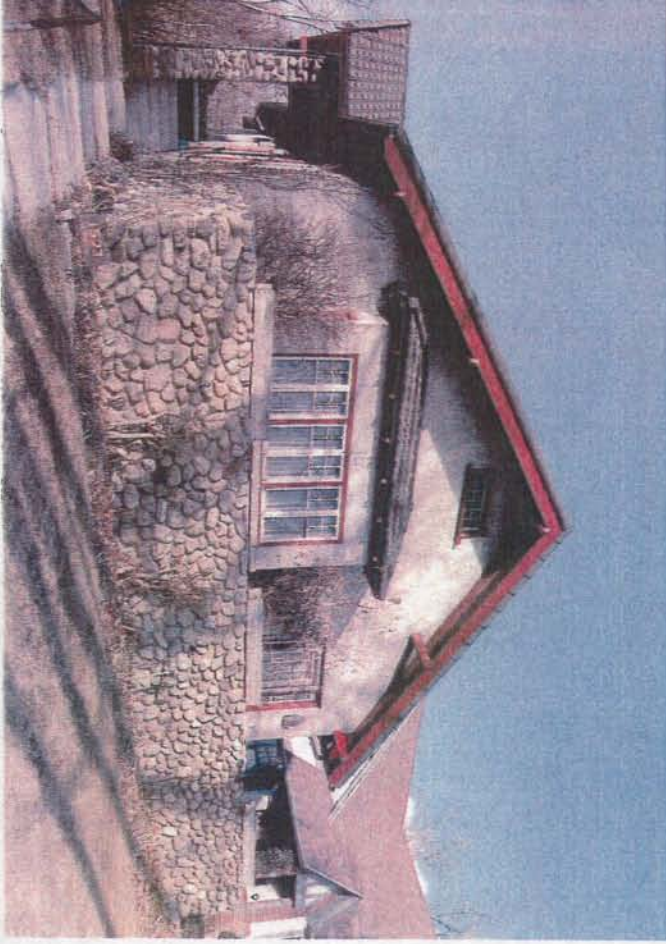




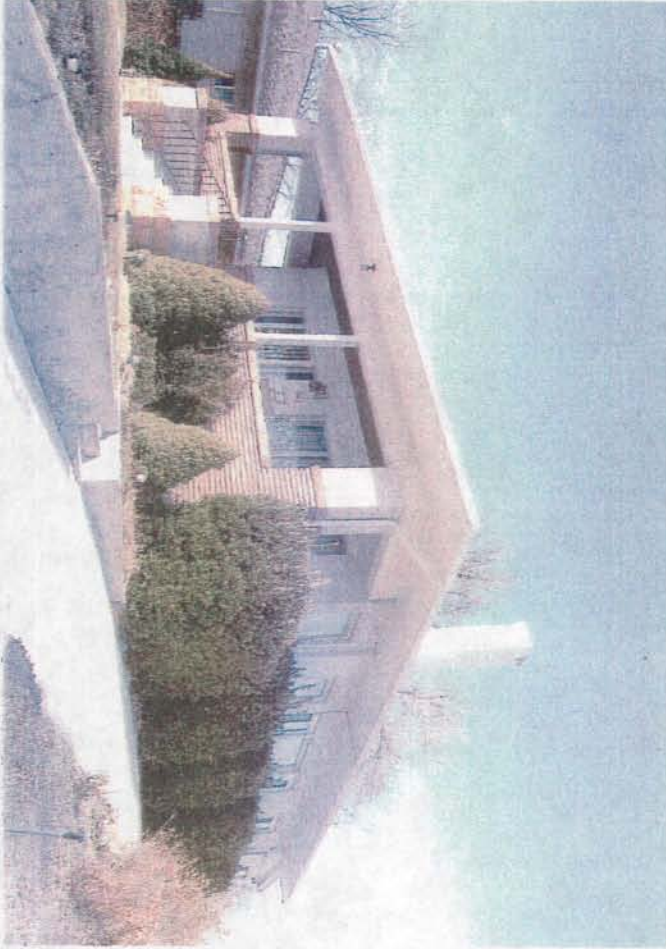
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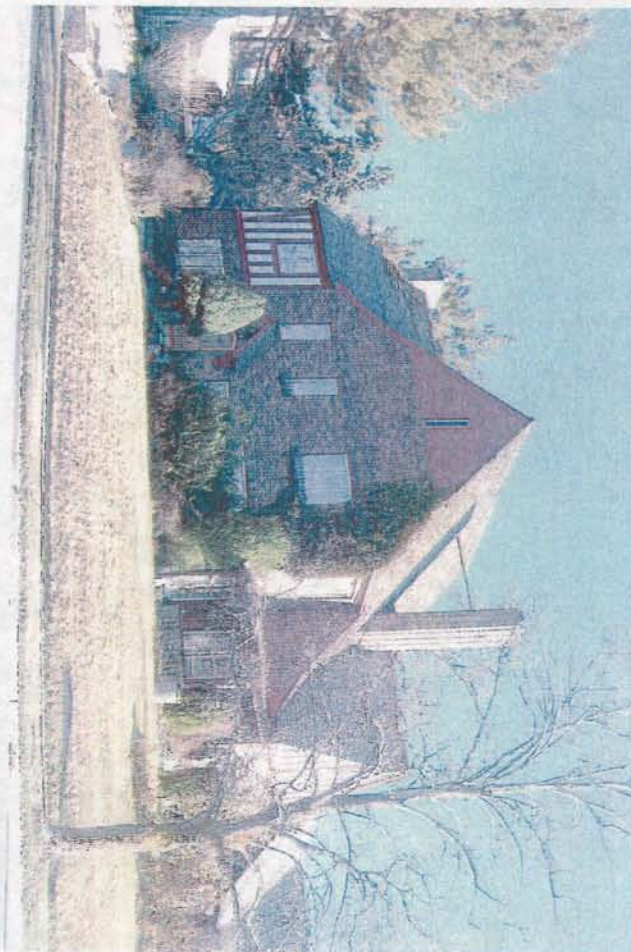


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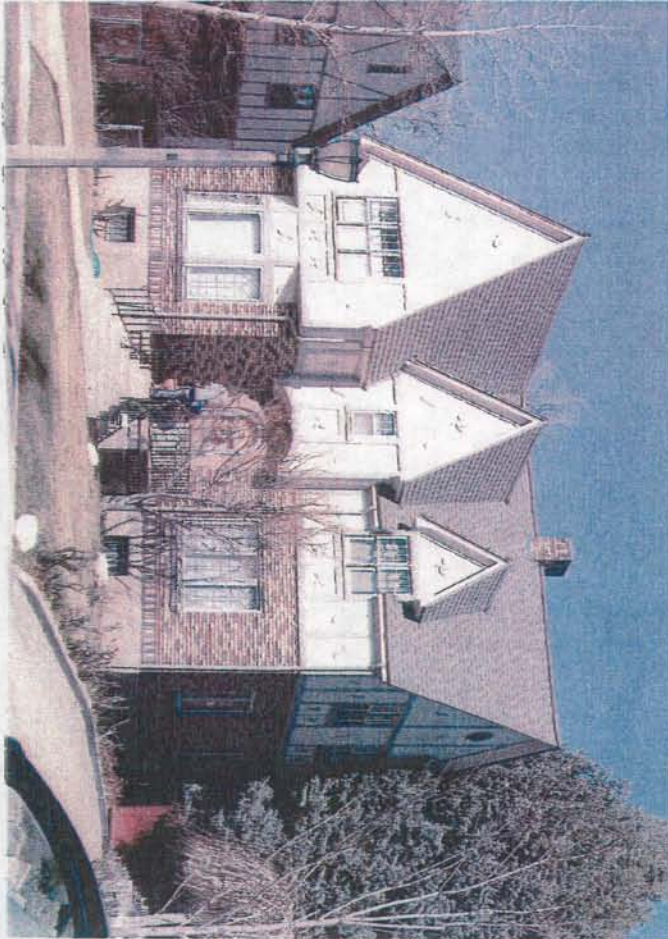




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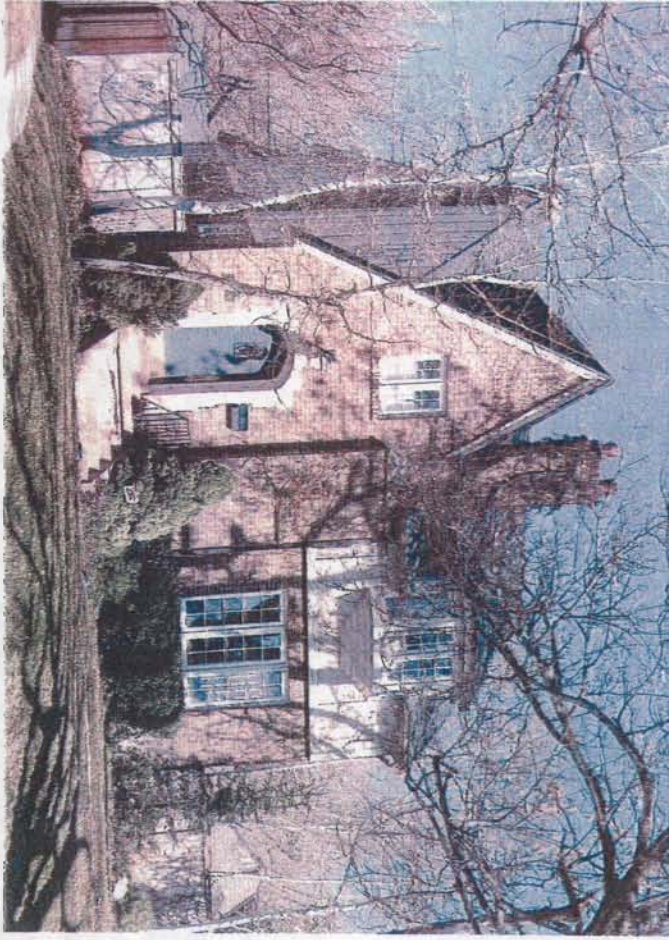


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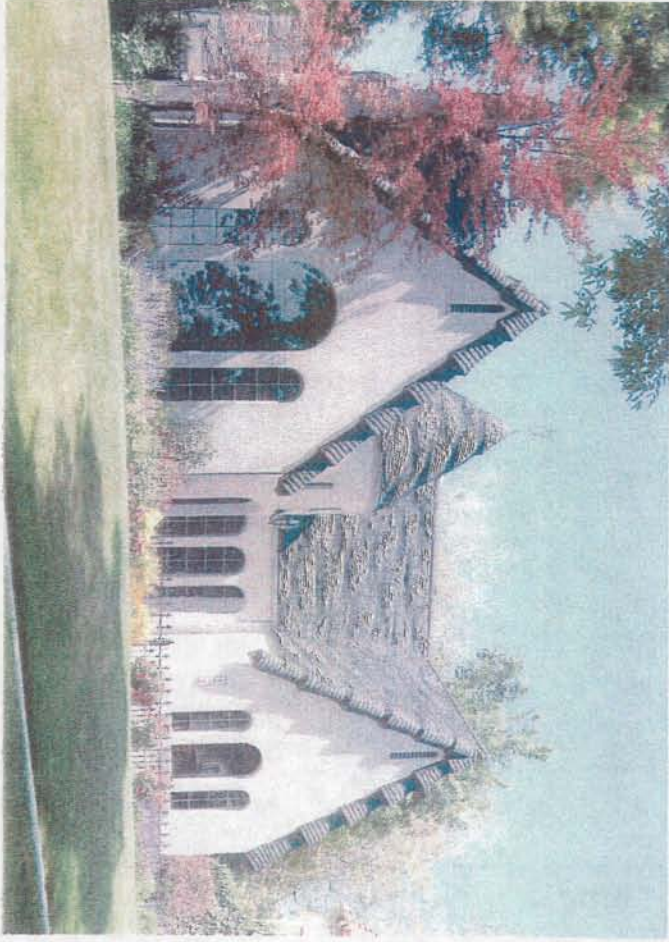
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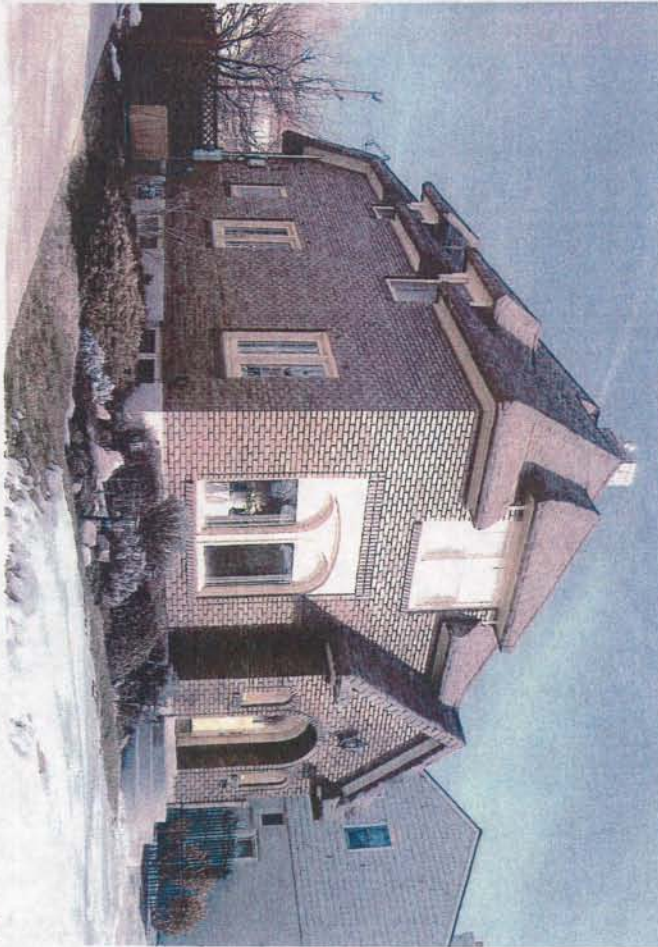


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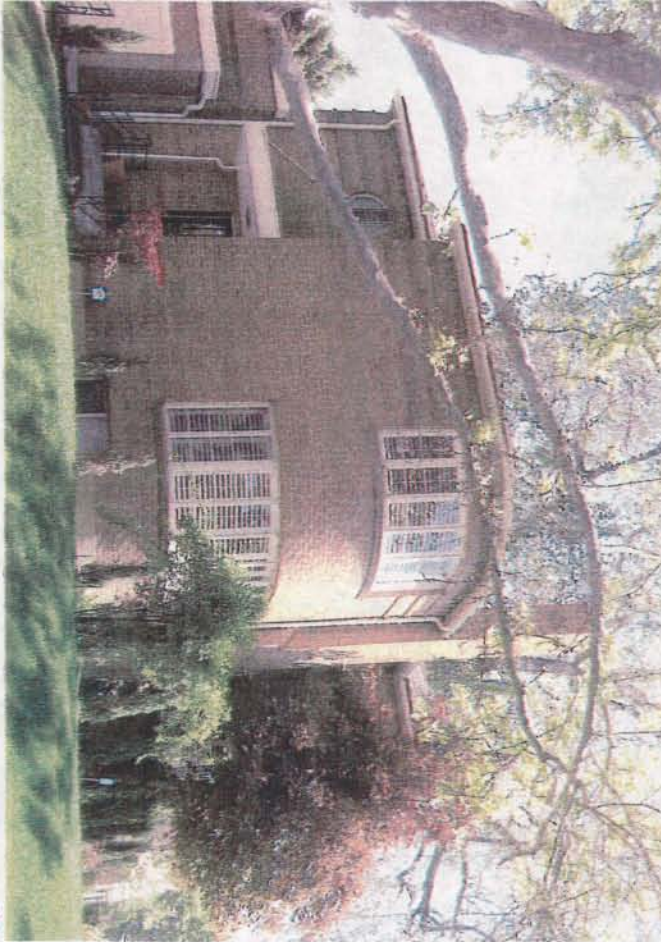


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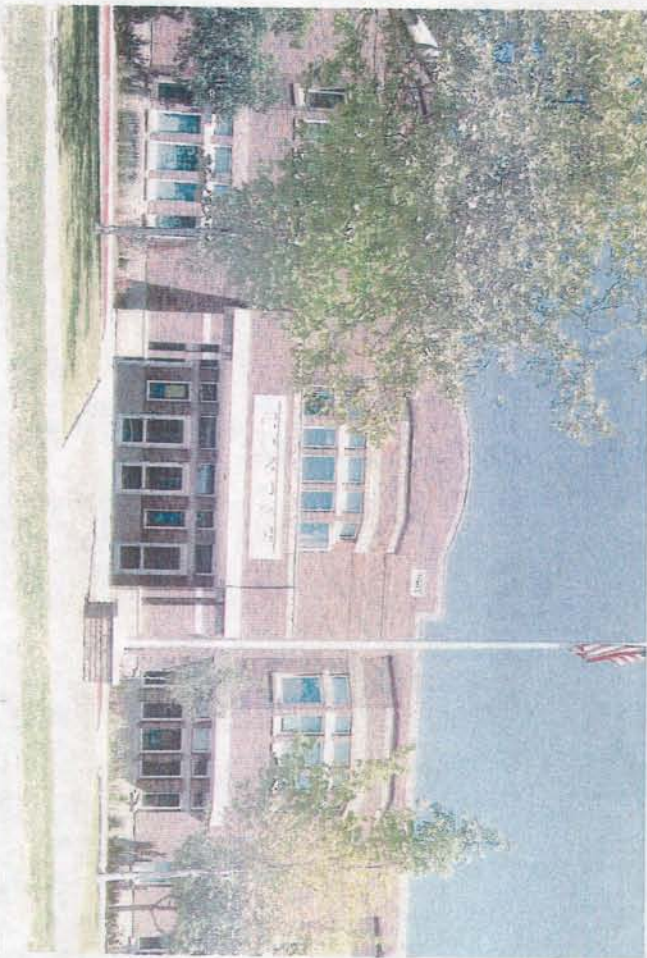


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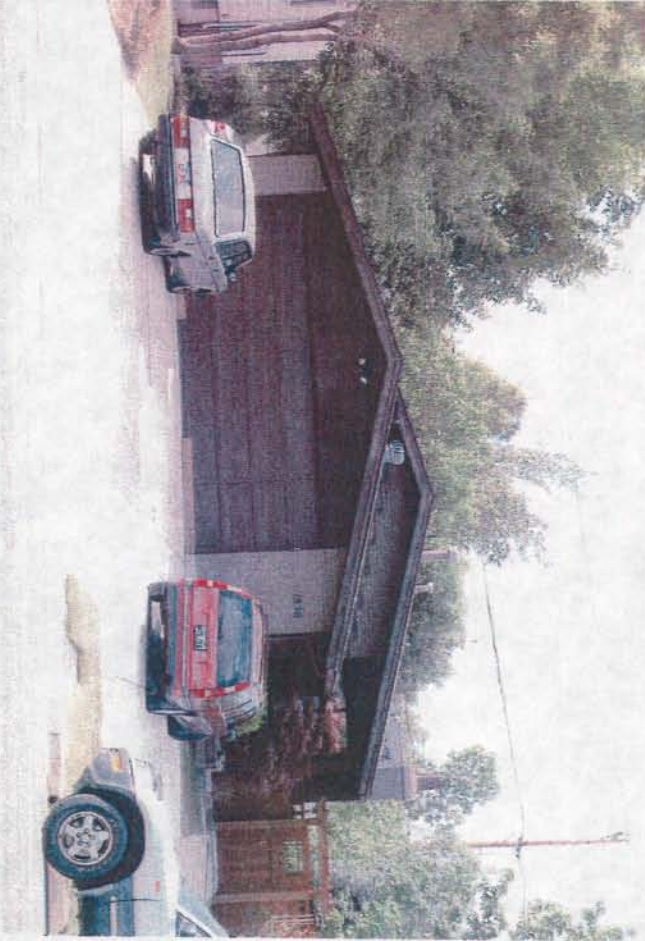


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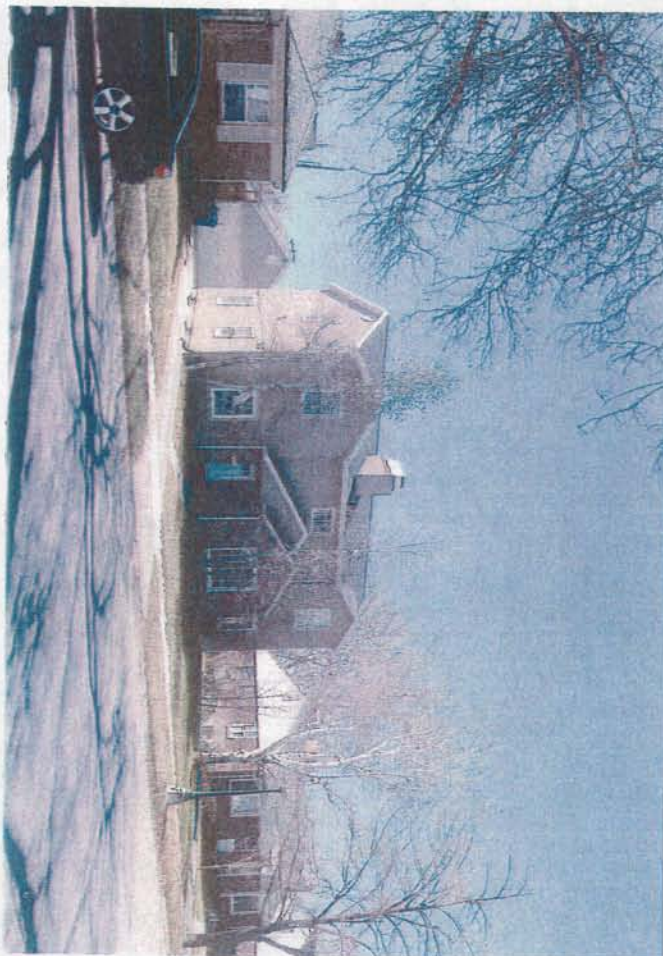




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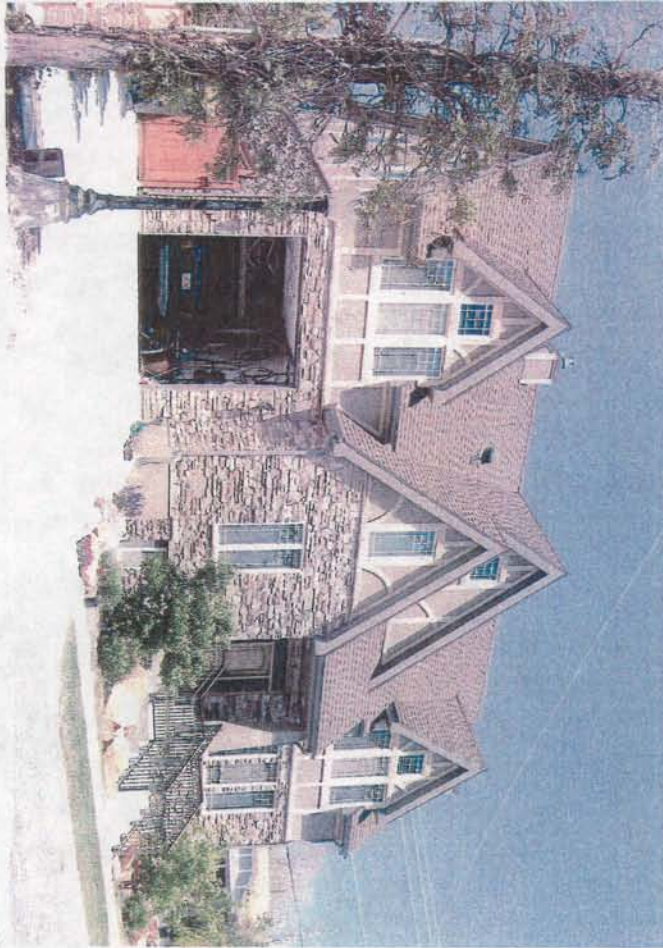


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