

**HISTORIC LANDMARK COMMISSION  
STAFF REPORT**



Planning Division  
Department of Community and  
Economic Development

**Harvard Park Local Historic District Designation  
PLNHLC2013-00816  
Harvard Avenue from 1700 East to 1800 East  
Meeting Date: June 5, 2014**

**Applicant:** Kelly Marinan

**Staff:** Joel Paterson, AICP  
(801) 535-6141  
joel.paterson@slc.gov.com

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

**District Size:** Approx. 3.77 acres

**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  
Kelly White, Chairperson

**Applicable Land Use  
Regulations:**

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

**Notification:**

- Notice mailed 5/22/2014
- Sign posted: Not Required
- Posted to the Planning  
Division & Utah Public  
Meeting Notice websites  
5/22/2014

**Attachments:**

- A. Application Materials
- B. Contributing Status  
Comparison

***Request***

This is a request by Kelly Marinan, property owner, requesting to designate a new local historic district for Harvard Park; a subdivision located on Harvard Avenue 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.

***Potential Motions***

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

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

	<p>d. Contains nonhistoric resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C10 of this section.</p>
--	---

**VICINITY MAP**



**Background**

**Project Description**

The proposed Yalecrest – Harvard Park local historic district is located within the Yalecrest neighborhood on Harvard 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 Harvard Park houses are of the type called Period Revival and were constructed in a relatively short time frame between 1928 and 1930. The last home in the subdivision was constructed in 1938.

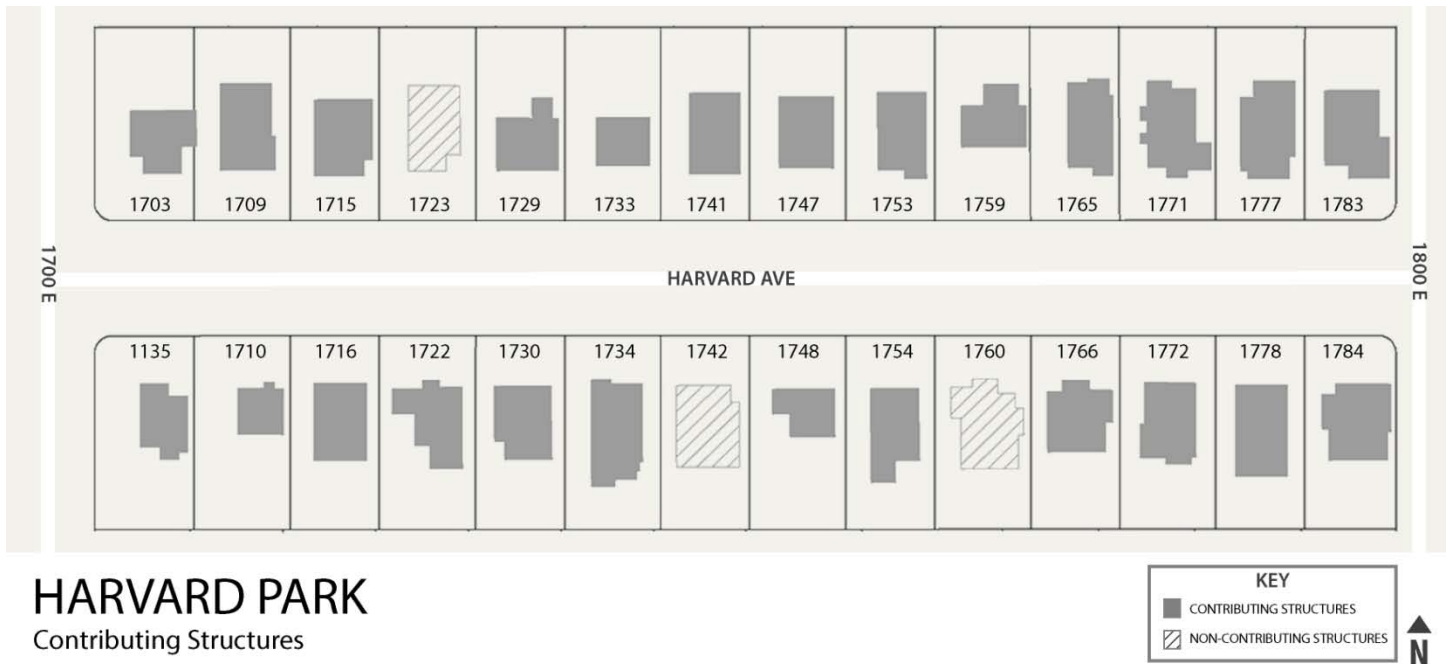
The most popular styles within this type are English Cottages and English Tudors. Colonial Revival and French All Harvard Park homes were built with uniform setbacks. The parking strips are a little deeper than parking strips in many other areas of the East Bench. Norway maples were planted in the parking strips. Norman style homes can also be seen in Harvard Park.

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 Harvard Park. The English Cottages will have an all brick exterior. You can also find touches of French Norman architecture in turrets and wall dormers. Some of the homes use a combination of different styles, making labeling a bit subjective.

Interesting architectural features in Harvard Park include round arched doors and windows, door surrounds, leaded glass, an oriel window, and the brick and iron work found on many of the homes. One house was built with very smooth brick, but the rest use 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 bricks are used to create a textured pattern on the main facade too. Some homes in Harvard Park were originally built with simulated thatched roofs of wood or asphalt shingles. You can still see rolled asphalt shingles (1760 and 1784). And one home retains its wood shingles (1759). The latter home was built with an unusual stucco finish for its time. It is unique as the only stucco home on the block. Replacement windows have resulted in the loss of original fenestrations in some of the homes.

In the beginning, 25% of Harvard Park homes were built as 2-story homes (7 out of 28). This would be the south facing homes at: 1703, 1729, 1733 and 1747 Harvard Ave; and the north facing homes at: 1135 S 1700 East, 1710 and 1728 Harvard Ave. Over the years, changes have been made to the homes and the streetscape. Street lamps consisting of green metal poles on concrete bases were added as decorative lighting in the mid-1990's. Some homes have added a second story so that today there are 12 two-story homes in Harvard Park. A few homeowners have dug out their basements or expanded slightly off the back of their homes to create more comfortable living spaces.

The homes in Harvard Park are relatively intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 24 homes are rated as contributing (20 rated A, 4 rated B) and only 4 homes are rated as non-contributing (see RLS graphic below). Please note that the RLS rated 1733 E Harvard as a "C" Non-Contributing but the map indicates that the property is a contributing building. The map was updated because it has been determined that the second story of this home is original and not a later addition as assumed by the RLS Survey. Because the original Yalecrest RLS was completed approximately nine years ago, staff has reviewed the ratings and will propose some modifications for the Historic Landmark Commission to consider. This information will be further discussed in the Analysis section (see pages 7 and 12).



Although the City’s streetcar system, with a line running along 1500 East, was still operating when Harvard Park was developed, Salt Lake City’s transition to an automobile oriented city was underway. All of the homes in Harvard Park 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 many of the original garages have been demolished to make way for larger accessory structures, a few of the original garages remain.

### Public Comments (see Attachment B)

- **Correspondence:** Staff has received some correspondence regarding the proposed designation of the Harvard Park subdivision. The majority of the correspondence has asked for clarification of the designation process. At the time that this staff report was written, only one resident has submitted written comments that express concern with the proposed designation
  - Annette Gillis, 1771 E Harvard Avenue submitted an e-mail on May 26, 2014 requesting that her home not be included in the proposed historic district.
- **Public Outreach Meeting:** On April 24, 2014, the Planning Division met with owners of property located within the proposed Harvard Park 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, the Historic Landmark Commission’s standards, design guidelines and processes. Approximately seven property owners and four other interested individuals attended this meeting. Several property owners expressed their support of the proposed designation and at least two property owners expressed that they would prefer that the area not be designated as a local historic district.
- **Yalecrest Neighborhood Council Meeting:** On May 7, 2014, the Planning Division attended the Yalecrest Neighborhood Council meeting to discuss the proposed designation petition.

## ***Zoning Ordinance Review***

The Harvard Park 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 five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The purpose of the Yalecrest Compatible Infill (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 or historic structures.

## **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 Harvard Park subdivision.

Specifically relating to architecture, the dominant architectural form found in Harvard Park is the Period Revival style. All of the homes are Period Revival-style cottages with one exception which is a Colonial Revival – Cape Cod cottage.

The development of the Harvard Park 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, Harvard Park was designed, in part to attract residents with automobiles. All of the homes were built with detached garages.

**Finding:** The Harvard Park subdivision 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)

**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 Harvard Park are relatively intact and maintain a high level of integrity. According to the 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 Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 24 homes are rated as contributing (20 rated “A”, 4 rated “B”) and only 4 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, 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:

- 1135 S 1700 East. This home is located on the southwest corner of the proposed district. It is a part of the Harvard Park subdivision but is the only home which is not addressed off of Harvard. The 2005 RLS rates this home as an “A”. However, because of the changes made to the windows on this house, Staff is recommending the contributing status be changed to “B”.



1135 S. 1700 East (or 1704)

- 1729 East Harvard. The exterior of this house has been re-clad with aluminum or vinyl siding. The RLS rates this home as a “B”. In discussion with the SHPO, if the original siding material was brick or stucco, SHPO would recommend that the rating be reduced to “C” non-contributing. However, if the original siding was wood, SHPO would recommend maintaining the rating as “B”. At this time, staff has not determined which material was originally applied to the building. For this reason, Staff recommends that the original rating of “B” be retained.



1729



- 1733 East Harvard. The 2005 RLS rated this two story home as “C” – non-contributing on the assumption that the 2<sup>nd</sup> story was an addition. After further analysis, it has been determined that the home was originally built as a two story home. Staff recommends that this home be rated “B” as a contributing building.



1733

- 1748 E Harvard. The 2005 RSL rated this building as a “B”. After comparing the tax photo with the current condition of the home, Staff is recommending that the rating to be reduced to a “C” non-contributing because of the addition of flag stone on the front façade, changes to the cladding on the front façade of the second story and changes to the windows.



1748



- 1765 E Harvard. The 2005 RLS rated this home as an “A”. Because of the changes to the windows, Staff recommends that the home be rated as a “B”.



1765



- 1771 E Harvard. The 2005 RLS rated this home as an “A”. Because of changes to the windows and the addition of aluminum shingles to the roof, Staff recommends that the rating be changed to a “B”.



1771



- 1772 E Harvard. The 2005 RLS rated this home as an “A”. Because of the addition to the back half of the building, Staff recommends that this building be rated as a “B”.



1772



- 1777 E Harvard. The 2005 RLS rated this home as a “B”. Because of a large dormer addition on the east side of the home, Staff recommends that the rating of this home be changed to a “C” non-contributing.



1777



- 1783 E Harvard. The 2005 RLS rated this home as an “A”. Because of changes to the windows and the addition of aluminum shingles on the roof, Staff recommends a rating of “B”.



1783



**Summary of Proposed Changes:**

Original rating of “A” changing to “B” – 5 homes

Original rating of “B” changing to “C” – 2 homes

Original rating of “C” changing to “B” – 1 home

**Comparison from RLS and Proposed Ratings:**

<b>Rating</b>	<b>2005 RLS Contributing Status</b>	<b>Proposed Contributing Status</b>
Rated "A" –	20	15
Rated "B"	4	8
Rated "C"	4	5

**Finding:** The physical integrity of the homes in the proposed Harvard Park local historic district has been significantly maintained. With the proposed changes to the contributing status of homes within the Harvard Park subdivision, 23 of 28 homes (approximately 82%) would be rated as being contributing building. Of these, 15 homes are rated as "A" which is considered to be architecturally significant. Only five homes would be rated as non-contributing (approximately 18%). The proposed Harvard Park 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 Harvard Park subdivision is located within the Yalecrest National Register District that was designated in 2007.

**Finding:** The proposed Harvard Park 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, 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, 22 of the 27 Period Revival homes in Harvard Park are rated as being contributing buildings and 15 are considered to be architecturally significant.

**Finding:** The proposed Harvard Park 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):** Harvard Park 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 includes the following in regards to Yalecrest:

- “The older Harvard-Yale area contains many buildings of architectural and historic significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character. The city is in the process of conducting a survey of the community to document sites of architectural and historic significance and to evaluate the potential for establishing a historic district.”

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

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

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

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

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

- Restore and adaptively reuse historic resources.
- Develop programs to enhance and preserve the City’s cultural history and character as expressed in the built environment.
- Offer strong economic incentives to stop housing unit deterioration.
- Facilitate the development of complementary neighborhood retail in the Downtown commercial and neighborhood areas.

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

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

**Finding:** The designation of the proposed Harvard Park local historic district is generally consistent with purposes, goals, objectives, and policies of the City adopted planning documents. The proposed designation of Harvard Park as a local historic district is consistent with the Community Preservation Plan policy directives regarding designation of new local historic districts.

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

**Analysis:** The designation of the Harvard Park subdivision as a local historic district would generally be in the public interest. Evidence of the public interest in historic preservation has been documented with 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 Harvard Park 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, demolitions and new construction of homes that are not compatible or consistent with the historic development pattern and that the Yalecrest Compatible Infill (YCI) Overlay doesn't 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 40% of the property owners in Harvard Park that supported the initiation of this historic district designation application and the adopted City policies noted above, designation of the Harvard Park subdivision as a local historic district appears to be in the best interest of the City.

**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 Harvard Park subdivision were constructed during the years of 1928 through 1937.

- 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 Harvard Park 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.

- 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:** Over 50% of the 28 homes are considered to be architecturally significant and 82% are considered to be contributing buildings.

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

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

**Analysis:** Based on the Staff's recommended contributing status ratings discussed above, 22 of the 28 homes (approximately 82%) in Harvard Park are rated as being contributing buildings and 15 of those (approximately 54%) are considered to be architecturally significant.

**Finding:** The proposed Harvard Park local historic district contains a significant density of documented buildings that are rated as contributing buildings.

- 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 Harvard Park subdivision which was recorded in 1928.

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

**Finding:** The proposed Harvard Park local historic district consists of properties found on the north and south sides of Harvard Avenue bounded by 1700 East and 1800 East streets.

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

**Finding:** The proposed Harvard Park local historic district does not include any vacant properties and all twenty eight of the original homes built in the subdivision still function as single family residences.



**ATTACHMENT A  
APPLICATION MATERIALS**

# Submittal Reqs for Local Historic District Designation: **Yalecrest - Harvard Park**

## **1. Project Description**

The proposed *Yalecrest - Harvard Park* Local Historic District encompasses one complete subdivision, Harvard Park. It is inside the Yalecrest National Register Historic District. The entire Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. As of this writing, Salt Lake City has not established any Local Historic Districts within this area.

The Harvard Park subdivision is exactly one block long. It is located within Block 28 of the Five-Acre Plat C of the Big Field Survey. It includes all homes on the 1700 block of Harvard Avenue. The home on the southeast corner of 1700 East and Harvard Avenue is officially recorded as 1135 South 1700 East, but is also known as 1704 Harvard Avenue. It is to be included in this proposed local historic district.

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

*Yalecrest - Harvard Park* clearly meets requirement **1c** "Distinctive Characteristics of a type, period or method of construction" by its extremely high concentration of Period Revival style homes making it remarkably visually cohesive. Even its lone Period Cottage is of high value because it shows a building pattern that was developing in time. The builders were well-known people in Salt Lake City and particularly within Yalecrest. Another point in Harvard Park's favor is its extremely high percentage of Contributing A and B structures (89%). Yalecrest/Harvard Park is an architecturally unique neighborhood in Salt Lake City.

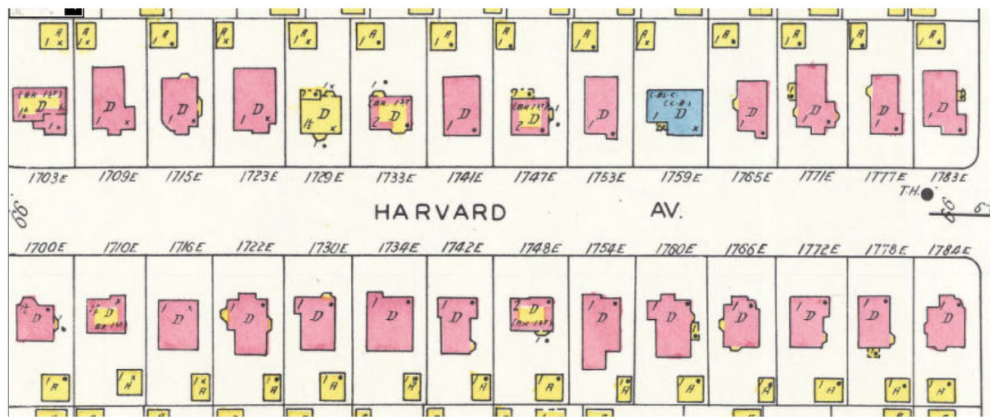
This residential neighborhood containing 28 single family homes is located on the East Bench. All of its homes are Period Revival-style cottages with the exception of one Period Cottage considered to be a Cape Cod sub-type of the Colonial Revival style. This was the last home built, almost in the middle of the block in 1937. The vast majority of its homes (86%) are believed to have been built between 1928-1930. Yalecrest has the highest concentration of Period Revival-style homes within the state of Utah. In Harvard Park, 27 out of 28 are Period Revivals.

All Harvard Park homes were built with similar setbacks. From the beginning it had curbs, gutters, a concrete paved road and sidewalks. The parking strips are a little deeper than parking strips in many other areas of the East Bench. Large trees, Norway maples, were planted in the parking strips and some original home owners also planted trees in their front lawns (1759, 1766). Not all of the trees have made it to the present day, but some still thrive.

## YALECREST - HARVARD PARK

All garages are detached and set to the rear of the lots. Drive strips are an historic site feature that lead from the street to the garage entrances. This feature is almost completely gone. Only 2 homes retain their original drive strip (1760 and 1778).

The original garages varied in size. Some were incredibly small compared to garages today. The 1950 Sanborn map shows 11 of the tiny garages existing in Harvard Park. Today only 2 of those very small garages remain. Too small by today's standards, they are used as storage sheds (1742 and 1754). Some of the torn down garages were replaced with much larger garages that include 2nd floors, though some of the original "not very small" garages are still standing. At least one old garage (1772) has been reinforced, rebuilt from the inside out, rather than torn down. Another had a small addition added to its front (1765) in order to accommodate a bigger car, possibly in the 1960's.



Early Harvard Park residents only had to walk a couple blocks for mass transit via the street car that ran along 1500 East. But, a transportation revolution was underway with the private automobile. The street car service on 1500 East was discontinued in the 1930's.

### **BUILDERS and BUILDING YEARS**

The *Yalecrest - Harvard Park* Local Historic District, was platted in 1928 by the Sisters of the Holy Cross. The Catholic nuns also owned neighboring Princeton Park, the subdivision on its southern border. Harvard Park was built up very quickly as speculative homes. Only a few builders built on the block. Building started on the west end and progressed eastward towards the Wasatch Mountains.

In 1928 Gaskell Romney, a resident of Yalecrest, took out the first building permits for the homes built in Harvard Park. He had permits for 1703, 1709, 1710 and 1716. He sold one lot (1723) to Albert Toronto. Romney also built two LDS Ward Chapels in

## YALECREST - HARVARD PARK

Yalecrest. (Gaskell Romney was the grandfather of Mitt Romney who unsuccessfully ran for President of the United States in 2012.)

Just over half of all Harvard Park homes were built by the end of 1929. Albert Toronto was the owner and operator of Toronto & Company, a Salt Lake real estate, insurance and home building firm. Toronto built quite a few homes in Yalecrest, many on the 1700 block of Princeton. He was a Salt Lake City native, educated in local schools and an active builder in the 1920s and 1930s. In 1929 he built the home at 1723 Harvard Ave.

1929 also saw Graham Doxey of Doxey Real Estate and Howard Layton of Layton Construction working together to build the majority of homes in Harvard Park. During this time they formed a company called Doxey-Layton. In Harvard Park they teamed up to build 11 homes in 1929 ("1704", 1730, 1733, 1734, 1741, 1742, 1747, 1753, 1754, 1759, 1765), 8 homes in 1930 (1715, 1748, 1760, 1766, 1771, 1772, 1777, 1783), finished 1 home in 1931 (1778) and finally 2 homes in 1932 (1722 and 1784). They lived in Yalecrest, built many homes throughout Yalecrest, and served together as the first officers in the newly created Bonneville LDS Ward's Aaronic Priesthood Committee.

Finally, in 1937 Ernest Durtschi built the last home in Harvard Park (1729 Harvard Ave). This home is unique because it was built much later than the others and its style reflects that. Durtschi built few homes in Yalecrest, but as a Contractor he built homes in other parts of Salt Lake City.

# AUTUMN HOME SHOW

## 4 MODEL HOMES FOR YOUR INSPECTION

COMPLETELY FURNISHED



COME OUT TODAY

OPEN DAILY 2 TO 10 P. M. ALL WEEK

COME OUT TODAY

OPEN DAILY 2 TO 10 P. M. ALL WEEK

THIS IS ONE OF THE 4 MODEL HOMES

1730 HARVARD	1733 HARVARD
1737 HARVARD	1741 HARVARD

HARVARD AVENUE, BETWEEN 17TH AND 18TH EAST

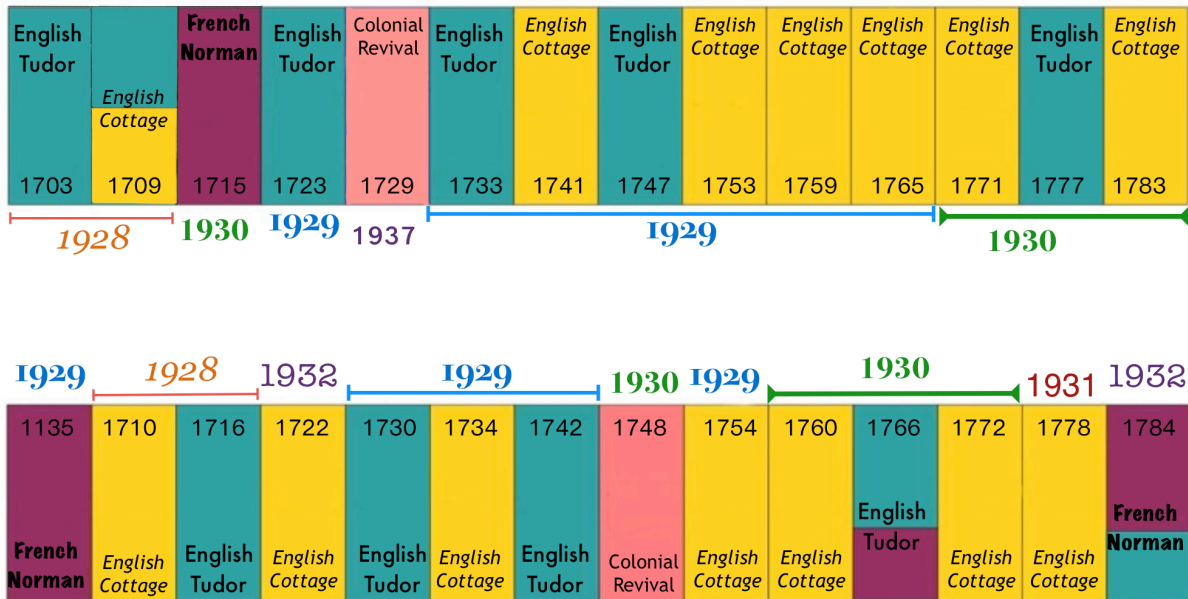
The Latest in Color Harmony—Convenience—Style and Beauty—Completely Decorated —  
Delightfully Draped—Completely Furnished

### DOXEY-LAYTON CO.

"HOMES OF HAPPINESS"

59 West South Temple Phone Wasatch 7150

## The Building Years...



...on the 1700 Block of Harvard Avenue

## ARCHITECTURE

Almost all Harvard Park houses are of the type called Period Revival. The most popular styles within this type are English Cottages and English Tudors. Colonial Revival and French Norman style homes can also be seen in Harvard Park.

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 Harvard Park. The English Cottages will have an all brick exterior. You can also find touches of French Norman architecture in turrets and wall dormers. Some of the homes use a combination of different styles, making labeling a bit subjective.

Interesting architectural features in Harvard Park include round arched doors and windows, door surrounds, leaded glass, an oriel window, and the brick and iron work found on many of the homes. One house was built with very smooth brick, but the rest use 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 bricks are used to create a textured pattern on the main facade too. Some homes in Harvard Park were

originally built with simulated thatched roofs of wood or asphalt shingles. You can still see rolled asphalt shingles (1760 and 1784). And one home retains its wood shingles (1759). The latter home was built with an unusual stucco finish for its time. It is unique as the only stucco home on the block. Replacement windows have resulted in the loss of original fenestrations in some of the homes.

In the beginning, 25% of Harvard Park homes were built as 2-story homes (7 out of 28). This would be the south facing homes at: 1703, 1729, 1733 and 1747 Harvard Ave; and the north facing homes at: 1135 S 1700 East, 1710 and 1728 Harvard Ave. Over the years, changes have been made to the homes and the streetscape. Street lamps consisting of green metal poles on concrete bases were added as decorative lighting in the mid-1990's. Some homes have added a second story so that today there are 12 two-story homes in Harvard Park. A few homeowners have dug out their basements or expanded slightly off the back of their homes to create more comfortable living spaces.

## PEOPLE

Harvard Park's significance extends to its people. The lives of its past land owners, builders, and residents show rich connections to City, State, National and World history in big and small ways. That isn't as well documented.

Early LDS pioneers surveyed, bought and sold Harvard Park (along with Princeton Park) before Catholic groups took ownership. The Marist Fathers had 40 acres in Yalecrest. The Sisters of the Holy Cross bought Harvard Park (and Princeton Park) from them with the idea of building an academy here. From the Charter Book of St Mary's Academy dated Nov 7, 1919: *"As the Judge Mercy Hospital was considered an unsuitable site and building for the new academy it was resolved to erect a building on the property purchased from the Marist Fathers of All Hallows College. As this ten acres might not be sufficient for future extension it was resolved to purchase an adjoining ten acres."* Rather than building in Yalecrest, St Mary of the Wasatch was built higher up on the East Bench. (All Hallows College at 4th East and 2nd South was designed by architect Henry Monheim and demolished in 1941. St Mary's was demolished in 1972.)



Before buying homes and moving to Harvard Park, its first small business owners lived closer to downtown on the same property as their businesses. That was common at one time. William Naylor and his Irish wife Emily lived at 1715 Harvard Ave. He was the son of one of Utah's earliest LDS pioneers and had lived in the same building as the store he operated, Dickinson's Market at 680 E 2nd South. That building has been torn down. J.F. Whitaker and his wife Mary (1771 Harvard) lived off-and-on in the house in front of his Cigar Company at 661 S 4th East.

Harvard Park was also home to quite a few railroad and mining men. A wool grower, Thomas E. Jeremy, and his wife lived at 1730 Harvard before moving to 1477 Harvard. A dictaphone

salesman, Rulon Davis, lived with his wife Bessie at 1784 Harvard.

The 1930 census shows WWI Veterans living on the block. There is an interesting oral history in the Special Collections at the University of Utah regarding Harvard Park WWI Vet, Lynwood Fish. He lived at 1759 Harvard. The day they were digging the foundation for his basement the Depression caught up with him and he lost his job.

Salt Lake County records show the Form 30 clause was used in selling 1766 Harvard in 1934. Form 30 prohibits selling to "*any person that is not of the Caucasian race*".

Hugh B. Brown, a member of the LDS Church's Quorum of the Twelve Apostles and First Presidency lived at 1771 Harvard in the early 1950's. He was an early supporter for rescinding racial bans in the LDS Church.

Some important women have lived in Harvard Park too. Their contributions to our City and State are unknown or mostly forgotten. Charlotte Stewart, the City Recreation Director (1709 Harvard), was an amazing woman. Under her direction SLC saw lots of fun recreational activities going on at Saltair and various City parks: track and field meets, a marble tourney, story telling festivals, snow sculpturing contests. But, Miss Stewart contributed much more than that. Another Harvard Park resident, Margaret McQuilkin (1766), was listed in the "Official Who's Who Among the Women of the Nation" in 1935.

This year's State History Conference was to have a presentation on how the LDS Relief Society brought poor rural women to SLC to work as domestic servants for the rich. That was the story of Martha Tucker and her sister. Mrs Tucker would talk of "the WPA coming through" and giving her family "a fancy two-holer." Her husband, Joseph, was a career soldier serving in WWII and the Korean War. Mrs Tucker said she felt like she had "finally made it" when they moved to 1765 Harvard.

Harvard Park has always had an interesting diversity in widows/widowers, single people, professional couples, and families with children. Doctors and teachers have always lived here. Then and now it has had a mix of religions, and native-born Utahns living alongside out-of-staters or people born in other countries. This long continued diversity gives the *Yalecrest - Harvard Park* Local Historic District a strength that is significant.

## **2. Physical Integrity**

89% of Harvard Park homes are considered Contributing structures. Harvard Park still retains its physical integrity in terms of location, design, setting, materials, workmanship, and overall neighborhood character.

### **3. National Register of Historic Places**

Harvard Park is in the Yalecrest National Historic District, which has been listed on the National Register of Historic Places since 2007.

### **4. Notable Examples of City's History, Development Patterns, Architecture**

The highest concentration of Period Revival style homes in all of Utah is in Yalecrest. Harvard Park has 27 of them built in a relatively short period of time. The majority are still considered Contributing structures.

### **5. Relation to City Policies**

Salt Lake City's Preservation Policy was adopted in 2011. The Salt Lake City Community Preservation Plan was adopted Oct 23, 2012. Harvard Park is a neighborhood that is nationally recognized for its historic value. Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

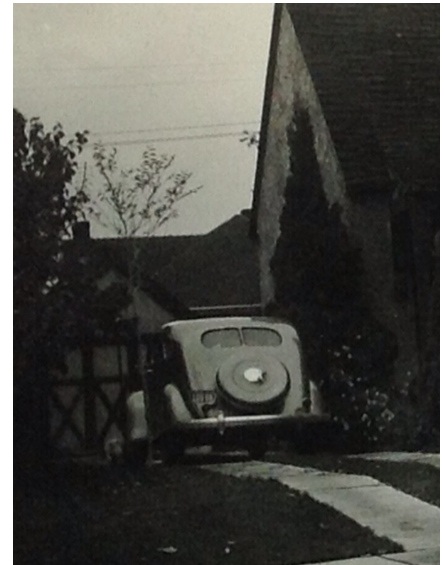
### **6. Overall Public Interest**

It is in the overall public interest to preserve and protect Yalecrest. An incredible 89% of Yalecrest's Harvard Park homes are Contributing A&B structures. Architecture students at the University of Utah use this area in their studies. The area has been used to lure prospective employees and businesses to relocate to Utah. There is a rich history in the stories of its past residents and how they fit into the development of Salt Lake City and its churches, colleges, and businesses over the years. The look and feel of the historic architecture and streetscape is definitely still evident and felt today. It not only makes this area an enjoyable neighborhood to walk through, it makes it one of the more desirable neighborhoods to live in. Such a treasure for the local neighborhood, City and the State deserves recognition and protection as a Local Historic District for all current and future residents of Salt Lake City and Utah.



## 2. Photographs

NOTE: The black and white photos, many from the 1930's, are from the Salt Lake County Archives. Most of the color photos were taken while Salt Lake City was under the State-imposed moratorium against establishing any Local Historic Districts within the Yalecrest National Register Historic District.



YALECREST - HARVARD PARK



1703



1135 S. 1700 East (or 1704)



YALECREST - HARVARD PARK



1709



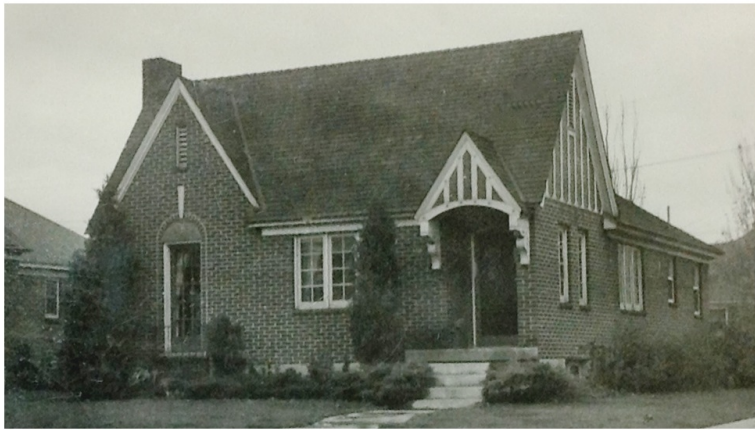
1710



YALECREST - HARVARD PARK



1715



1716



YALECREST - HARVARD PARK



1722



1723

YALECREST - HARVARD PARK



1729



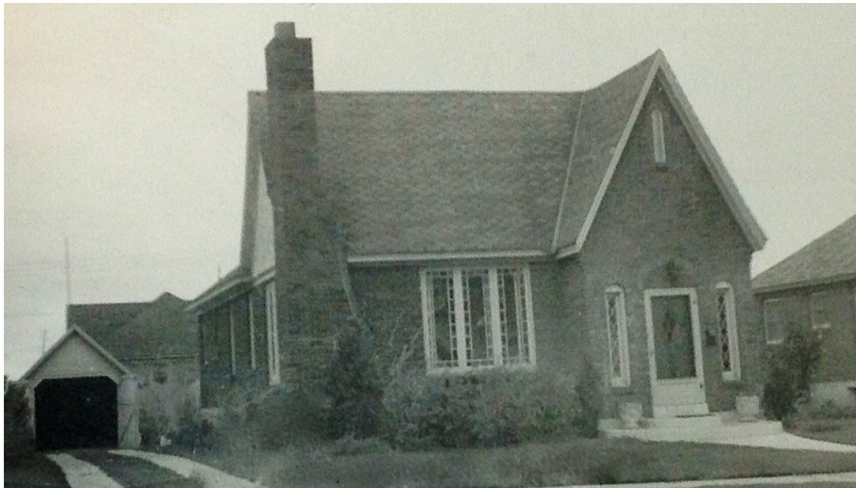
1730



YALECREST - HARVARD PARK



1733



1734

YALECREST - HARVARD PARK



1741



1741



1742





YALECREST - HARVARD PARK



1747



1748



YALECREST - HARVARD PARK



1753



1754



YALECREST - HARVARD PARK



1759



1760



YALECREST - HARVARD PARK



1766



1765



YALECREST - HARVARD PARK



1771



1772



YALECREST - HARVARD PARK



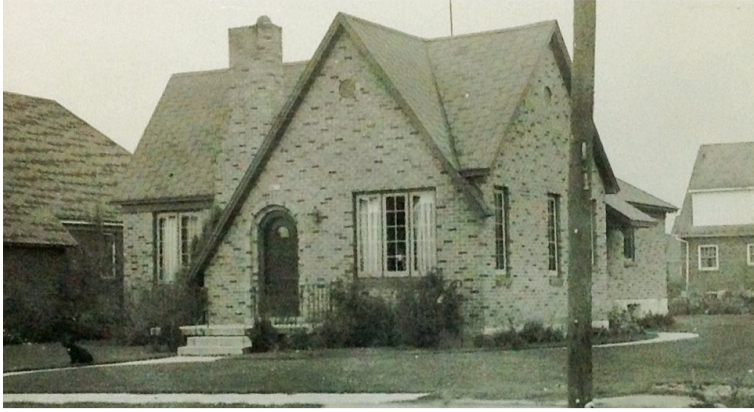
1777



1778



YALECREST - HARVARD PARK



1783



1784



### 3. Research Material

This requirement is meant for designating a single structure. However, many sources were utilized when creating this document. When the building date of a home differed between the 2005 Reconnaissance Level Survey and the Salt Lake County Assessor's website other sources were also consulted in order to come up with a best guess on building dates. This includes tax appraisal cards and tax assessment data found on microfilm at the Salt Lake County Archives. Polk directories were also consulted.

Sources used:

2005 Yalecrest Neighborhood Architectural & Historic Reconnaissance Level Survey -  
by Beatrice Lufkin,  
2007 Yalecrest National Register of Historic Places Nomination,  
1950 Sanborn map,  
Utah State Historical Society,  
Salt Lake County Archives,  
Salt Lake County Recorder's Office,  
Polk's Salt Lake City Directories,  
Special Collections at University of Utah,  
correspondence with Sisters of the Holy Cross, Notre Dame, IN,  
Salt Lake Telegram,  
"A Tradition of Excellence" Salt Lake Bonneville Stake,  
K.E.E.P. Yalecrest (neighborhood non-profit group)

### 4. Landmark Sites

Not Applicable.

(This application is not for an individual building, but for a neighborhood.)

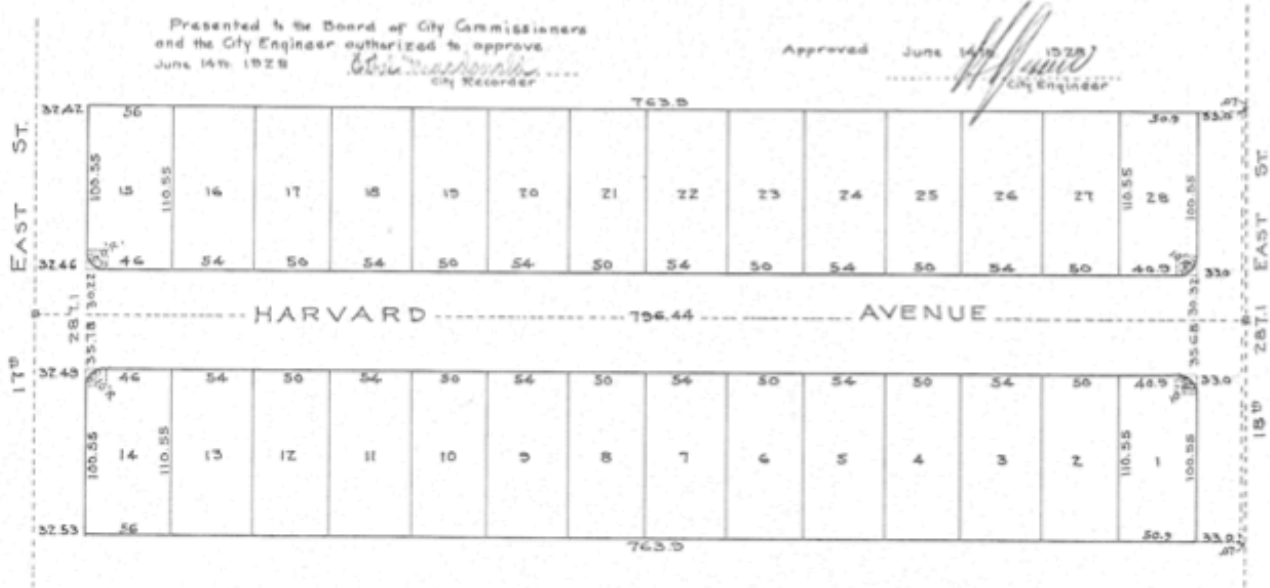


# 5. Boundary Adjustment

## HARVARD PARK

A SUBDIVISION OF  
 LOT 5, BLOCK 28, 5-ACRE PLAT C  
 BIG FIELD SURVEY

SCALE 1"=50'



Presented to the Board of City Commissioners  
 and the City Engineer authorized to approve  
 June 14th 1928  
*[Signature]*  
 City Recorder

Approved June 14th 1928  
*[Signature]*  
 City Engineer

### SURVEYOR'S CERTIFICATE

I hereby certify that the tract of land shown on this map and owned by The Sisters of the Holy Cross is bounded and described as follows: Beginning at the southwest corner of lot 5, Block 28, 5 Acre Plat C, Big Field Survey running thence East 763.5 feet, thence north 287.1 feet, thence west 763.5 feet, thence South 287.1 feet to place of beginning, containing six acres and eleven 1/2 rods of Lot 5, Block 28, 5 Acre Plat C, Big Field Survey; that I have by authority of said owners hereof subdivided the same and it is designated HARVARD PARK and that the plat has been accurately staked out as prescribed by ordinance.

### LAND DESIGNATED FOR PUBLIC USE

HARVARD AVENUE 66 feet wide and 730.9 feet long.  
 EIGHTEENTH EAST STREET 33 feet wide and 287.1 feet long.  
 Including the four corners cut by 10' Rods

612526

STATE OF UTAH COUNTY OF SALT LAKE  
 FILED AND RECORDED AT REQUEST OF GASKELL, ROMNEY  
 JUNE 26 1928 AT 3:30 O'CLOCK P.M.  
 IN BOOK I OF PLATS PAGE 3  
 ABSTRACTED IN C-20, PAGE 92, LINES 8&9  
 S-21, 164.  
 FEE - 850

*[Signature]*  
 COUNTY RECORDER

*[Signature]*  
 DEPUTY REC.

### OWNER'S DEDICATION

Know all men by these presents that The Sisters of the Holy Cross of Salt Lake City owners of the land of land shown on this map having caused the same to be subdivided and designated as HARVARD PARK do dedicate for the perpetual use of the public all parcels of land designated in the surveyor's certificate and shown on this map as intended for public use, such dedication to become effective at the time this plat is approved by the City Engineer.

*[Signature]*  
 President

*[Signature]*  
 Secretary

### ACKNOWLEDGEMENT

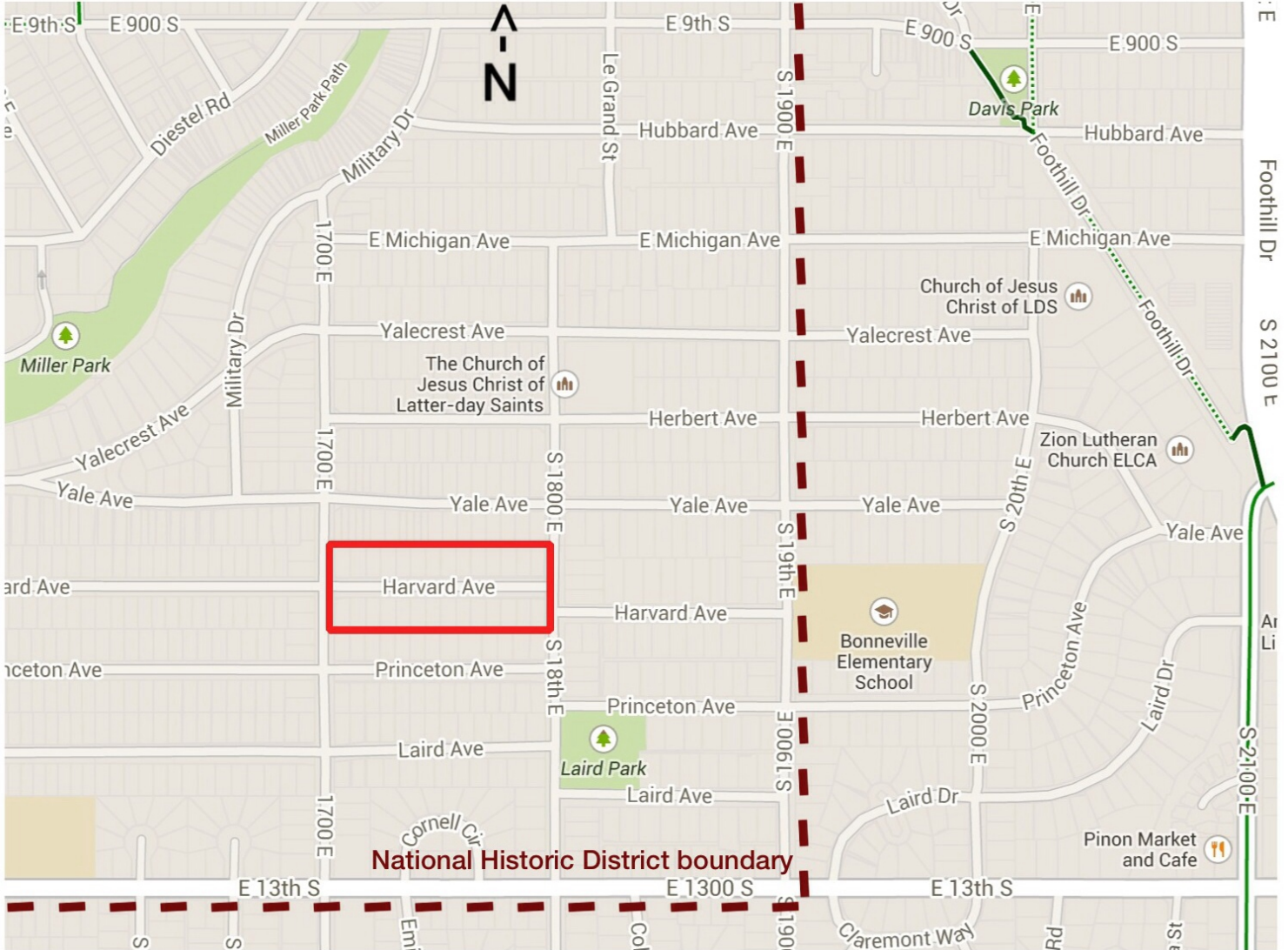
State of Utah  
 County of Salt Lake } 55

On the 27th day of April AD 1928 personally appeared before me Sister M. Bartfield, President and Sister M. Mercedes, Secretary of the Sisters of the Holy Cross of Salt Lake City who being by me duly sworn did say that they are the President and Secretary respectively of the Sisters of the Holy Cross of Salt Lake City and that the above instrument was signed in behalf of said corporation by authority of a resolution of the Board of Directors and the said Sister M. Bartfield and Sister M. Mercedes acknowledged to me that the said corporation executed the same.

My Commission Expires 4-8-32

*[Signature]*  
 Notary Public

YALECREST - HARVARD PARK



## ***YALECREST - HARVARD PARK***

- Visually cohesive.
- Platted in 1928 by Sisters of the Holy Cross.
- High degree of historic integrity.
- 1 Period Cottage, 27 Period Revival Homes.
- Built west to east, starting in 1928.
- English Cottages, English Tudors, French Normans, Colonial Revivals.
- 86% built between '28 and '30.
- Last home built in 1937.
- Builders: Gaskell Romney (Mitt's grandpa), Howard Layton & Graham Doxey, Albert Toronto, Ernest Durtschi.
- Streetscape: Norway maples, consistent setbacks, wider street.
- Residents involved in Early SLC politics, churches, schools, hospitals, businesses.
- Hugh B. Brown lived here...
- Days of '47 Queen...
- WWI, WWII, Korean War Vets...
- Diversity always: Utahns & non, religions, family sizes/types.
- Great neighbors, great neighborhood!



# 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
Emily Bleyl	1772 Harvard Ave SLC	<i>[Signature]</i>	9-23-13
Kelly Marinan	1766 Harvard Ave	<i>[Signature]</i>	9-23-13
W. Taylor Smith	1778 Harvard Ave SLC	<i>[Signature]</i>	9-23-13
E. Rowley Munster	1709 Harvard Ave, SLC	<i>[Signature]</i>	9/23/2013
Deborah Sigman	1722 Harvard Ave	<i>[Signature]</i>	9/23/2013
Maureen Rushing	1730 Harvard Ave	<i>[Signature]</i>	9/23/2013
JOHN PATTERSON	1741 HARVARD AVE	<i>[Signature]</i>	9/23/2013
Rebecca Sandulli	1760 Harvard Ave	<i>[Signature]</i>	9/23/13
Paul Smircich	1754 Harvard Ave	<i>[Signature]</i>	9/23/2013
Doug Saprel	1703 Harvard Ave	<i>[Signature]</i>	9/24/2013
Lourdes Cooke	1707 Harvard Ave	<i>[Signature]</i>	9/24/2013
Mrs. R.G. Murdock	1759 HARVARD AVE	<i>[Signature]</i>	9/26/13

**ATTACHMENT B**  
**COMPARISON: 2005 RLS AND**  
**PROPOSED HARVARD PARK CONTRIBUTING STATUS RATINGS**

**COMPARISON: 2005 YALECREST ARCHITECTURAL SURVEY AND  
PROPOSED HARVARD PARK CONTRIBUTING STATUS RATINGS**

<b>Address</b>	<b>Yalecrest RLS Rating 2005</b>	<b>Harvard Park Proposed Rating 2014</b>	<b>Comments</b>
1135 S 1700 East	A	B	Change in windows
1703 E Harvard	A	A	
1709 E Harvard	A	A	
1710 E Harvard	A	A	
1715 E Harvard	A	A	
1716 E Harvard	A	A	
1722 E Harvard	A	A	
1723 E Harvard	C	C	
1729 E Harvard	B	B	Aluminum/vinyl siding
1730 E Harvard	A	A	
1733 E Harvard	C	B	2 <sup>nd</sup> story is original
1734 E Harvard	A	A	
1741 E Harvard	A	A	
1742 E Harvard	C	C	
1747 E Harvard	B	B	
1748 E Harvard	B	C	Addition of flagstone and 2 <sup>nd</sup> floor cladding, window changes
1753 E Harvard	A	A	
1754 E Harvard	A	A	
1759 E Harvard	A	A	
1760 E Harvard	C	C	
1765 E Harvard	A	B	Change of front windows
1766 E Harvard	A	A	
1771 E Harvard	A	B	Change of windows and roofing material (aluminum shingles)
1772 E Harvard	A	B	Rear addition
1777 E Harvard	B	C	Dormer addition on 2 <sup>nd</sup> story
1778 E Harvard	A	A	
1783 E Harvard	A	B	Change in windows and roofing material (aluminum shingles)
1784 E Harvard	A	A	

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

Address/ Property Name	Eval/ Et	Outf/ N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
<del>1102 S 1700 EAST GATES, FRANKLIN Y.</del>	<del>A</del>	<del>0/1</del>	<del>1927</del>	<del>STRIATED BRICK</del>	<del>ENGLISH COTTAGE</del>	<del>PERIOD COTTAGE SINGLE DWELLING</del>	<del>05</del>	
<del>1108 S 1700 EAST ANDERSON, H.</del>	<del>A</del>	<del>0/0</del>	<del>1940</del>	<del>REGULAR BRICK</del>	<del>SCHOOL</del>	<del>FOUR SQUARE (BOX) SINGLE DWELLING</del>	<del>05</del>	
<del>1109 S 1700 EAST</del>	<del>A</del>	<del>1/0</del>	<del>c. 1928</del>	<del>STRIATED BRICK HALF-TIMBERING</del>	<del>ENGLISH TUDOR</del>	<del>PERIOD COTTAGE SINGLE DWELLING</del>	<del>05</del>	<del>HERRICK &amp; CO., BLDG.</del>
1135 S 1700 EAST	A	1/0	1929	STRIATED BRICK	JACOBETHAN REVIVAL FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05	DOXEY-LAYTON
1140 S 1700 EAST	B	1/0	c. 1928	STRIATED BRICK STUCCO/PLASTER	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK & CO., BLDG.
1144 S 1700 EAST	A	0/0	c. 1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	HERRICK & CO., BLDG.
1148 S 1700 EAST	A	1/0	c. 1928	STRIATED BRICK STUCCO/PLASTER	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	
1160 S 1700 EAST	A	0/0	c. 1929	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	DOUBLE HOUSE / DUPLX MULTIPLE DWELLING	05	
1170 S 1700 EAST	A	1/0	c. 1928	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1191 S 1700 EAST	D	1/0	c. 1965	ALUM/VINYL SIDING BRICK-OTHER/UNDEF.	SPLIT ENTRY (GEN.)	SPLIT ENTRY SINGLE DWELLING	05	
1194 S 1700 EAST	A	0/0	1938	STRIATED BRICK ALUM/VINYL SIDING	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLX MULTIPLE DWELLING	05	HERRICK, BLDG.; +1678 LAIRD
1202 S 1700 EAST	A	0/1	1938	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	LOUIS J. BOWERS, BLDG.

?=approximate address Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/altared 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/TLS/Gen	Comments/ NR Status
1672 E HARVARD AVENUE B	1.0		1928	STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK BROS. BLDR.; REAR ADDN.
1677 E HARVARD AVENUE A	1.5	0/1	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	HERRICK BROS., BLDR.
1678 E HARVARD AVENUE A	1.0	1	1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	HERRICK BROS. BLDR.
1703 E HARVARD AVENUE A	1.0		1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	HERRICK BROS., BLDR.; 1966 GARAGE
1709 E HARVARD AVENUE A	1.0		1928	STRIATED BRICK STUCCO/PLASTER	ENGLISH TUDOR ENGLISH COTTAGE	PERIOD COTTAGE	05	
1710 E HARVARD AVENUE A	1.0	1.5	1928	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	GASKELL ROMNEY; 1971 GARAGE
1715 E HARVARD AVENUE A	0/1		1930	STRIATED BRICK	FRENCH NORMAN	PERIOD COTTAGE	05	LAYTON CONSTRUCTION COMPANY
1716 E HARVARD AVENUE A	1.0		1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	GASKELL ROMNEY; 1964 GARAGE
1722 E HARVARD AVENUE A	1.0	1	1930	STRIATED BRICK	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	DOXEY-LAYTON; 1982 GARAGE
1723 E HARVARD AVENUE C	1.0		1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	A. TORONTO; REAR ADDN.
1729 E HARVARD AVENUE B WISNER, F.B.	1.0 1.5		1937 1981	ALUM./VINYL SIDING	MINIMAL TRADITIONAL	SINGLE DWELLING WWII-ERA COTTAGE SINGLE DWELLING	05	
1730 E HARVARD AVENUE A	1.0		1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	LAYTON CONSTRUCTION CO.

?=approximate address/Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/altared D=ineligible/out of period U=undetermined/lsak 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/Gn	Comments/ NR Status
1771 E HARVARD AVENUE A	1/0	1	1930	STRIPATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	L.L. FISH, BLDG.; 1942 GARAGE
1772 E HARVARD AVENUE A	1/0	1	1930	STRIPATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	DOXEY-LAYTON, BLDG.
1777 E HARVARD AVENUE B	1/0	1	1930	HALF-TIMBERING STRIPATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	L.L. FISH, BLDG.
1778 E HARVARD AVENUE A	0/1	1	1929	STRIPATED BRICK ALUM./VINYL SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	LAYTON CONSTRUCTION CO.
1783 E HARVARD AVENUE A	1/0	1	1930	STRIPATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	DOXEY-LAYTON CO., BLDG.
1784 E HARVARD AVENUE A	1/0	1	1932	STRIPATED BRICK HALF-TIMBERING	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05	1978 GARAGE
1814 E HARVARD AVENUE A	0/1	1	1951	STRIPATED BRICK ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	1988 ADDN.
1820 E HARVARD AVENUE A	1/0	1	1942	STRIPATED BRICK STONE VENEER ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDG.
1821 E HARVARD AVENUE A	0/1	1	1940	STRIPATED BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	L.J. BOWERS
1826 E HARVARD AVENUE B	1/0	1	1942	ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDG.; 1989 FIRE
1829 E HARVARD AVENUE A	0/1	1	1941	REGULAR BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDG.; 1989 FIRE

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

**ATTACHMENT C  
PUBLIC COMMENTS**

**From:** [annette.gillis](#)  
**To:** [Paterson, Joel](#)  
**Subject:** Case number PLNHLC2013-00816  
**Date:** Monday, May 26, 2014 9:30:45 PM

---

Joel Paterson,

I **DO NOT** want my home at 1771 Harvard Ave to be included in the proposed local historic district for the Harvard Park Subdivision.

My parents were the second owners of the home--purchasing it from Hugh B. Brown in 1952-----the home has been continuously owned by my family since then. Although I like Kelly Marinan as a neighbor, I **DO NOT** agree with her request for the new designation. I **do not** feel that our block needs to become a historic district. If Kelly succeeds in pushing through her agenda of designating our block as a historic district I **OBJECT to the inclusion of my home** in her historic district.

Respectfully yours,

Annette Kelly Gillis and Kimball Gillis

**From:** [kelly marinan](#)  
**To:** [Paterson, Joel](#)  
**Cc:** [Coffey, Cheri](#); [Luke, Charlie](#)  
**Subject:** Neighbor notifications in new LHD process  
**Date:** Friday, May 23, 2014 12:55:50 PM

---

Hi Joel,

Thanks for listening to my concerns and talking with me regarding the City's notification process. I'm hoping it doesn't cause problems for residents attempting neighborhood protection via an LHD designation.

As I mentioned, when I received the email titled "June 5, 2014, Historic Landmark Commission Meeting Agenda" regarding the "Yalecrest - Harvard Park" application I felt the wording was weighted towards offering objections and could easily be misconstrued, asking for problems. It is unfortunate the home mailings will include the same phrasing.

To me it reads as if written objections are an integral part of the (new) process. I understand this is a State requirement on all zoning map amendments. But, I think it might be helpful if wording like "as required by State Law..." was used to clarify that.

I also feel it is troublesome and/or confusing because 1) it sounds like residents are being told they can individually opt-out (when they cannot), and 2) residents are not being made aware of the criteria HLC will use in basing their decision (which is what residents opposed should be concentrating on if they write in opposition).

I am bringing this to the City's attention because I believe everyone wants a process that is clear and smoothly run. Nobody wants citizens feeling confused, or becoming angry when they feel they are not being heard.

Sincerely,  
-Kelly Marinan

K.E.E.P. Yalecrest  
<http://keepyalecrest.org/>

Actually... now I'm not sure if it's a real problem or not.

The house in question is 1733 Harvard Ave.

When I look at the RLS for Yalecrest, on the section titled "Architectural Survey Data for SALT LAKE CITY," it lists the house as a "C". That is the error I wanted to correct.

But now I just noticed the big picture map has that house darkened, as if it is a contributing (probably A) structure.

So I guess I want to correct the error in the worded section. Can you do that?

Or can you verify that the information the City will use in evaluating the Harvard Park LHD application will be correct for this address?

Would you like me to send you more info? I have a copy of a Doxey-Layton Company newspaper ad advertising it as a model home. It still looks the same as in the picture.

Thank you,  
-Kelly Marinan

-----Original Message-----

From: JON DEWEY

Sent: Nov 6, 2013 9:56 AM

To: kelly marinan

Cc: Cory Jensen

Subject: RE: correcting status of contributing structures

Hi,

I'm copying in Cory Jensen (he works at the State office, by Nelson Knight's office), he has helped me. I sent in photos of original structure and current, all sides so they can make a determination.

Thanks Cory.

Good luck KM,

Jon Dewey

President

K.E.E.P. Yalecrest

<http://keepyalecrest.org/>

---

Date: Wed, 6 Nov 2013 09:15:20 -0700  
From: [kmarinan1@earthlink.net](mailto:kmarinan1@earthlink.net)  
To: [jondewey@msn.com](mailto:jondewey@msn.com)  
Subject: correcting status of contributing structures

Jon,

You mentioned you got the contributing status changed for a house on your block.

I really need to do it for one of mine-- from a C to an A. The info I have should make it a no-brainer for changing it.

How do I go about it? Who do I contact?

Thanks,  
-km

From: [kelly.marinan](mailto:kelly.marinan)  
To: [Paterson.Joel](mailto:Paterson.Joel)  
Subject: Harvard Park LHD - notes on info in application  
Date: Thursday, November 14, 2013 9:51:57 PM

---

Hi Joel,

I'm not sure the information in this email is helpful/useful to you when it comes to evaluating the Harvard Park LHD application. But thought it wouldn't hurt to send it to you.

In the application I included a chart that has building dates and my interpretation of the architectural styles of the homes on my block. The information doesn't exactly match information in Beatrice Lufkin's Reconnaissance Level Survey of Yalecrest:

I changed some of the dates. My reasoning for that is included below in an email I had sent to Carl before I submitted. I also changed the style of 1729 Harvard Ave from Minimal Traditional to Colonial Revival after seeing the book "Utah's Historic Architecture, 1847-1940" by Thomas Carter and Peter Goss, and then corresponding with Carl.

Thanks for your work on our application. It is much appreciated.  
-kelly

Begin forwarded message:

**From:** kelly marinan <[kmarinan1@earthlink.net](mailto:kmarinan1@earthlink.net)>  
**Subject:** building dates in Harvard Park  
**Date:** September 17, 2013 9:31:09 PM MDT  
**To:** Carl Leith <[carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)>

Hi Carl,

I thought I'd share with you my reasoning on the building dates I'm using for the application I'm preparing to submit for the 1700 block of Harvard. The other addresses had the RLS matching the Assessor's office, so I didn't double-think anything there. (Who knows, maybe in the distant future I'll revise those too!?)  
-kelly

#### **RLS & Assessor Conflicts (thoughts on Sept 2013) Harvard Park**

The following 8 homes had conflicting building dates. Below is the date I chose for our application and my reasoning and a few notes I had made regarding them...

**1716 Richardson home, built 1928** (vs 1929 on Assessor's website)  
Building permit taken out April 1928.

1st tax appraisal card in 1937 (SLCo Archives) says nobody was home and the 1929 date recorded is an ESTIMATE.

1929 Tax Assessment rolls shows only 4 houses built, this was one of them.

RLS has 1928... just like the 3 others, all built by 1st builder doing only those 4 on the block-- half 2 story homes. This was a single story.

Polk directory shows someone living there in 1929-- same as the other 3 early homes.

Always (or generally!) people appear in Polk a year after a home is built. Not the same year.

-- Who knows how long builders can hold on to a BP... maybe it was started later than the others and not officially completed until early months of 1929? So I could be wrong.

-- Note to self: check Recorder's Office?

### **1784 Whetman home, built 1932** (vs 1930 on Assessor's website)

1st tax appraisal card 1937 (SLCo Archives) says Rulon Davis (1st owner) states it was built in 1930.

But tax assessment rolls show very differently:

Both 1930 and 1931 show the lot is still owned by the Sisters of the Holy Cross.

1932 lists it as an "Unfinished built home."

Polk directory has the first resident (Rulon Davis) appearing in 1933, which appears to be a pattern (i.e. residents appearing in the directory roughly a year after a home is built.)

Polk directory also shows Rulon no longer living in the home in 1937, but a new owner is there. Maybe since Rulon was moving out he didn't care much about accuracy? Or maybe the builder wasn't accurate with Rulon?

### **1135 S 1700 E Humphrey home, built 1929** (vs 1928 on Assessor's website)

1929 tax assessment (SLCo Archives) shows Sisters of the Holy Cross still owning the land.

1930 tax assessment is the first appearance of a built home.

The 1937 tax appraisal card says the building date of 1928 was an "estimate from the tenant."

-- Note to self: I believe I saw a building permit for nonexistent address 1704 Harvard. But can't find my note about it.

Polk directory has 1st resident showing up in 1931.. rather late for a 1928 build year?

### **1722 Sigman home, built 1932** (vs 1930 RLS and 1931 on Assessor's website)

1932 tax assessment lists an Unfinished Built Home. Nothing is listed there in prior years.



Polk directory has 1st resident showing up in 1933.. rather late if built earlier.

The 1937 tax appraisal card has the owner giving the build date. Wm Naylor owns and lives in a house across the street(!) which does appear to have been built in 1931.

[Note: Later a 2nd story was added in a way that kept this home as a contributing structure!]

### **1760 Sandulli home, built 1930** (vs 1929 on RLS)

1930 tax assessment lists an Unfinished Built House. In 1929 the land is still owned by Sisters of the Holy Cross.

The 1937 tax appraisal card has the tenant giving an estimate of 1930.

Polk directory has 1st resident showing up in 1931, which fits a pattern.

[Note: Considered noncontributing but over the years it HAS KEPT its rolled shingles and drive strip!]

### **1748 Cosakos home, built 1930** (vs 1929 on RLS)\*

Building permit issued April 1929... not sure how long they can hold it.

1st tax appraisal (1937) tenant says he has records saying built in 1930.

Tax assessment sees a home there in 1930.

It is an original 2 story, maybe 2 story homes take longer than others built around it?

1st Polk tenant seen in 1931.

-- Since I'm not sure exactly when information was collected for all the sources, I can go with 1930. But it's certainly possible it was finished late in 1929. Could go with either date.

### **1778 Smith home, built 1931** (vs 1929 on RLS and 1930 on Assessor website)

Building permit issued Oct 1929.... late in the year... makes 1929 suspicious.

1st owner, in 1937 tax appraisal, says he has records showing build date of 1930 (not 1929).

Tax assessment rolls show in 1929 the land was owned by Sisters of the Holy Cross and in 1930 the land was owned by Layton Construction with nothing started/built yet.

1931 tax assessment shows it as an unfinished built home, still owned by Layton Construction.

Polk directory has 1st resident showing up in 1932, a bit late if built in 1929/1930.

### **1765 Baird home, built 1929** (vs 1930 on RLS)\*

1937 tax appraisal lists 1929 but doesn't state where info came from.

(2nd owner is in home)

Polk directory has 1st resident showing up in 1930 (fits pattern for

being built in 1929).

Tax assessment rolls show already built home in 1930. Land is still owned by Sisters of the Holy Cross in 1929.

Home (single story west of it) built 1929, home (single story on east of it) built 1930. Follows building progression, west to east. Right on cusp.

Could the "May 1929" building permit for non-existent address 1764 Harvard be for this address?

May have finished building in Fall/Winter 1929... or early 1930? Could go with either date.

-Kelly Marigan

<http://keepyalecrest.org>



**From:** [kelly marinan](#)  
**To:** [Paterson, Joel](#)  
**Subject:** Harvard Park LHD - signature page error  
**Date:** Thursday, November 14, 2013 9:35:24 PM

---

A small correction on the application--

Lourdes Cooke (1747 Harvard Ave) signed the signature page and incorrectly listed her address as 1707 Harvard Ave. (Probably because she was talking and trying to carry on a conversation while in the midst of signing.) I didn't think it was that important... but it is an error.

-Kelly Marinan

<http://keepyalecrest.org>



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

United States Department of the Interior  
National Park Service

Data Listed  
1108107

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.)

William S. Mark SHPO  
Signature of certifying official/Title

Date

9/24/2007

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

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yalecrest Historic District  
Name of Property

Salt Lake City, 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.)

## 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 # \_\_\_\_\_

### 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

### 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

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

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

### Narrative Description

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.

### 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.

<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.sl.gov.com/citizen/comm\\_councils/](http://www.sl.gov.com/citizen/comm_councils/)

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

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

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

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



## National Register of Historic Places Continuation Sheet

Section No. 7 Page 5

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

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 FFKR 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

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

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

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

### Statistical Summary of the Yalecrest Historic District

<b>Evaluation/Status</b>	<b><u>Contributing</u> (A or B)</b>		<b><u>Non-contributing</u> (C or D)</b>		
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<sup>7</sup></b> (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> 39%		
	<u>WWII/Post War Era</u> 16%		<u>Modern</u> 1%		
<b>Height</b>	<u>1 story</u> 66%	<u>1.5 story</u> 23%	<u>2 story</u> 10%		
<b>Outbuildings</b>	573 contributing		411 noncontributing		

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

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

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

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> Grutliffe 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.

### Historical 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.

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.

<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.

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

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

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

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.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

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

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."

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

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

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

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 MacIsen 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.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

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

---

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.

### Summary

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

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

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

---

### Common Label Information:

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

### Archival Photographs (printed at the Utah SHPO using archival paper and ink)

#### Photo No. 1:

6. 1540 East Michigan Avenue. Camera facing south.

#### Photo No. 2:

6. 1522 East Laird Avenue. Camera facing southeast.

#### Photo No. 3:

6. 1780 East Michigan Avenue. Camera facing southwest.

#### Photo No. 4:

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

#### Photo No. 5:

6. 1785 East Yalecrest Avenue. Camera facing north.

#### Photo No. 6:

6. 1389 East Harvard Avenue. Camera facing north.

#### Photo No. 7:

6. 1407 East Harvard Avenue. Camera facing north.

#### Photo No. 8:

6. 939 South Diestel Road. Camera facing southwest.

#### Photo No. 9:

6. 1547 East Yale Avenue. Camera facing north.

#### Photo No. 10:

6. 1865 East Herbert Avenue. Camera facing northeast.

#### Photo No. 11:

6. 1308 East Laird Avenue. Camera facing southeast.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

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

---

**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.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 5

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

---

**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:**

6. 1774 East Michigan Avenue. Camera facing northeast.

**Photo No. 50:**

6. 904 South Diestel Road. Camera facing northwest.

**Photo No. 51:**

6. 1009 East Military Drive. Camera facing east.

Yalecrest Map 1  
Historic District  
All Zone 12

A) E 427940  
N 4511400

B) E 429460  
N 4511350



Produced by the United States Geological Survey 1975  
Revision by USDA Forest Service 1998

Topography compiled 1950. Planimetry derived from imagery taken 1997 and other sources. Public Land Survey System and survey control current as of 1998

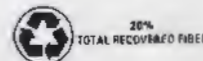
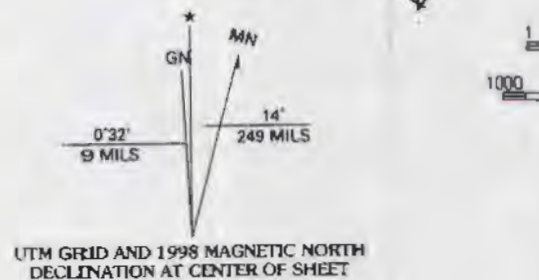
North American Datum of 1927 (NAD 27). Projection: Utah coordinate system, central zone (Lambert conformal conic)  
10 000-foot ticks: Utah coordinate system central and north zones  
Blue 1000-meter Universal Transverse Mercator ticks, zone 12

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Non-National Forest System lands within the National Forest  
Inholdings may exist in other National or State reservations

This map is not a legal land line or ownership document. Public lands are subject to change and leasing, and may have access restrictions; check with local offices. Obtain permission before entering private lands

Landmark buildings verified 2000



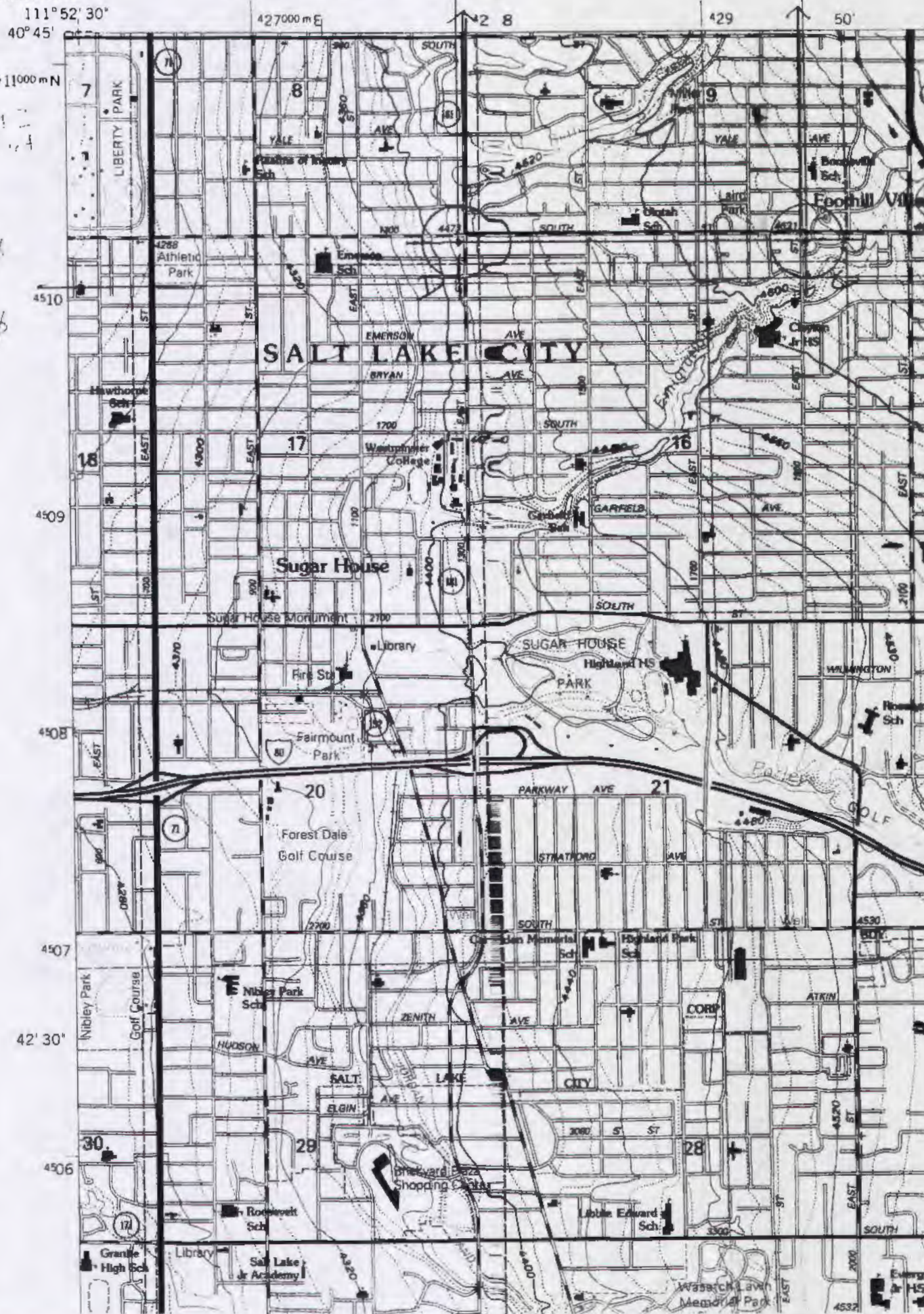


U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

decreed 1/1/12  
historic District  
11/20/12

E 42794d  
N 451013d

E 42794d  
N 451013d

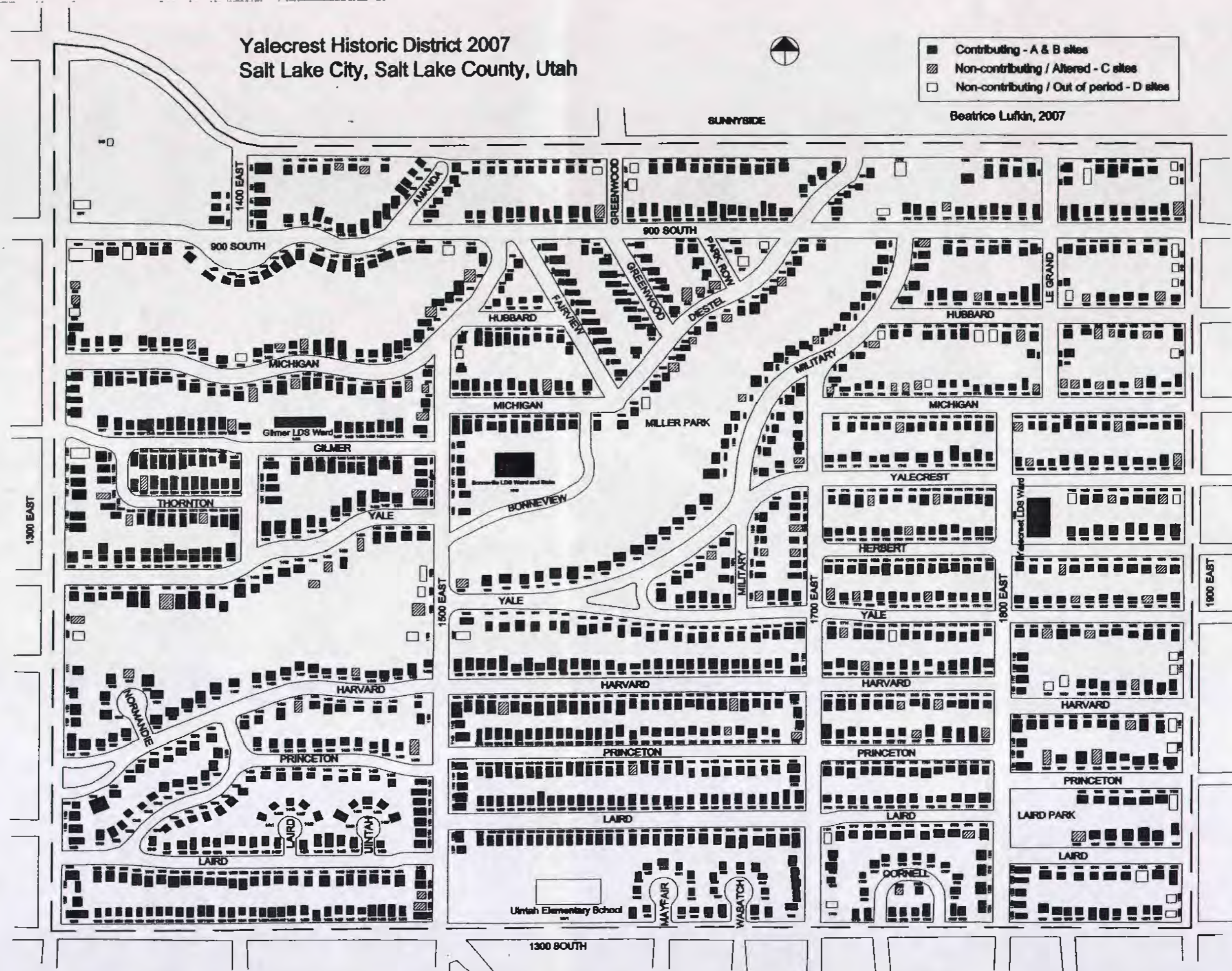


Yalecrest Historic District 2007  
Salt Lake City, Salt Lake County, Utah



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

Beatrice Lufkin, 2007





1



2



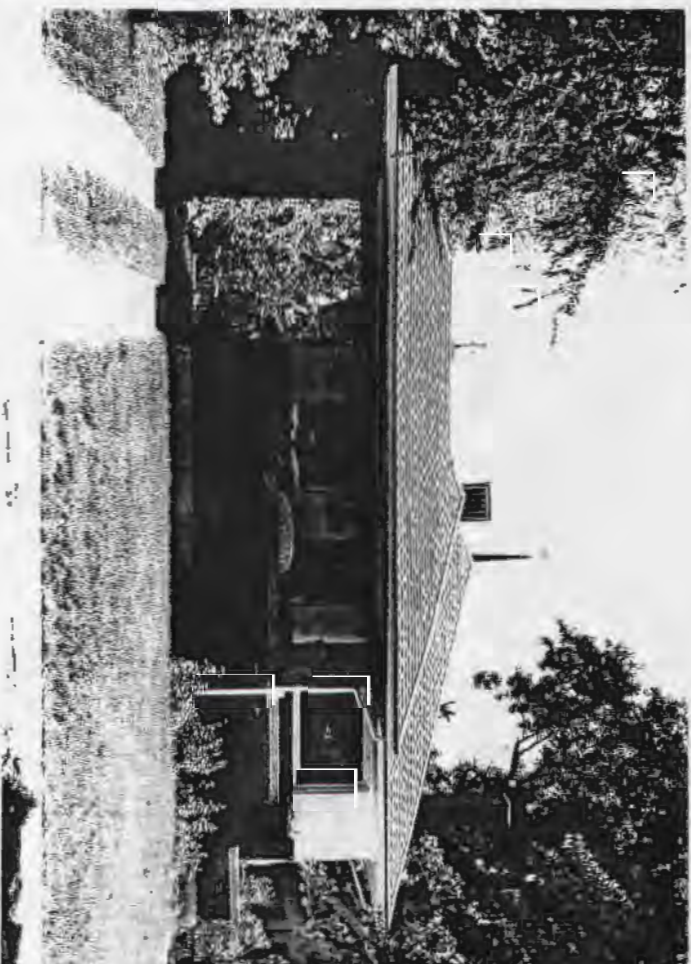
3



4



6



8



5



7





10



12



9



11



14



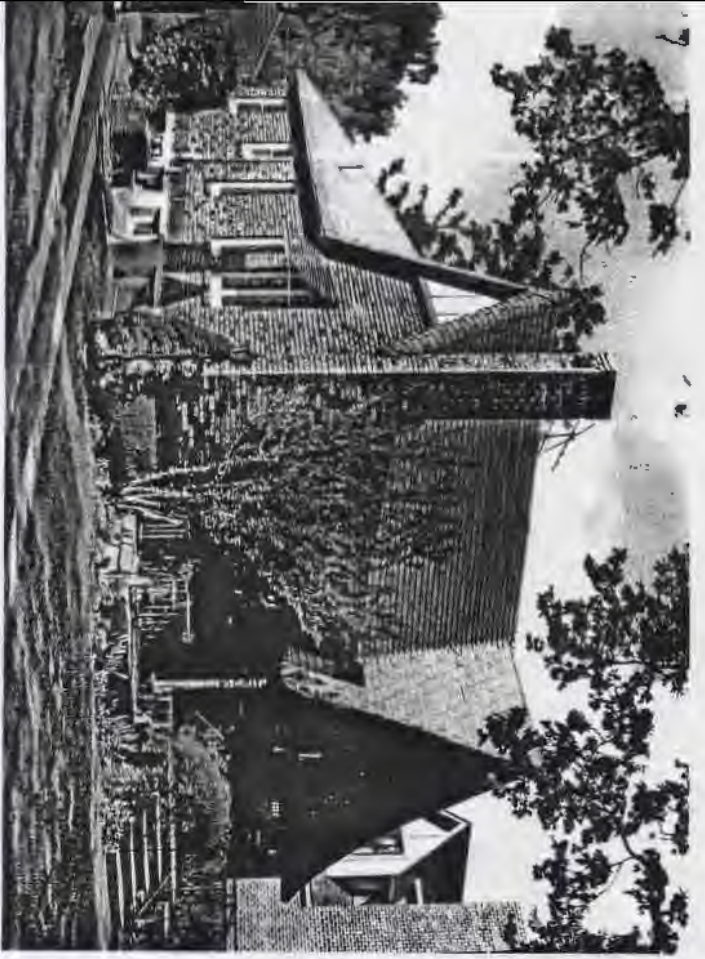
16



13



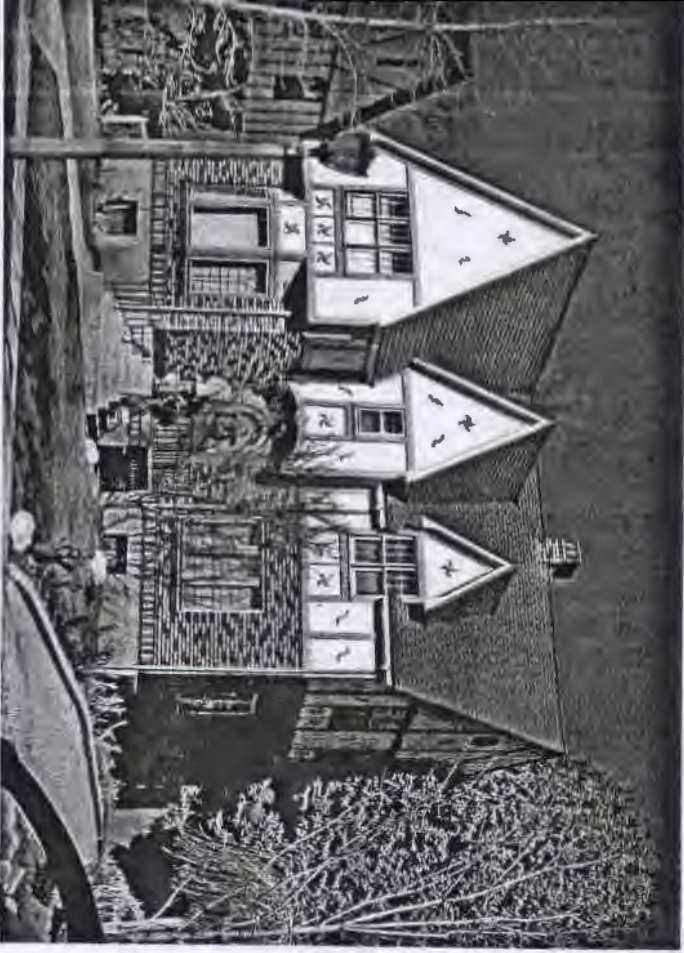
15



18



20



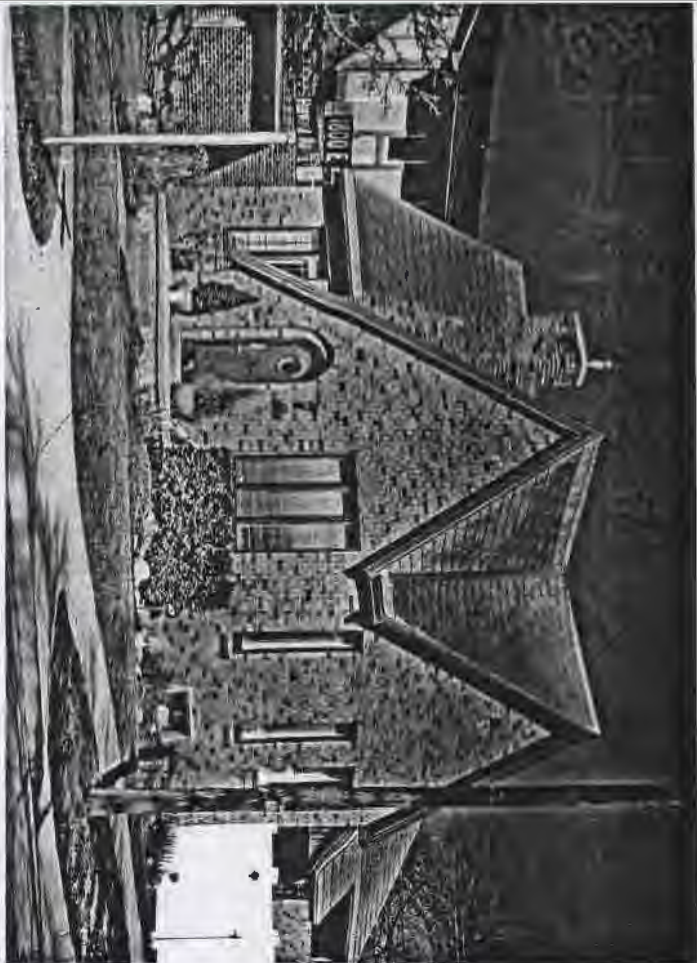
17



19



21



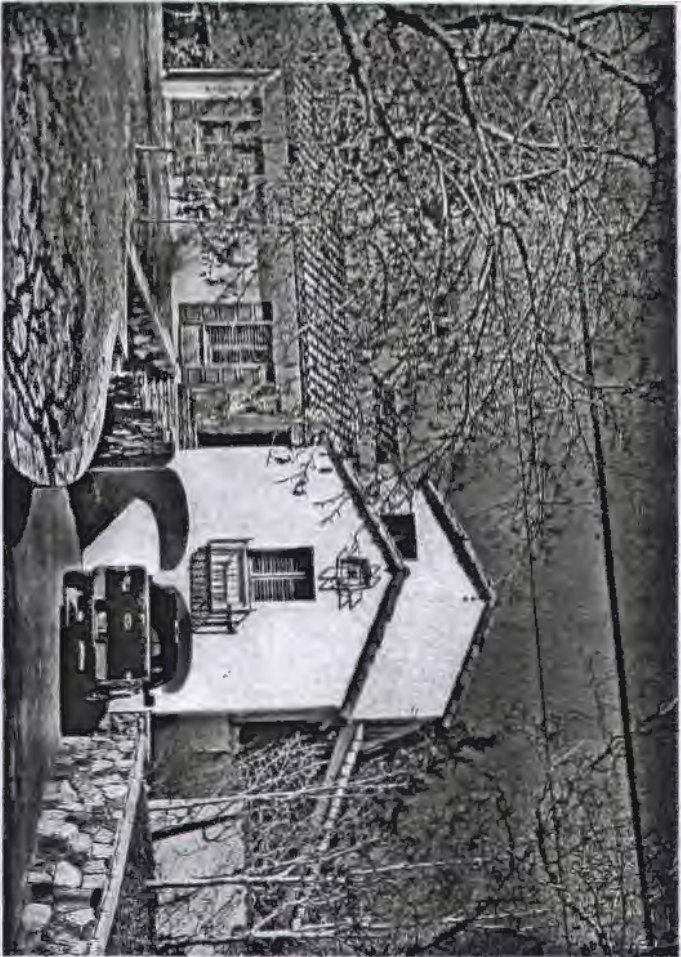
22



23



24



25



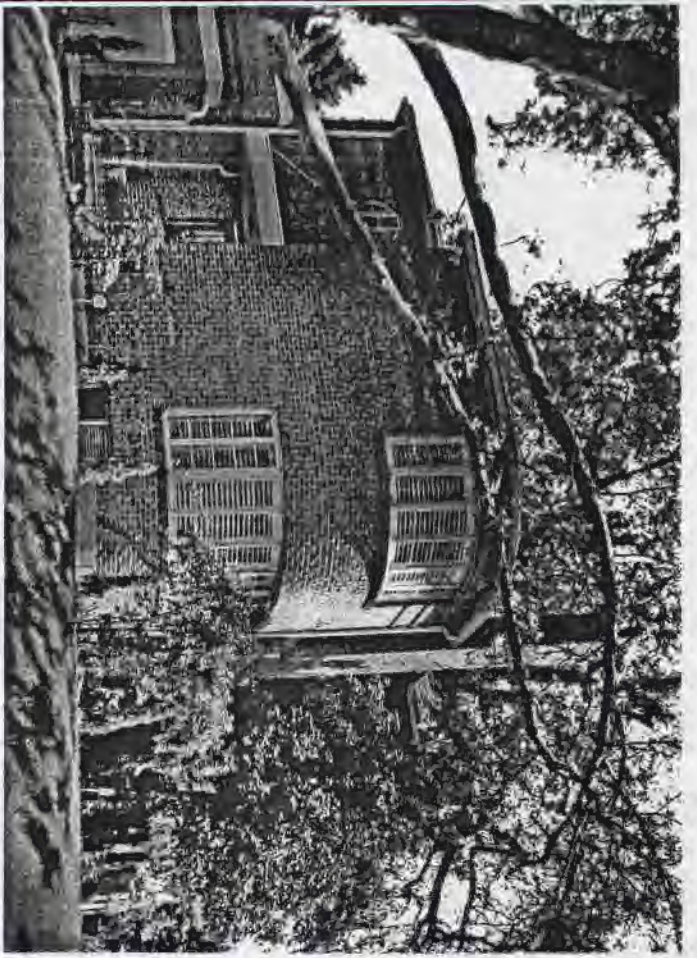
26



27



28



30



32



29



31

33



34

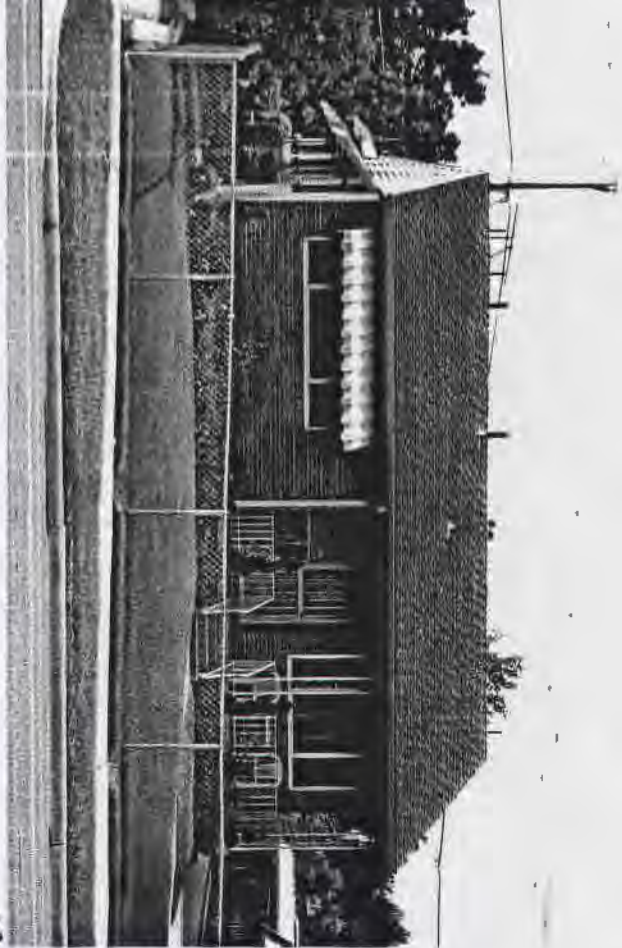


35



36





38



40

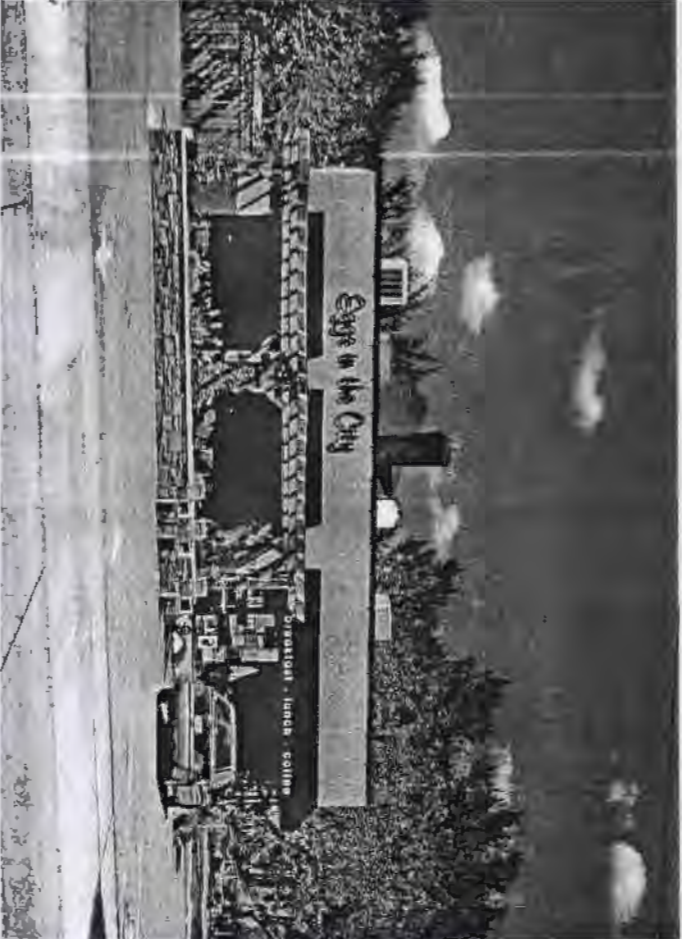


37

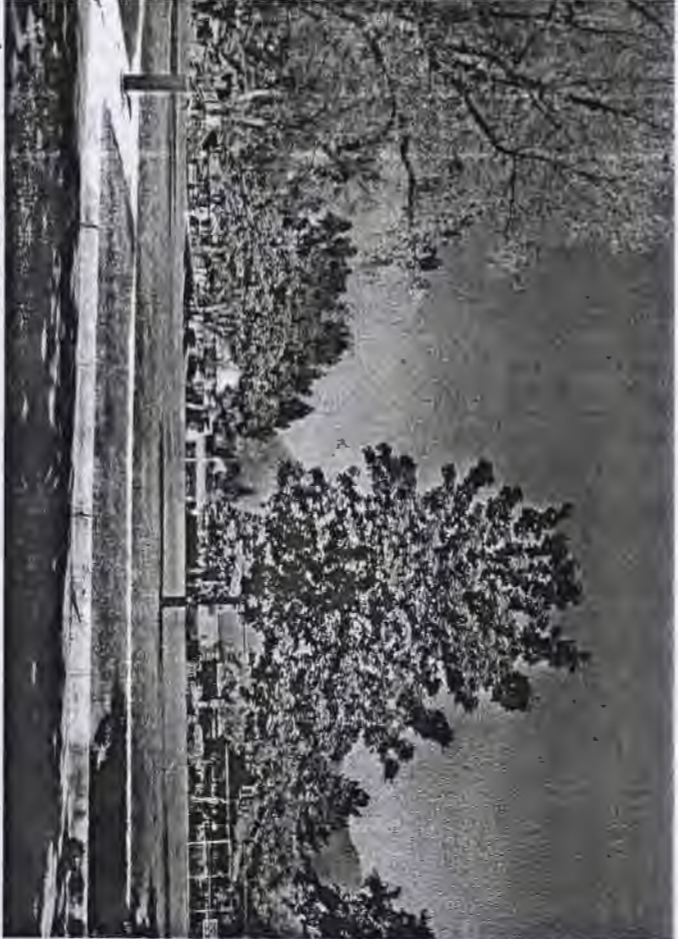


39

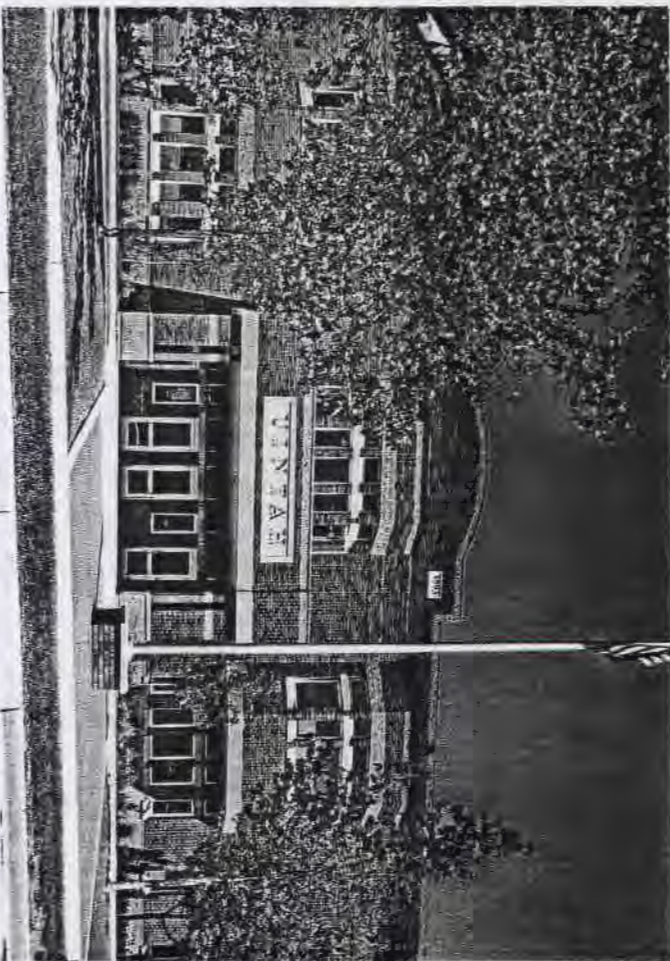




42



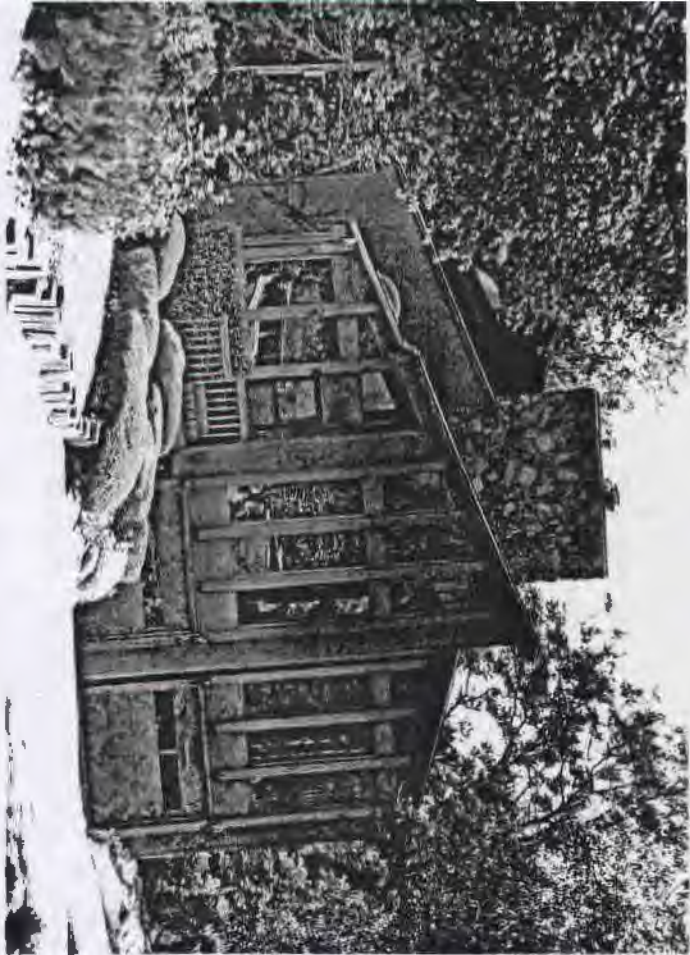
41



44



43



46



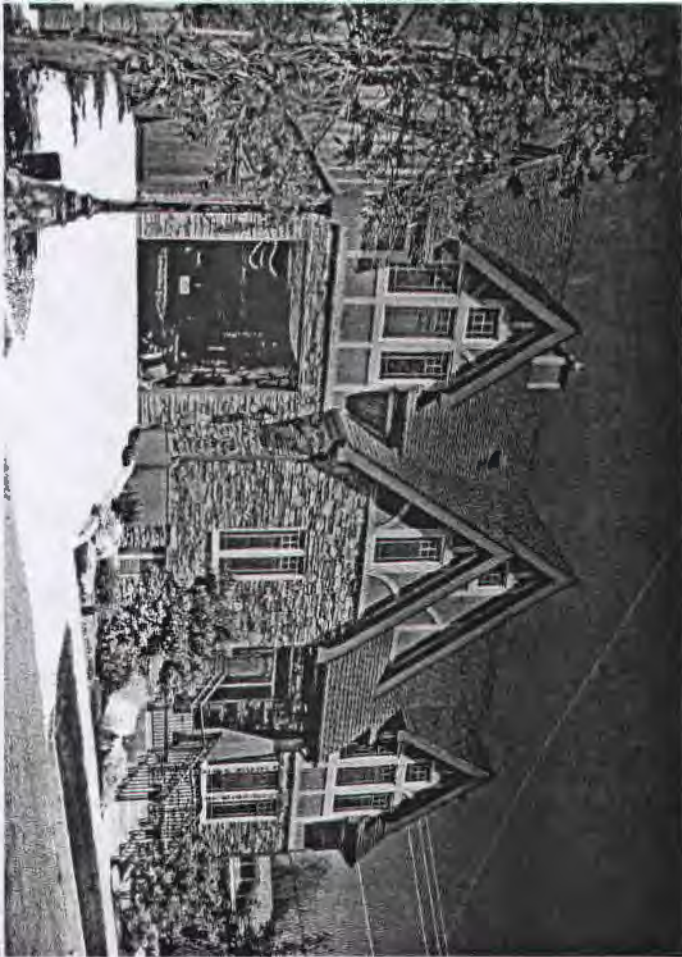
48



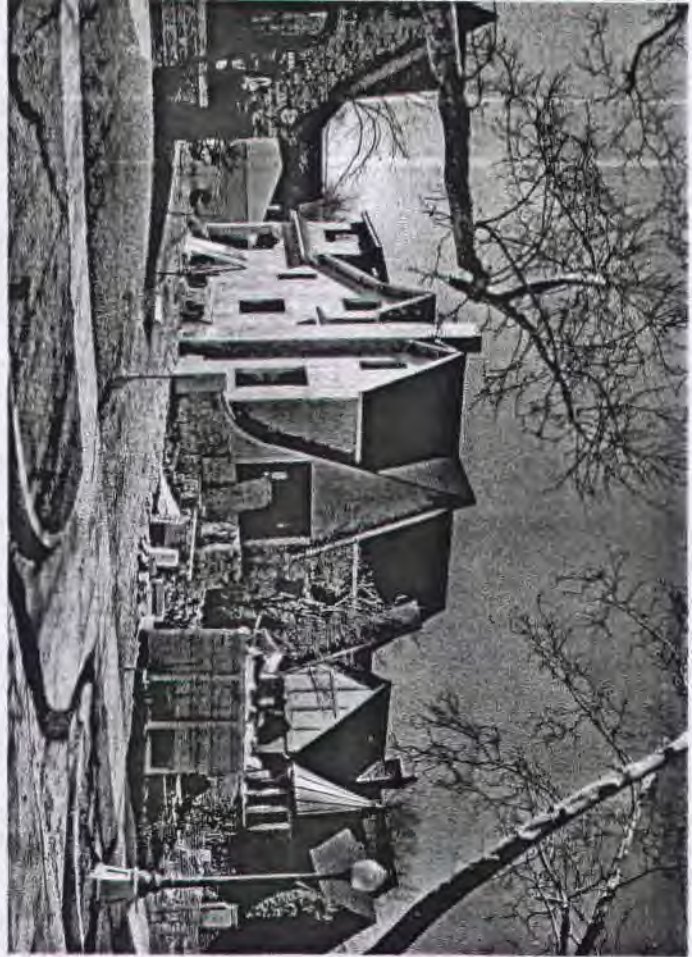
45



47



50



49



51

272 N. Bellevue Blvd.,  
Memphis, 82004047,  
REMOVED, 11/09/07  
(Public Schools of Memphis 1902-1915 TR)

TENNESSEE, SHELBY COUNTY,  
Memphis Street Railway Company Office and Streetcar Complex,  
821 Beale St.,  
Memphis, 82004048,  
REMOVED, 11/09/07

TENNESSEE, SHELBY COUNTY,  
Pippin Roller Coaster,  
Mid-South Fairgrounds bounded by E. Pkwy., Central & Southern Aves. & Early Maxwell Blvd.,  
Memphis, 07001166,  
LISTED, 11/08/07

TENNESSEE, SHELBY COUNTY,  
Pope, Leroy, Elementary School,  
190 Chelsea Ave.,  
Memphis, 82005387,  
REMOVED, 11/09/07  
(Public Schools of Memphis 1902-1915 TR)

TENNESSEE, SHELBY COUNTY,  
Veterans Administration Hospital Complex, No. 88--Memphis,  
1025 E. H. Crump Blvd. E.,  
Memphis, 95001371,  
REMOVED, 11/09/07

TENNESSEE, UNICOI COUNTY,  
Brown, A.R., House,  
241 S. Main Ave.,  
Erwin, 07001167,  
LISTED, 11/08/07

UTAH, CACHE COUNTY,  
Providence Historic District,  
Roughly bounded by 200 N., 400 E., 500 S. & 200 W.,  
Providence, 07001169,  
LISTED, 11/09/07

UTAH, SALT LAKE COUNTY,  
Yalecrest Historic District,  
Roughly bounded by Sunnyside Ave. (840 S.) to 1300 S. & 1300 E. to 1800E.,  
Salt Lake City, 07001168,  
LISTED, 11/08/07

UTAH, TOOELE COUNTY,  
Davis, David E. House,  
400 E. UT 199,  
Rush Valley, 07001172,  
LISTED, 11/08/07

VERMONT, RUTLAND COUNTY,  
Kingsley Grist Mill Historic District,