

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community  
and Economic Development

## Yalecrest – Yale Park Local Historic District Designation PLNHLC2014-00410 April 9, 2015

**Applicant:** Judy Krall

**Staff:** Tracy Tran, Principal Planner at (801) 535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com)

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

**District Size:** 142 parcels, 138 principal structures

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

**Council District:** District 6 – Council Member Charlie Luke

**Community Council District:** Yalecrest Neighborhood Council Lynn Pershing, Chair

### **Applicable Land Use**

#### **Regulations:**

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

#### **Notification:**

- Notice mailed: 3/26/15
- Sign posted: Not Required
- Posted to the Planning Division and Utah Public Meeting Notice websites: 3/26/15
- Published newspaper notice: 3/28/15

#### **Attachments:**

- A. Application Materials
- B. Excerpt of the 2005 Reconnaissance Level Survey (RLS) of Yalecrest

### ***Request***

This is a request by Judy Krall, property owner, requesting to designate a new 142 parcel local historic district for Yale Park; the proposed local historic district boundary is located approximately between 1300 East and 1500 East, along Gilmer Drive, Thornton Avenue, and Yale Avenue 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. Planning Staff also recommends that the Historic Landmark Commission approve the changes to the 2005 Yalecrest Reconnaissance Level Survey as proposed.

### ***Potential Motions***

#### **Consistent with Staff Recommendation:**

*Motion 1* - Based on the findings listed in the staff report, testimony and information presented, I move to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest – Yale Park as proposed.

*Motion 2* – Based upon the information presented, I move to approve the proposed changes to the building ratings from the 2005 Reconnaissance Level Survey as attached in Attachment E.

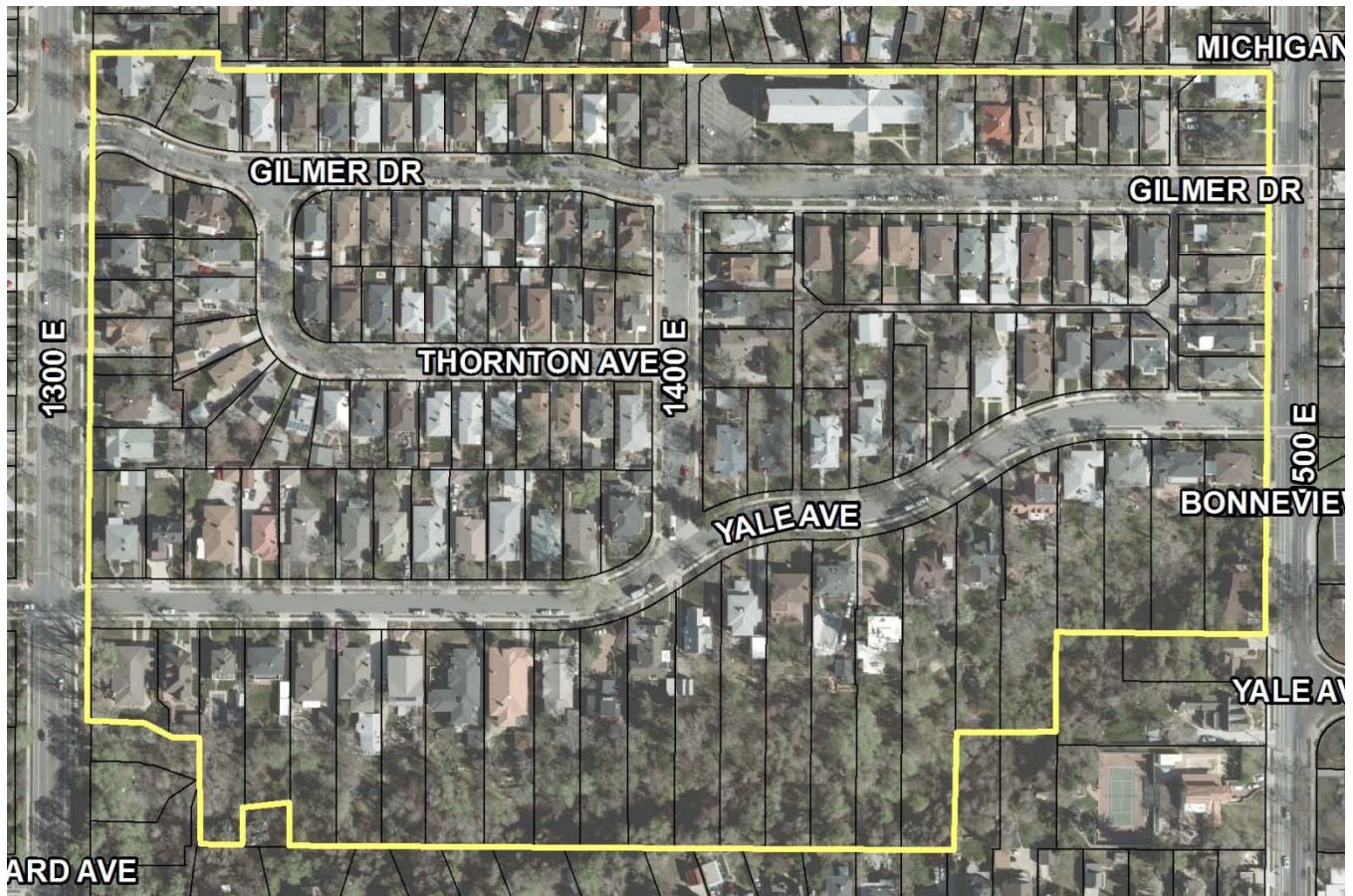
**Not Consistent with Staff Recommendation:** Based on the testimony and information presented and the following findings, I move that the Historic Landmark Commission forward a negative recommendation to the City Council regarding the request to designate a new local historic district for the Yalecrest – Yale 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, engineering or culture, associated with at least one of the following:
    - (1) Events that have made significant contribution to the important

<p>C. Public Comments  D. Neighborhood Meeting and Open House  E. Proposed Rating Changes to the 2005 RLS  F. Yalecrest National Register Nomination (2007)</p>	<p>patterns of history, or</p> <ol style="list-style-type: none"> <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 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 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 C.10 of this section, the boundaries shall be drawn to ensure the local historic district:</p> <ol style="list-style-type: none"> <li>a. Contains a significant density of documented sites, buildings, structures or features rated as contributing structures in a recent historic survey;</li> <li>b. Coincides with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;</li> <li>c. Coincides with logical physical or manmade features and reflect recognized neighborhood boundaries; and</li> <li>d. Contains non-historic resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C.10 of this section.</li> </ol>
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## VICINITY MAP



### **Background**

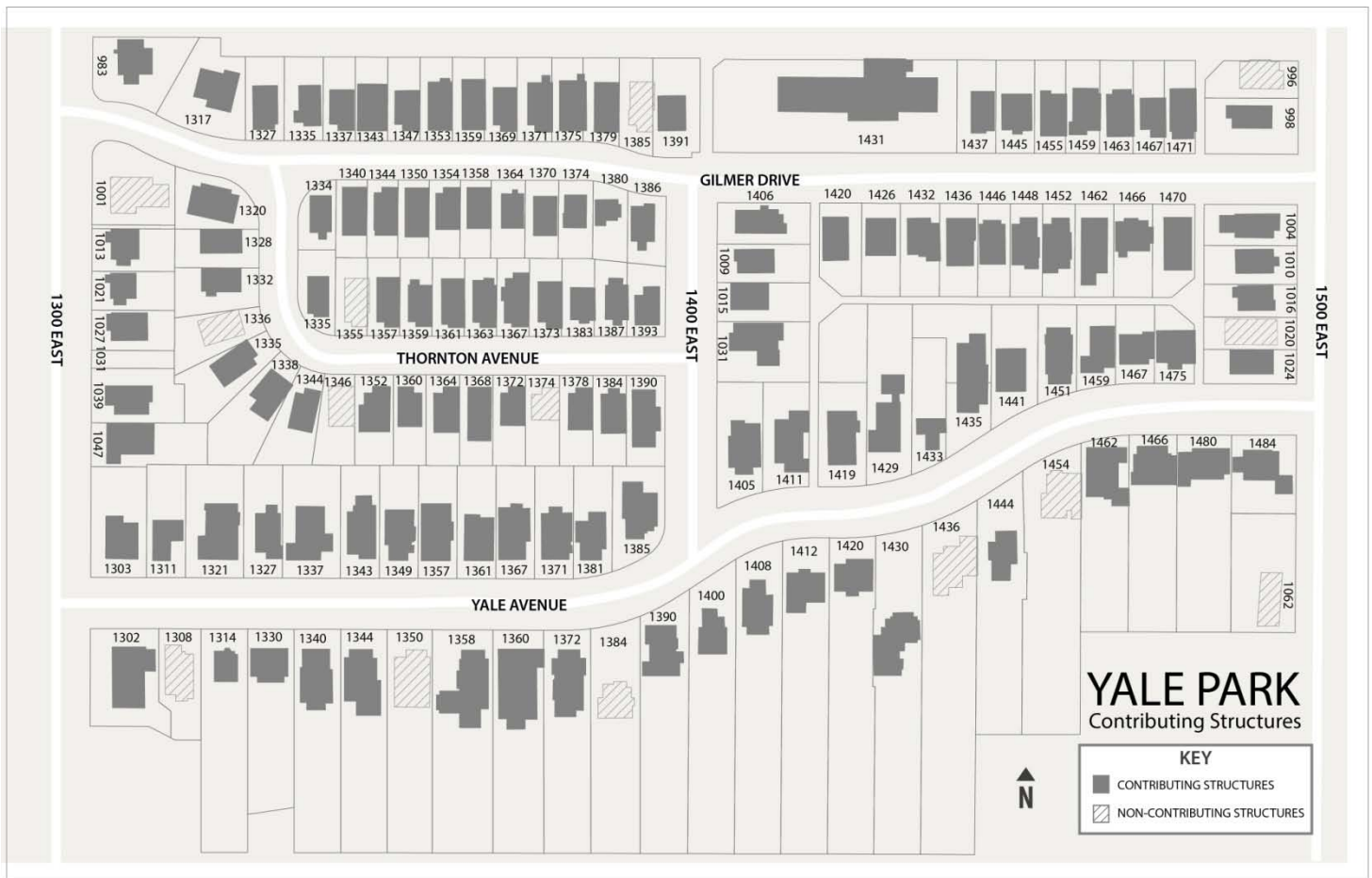
#### **Project Description**

The proposed Yalecrest – Yale Park local historic district includes 142 properties and is located within the Yalecrest neighborhood on Gilmer Drive, Thornton Ave, and Yale Avenue between 1300 East and 1500 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, four new local historic districts have been established within this National Register district.

The proposed Yale Park area includes the subdivisions of Gilmer Park, Douglas Park 2<sup>nd</sup> Addition, and Yale Park. The portion of Yale Ave between 1300 East and 1400 East is not part of an original subdivision. All of these areas are within the Yalecrest National Register Historic District. The Yalecrest – Yale Park is the oldest part of the Yalecrest Neighborhood, with construction beginning in 1913 and extending through 1930. The majority of the principal buildings in the proposed Yale Park area are of the bungalow style. Other styles within the proposed district include English Cottages, English Tudors, Colonial Revival, Minimal Traditional, English Contemporary/Ranch, and French Norman. Please see Attachment A – Application, as well as Attachment B -2005 Reconnaissance Level Survey for photos of the subject homes.

The homes in the proposed Yalecrest – Yale Park local historic district are relatively intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 124 homes are rated as contributing and fourteen (14) homes are rated as non-contributing

(see Attachment B). The following map reflects the contributing and non-contributing status of the homes in the proposed district according to the 2005 RLS.



Planning Staff, along with State Historic Preservation Office (SHPO) Staff, re-visited the rating of all the homes in the proposed district. In the time since the last RLS was conducted in 2005, physical changes have occurred to many of the homes. The attached table (Attachment E) is a summary of rating changes proposed. Note that only five properties of those with proposed rating changes move from “contributing” to “non-contributing” status.

### Public Comments

Staff received several questions and comments via email and phone about this proposal at the time of publication of this report. Many of the calls and emails received were questions regarding the proposed boundaries, the process, and general questions about what it means to live in a historic district and meeting information. Six (6) residents have voiced their opposition for the proposed Yalecrest – Yale Park local historic district. These comments can be found in Attachment C. If any comments are received after the publication of this staff report, they will be forwarded to the Historic Landmark Commission. The following is a summary of the meetings that were held regarding the proposed local historic district:

- Public Outreach Meeting:** On January 12, 2015, the Planning Division met with owners of property located within the proposed Yalecrest – Yale 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 and the Historic Preservation standards, design guidelines and processes. Approximately thirty (30) property owners attended this meeting. The Sign-in-Sheets from this meeting are attached (Attachment D).

- **Yalecrest Neighborhood Open House Meeting:** On February 19, 2015, Planning Division staff held a community wide open house at the City & County building. All property owners and residents with 300 feet of the local historic district, as well as those individuals on the Planning Divisions listserv were notified of the Open House. Approximately seven (7) property owners attended the open house. The sign in sheets from this meeting are attached (Attachment D).

## ***Zoning Ordinance Review***

The proposed Yalecrest – Yale Park local historic district 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 2007.

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

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

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

## **Analysis and Findings** **Findings**

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

**10. Standards for the Designation of a Landmark Site, Local Historic District or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:**

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:**
  - (1) Events that have made significant contribution to the important patterns of history, or**

- (2) **Lives of persons significant in the history of the city, region, state, or nation, or**
- (3) **The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or**
- (4) **Information important in the understanding of the prehistory or history of Salt Lake City;**

**Analysis:** The 2007 Yalecrest nomination to the National Register of Historic Places states that the Yalecrest neighborhood is significant for its representation of events important to the patterns of the City’s development history and for the distinctive architecture. These findings for the entire Yalecrest neighborhood hold true for Yalecrest – Yale Park.

Specifically relating to architecture, the dominant architectural form found in the Yale Park area is the Bungalow style. Other architecture styles found in Yalecrest – Yale Park include: English Cottage, English Tudor, Colonial Revival, Minimal Traditional, Contemporary/Ranch, and French Norman.

The development of the Yalecrest – Yale Park area 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, Yalecrest-Yale Park was designed, in part to attract residents with automobiles.

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

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

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

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

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

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

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

X – Demolished

The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that 124 homes are rated as contributing, and fourteen (14) homes are rated as non-contributing because of alterations and additions that have been made or because they were considered out of period as they were less than 50 years old. Because the original Yalecrest RLS was completed approximately ten years ago, Planning Staff, along with Cory Jensen from the State Historic Preservation Office, walked the area and confirmed the status of the homes as noted in the RLS.

In the time since the last RLS was conducted in 2005, physical changes have occurred to many of the homes. The following is a summary of the rating changes as proposed by Planning Staff based on field observations. Note that only four (4) properties of those with proposed rating changes move from “contributing” to “non-contributing” status. Additionally two (2) properties moved from “non-contributing” to “contributing” status. Although Planning Staff is recommending that the HLC accept changes to the RLS, the physical integrity of the homes in the district remains very high even with the proposed changes.

<b>Rating</b>	<b>2005 RLS</b>	<b>Proposed</b>
<b>Contributing</b>	124	122
<b>Non-contributing</b>	14	16
<b>Total</b>	138	138

As previously noted, Attachment E outlines all of the proposed changes to the Yalecrest 2005 Reconnaissance level survey, with additional photos and information regarding the four (4) homes that are proposed to move to a non-contributing status and the two (2) homes that are proposed to move to a contributing status.

**Finding:** The physical integrity of the homes in the proposed Yalecrest – Yale Park local historic district has been significantly maintained. Based upon recent re-evaluation of the Yalecrest 2005 Reconnaissance Level Survey in terms of home ratings, 122 of the 138 principal buildings, or 88%, are rated as being contributing buildings. Sixteen (16), or 12% principal buildings are rated as non-contributing. The proposed Yalecrest – Yale 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 proposed Yalecrest – Yale Park local historic district is located within the Yalecrest National Register District that was designated in 2007.

**Finding:** The proposed Yalecrest – Yale 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:** Yalecrest – Yale Park contains the oldest houses within Yalecrest and one of the highest numbers of historically contributing early 20<sup>th</sup> century bungalows of the Prairie School, Arts and Crafts, California, and Neoclassical styles in the State. Additionally, the individuals who developed, designed, and built these buildings contribute to the cultural, political, business, education, legal, and philanthropic aspects of the City and State. If the HLC accepts the changes to the Yalecrest 2005 Reconnaissance Level Survey as proposed, then 122 of the 138 buildings in the proposed Yalecrest – Yale Park are rated as being contributing buildings.

**Finding:** The proposed Yalecrest – Yale 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)**

The proposed Yalecrest – Yale Park local historic district is located within the area covered by the East Bench Community Master Plan. A stated goal of the Urban Design section of the plan is to “enhance the visual and aesthetic qualities and create a sense of visual unity within the community.” The Plan identifies the following elements which detract from the residential character:

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

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

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

**Urban Design Element (1990)**

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

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

- Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings and the pedestrian.

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

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

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

- Enforce preservation strategies for buildings and neighborhoods.

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

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

**Analysis:** The designation of Yalecrest – Yale Park as a local historic district would generally be in the public interest. Evidence of the public interest in historic preservation has been documented as early as 1993, with the adoption of the City’s Vision and Strategic Plan and as recently as the City Council’s adoption of the Community Preservation Plan in 2012 and the other policy documents noted above.

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

Designation of Yalecrest – Yale Park as a local historic district is being requested by property owners who live in the subdivision to recognize the quality of the historic homes on this block and to ensure that the architectural character of this area will survive into the future. Yalecrest is a very desirable neighborhood that has experienced a significant amount of reinvestment in the last decade. Concern has been expressed that some of the reinvestment in this neighborhood has resulted in examples of additions, and new construction of homes that are not compatible or consistent with the historic development pattern and the loss of historic fabric through demolition of historic structures. Furthermore, there is concern that the Yalecrest Compatible Infill (YCI) Overlay does not adequately

provide standards to ensure design compatibility. The Community Preservation Plan, Appendix A: Historic Districts and Sites Field Analysis, recommends that the City consider stronger protections to control demolitions in Yalecrest. Local historic district designation provides this control.

**Finding:** Based on the interest expressed by 27% of the property owners (representing a majority of interest in a lot) in Yalecrest – Yale Park that supported the initiation of this historic district designation application and the adopted City policies noted above, designation of Yalecrest – Yale Park as a local historic district appears to be in the best interest of the City. This standard is met.

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

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

**Analysis:** The majority of homes in Yalecrest – Yale Park were constructed between 1913 and 1930, with a couple built in 1962 and 1963. One home was built in 2008. Therefore, all but one of the primary buildings in the Yale Park area is at least fifty years old.

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

**Analysis:** As stated above, Yalecrest – Yale Park includes the oldest part of Yalecrest and one of the highest numbers of historically contributing early 20<sup>th</sup> century bungalows of the Prairie School, Arts and Crafts, California, and Neoclassical styles in the State. Also, the individuals who developed, designed, and built these buildings contribute to the cultural, political, business, education, legal, and philanthropic aspects of the City and State.

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

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

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

**Analysis:** Should the HLC accept the proposed changes to the Yalecrest 2005 Reconnaissance Level Survey, 122 of the 138 principal buildings in the proposed

local historic district boundaries are considered to be contributing buildings. In short, approximately 88% of the principal buildings are contributing.

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

**13. Boundaries of a Proposed Local Historic District: When applying the evaluation criteria in subsection C.10 of this section, the boundaries shall be drawn to ensure the local historic district:**

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

**Analysis:** Based on the staff’s recommended contributing status ratings discussed above, 122 of the 138 homes (approximately 88%) in the proposed Yalecrest – Yale Park local historic district are rated as being contributing buildings.

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

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

**Finding:** The proposed local historic district’s boundaries are defined by the Gilmer Park Subdivision that was platted in 1919, the Douglas Park 2<sup>nd</sup> Addition Subdivision that was platted in 1911, the Yale Park Subdivision that was platted in 1913, and the portion of Yale Avenue between 1300 East and 1400 East. This standard is met.

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

**Finding:** The proposed Yalecrest – Yale Park local historic district consists of properties found between 1300 East and 1500 East, along Gilmer Drive, Thornton Avenue, and Yale Avenue. The northern boundary is marked by an alleyway north of the properties along Gilmer and the southern boundary is marked by the creek that runs to the just south of the properties along Yale Avenue. This is a recognizable manmade boundary and therefore, this standard is met.

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

**Finding:** The proposed Yalecrest – Yale Park local historic district includes one contributing building that sits across two (2) parcels, and three (3) vacant properties that are interior to the boundary and are included for the cohesiveness of the proposed district boundaries. The majority of non contributing structures within the proposed local historic district are mainly interior to the block. Two (2) contributing structures are located near the edge of the boundary, and they are included as part of the logical, manmade boundary. This standard is met.

**ATTACHMENT A  
APPLICATION MATERIALS**

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## 1. Project Description

### 1. Significance in local, regional or state history, architecture, engineering or culture

The proposed Yalecrest-Yale Park Local Historic District encompasses the area 1300 E to 1500 E of the streets Gilmer Drive, Thornton Ave, Yale Avenue (see **APPENDIX A**), including 133 homes in block 30 within the complete subdivisions of Gilmer Park, Douglas Park 2<sup>nd</sup> Addn, Yale Park and Yale Ave (unnamed) in the Yalecrest National Register Historic District, which was designated in 2007. This area is the oldest part of the Yalecrest neighborhood. An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005<sup>1</sup>, by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register application. Much of the information in this document comes from that survey<sup>1</sup>. The proposed Yalecrest-Yale Park LHD area contains the oldest houses in Yalecrest, with construction beginning in 1913 (1441 E Yale Ave and 1352 E Yale Ave) and extending through 1930 (1314 E Yale Ave) in the historic era.

See Map of Yalecrest and the proposed boundaries of the Yalecrest-Yale Park LHD (**APPENDIX A**)

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

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

Today, Yalecrest boundaries are represented by 800 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

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

A number of factors contributed to the Yalecrest development in the early twentieth century; 1) the population of Salt Lake City almost doubling from 1900 to 1910, 2) air pollution in the valley from coal burning furnaces led residents to seek higher elevations East of 1300 East for cleaner air to breathe for their residences recently developed by in-state and out-of state land developers.

Transportation options made the Yalecrest area easily accessible to the downtown area. The primary means of transportation in the early part of this era was the streetcar line along 1500 East.<sup>1</sup> The streetcars serving the Yalecrest area traveled from downtown to 1300 East in front of East High, traveling East along 900 South to 1500 East, then south on 1500 East to the State Prison located at 2100 S. The former State Prison on 2100 South is the current site of Sugar House Park.

### **Developers, Builders, Architects<sup>1</sup>**

Douglas Park was platted across the northern section of the study area later in 1911 by the W.E. Hubbard Investment Company. Hubbard was a medical doctor from Chicago who came to Utah via Los Angeles and became involved in real estate sales, investments and mining. He was a prolific businessman. By 1919 he had platted, developed and sold 41 subdivisions including Douglas Park Amended and Douglas Park 2nd Addition comprising a total of 1158 building lots in an area that includes the ravine surrounding Red Butte Creek and another gully that runs between Michigan and 900 South between 1300 and 1500 East.

Initial development consisted of large, geographically dispersed bungalows on the western section, overlooking the city<sup>1</sup>. Some of the earliest houses in the proposed Yalecrest-Yale Park LHD area are bungalows on 1400 East and 1500 East. House construction in the Douglas Park(s) occurred over the period 1913-1950's. Speculative houses were constructed by Samuel Campbell, Anderson Building (Anderson Lumber Company), Doxey-Layton, Capitol Building Company, Rogers Building Company, and H. (Henning) Henderson, Ashton-Jenkins Co., among others. 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<sup>1</sup>.

Yale Ave is the oldest section of Yalecrest. It was platted in 1913. Gilmer Park (including Thornton Ave and Gilmer Ave) owned by Kimball and Richards was platted in 1919 (Pt. Block 30). Douglas Park 2<sup>nd</sup> addition (N2/Block 30) owned by Katherine C. Belcher, was platted in 1911. Yale Park owned by Ashton-Jenkins Company (Block 30) was platted in 1911.

The Ashton-Jenkins Company, one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in the survey area: Yale Park in 1913, Yale Park Plat A in 1915 and Upper Yale Park in 1924. Yale Park was heavily promoted in the newspapers and attracted prominent homeowners. The Frank Lloyd Wright-trained Utah architect, Taylor A. Woolley, designed the

Prairie style house at 1408 Yale Avenue for William W. and Leda Rawlins Ray, the U.S. District Attorney for Utah.

Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate, development, construction, architecture and allied occupations. Edward T. Ashton and his brother of George S. Ashton were sons of Edward T. Ashton, a cut stone contractor, who supplied stone for many church and public buildings in Utah. They were partners in the firm of Ashton Brothers, contractors and builders, and later the Ashton Improvement Company. They were responsible for the construction of thousands of houses in Salt Lake City. Edward T. Ashton's sons continued the family business with construction: Raymond J. was an architect, Marvin O. was manager of the Rio Grande Lumber Company, and Edward M. was a contractor.<sup>1</sup>

Edward M. Ashton lived in one of the earliest houses (1913) at 1352 Yale Ave, designed by his brother, architect, Raymond Ashton, and built by the Ashton Improvement Company. Raymond Ashton designed his own house at 1441 Yale as well as a number of other Yale Park houses and other commercial and institutional buildings. The Jacobean Irving School and Sprague Library demonstrate his use of period revival styles. He also designed the Prairie Style bungalow at 1302 Yale Avenue, home to George Albert Smith, a President of the LDS Church. Edward M. Ashton was allied with the above Ashton businesses as well as the Ashton-Parry Company and Ashton and Evans Architects. Other prominent homeowners in the Ashton-Jenkins subdivisions include Utah Governor Charles R. Mabey at 1390 Yale, a number of attorneys (Athol Rawlins at 1475 Yale, William C. Ray at 1408 Yale), as well as various businessmen, dentists and physicians. Edward M. Ashton went into real estate by himself in 1900, thereafter founding the realty firm of Ashton & Jenkins in 1905 with Edward Elmer Jenkins, a businessman involved in real estate and banking. The Ashton-Jenkins Company was also involved in real estate sales for other subdivisions In Yalecrest, such as Normandie Heights.

Gilmer Park was a created by Kimball and Richards in 1919. Most of the 295 building lots lie outside of the current proposed Yalecrest-Yale Park LHD area in Gilmer Park National Register Historic District to the west of 1300 East. Gilmer Drive and Thornton Avenue between 1300 and 1400 South are in the Yalecrest section of that Gilmer Park subdivision. The majority of the residences were constructed in the 1920s for private individuals. A number of notable builders constructed speculative houses; the Romney Brothers (Junius, Gaskell), R. W. Larson (Larson Building), Kimball and Richards, and the Modern Housing Corporation, Samuel Campbell, Ashton-Jenkins Co, Raymond Ashton (architect), Birkenshaw (Thomas and Joseph), and Howard J McKean<sup>1</sup>. Don Carlos Kimball and Claude Richards formed Kimball & Richards Land Merchants in 1908 and were responsible for developing over 30 subdivisions and constructing many homes in Yalecrest between 1900 and 1925.

The Biesinger brothers (George, Wilford, Herbert) built homes on 900 South, Harvard, Thornton and Princeton Avenues. George and Wilford Biesinger built many homes on Thornton Avenue. The Ashton-Jenkins Company was one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in Yalecrest.

### **Resident Occupations**

Historically, there have a large range of occupations in Yalecrest-Yale Park LHD, ranging from coal mine operator, food and drug inspector, Governor, state legislator, cadastral engineer, automobile salesman, mining and electrical engineers, U.S. District Attorney for Utah, builders, sales manager for a furniture company, a 1903 Russian immigrant who worked as a clothing salesman, gas station attendant, LDS Church President, hotel proprietor, bookkeeper for the Utah-Idaho Sugar Co and educators. It was not uncommon to find residences in this area with servants.

### **Significant persons of the Yalecrest-Yale Park LHD**

#### **David Willey**

Several generations shared the Willey house at 1455 E Gilmer Dr. David Willey was an attorney, his son, David Willey Jr. was a salesman for a paint company, and two daughters Dorothy and Katherine Willey, were a stenographer and a clerk, respectively. Other residents of the house included three grandchildren, a daughter-in-law and mother.

#### **William Rawlins Ray**

The home at 1408 E Yale Ave was built for William C. and Leda Rawlins Ray in 1918 for \$5000, while he was U.S. District Attorney for Utah. Mr. Ray was also a Democratic candidate for the U.S. House of Representatives in 1912. The Rays resided in the home until 1957. It is an excellent example of a house influenced by the Prairie School design associated with Frank Lloyd Wright's early career. It was designed by Utah native Taylor A. Woolley, who studied 5 years under the well-known Prairie School Style-architect Frank Lloyd Wright.

#### **Taylor Woolley (1884-1965)**

Taylor Woolley, a Utah native, studied 5 years under Frank Lloyd Wright before relocating back to Utah. Mr. Taylor Woolley designed three LDS church houses: 1925 red brick Colonial revival LDS Church ward chapel at 1431 Gilmer Dr., Yale Garden Park and the 13<sup>th</sup> Ward church. Other prominent projects to his credit include Highland Park, Social Hall Avenue and landscape developments in Memory Grove Park from 1917-1919. He is confirmed to have designed two homes in Yalecrest-Yale Park LHD in the Prairie School style; 1408 E Yale Ave for William W and Leda Rawlins Ray and 1330 E Yale Ave for his uncle, Albaroni H. Woolley, a manager for Zions Cooperative Mercantile Institution (ZCMI). He was President of the Utah Chapter of the American Institute of Architects (AIA). He was also the State architect of the "This is the Place Monument" along with Mahonri Young

### **Charles Rendall Mabey, 5h Governor of Utah**

The house at 1390 Yale Ave was built in 1924 for Utah's fifth Governor, Charles Rendall Mabey served on the Bountiful City Council, was Mayor of Bountiful and a two-term state legislator. He also served a tour of duty in the Spanish-American War, and a mission for the LDS Church. He was a strong advocate of public education and promoted new highway construction in Utah. Gov. Mabey, his wife Afton and four sons lived in the home for 25 years. The Governor was an amateur geologist and rock hound and used rocks collected in his pickup to terrace the entire Yale side portion of the property with magnificent stone retaining walls, concrete pathways edged in stone, three fish ponds, stone chair seats and a couple of patio areas. After the death of Gov. Mabey and his wife, the property was sold to Llewellyn R. McKay, who was the youngest son of long-time LDS Church President David O McKay. The house was constructed by The Ashton-Jenkins Co., which was heavily involved in real estate development, sales and architecture in Yale Park and other subdivision within Yalecrest, such as Normandie Heights.

### **George D.D. and Grace G. Kirkpatrick/ Bowers Building Co.**

The first owners of the 1915 Arts and Crafts style bungalow built with regular brick and cobblestone at 1367 E Yale Ave was George D.D. and Grade G. Kirkpatrick. George was a cadastral engineer, otherwise known as a surveyor, for the U.S. Department of the Interior. He and others were involved with the preservation and retracement of the *Public Land Survey System (PPLS)* also known as the "rectangular system", which was key to the expansion west in the early history of the U.S. Samson and Elizabeth Jane Trotter Kirkpatrick (George's parents) immigrated from Scotland to the U.S. All of them are buried in the Mt Olivet cemetery. This Arts and Crafts styled-bungalow style is the most popular early 20<sup>th</sup> century style (1900-1925) in Utah and represents 19% of homes in Yalecrest. The house was built by the Bower Building Company in 1926, who along with the Bower Investment Company, platted 140 lots in the Normandie Heights subdivision of Yalecrest. Brothers George, Louis and Frank Bowers together constructed over 3,000 buildings by 1946 in Utah, Wyoming and Nevada. Louis J. Bowers built all the homes on Uintah Circle on speculation between 1937 and 1938.

### **Wallace F. Bennett (1898-1993)**

Wallace F. Bennett owned a 1923 Prairie School-styled house at 1412 E Yale Ave that had been previously owned by David D. Crawford of the Crawford Furniture Company. Bennett, a Republican served in the U.S. Senate from 1950-1974. His son, Robert Bennett, also a Republican served in the U.S. Senate 1993-2011. Wallace Bennett resided at 1412 E Yale Ave from 1936-1948, after which he sold the house to Dorothy and Oscar Moyle.



### **S Grove and Mildred Rich**

S Grove Rich was an active independent businessman in the wool industry of Utah and Idaho. Developed the town of Burley, Idaho. During the depression, Rich served as vice president and general manager of the Regional Agriculture Credit Corporation and headed Bankers Livestock Loan Association. The Rich's built the English Tudor/Period Revival house at 1400 Yale Ave in 1925.

### **Hyrum G Smith (Martha)**

Born in 1879, ordained in 1909, and appointed patriarch of the LDS Church in 1912, Hyrum G Smith was the longest serving patriarch in the LDS Church. He was the great grandson of Church Martyr Hyrum Smith. He built the rectangular, one story brick Prairie style bungalow with a hip roof, wide eaves and a centered projecting front porch at 1358 E Yale Ave in 1918. The square brick columns and a brick railing wall with concrete coping.

### **George and Edith Elliot / Howard J. McKean**

The French Norman two-story house at 1314 Yale was built in 1930 for George and Edith Elliot. Edith's father was George Albert Smith, the 8th president of the LDS Church, who lived next door at 1308 E. Yale Ave. George was a bookkeeper. Most of his career was spent working in the sugar beet industry for the Utah-Idaho Sugar Co, which operated factories in Utah, Idaho, Montana, Washington and South Dakota. In 1979 the family sold the home. The house was built by Howard J. McKean, a popular builder in Yalecrest, particularly on Yale Ave. He constructed Period Revival, Prairie School- and California-style bungalows. McKean is also credited in 1930 with building a "mammoth stage" inside the LDS Tabernacle -- the largest stage ever erected in the Western United States. It was constructed for a big pageant production of the History of Man during the centennial celebrations of the LDS Church.

### **Isaac A. Hancock, George Albert Smith**

The Prairie style bungalow house at 1302 E. Yale Ave was built for Isaac A. Hancock, former vice president of the one of Utah's earliest fruit and produce wholesale companies. The most prominent owner was George Albert Smith, President of the LDS Church from 1945 to 1951. The home was used to entertain all elected U.S. Governors in 1947 for a Centennial celebration commemorating the arrival of the pioneers to Utah. The house was listed on the National Register of Historic Places in 1993. The house was constructed by Raymond Ashton of the Ashton Improvement Company for \$5000 and is one of the first built in the Yale Park subdivision, advertised a subdivision for "permanent homes, no apartment houses or flats allowed". There is a "summer house" on the property near Red Butte Creek, which was used to escape the hot Salt Lake City summer heat. Near the creek bed there is a giant cottonwood tree, which is believed to be as old as those found in Liberty Park.

### **Gaskell Romney (1871-1955)**

Gaskell Romney was a builder in Yalecrest-Yale Park LHD. He is credited for building the recently restored red brick, Colonial revival LDS Yale Ward Chapel at 1431 E. Gilmer Dr. in 1925, and the English Tudor at 1391 E. Gilmer Dr. He was the grandfather of Mitt Romney, the Republican candidate for the President of the United States of America in 2012.

### **Raymond Ashton**

Raymond Ashton was an architect who designed a number of fine homes in Yale Park: one of the earliest built homes in Yale Park at 1352 E. Yale Ave for his brother, Edward Ashton, his own home at 1441 E. Yale Ave and the Isaac Hancock/George Albert Smith home (1913) listed on the National Register Historic Places at 1302 E. Yale Ave. He is also credited for designing the Jacobethan-styled Irving School and Sprague Library in Sugarhouse.

### **Athol Rawlins (1883-1963)**

Athol Rawlins lived at 1475 E Yale Ave. He was the son of U.S. Senator J.L. and Julia Davis Rawlins, and a noted Utah attorney. He was widely recognized as an authority in the fields of municipal bonds, banking, public utilities, trusts, wills and estates. He served as a member of the "Committee of Nine", who made a comprehensive study of state government in the 1930's that changed how state government was conducted.

### **David and Inge Chapman**

David and Inge Chapman currently live at 1471 Gilmer Dr. He is a Geology Professor and previous Dean of the Graduate School at the University of Utah. Their home, a stucco/plaster Prairie-school styled bungalow was built in 1915.

## **Schools**

Schools were built to accommodate the growing population in the proposed LHD area. LDS Churches were built to accommodate the growing population in this area. Uintah School was constructed in 1915 and enlarged in 1927 to support the growing elementary school age population on the East Bench.

## **Religious Buildings**

A red brick Colonial Revival LDS ward chapel was built in 1925 at 1431 Gilmer Drive. It was designed by Taylor Woolley of Evans and Woolley Co. and built by Gaskell Romney. The LDS Ward chapel was recently carefully restored (2013). Both Woolley and Romney were residents within the proposed area of Yalecrest-Yale Park LHD. Taylor Woolley, a Utah native, worked with Frank Lloyd Wright for 5 years before relocating back to Utah. Gaskell Romney was the grandfather of Mitt Romney, the Republican candidate for the President of the United States of America in 2012. January 31, 1926, Gaskell Romney was chosen as Bishop of the new ward, and John L. Reynolds and Allan Tingey appointed as his counselors. The cornerstone of the Chapel was laid September 24, 1924 and the chapel was dedicated March 18, 1926 by LDS Church President Grant.

## **Commercial Buildings**

The proposed Yalecrest-Yale Park LHD contains no commercial buildings, as this area was primarily a highly desirable residential area for Salt Lake residents.

### **Distinctive characteristics of the type/period/method of construction**

Bungalows were a ubiquitous housing type and style in the first quarter of the 20<sup>th</sup> century and the first houses to appear in Yalecrest. Stylistic elements of the Prairie School and Arts and Crafts movement appear in the bungalow architectural style. Because of the very high percentage of contributing houses (A and B) in the proposed area, there is a remarkably visually cohesive streetscape; consistent setbacks, house architectural design (bungalows), scale and materials (brick, stucco), and mature trees, (original Ash and some Maples) that are well suited to the respective small and large lots within the proposed LHD.

The vast majority (78%) of houses in the Yalecrest-Yale Park LHD (104/133, 78%) are represented by the Bungalow style architecture. Of those 104 bungalows, 60% are designated as Prairie school-styled bungalows, 30% are bungalows/neoclassical-styled bungalows, and 11% are Arts and Crafts-styled bungalows. Other architectural types represented in the area include 14, English Cottages, 2 English Tudors, 2 Colonial Revival, with 3 Minimal Traditional, 2 Contemporary/Ranch, and 1 French Norman.

*The bungalow (circa 1905-1925) expressed comfort and a sense of shelter, qualities that were emphasized by the texture of exposed beams, rafters, shingles, bricks, cobblestones and other structural features. Bungalow plans were advertised as open, informal and economical. The front door opened directly into the dining room. The bungalow became the basic middle class house, replacing the Victorian cottage of the latter 19<sup>th</sup> century. Its popularity was due to numerous pattern books, many published in California, and to a period of economic prosperity that allowed families to purchase their first homes.<sup>2</sup>*

*Characteristics of a Prairie school/Arts and Crafts bungalows<sup>2</sup>:*

- 1) one or more half stories on a rectangular plan,*
- 2) low-pitched hipped roof in the California bungalows or hip roofs in the Prairie-style bungalows*
- 3) cobblestone and/or brick foundations*
- 4) horizontal bands of cast stone or concrete coping*
- 5) shingle, stucco and brick siding*
- 6) exterior wood banding*
- 7) exposed rafters, purlins, ridge beams and bracket*
- 8) casement and double hung windows*
- 9) battered (rough textured) stone piers supporting porch roofs*
- 10) wide porches*
- 11) wide, overhanging eaves*

## Importance to Salt Lake City History

The proposed area described by the proposed Yalecrest-Yale Park LHD contains one the highest number of historically contributing early 20<sup>th</sup> century bungalows of the Prairie School, Arts and Crafts, California, and Neoclassical styles in the State. Further these homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, political, business, education, legal and philanthropic aspects of the city and state.

## 2. Physical integrity

The proposed Yalecrest-Yale Park LHD retains a very high degree of historic integrity. The vast majority of homes have not been altered: 2 historic houses of the 133 houses in the proposed area have been demolished (1350 E Yale Ave and 1430 E Yale Ave).

According to the Yalecrest RLS 2005: 91% of structures are historically contributing (A & B); 67% are considered architecturally significant (A) and 27% are contributing. In addition to the 126 single-family residences, there are six duplexes, and 1 contributing religious building (A), the LDS Church Yale Ward Chapel located at 1431 Gilmer Dr.

### Contributing Status of Houses In Yalecrest-Yale Park LHD<sup>a</sup>

Street	A	B	C	D	X	NL	Total houses
1300-1500 E Gilmer Dr	28 (65.1%)	14 (32.6%)	1 (2.2%)	0 (0.0%)	0 (0%)	0 (0%)	43
1300-1500 E Thornton Ave	19 (70.4%)	4 (14.8%)	4 (14.8%)	0 (0%)	0 (0%)	0 (0%)	27
1300-1500 E Yale Ave	30 <sup>x</sup> (62.5%)	13 <sup>x</sup> (27.1%)	2 (4.2%)	3 (6.2%)	0 (0.0%)	0 (0%)	48
1300 E Gilmer Dr-Yale Ave	3 (50.0%)	2 (33.3%)	0 (0%)	1 <sup>#</sup> (16.7%)	0 (0%)	1* (100%)	6
1400 E Gilmer Dr-Yale Ave	3 <sup>@</sup> (75.0%)	1 (25.0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4
1500 E Gilmer Dr-Yale Ave	2 (40.0%)	2 (40.0%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	5
<b>TOTAL</b>	<b>85 (63.9%)</b>	<b>36 (27.1%)</b>	<b>8 (6.0%)</b>	<b>4 (3.0%)</b>	<b>0 (0.00%)</b>	<b>NA</b>	<b>133 (100%)</b>

<sup>a</sup>According to the RLS Yalecrest 2005 and corrected by applicant with current house photos  
A= eligible/significant, B= eligible/contributing, C= ineligible/non-contributing, D=out-of-period,  
X=demolished, \*NL (not listed, but present on RLS map at 1031 South 1300 East), # number of front door  
accesses to duplex multiple dwelling located at 1308 E Gilmer Dr, @ duplex with two entrances 1003 S  
1400 E and 1408 Gilmer Dr. <sup>x</sup>1337,1343, 1433 E Yale Ave not listed in the RLS 2005

The following homes have historical significance and/or recommended in the Yalecrest RLS 2005 for intensive level research:

### **E Gilmer Dr**

- 1317 E. Gilmer – built 1925 – expansive bungalow
- 1337 E. Gilmer – built 1921 – Prairie School bungalow built by Romney Brother builders
- 1340 E. Gilmer—built 1921—Prairie school bungalow, Paula Margetts, daughter of Sumner Margetts (original owner) married Leland Swaner, whose family donated their ranch, establishing the Swaner Preserve and Eco Center in Park City, Ut.
- 1343 E. Gilmer—built 1921—Prairie school, neoclassical by Junius Romney
- 1347 E. Gilmer—built 1921—Prairie school, bungalow by Junius Romney
- 1353 E. Gilmer—built 1920—Prairie school, by Romney Brother builders
- 1359 E. Gilmer—built 1921—Prairie school bungalow, by Romney Brother builders
- 1369 E. Gilmer—built 1921—Prairie school bungalow, built by Junius Romney
- 1371 E. Gilmer—built 1921—Prairie school bungalow, build by Junius Romney
- 1375 E. Gilmer—built 1921—Prairie school bungalow, built by Romney Brother builders
- 1379 E. Gilmer—built 1921—Prairie school bungalow, built by Romney Brother builders
- 1385 E. Gilmer—built 1922—Prairie school bungalow, built by Romney Brother builders
- 1391 E. Gilmer—built 1922—English Tudor, Gaskell Romney, builder
- 1431 E. Gilmer – built c. 1925 – Colonial Revival LDS ward house  
Designed by Woolley & Evans, built by Gaskell Romney. Both Woolley and Romney were residents of Yalecrest
- 1438 E. Gilmer—built 1916-bungalow, Thomas Birkenshaw, builder
- 1446 E. Gilmer—built 1916-Prairie school bungalow, Joseph W. Birkenshaw, builder
- 1448 E. Gilmer—built 1916-California bungalow, Joseph W. Birkenshaw, builder
- 1452 E. Gilmer—built 1916-Prairie school-styled bungalow, Joseph W. Birkenshaw, builder
- 1459 E. Gilmer – built 1919-Arts & Crafts-styled bungalow with cobblestone
- 1466 E. Gilmer – built 1916-unusual California-styled bungalow having a cross-axial plan (Arts & Crafts by RLS listing), Thomas Birkenshaw, builder
- 1471 E. Gilmer –built 1915-Prairie school bungalow, residence of David Chapman, Dean of the Graduate School, University of Utah

### **E Thornton Ave**

- 1344 E. Thornton – built in 1922-unusual picturesque cottage
- 1364 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by George Biesinger
- 1372 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by Wilford M. Biesinger
- 1373 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by Herbert W. George Biesinger

1378 E. Thornton Ave—built 1921-English Tudor, bungalow, built by Biesinger  
1384 E. Thornton Ave—built 1922-bungalow, built by Phil Biesinger

### **E Yale Ave**

1302 E. Yale—built 1919-Prairie School-styled Bungalow, Hancock/Smith House  
1314 E. Yale – built 1930-French Norman two-story  
1330 E. Yale – built 1914-Taylor Woolley House-two story Prairie house  
1350 E. Yale – built 1913-R.J. Ashton-designed Prairie School-styled bungalow,  
demolished  
1371 E. Yale—built 1915-Arts & Craft (California bungalow)  
1372 E. Yale—built 1915-Arts & Craft (California bungalow), built by  
Bowers Bldg Co  
1390 E. Yale—built 1928-Residence of Utah Governor Charles R. Mabey, Ashton-  
designed  
1408 E. Yale – built 1915-Taylor Woolley-designed Prairie foursquare  
1412 E. Yale – built 1923-Crawford/Bennett House, Prairie four square  
1435 E. Yale – built 1914-Prairie School, House of LDS Church President Joseph F  
Smith's daughter  
1441 E. Yale – built 1913-Prairie School-styled bungalow home of architect  
Raymond Ashton  
1467 E. Yale – built 1915-brick Taylor Woolley-designed two-story

### **1300 E Gilmer Dr-Yale Ave**

1013 S. 1300 East – built c. 1915-brick Neoclassical foursquare by George Dixon  
1021 S. 1300 East- built 1925-Neoclassical Period cottage built by Samuel Campbell

### **1500 E Gilmer Dr-Yale Ave**

1010 S 1500 East--bungalow built 1923 by Samuel Campbell

### **3. Eligibility Listing on National register of historic places**

As previously stated, the proposed Yalecrest- Yale Park LHD is located within the boundaries of the existing Yalecrest National Register Historic District established in 2007 (#07001168).

### **4. Notable examples of elements of the City's history**

An Intensive Level Survey was completed of Yalecrest in 2005 by Beatrice Lufkin of the Utah State Historic Office (SHPO). Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office.

### **Important Salt Lake City Builders and Developers that built in Yalecrest-Yale Park LHD**

Thomas and Joseph Birkenshaw (Gilmer Dr), Bowers Building Company/Bowers Investment Co (Yale Ave), Builders Loan and Trust (Gilmer Dr), Samuel Campbell (Yale Ave), JR Cummings/Cummings Investment Co (Thornton Ave), Doxey-Layton



Construction Co (Yale Ave), Gaddis Investment Co (Yale Ave), Kimball and Richards (Thornton Ave), RW Larsen (Gilmer Dr, Thornton Ave), Romney Brothers (Gilmer Dr, Yale Ave), Ashton-Jenkins Co.

## **5. Consistent Designation Of Proposed LHD Designation With Adopted Planning City Policies**

The proposed Yalecrest-Yale Park LHD is currently zoned under the Yalecrest Infill Overlay (YCIO) zoning ordinance adopted by the City in 2005<sup>3</sup>. The purpose of the ordinance is to “encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood”. The YCIO regulates building height, minimum front yard size, and several aspects of garages or accessory structures, but does not protect against demolitions.

The City's Preservation Policy was adopted in 2011<sup>4</sup>. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. The proposed boundaries of Yalecrest-Yale Park LHD (**Appendix A**) represents four subdivisions (Gilmer Park, Douglas Park 2<sup>nd</sup> Addn, Yale Park and Yale Ave (unnamed) in the greater Yalecrest neighborhood that is nationally recognized for its historic value (National Register of Historic Places 2007). Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

## **6. Public Interest in the Proposed LHD Designation**

The attractive neighborhoods of Yalecrest have mature street trees, single-family owner-occupied well-maintained houses with landscaped yards and continue to be a desirable residential area. No major roads have been built through the neighborhood, although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside Ave (800 S). Zoning ordinances have restricted commercial building to a few locations on these major streets. Also, the neighborhood avoided the blight common to many urban residential neighborhoods in the 1960s and beyond.

To date, 45% of the home owners (60/133) within the proposed area of Yalecrest-Yale Park LHD have signed a petition in support of creating a Local History District; 42% property owners on E Gilmer Dr, 59% on E Thornton Ave, 46% on E Yale Ave, 17% on 1300 E between Gilmer Dr and Yale Ave, 50% on 1400 E between Gilmer Dr and Yale Ave and 20% on 1500 E between Gilmer Dr and Yale Ave. All block faces demonstrate greater than 15% support of property owners required by the HLC designation guidelines. The largest block faces in the proposed LHD boundaries support the LHD designation at greater than or equal to 42%.

Designating the Yalecrest-Yale Park Local Historic District would address items such as demolitions, in addition to character defining features and compatibility that the current YCIO zoning ordinance does not. Designation of Yalecrest-Yale Park LHD would maintain the historic character and scale of the neighborhood and provide homeowners and district residents protection from demolition and dismantling of intact historic structures and the resulting loss of character. Designation of Yalecrest-Yale Park LHD will also provide the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from

which to learn and appreciate the Cultural and City History of notable residents and fine architectural examples of Prairie School styled-, California-styled and Arts and Crafts-styled-one and two-story bungalows.

## 2. **Photographs**

Original and current photographs of the individual homes in the proposed Yalecrest-Yale Park LHD are listed with addresses in APPENDIX B.

## 3. **Research Material**

One home, 1302 Yale Ave, the George Albert Smith House, also called, “the Hancock Smith House” has received an individual distinction on the National Register of Historical houses. The Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation, which was awarded in 2007. Much of the information in this document about the area’s architecture, history, builders and building dates comes from that survey. Additional information is on file at the Utah State Historic Preservation Office. Research material used to prepare this application are listed in **APPENDIX C**. See <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>

## 4. **Landmark Sites**      Not applicable

## 5. **Boundary Adjustment:**

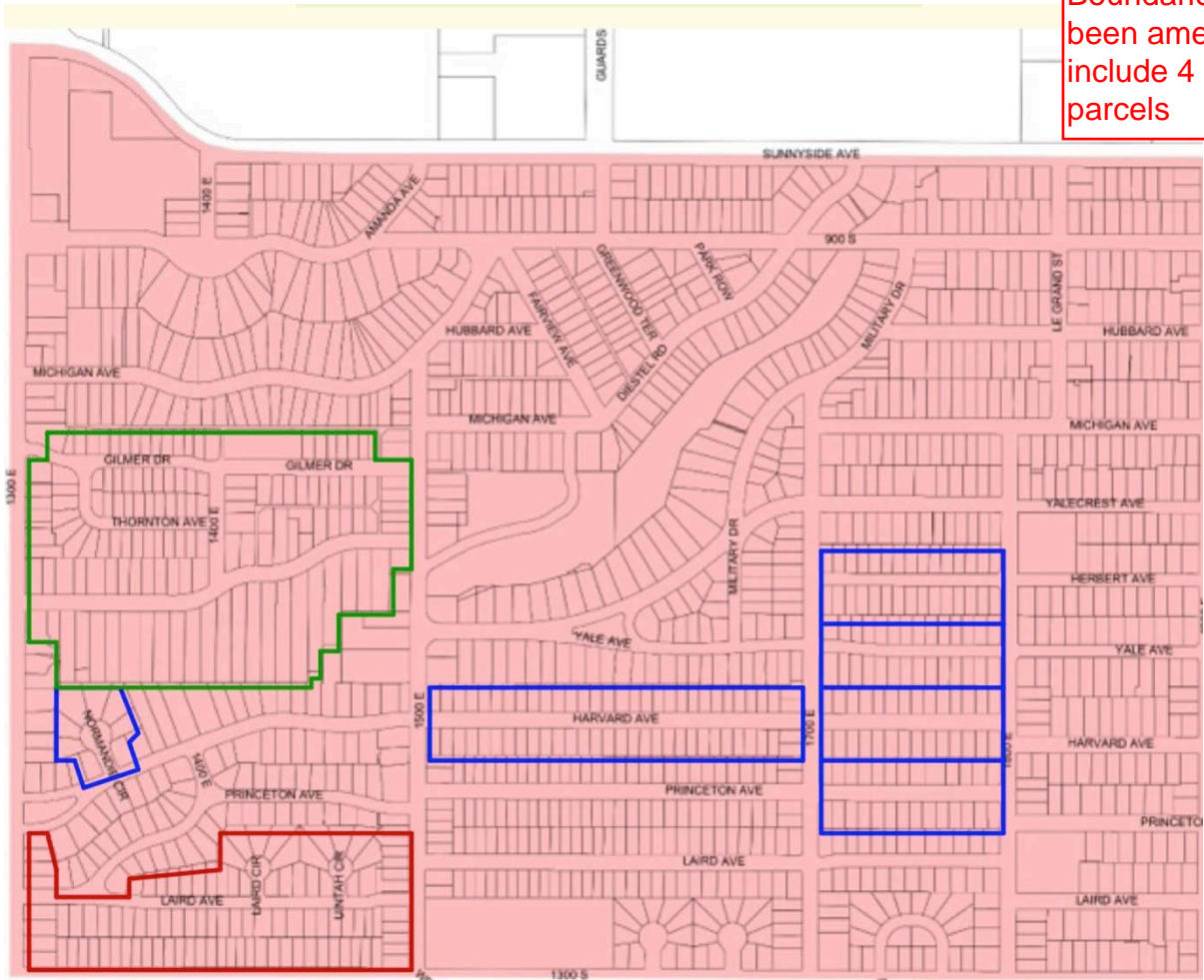
Map for the proposed Yalecrest-Yale Park LHD for the boundary adjustment within the Yalecrest neighborhood on the East Bench is shown in APPENDIX A. A detailed map of the proposed Yalecrest-Yale Park LHD with streets and houses is also shown.

Proposed boundaries of the Yalecrest-Yale Park LHD include addresses located within 1300 E to 1500 E for street faces E Gilmer Dr, E Thornton Ave, and Yale Ave within the Yalecrest National Historic District.

**APPENDIX A**

**Map of the proposed Yalecrest-Yale Park LHD boundary adjustment (green outline) within the Yalecrest Neighborhood on the East Bench**

Boundaries have been amended to include 4 additional parcels

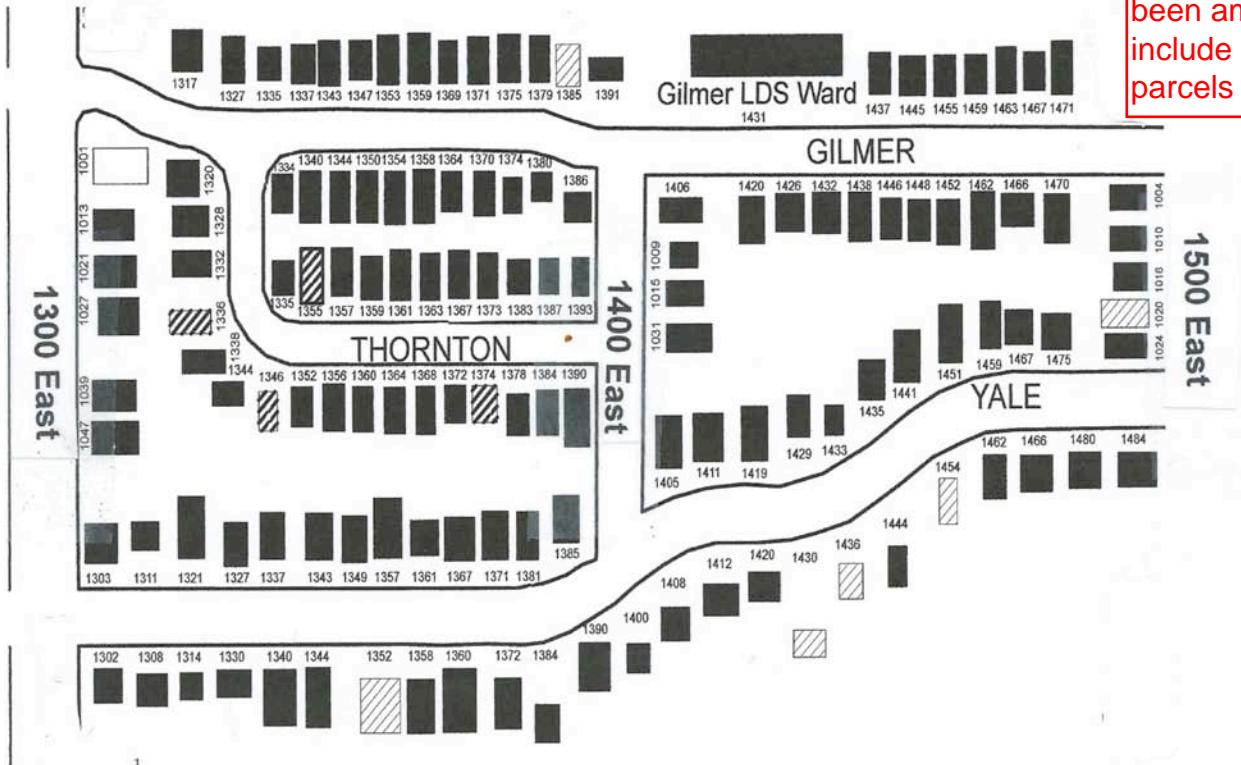


**APPENDIX A (cont)**

**Expanded view of the Yalecrest-Yale Park LHD**

1300 E to 1500E including street faces E Gilmer Dr, E Thornton Ave and E Yale Ave

Boundaries have been amended to include 4 additional parcels



**Note: There are 6 Duplexes in the proposed Yalecrest-Yale Park LHD. Each duplex was counted as 1 structure, despite having two addresses.**

1. 1001 S 1300 E/1308 E Gilmer Dr
2. 1003 S 1400 E/1406 E Gilmer Dr\*
3. 1336 E Gilmer Dr/1334 E Thornton Dr#
4. 1320/1321 E Gilmer Dr
5. 1331 E Thornton Ave/1335 E Thornton Ave
6. 1303 E Yale Ave

\*Address on the house is currently 1408 not 1406 E Gilmer as listed in RLS 2005

#Address on the house is currently 1336, not 1334 as listed in the RLS 2005

**APPENDIX A**

**Contradictory documentation between RLS 2005 text, RLS 2005 map and current existing house photographs**

<b>Address</b>	<b>RLS 2005 text</b>	<b>RLS 2005 map</b>	<b>Current confirmation</b>
1308 E Gilmer Ave	Yes	No	Duplex with 1001 S 1300 E
1331 E Thornton Ave	Yes	No	Duplex with 1335 E Thornton Ave
1334 E Gilmer Dr	Yes	Yes	Current addresses posted as 1336 E Gilmer Dr and 1334 E Thornton Ave
1337 E Yale Ave	No	Yes	Correct address
1343 E Yale Ave	No	Yes	Correct address
1433 E Yale Ave	No	Yes	Correct address
1003 S 1400 E	Yes	1406 E Gilmer Dr	Duplex Posted address is 1003 S 1400E/1408 E Gilmer
1001 S 1300 E	Yes	Yes	Duplex with 1308 E Gilmer Dr

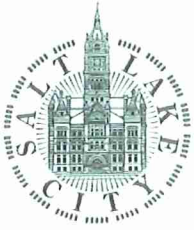
**APPENDIX B**

**Photographs of the 133 houses in the proposed Yalecrest-Yale Park LHD, streetscapes,  
and the LDS Church Yale Ward (attached CD in Powerpoint® format)**

## APPENDIX C Research Materials (References)

1. Lufkin, Beatrice. *Yalecrest Reconnaissance Level Survey 2005*. Utah State Historic Preservation Office.
2. Bungalow architectural design characteristics. <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>
3. Yalecrest Compatible Infill Overlay. Sterling Codifier 21A.34.120. December 2005.  
[http://www.sterlingcodifiers.com/codebook/getBookData.php?id=&chapter\\_id=49078&keywords=#s928586](http://www.sterlingcodifiers.com/codebook/getBookData.php?id=&chapter_id=49078&keywords=#s928586)
4. Salt Lake City Community Preservation Plan. October 2012  
<http://www.slcdocs.com/Planning/Projects/CommunityPreservationPlan/AdoptedPlan.pdf>





# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: Judy Krall

Name of Proposed Local Historic District: Yalecrest - Yale Park

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

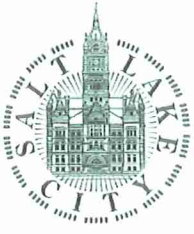
**Intent:** Salt Lake City will consider the designation of a local historic district in order to protect the best examples of historic resources which represent significant elements of the City's pre-history, history, development patterns or architecture. Designation of a local historic district must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

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

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

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





# 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
Judy Krall	1356 Thornton Ave	Judy Krall	5-9-2014

Print Name	Address	Signature	Date
Michelle Bachman	1360 Thornton Ave	Michelle Bachman	5-10-14

Print Name	Address	Signature	Date
"Mickey" Smith	1364 Thornton	Mickey R. Smith	5/10/14

Print Name	Address	Signature	Date
Jonathan Franklin	1359 E Thornton Ave	[Signature]	5/10/14

Print Name	Address	Signature	Date
Daniel Torsak	1355 E Thornton Ave	[Signature]	5/10/14

Print Name	Address	Signature	Date
Cathene Nelson	1357 E. Thornton Ave	[Signature]	5/10/14

Print Name	Address	Signature	Date
Rudiger von Arnim	1344 Thornton Ave	[Signature]	5/15/14

Print Name	Address	Signature	Date
GREG LACUNA	1301 THORNTON AVE	G.S. LACUNA	5-15-14

Print Name	Address	Signature	Date
DOUG + MELISSA GUCK	1363 THORNTON	[Signature]	5-13-2014

Print Name	Address	Signature	Date
David Vickery	1374 Thornton Ave	David Vickery	5-13-2014

Print Name	Address	Signature	Date
McCoye Christianson	1384 E. Thornton Ave.	McCoye Christianson	5/13/14

Print Name	Address	Signature	Date
Anne Alder	1383 Thornton Ave	[Signature]	5/13/14



# 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
Karen Hayes	1338 Thornton	K Hayes	5/14/2014
Markus Babst	1378 Thornton	M. Babst	5.14.2014
Evin Fink	1031 S. 1400 E	[Signature]	5/14/2014
Clover Sanders	1405 Yale	[Signature]	5/14/2014
Patricia Marlowe	1412 Yale	Patricia Marlowe	5/14/14
Jenny Pulsipher	1408 Yale	Jenny Pulsipher	5/14/14
LINDA F SMITH	1337 YALE AVE	Linda F. Smith	5/15/2014
Martha M Lang	1367 E. Thornton Ave	[Signature]	5/17/2014
Kathy Van Orden	1390 Thornton	Kathy Van Oa	5/17/14
Tom Flaherty	1381 Yale Ave	[Signature]	5/17/2014
Carolyn Wallin	1367 Yale Ave	Carolyn Wallin	5/17/2014
H. Howard Lindgren	1357 Yale Ave	[Signature]	5/17/14



# 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
John Bernette	1343 Yale		5/17/14
Brandon Mark	1015 S 1400 East		5/17/14
Kristin Bonacci	1024 S 1500 East		5/18/14
John Hill	1429 Yale		5/19/14
John Hill	1426 Gilmer		5/19/14
Arley Curtz	1349 Yale Ave		5.19.14
F. Mickisch	1454 Yale		5-20-14
Joy Harst	1441 Yale		20 May 2014
LES SHANKLE	1462 YALE		5-20-14
Elaine E. Crockett Elaine England	1475 Yale Ave.		5/21/14
Print Name	Address	Signature	Date





# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
MIKE BREHM	1335 E. GILMER DRIVE SLC UT 84105	<i>[Signature]</i>	5/10/14
Peter Hauschildt	1344 Gilmer Dr.	<i>[Signature]</i>	5/10/14
Lora King	1370 Gilmer Dr.	<i>[Signature]</i>	5/10/14
Britt Chulkeigh	1380 Gilmer Dr.	<i>[Signature]</i>	5/10/14
Carson Burian	1386 Gilmer Dr.	<i>[Signature]</i>	5/10/14
JOHN R. BURTON	1340 GILMER DR	<i>[Signature]</i>	5/10/14
Ann Coker	1350 Gilmer Dr	<i>[Signature]</i>	5/10/14
Alan Hayes	1432 GILMER DR	<i>[Signature]</i>	5/13/14
Richard Hayes	1374 Gilmer Dr	<i>[Signature]</i>	5/13/14
Millie Fletcher	1455 Gilmer	<i>[Signature]</i>	5/13/14
SANDI RAINES	1463 E. GILMER	<i>[Signature]</i>	5-13-14
Chris Colgan	1467 Gilmer	<i>[Signature]</i>	5/13/14



# 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
Inga Chapman	1471 Gilmer	Inga Chapman	5/13/14
andria matlin	1371 E. Gilmer Dr.	andria matlin	5/13/14
Jahul Ruiz	1354 Gilmer Dr	Jahul Ruiz	5/16/14
Stephanie Christian	1347 Gilmer Dr.	S. Christian	5/16/14
DAVE RAINES	1163 E Gilmer	[Signature]	5.16.14
Mike Burnett	1341 Gilmer Dr.	[Signature]	5/17/14
Ann Cude	1021 So. 1300 E.	Ann Cude	5/17/14
Rebecca England	1372 Yale Ave.	[Signature]	5/17/2014
Patricia Wirmill	1360 Yale	Patricia Wirmill	5/20/14
Scott Pyros	1358 Yale Ave	[Signature]	5/20/14
Buzanne Hokanson	1330 Yale	Buzanne Hokanson	5/20/14
Jay K. Keeler	1314 Yale	[Signature]	5/20/14



# 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
JAMES L. CLARKEN	1308 YALE AVE		5/20/14

Print Name	Address	Signature	Date
Marghi Barton	1340 yale		5/21/14

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

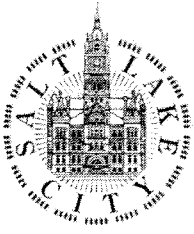
Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Joint Owner Signatures



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Proposed Yalecrest - Yale Park 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.

For properties held in a trust, the trustee must sign. For properties held in joint tenancy, both names in the joint tenancy must sign.

1015 S. 1400 E. Weston Clark Weston Clark 9/15/14

1467 E Gilmer Dr. Marilyn Colgan & Nancy Colgan 9/15/14

1471 Gilmer Dr. David Chapman David S. Chapman 9/15/14

1344 Thornton Ave. Codriva von Arnim Codriva 9/15/14

1337 YALE AVE LEE K SHUSTER Lee K Shuster 09/14/14

1355 Thornton Ave. Allison Torsak Allison Torsak 09/16/14

1338 Thornton Ave. Preston Hayes Preston Hayes 9/16/14

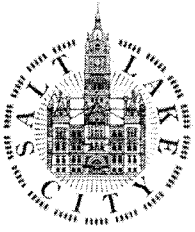
1347 GILMER DR. GARY CHRISTIAN Gary Christian 9/17/14

1021 SQ 13TH ST. IRVINE CULDE Irvine Culde 9/17/14

1340 Yale Ave George Barton George Barton 9/17/14

1330 Yale Ave John Needham John Needham 9/17/14

Joint Owner Signatures



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Proposed Yalecrest - Yale Park 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.

For properties held in a trust, the trustee must sign. For properties held in joint tenancy, both names in the joint tenancy must sign.

1370 Gilmer Dr.	Denny King	<i>Denny King</i>	9-17-14
Address	Printed Name	Signature	Date
1344 Gilmer Dr.	Helga Hauschildt	<i>Helga Hauschildt</i>	9-18-14
Address	Printed Name	Signature	Date
1360 Yale Ave.	Bryce D. Panzer	<i>Bryce D.</i>	9-20-14
Address	Printed Name	Signature	Date
1349 Yale Ave.	Diane T. Curtz	<i>Diane Curtz</i>	9/20/14
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date
Address	Printed Name	Signature	Date



# 1001 S 1300 E / 1308 E Gilmer listed twice in RLS 2005

No original  
photo  
available



# 1013 S 1300 E



# 1021 S 1300 E



# 1027 S 1300 E



# 1039 S 1300 E

No original  
photo  
available





# 1047 S 1300 E

No original  
photo  
available



# 1003 S 1400 E /1406 (1408) E Gilmer Dr Duplex



# 1009 S 1400 E

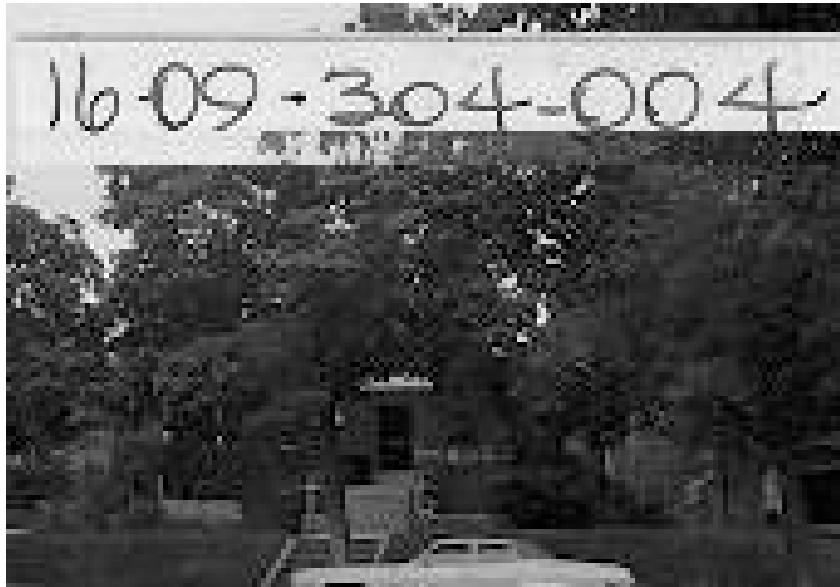




# 1015 S 1400 E



# 1031 S 1400 E



# 1004 S 1500 E



# 1010 S 1500 E



# 1016 S 1500 E



# 1020 S 1500 E





# 1024 S 1500 E



# E Gilmer Dr streetscape





# 1317 E Gilmer Dr



# 1320/1321 E Gilmer Dr Duplex



# 1327 E Gilmer Dr



# 1336 E Gilmer Dr/1334 E Thornton Ave Duplex



PLNHLC2014-00410 Yalecrest - Yale Park LHD



Published: April 2, 2015



# 1335 E Gilmer Dr



# 1337 E Gilmer Dr



# 1340 E Gilmer Dr



# 1343 E Gilmer Dr





# 1344 E Gilmer Dr



# 1347 E Gilmer Dr



# 1350 E Gilmer Dr



# 1353 E Gilmer Dr



# 1354 E Gilmer Dr





# 1358 E Gilmer Dr





# 1359 E Gilmer Dr



# 1364 E Gilmer Dr



# 1369 E Gilmer Dr



# 1370 E Gilmer Dr



# 1371 E Gilmer Dr





# 1374 E Gilmer Dr





# 1375 E Gilmer Dr



# 1379 E Gilmer Dr



# 1380 E Gilmer Dr





# 1385 E Gilmer Dr



# 1386 E Gilmer Dr



# 1391 E Gilmer Dr





# 1420 E Gilmer Dr



# 1426 E Gilmer Dr



# 1431 E Gilmer Dr LDS Church Yale Ward





# 1432 E Gilmer Dr



# 1437 E Gilmer Dr





# 1438 E Gilmer Dr



# 1445 E Gilmer Dr



# 1446 E Gilmer Dr



# 1448 E Gilmer Dr



# 1452 E Gilmer Dr





# 1455 E Gilmer Dr



# 1459 E Gilmer Dr



# 1462 E Gilmer Dr



# 1463 E Gilmer Dr





# 1466 E Gilmer Dr





# 1467 E Gilmer Dr



# 1470 E Gilmer Dr



# 1471 E Gilmer Dr

No original photo



# E Thornton Ave Streetscape



# 1328 E Thornton Ave





# 1332 E Thornton Ave



# 1331 E Thornton Ave/1335 E Thornton Ave



# 1336 E Thornton Ave



# 1338 E Thornton Ave



# 1344 E Thornton Ave





# 1346 E Thornton Ave



# 1352 E Thornton Ave



# 1355 E Thornton Ave



# 1356 E Thornton Ave



# 1357 E Thornton Ave





# 1359 E Thornton Ave



# 1360 E Thornton Ave

No original  
photo  
available



# 1361 E Thornton Ave



# 1363 E Thornton Ave



# 1364 E Thornton Ave





# 1367 E Thornton Ave



# 1368 E Thornton Ave

No original  
photo  
available



# 1372 E Thornton Ave



# 1373 E Thornton Ave



# 1374 E Thornton Ave





# 1378 E Thornton Ave



# 1383 E Thornton Ave



# 1384 E Thornton Ave



# 1387 E Thornton Ave





# 1390 E Thornton Ave





# 1393 E Thornton Ave



# 1400 E Yale Ave looking West Streetscape



# 1302 E Yale Ave George Albert Smith House



# 1303 E Yale Ave





# 1308 E Yale Ave





# 1311 E Yale Ave



# 1314 E Yale Ave



# 1321 E Yale Ave



# 1327 E Yale Ave





# 1330 E Yale Ave





# 1337 E Yale Ave



# 1340 E Yale Ave



# 1343 E Yale Ave



# 1344 E Yale Ave





# 1349 E Yale Ave





# 1352 E Yale Ave new build 1350 (original demolition)

No original  
photo  
available



# 1357 E Yale Ave



# 1358 E Yale Ave

No original  
photo  
available



# 1360 E Yale Ave



# 1361 E Yale Ave





# 1367 E Yale Ave

No original  
photo  
available



# 1371 E Yale Ave



# 1372 E Yale Ave



# 1381 E Yale Ave





# 1384 E Yale Ave





# 1385 E Yale Ave



# 1390 E Yale Ave



# 1400 E Yale Ave



# 1405 E Yale Ave





# 1408 E Yale Ave





# 1411 E Yale Ave



# 1412 E Yale Ave



# 1419 E Yale Ave



# 1420 E Yale Ave

No original  
photo  
available





# 1429 E Yale Ave





# 1430 E Yale Ave

No original  
photo  
available



# 1433 E Yale Ave



# 1435 E Yale Ave

No original  
photo  
available



# 1436 E Yale Ave



# 1441 E Yale Ave





# 1444 E Yale Ave

No original  
photo  
available



# 1451 E Yale Ave



# 1454 E Yale Ave



# 1459 E Yale Ave



# 1462 E Yale Ave





# 1466 E Yale Ave



# 1467 E Yale Ave

No original  
photo  
available



# 1475 E Yale Ave



# 1480 E Yale Ave





# 1484 E Yale Ave





**From:** [Judy Krall](#)  
**To:** [Tran, Tracy](#)  
**Subject:** RE: LHD PLNHLC2012-00410  
**Date:** Monday, December 22, 2014 2:40:36 PM

---

Tracy,

I am requesting that the Yale Park LHD (PLNLC2012-00410) application be amended and the following homes be included.

The homes I would like to add are:

1062 S 1500 E  
998 S 1500 E  
996 S 1500 E  
983 S 1300 E.

The south border would then be Red Butt Creek and the North border would be the Utility passage-way.

Any further questions or any further information you need please let me know.

Thanks for your help,  
Judy Krall

---

**From:** Tran, Tracy [mailto:Tracy.Tran@slcgov.com]  
**Sent:** Thursday, November 13, 2014 10:00 AM  
**To:** Judy Krall  
**Subject:** RE: LHD PLNHLC2012-00410

Hi Judy,

The Director's Report was transmitted to the City Council about 2 weeks ago and we are waiting for them to schedule this item for a City Council meeting. I will let you know as soon as I hear from them.

Please let me know if you have any additional questions.

Thanks,

TRACY TRAN  
Principal Planner

PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

TEL 801-535-7645  
FAX 801-535-6174

**ATTACHMENT B**  
**2005 RLS**

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



851? 1300 EAST  
D



877 S 1300 EAST  
D



921 S 1300 EAST  
C



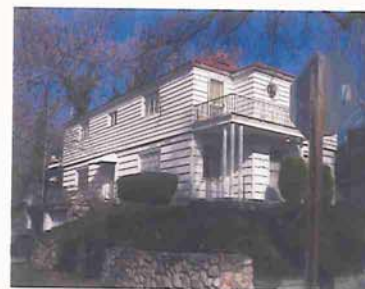
925 S 1300 EAST  
C



933 S 1300 EAST  
D



941 S 1300 EAST  
A



945 S 1300 EAST  
B



967 S 1300 EAST  
B



975 S 1300 EAST  
A



979 S 1300 EAST  
A



983 S 1300 EAST  
A



1001 S 1300 EAST  
D





1013 S 1300 EAST  
A



1021 S 1300 EAST  
B



1027 S 1300 EAST  
B



1039 S 1300 EAST  
A



1047 S 1300 EAST  
A



1081 S 1300 EAST  
D



1087 S 1300 EAST  
D



1111 S 1300 EAST  
A



1121 S 1300 EAST  
A



1131 S 1300 EAST  
B



1137 S 1300 EAST  
B



1147 S 1300 EAST  
B

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



851 S 1400 EAST  
A



861 S 1400 EAST  
B



868 S 1400 EAST  
B



871 S 1400 EAST  
A



874 S 1400 EAST  
A



875 S 1400 EAST  
B



882 S 1400 EAST  
A



1003 S 1400 EAST  
A



1009 S 1400 EAST  
A



1015 S 1400 EAST  
B



1031 S 1400 EAST  
A



1133 S 1400 EAST  
A





947 S 1500 EAST  
A



948 S 1500 EAST  
A



957 S 1500 EAST  
D



965 S 1500 EAST  
B



976 S 1500 EAST  
C



982 S 1500 EAST  
B



996 S 1500 EAST  
C



998 S 1500 EAST  
A



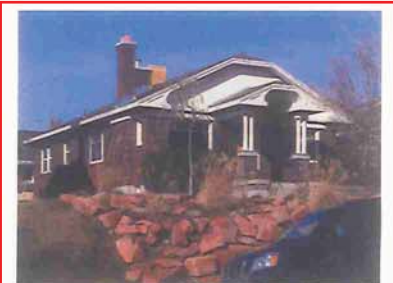
999 S 1500 EAST  
B



1004 S 1500 EAST  
B



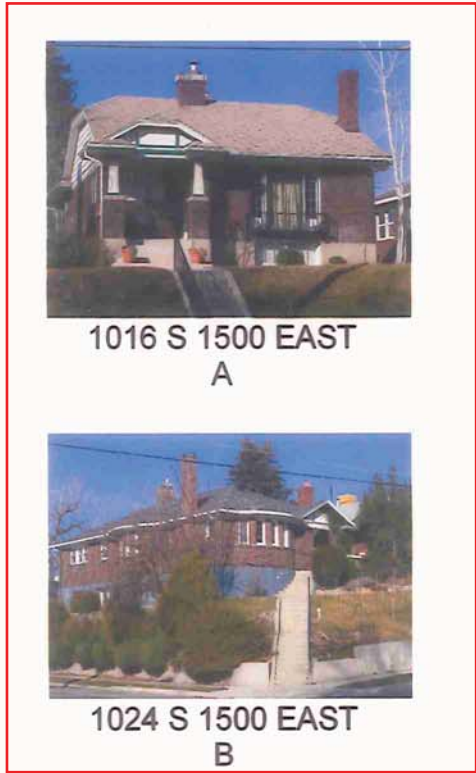
1005 S 1500 EAST  
B



1010 S 1500 EAST  
A



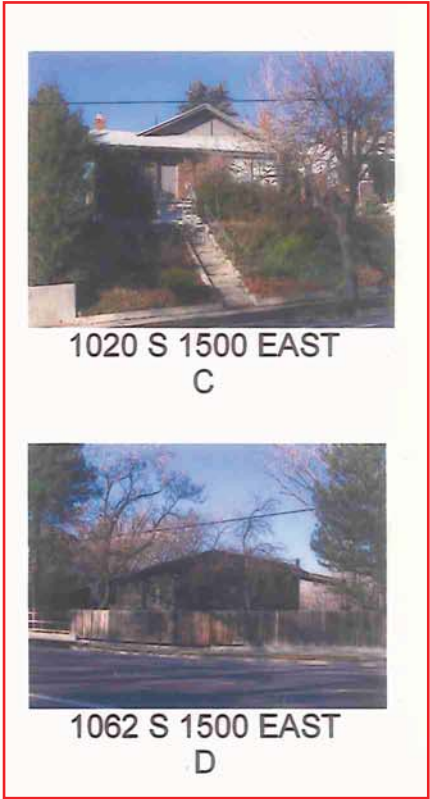
1013 S 1500 EAST  
B



1016 S 1500 EAST  
A



1017 S 1500 EAST  
A



1020 S 1500 EAST  
C



1023 S 1500 EAST  
B



1024 S 1500 EAST  
B



1035 S 1500 EAST  
A



1062 S 1500 EAST  
D



1066 S 1500 EAST  
A



1080 S 1500 EAST  
C



1097 S 1500 EAST  
B



1100 S 1500 EAST  
A





955 S FAIRVIEW  
A



961 S FAIRVIEW  
B



962 S FAIRVIEW  
B



965 S FAIRVIEW  
A

GILMER DRIVE



1308 E GILMER  
D



1317 E GILMER  
A



1320 E GILMER  
A



1327 E GILMER  
B



1335 E GILMER  
A



1336 E GILMER  
A



1337 E GILMER  
A



1340 E GILMER  
A



1343 E GILMER  
A



1344 E GILMER  
A



1347 E GILMER  
A



1350 E GILMER  
A



1353 E GILMER  
B



1354 E GILMER  
A



1358 E GILMER  
A



1359 E GILMER  
B



1364 E GILMER  
A



1369 E GILMER  
B



1370 E GILMER  
A





1371 E GILMER  
A



1374 E GILMER  
A



1375 E GILMER  
B



1379 E GILMER  
A



1380 E GILMER  
B



1385 E GILMER  
C



1386 E GILMER  
A



1391 E GILMER  
B



1420 E GILMER  
A



1426 E GILMER  
B



1431 E GILMER  
A



1432 E GILMER  
B





1437 E GILMER  
A



1438 E GILMER  
A



1445 E GILMER  
B



1446 E GILMER  
A



1448 E GILMER  
B



1452 E GILMER  
A



1455 E GILMER  
A



1459 E GILMER  
A



1462 E GILMER  
A



1463 E GILMER  
A



1466 E GILMER  
A



1467 E GILMER  
B



1470 E GILMER  
A



1471 E GILMER  
B

GREENWOOD  
AVENUE



847 S GREENWOOD  
B



848? S GREENWOOD  
B



849 S GREENWOOD  
B



903 S GREENWOOD  
A



904 S GREENWOOD  
A



910 S GREENWOOD  
A



915 S GREENWOOD  
A



918 S GREENWOOD  
A



921 S GREENWOOD  
A





1856 E SUNNYSIDE  
A



1862 E SUNNYSIDE  
A



1870 E SUNNYSIDE  
A



1896 E SUNNYSIDE  
A

THORNTON  
AVENUE



1328 E THORNTON  
A



1331 E THORNTON  
A



1332 E THORNTON  
A



1336 E THORNTON  
C



1338 E THORNTON  
A



1344 E THORNTON  
A



1346 E THORNTON  
C



1352 E THORNTON  
A



1355 E THORNTON  
C



1356 E THORNTON  
B



1357 E THORNTON  
A



1359 E THORNTON  
A



1360 E THORNTON  
A



1361 E THORNTON  
A



1363 E THORNTON  
A



1364 E THORNTON  
A



1367 E THORNTON  
B



1368 E THORNTON  
A



1372 E THORNTON  
A





1373 E THORNTON



1374 E THORNTON  
C



1378 E THORNTON  
A



1383 E THORNTON  
A



1384? E THORNTON  
A



1387 E THORNTON  
A



1390 E THORNTON  
B



1393 E THORNTON  
B

UINTAH CIRCLE



1447 E UINTAH  
B



1449 E UINTAH  
B



1451 E UINTAH  
A





1651 E WASATCH  
A

YALE AVENUE



1302 E YALE  
A



1303 E YALE  
B



1308 E YALE  
D



1311 E YALE  
A



1314 E YALE  
A



1321 E YALE  
A



1327 E YALE  
B



1330 E YALE  
A



1337 E YALE  
B



1340 E YALE  
A



1343 E YALE  
A



1344 E YALE  
A



1349 E YALE  
B



1352 E YALE  
X



1357 E YALE  
A



1358 E YALE  
A



1360 E YALE  
B



1361 E YALE  
A



1367 E YALE  
A



1371 E YALE  
B



1372 E YALE  
B



1381 E YALE  
A





1384 E YALE  
D



1385 E YALE  
A



1390 E YALE  
A



1400 E YALE  
B



1405 E YALE  
A



1408 E YALE  
A



1411 E YALE  
B



1412 E YALE  
A



1419 E YALE  
B



1420 E YALE  
A



1429 E YALE  
A



1430 E YALE  
A



1433 E YALE  
A



1435 E YALE  
A



1436 E YALE  
C



1441 E YALE  
B



1444 E YALE  
B



1451 E YALE  
A



1454 E YALE  
C



1459 E YALE  
A



1462 E YALE  
A



1466 E YALE  
A



1467 E YALE  
A



1475 E YALE  
A



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



1480 E YALE  
A



1484 E YALE  
B



1505 E YALE  
C



1510 E YALE  
A



1520 E YALE  
A



1521 E YALE  
B



1529 E YALE  
B



1530 E YALE  
A



1534 E YALE  
A



1537 E YALE  
A



1544 E YALE  
A



1547 E YALE  
B

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? 851 S 1300 EAST EAST HIGH BASEBALL	D	0/0 1	c. 1990	ALUM./VINYL SIDING CONCRETE BLOCK	OTHER/UNCLEAR STYLE	SCHOOL (GENERAL) EDUCATION (GEN.)	05	EAST HIGH ATHLETIC STORAGE; AKA 845 N47
877 S 1300 EAST AMERICAN OIL CO./TESORO	D	0/0 1	c. 1970	CONCRETE: OTHER	LATE 20TH C.: OTHER	SERVICE STATION SERVICE STATION	05 N47	
921 S 1300 EAST	C	0/0 1	c. 1950	ALUM./VINYL SIDING NON-WOOD HORIZ. SDNG	COLONIAL REVIVAL	OTHER RESIDENTIAL	05	LE GRANDE RICHARDS; +917
925 S 1300 EAST	C	0/0 1	1938	NON-WOOD HORIZ. SDNG ALUM./VINYL SIDING	COLONIAL REVIVAL	SINGLE DWELLING OTHER LATE 20TH C. TYPE	05	LE GRANDE RICHARDS
933 S 1300 EAST	D	0/0 1	1995	STUCCO/PLASTER	CONTEMPORARY	SINGLE DWELLING CONTEMPORARY	05	MJSA ARCH.?
941 S 1300 EAST BRUNEAU, AMMON J., HOUSE	A	0/0 1.5	1913	COBBLESTONE REGULAR BRICK STUCCO/PLASTER	ARTS & CRAFTS	SINGLE DWELLING	05	SHIPLER PHOTO - 6/1913
945 S 1300 EAST	B	0/0 2	1940	ASBESTOS SIDING ALUM./VINYL SIDING	INTERNATIONAL ART MODERNE	DOUBLE HOUSE / DUPLEX	05	+1305 MICHIGAN
967 S 1300 EAST	B	0/0 1	1936	REGULAR BRICK STONE VENEER	ENGLISH COTTAGE	MULTIPLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05	L.G. PRICE
975 S 1300 EAST	A	0/1 1.5	1939	REGULAR BRICK VENEER: OTHER	ENGLISH COTTAGE	PERIOD COTTAGE	05	GUY A. HART
979 S 1300 EAST DERRAH, ROBERT	A	0/0 1.5	1922	STUCCO/PLASTER	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05	ELDRIDGE BLDG.; ARCH: SLACK WINBURN
983 S 1300 EAST	A	0/0 1	1931	STRIATED BRICK	BUNGALOW NEOCLASSICAL	BUNGALOW SINGLE DWELLING	05	NEILSON
1001 S 1300 EAST	D	0/0 2	1962	REGULAR BRICK ALUM./VINYL SIDING	EARLY RANCH (GEN.)	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	+1308 GILMER

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1013 S 1300 EAST	A	0/1 2	c. 1915	REGULAR BRICK	NEOCLASSICAL PRAIRIE SCHOOL	FOURSQUARE (BOX) SINGLE DWELLING	05	GEO. A. DIXON
1021 S 1300 EAST	B	0/1 2	1925	STRIATED BRICK STUCCO/PLASTER	NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL
1027 S 1300 EAST KNAPP, ORSON A.	B	0/1 1	1923	STRIATED BRICK ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1039 S 1300 EAST STAPER	A	0/0 1	1930	REGULAR BRICK CONCRETE: OTHER	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05	VINYL SOFFITS
1047 S 1300 EAST EDMUNDS, DR.	A	0/1 1	1938	REGULAR BRICK CONCRETE: OTHER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	PORTE COCHERE
1081 S 1300 EAST	D	0/0 1	1925	WOOD:OTHER/UNDEF. CONCRETE: OTHER	CONTEMPORARY VERNACULAR	CONTEMPORARY SINGLE DWELLING	05	
1087 S 1300 EAST	D	0/0 1	1970 1978	CLAPBOARD SIDING	CONTEMPORARY	CONTEMPORARY SINGLE DWELLING	05	
1111 S 1300 EAST SMITH, ROBERT MURRAY & 1121 S 1300 EAST DAVIDSON, FISHER	A	0/0 2.5 2	1927 1936	STUCCO/PLASTER REGULAR BRICK OVERSIZED BRICK	ENGLISH TUDOR COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05 85 05	R. MURRAY STEWART?
1129 S 1300 EAST	B	0/0 2	1952	STRIATED BRICK STONE VENEER	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	+ 1131
1137 S 1300 EAST	B	0/0 2	1954	STRIATED BRICK	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	TJAS, WM.
1147 S 1300 EAST	B	0/0 2	1952	STRIATED BRICK STONE VENEER	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	TJAS, WM.; +1305 HARVARD

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851 S 1400 EAST	A	0/1	c. 1912	REGULAR BRICK SANDSTONE SHINGLE SIDING	ARTS & CRAFTS	BUNGALOW	05	SHIPLER PHOTO DURING CONSTRUCTION
861 S 1400 EAST THATCHER, FLOYD K.	B	0/0 1	1940	ASBESTOS SIDING	MINIMAL TRADITIONAL	SINGLE DWELLING WWII-ERA COTTAGE	05	
868 S 1400 EAST	B	1/0	1929	STRIATED BRICK ALUM./VINYL SIDING	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	A.E. JORGENSEN
871 S 1400 EAST HAINY, W.R.	A	0/0 1	1915	CLINKER BRICK STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	SINGLE DWELLING BUNGALOW	05	
874 S 1400 EAST	A	1/0	1929	STRIATED BRICK STONE VENEER HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	A.E. JORGENSEN
875 S 1400 EAST SHARP, LEO B.	B	0/0 1	1938	STRIATED BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
882 S 1400 EAST WULFRON, C.	A	0/0 1	1927	REGULAR BRICK HALF-TIMBERING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1003 S 1400 EAST WRIGHT, LEE	A	0/1 1	1940	STRIATED BRICK	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	+ 1408 GILMER
1009 S 1400 EAST FARNSWORTH, B.O.	A	1/0 1	c. 1936	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1015 S 1400 EAST MADSEN, SPENCER W.	B	1/0 1.5	1924	STRIATED BRICK ASBESTOS SIDING	BUNGALOW NEOCLASSICAL	BUNGALOW SINGLE DWELLING	05	
1031 S 1400 EAST	A	0/1 1	c. 1915	REGULAR BRICK STUCCO/PLASTER	ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	05	
1133 S 1400 EAST JENSEN, P.S./	A	0/1 1	1936	STUCCO/PLASTER	NEO-COLONIAL	PERIOD COTTAGE SINGLE DWELLING	05	

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947 S 1500 EAST SELLWOOD, FRANK	A	0/1 1	1920	STRIATED BRICK	BUNGALOW NEOCLASSICAL	BUNGALOW SINGLE DWELLING	05	
948 S 1500 EAST	A	0/0 1	1915	REGULAR BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
957 S 1500 EAST	D	0/1 1	1995	ALUM./VINYL SIDING REGULAR BRICK	LATE 20TH C.: OTHER	OTHER LATE 20TH C. TYPE SINGLE DWELLING	05	
965 S 1500 EAST	B	0/1 1	1922	STRIATED BRICK ALUM./VINYL SIDING	NEOCLASSICAL BUNGALOW	BUNGALOW SINGLE DWELLING	05	JOHNSTON BUILDNG CO.
976 S 1500 EAST JENSEN, RICH L. & J. RONALD	C	0/0 1	1939	STUCCO/PLASTER REGULAR BRICK	LATE 20TH C.: OTHER	WWII-ERA COTTAGE SINGLE DWELLING	05	NEW PORCH, FAÇADE
982 S 1500 EAST JENKINS, DOROTHY R.	B	0/1 1	1940	REGULAR BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
996 S 1500 EAST	C	0/1 2	1917	REGULAR BRICK STUCCO/PLASTER WOOD:OTHER/UNDEFINED	BUNGALOW ENGLISH TUDOR	OTHER RESIDENTIAL SINGLE DWELLING	05	J. BIRKENSHAW
998 S 1500 EAST	A	0/1 1	1924	STRIATED BRICK HALF-TIMBERING MULTI-COLOR BRICK	BUNGALOW NEOCLASSICAL	BUNGALOW SINGLE DWELLING	05	CARL WRIGHT
999 S 1500 EAST	B	0/0 1	1931	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	GARAGE UNDER: J.S. BIRKENSHAW
1004 S 1500 EAST MURRAY, P.E.	B	0/0 1	1925	STRIATED BRICK ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1005 S 1500 EAST SEELY, C.P.	B	0/1 1.5	1939	STRIATED BRICK MULTI-COLOR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	NEW WINDOWS, DORMER
1010 S 1500 EAST	A	0/0 1	1923	STRIATED BRICK WOOD:OTHER/UNDEFINED	BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL

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1013 S 1500 EAST	B	0/0	1924	ASBESTOS SIDING	COLONIAL REVIVAL	DOUBLE PILE SINGLE DWELLING	05	JENKINS, D.A.; GARAGE UNDER
1016 S 1500 EAST	A	0/0'	1925	STRIATED BRICK HALF-TIMBERING	BUNGALOW	BUNGALOW  SINGLE DWELLING	05	EARL WRIGHT
1017 S 1500 EAST	A	0/0	1924	ASBESTOS SIDING	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	JENKINS, D.A.; GARAGE UNDER
/SPARROW POINT 1020 S 1500 EAST	C	0/0	1925	MULTI-COLOR BRICK  HALF-TIMBERING	BUNGALOW	BUNGALOW  SINGLE DWELLING	05	EARL WRIGHT; NEW FAÇADE; FILLED-IN PORCH
1023 S 1500 EAST DAYNES, GERALD R.	B	0/0	1945	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	GARAGE UNDER; 2ND FLOOR BAY
1024 S 1500 EAST	B	1/0	1925	STRIATED BRICK HALF-TIMBERING	BUNGALOW ENGLISH TUDOR	BUNGALOW  SINGLE DWELLING	05	EARL WRIGHT
1035 S 1500 EAST	A	0/0	1927	STRIATED BRICK SHINGLE SIDING HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE  SINGLE DWELLING	05	JENKINS, D.A.; GARAGE UNDER
1062 S 1500 EAST	D	0/1	1962	SHINGLE SIDING	CONTEMPORARY	CONTEMPORARY	05	ON CREEK
KIMBALL, RANCH 1066 S 1500 EAST ALDER, LINDER	A	0/1	1946	STRIATED BRICK	COLONIAL REVIVAL	SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05	
1080 S 1500 EAST STANLEY D. DECKER HOUSE	C	0/1	1925	STUCCO/PLASTER	ENGLISH COTTAGE	BUNGALOW  SINGLE DWELLING	05 95	D.A. JENKINS; 1-1-33 SLT ARTICLE ABOUT CHRISTMAS DECORATIONS
1097 S 1500 EAST	B	0/1	1924	MULTI-COLOR BRICK WOOD:OTHER/UNDEFINED	ENGLISH COTTAGE	PERIOD COTTAGE  SINGLE DWELLING	05	GEORGE C. BOWERS
1100 S 1500 EAST	A	0/0	1924	STUCCO/PLASTER CERAMIC TILE	SPANISH COL. REVIVAL	PERIOD COTTAGE  SINGLE DWELLING	05	GEO. BOWERS

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955 S FAIRVIEW AVENUE A		0/0	1928	REGULAR BRICK STUCCO/PLASTER	ARTS & CRAFTS BUNGALOW	BUNGALOW	05	
BERGSTROM, D.F. 961 S FAIRVIEW AVENUE B		1 0/0	c. 1915	STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	SINGLE DWELLING BUNGALOW	05	BUTTE S.L. INVESTMENT COMPANY
		1				SINGLE DWELLING		
962 S FAIRVIEW AVENUE B DALBY, L.W.		0/1 1.5	1937	ALUM./VINYL SIDING		CAPE COD SINGLE DWELLING	05	
965 S FAIRVIEW AVENUE A THOMAS, D.M.		0/0 1	1926	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1308 E GILMER DRIVE	D	0/0 1	1963	STRIATED BRICK	RANCH/RAMBLER (GEN.)	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	
1317 E GILMER DRIVE ROCKWOOD, A.J.	A	1/0 1.5	1925	REGULAR BRICK	BUNGALOW PERIOD REVIVAL: OTHER	BUNGALOW SINGLE DWELLING	05	1954 BASEMENT APT.
1320 E GILMER DRIVE	B	0/0 1.5	1950	STRIATED BRICK ALUM./VINYL SIDING	COLONIAL REVIVAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	+1324
1327 E GILMER DRIVE MOLLERUP, H.G.	A	1/0 1	1922	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1334 E GILMER DRIVE	B	0/0 1	1950	STRIATED BRICK	RANCH/RAMBLER (GEN.)	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	MODERN HOUSING CORPORATION; + 1336
1335 E GILMER DRIVE COTTAM, SAM	A	0/0 1	1922	REGULAR BRICK	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	
1337 E GILMER DRIVE	A	0/0 1	1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	ROMNEY BROTHERS, BLDRS.

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1340 E GILMER DRIVE	A	0/1	1921	STRIATED BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW  SINGLE DWELLING	05	R.W. LARSON, BLDR.
1343 E GILMER DRIVE	A	0/1 1	1921	REGULAR BRICK	PRAIRIE SCHOOL NEOCLASSICAL	BUNGALOW SINGLE DWELLING	05	JUNIUS ROMNEY, BLDR.
1344 E GILMER DRIVE	A	0/1	1921	STRIATED BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW  SINGLE DWELLING	05	R.W. LARSON, BLDR.
1347 E GILMER DRIVE	A	0/1	1921	BRICK:OTHER/UNDEF.	BUNGALOW PRAIRIE SCHOOL	BUNGALOW  SINGLE DWELLING	05	JUNIUS ROMNEY, BLDR.
1350 E GILMER DRIVE	A	1/0	1921	STRIATED BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW  SINGLE DWELLING	05	R.W. LARSON, BLDR.
1353 E GILMER DRIVE	B	0/1	1920	REGULAR BRICK  ALUM./VINYL SIDING	PRAIRIE SCHOOL  BUNGALOW	BUNGALOW  SINGLE DWELLING	05	ROMNEY BROTHERS, BLDRS.; ENCL. PORCH
1354 E GILMER DRIVE	A	0/1	1921	STRIATED BRICK	PRAIRIE SCHOOL  BUNGALOW	BUNGALOW  SINGLE DWELLING	05	R.W. LARSON, BLDR.; 1952 NEW PORCH
1358 E GILMER DRIVE	A	0/1	1921	STRIATED BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW  SINGLE DWELLING	05	R.W. LARSON, BLDR.
1359 E GILMER DRIVE	B	0/0	1921	STRIATED BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW  SINGLE DWELLING	05	ROMNEY BROTHERS, BLDRS.
1364 E GILMER DRIVE CUMMINGS, H.	A	0/1 1	1925	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1369 E GILMER DRIVE	B	0/0	1921	REGULAR BRICK ALUM./VINYL SIDING	PRAIRIE SCHOOL BUNGALOW	BUNGALOW  SINGLE DWELLING	05	JUNIUS ROMNEY, BLDR.
1370 E GILMER DRIVE HODSEN, WILLIAM	A	0/0 1	1937	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	

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1371 E GILMER DRIVE	A	0/0 1	1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	JUNIUS ROMNEY, BLDR.; TREES
1374 E GILMER DRIVE	A	1/0 1	1929	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	S.E. MULCOCK, BLDR.
1375 E GILMER DRIVE	B	0/0 1	1921	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	ROMNEY BROTHERS, BLDR.
1379 E GILMER DRIVE	A	0/1 1	1921	BRICK:OTHER/UNDEF. STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	ROMNEY BROTHERS, BLDR.
1380 E GILMER DRIVE	B	1/0 1	1926	STRIATED BRICK ALUM./VINYL SIDING	COLONIAL REVIVAL PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	SPENCER MCMADSEN
1385 E GILMER DRIVE	C	1/0 1	1922	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	ROMNEY BROTHERS, BLDR.; CAMELBACK; BLDG. PERMIT FOR 1383
1386 E GILMER DRIVE	A	0/0 1	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	SPENCER MCMADSEN
1391 E GILMER DRIVE	B	0/1 1.5	1922	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR BUNGALOW	PERIOD COTTAGE SINGLE DWELLING	05	GASKELL ROMNEY, BLDR.; SIDE DORMERS
1420 E GILMER DRIVE	A	0/1 1	1924	REGULAR BRICK	BUNGALOW ENGLISH TUDOR	BUNGALOW SINGLE DWELLING	05	
GRAK, J.E. 1426 E GILMER DRIVE WHITEMAN, H.B.	B	0/0 1	1924	STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BARTILE
1431 E GILMER DRIVE YALE L.D.S. WARD HOUSE	A	0/0 2	1924	STRIATED BRICK	COLONIAL REVIVAL	CHURCH/MEETINGHOUS RELIGIOUS FACILITY	05 85	
1432 E GILMER DRIVE HALE, C. DAVEY	B	0/0 1	1916	STUCCO/PLASTER REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	

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1437 E GILMER DRIVE CANNON, J.	A	1/0 1	c. 1925	COBBLESTONE STUCCO/PLASTER	PERIOD REVIVAL: OTHER	PERIOD COTTAGE  SINGLE DWELLING	05	+1435?
1438 E GILMER DRIVE	A	0/0 1	1916	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	THOMAS BIRKENSHAW, BLDR.
1445 E GILMER DRIVE WHITMAN, H.B.	B	0/0 1	1924	STUCCO/PLASTER	NEOCLASSICAL	OTHER RESIDENTIAL SINGLE DWELLING	05	BARTILE
1446 E GILMER DRIVE	A	0/0 1	1916	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW  SINGLE DWELLING	05	JOSEPH W. BIRKENSHAW, BLDR.
1448 E GILMER DRIVE	B	0/0 1	1916	ALUM./VINYL SIDING	BUNGALOW	BUNGALOW  SINGLE DWELLING	05	CALIFORNIA BUNGALOW; JOS. W. BIRKENSHAW, BLDR.
1452 E GILMER DRIVE	A	0/0 1	1916	REGULAR BRICK STUCCO/PLASTER	BUNGALOW PRAIRIE SCHOOL	BUNGALOW  SINGLE DWELLING	05	JOS. W. BIRKENSHAW, BLDR.
1455 E GILMER DRIVE	A	0/0 1	c. 1915	REGULAR BRICK SANDSTONE	BUNGALOW	BUNGALOW  SINGLE DWELLING	05	1955 - 2ND FLOOR ADDN.
1459 E GILMER DRIVE	A	1.5 0/0	c. 1919	STUCCO/PLASTER  COBBLESTONE ALUM./VINYL SIDING	ARTS & CRAFTS  BUNGALOW	SINGLE DWELLING BUNGALOW	05	SPEC HSE-BUILDERS LOAN & TRUST
MANN, RICHARD RAY & EMILIE, 1462 E GILMER DRIVE	A	1 0/1	1916	REGULAR BRICK  CLAPBOARD SIDING	BUNGALOW  ARTS & CRAFTS	SINGLE DWELLING BUNGALOW	85 05	BRUNLAW-HILL INVESTMENT CO.; B.P. FOR 1460
1463 E GILMER DRIVE	A	0/0 1	c. 1915	REGULAR BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW  SINGLE DWELLING	05	
1466 E GILMER DRIVE	A	0/1 1	1916	REGULAR BRICK  STUCCO/PLASTER	ARTS & CRAFTS  BUNGALOW	BUNGALOW  SINGLE DWELLING	05	THOMAS BIRKENSHAW, BLDR.; 1956 GARAGE
1467 E GILMER DRIVE BACKMAN	B	0/0 1.5	1916	REGULAR BRICK SHINGLE SIDING SANDSTONE	BUNGALOW	BUNGALOW  SINGLE DWELLING	05	

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1470 E GILMER DRIVE A.S. DAVIDSON	A	0/0 1	1915 1965	REGULAR BRICK	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	05	
1471 E GILMER DRIVE	B	0/0 1	c. 1915	STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	
847 S GREENWOOD	B	0/1 1	1939	ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	CARL C. HERRICK; 62 ADDN.
? 848 S GREENWOOD	B	0/0 1	c. 1950	REGULAR BRICK	PERIOD REVIVAL: OTHER	OTHER/UNDEFINED UNKNOWN	05	UTILITY USE? INSIDE FENCE
849 S GREENWOOD MARTIN, M.D.	B	0/1 1.5	1936	ALUM./VINYL SIDING	COLONIAL REVIVAL	CAPE COD SINGLE DWELLING	05	
903 S GREENWOOD MR. THOMAS	A	0/1 1	1926	STRIATED BRICK STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	53 BSMT. APT.
904 S GREENWOOD	A	0/1 1	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	LUND BROS. CONST. CO.
910 S GREENWOOD	A	0/0 1	1925	REGULAR BRICK ALUM./VINYL SIDING	BUNGALOW	PERIOD COTTAGE SINGLE DWELLING	05	H. HENDERSON
915 S GREENWOOD MCGIBBENY, JOSEPH HOWARD &	A	0/0 1	1930	STRIATED BRICK MULTI-COLOR BRICK	ENGLISH COTTAGE	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05 85	HERRICK BLDG. CO.; +917
918 S GREENWOOD GRILL, HENRY	A	0/1 1	1923	STRIATED BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	1955 ADDN.
921 S GREENWOOD MCGIBBENY, JOSEPH HOWARD &	A	0/0 2	1938	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05 86	

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1856 E SUNNYSIDE LAUNCAM?, FRANK	A	1/0 1	1940	STRIATED BRICK	COLONIAL REVIVAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
1862 E SUNNYSIDE	A	0/0 2	1942	STRIATED BRICK	COLONIAL REVIVAL	DOUBLE HOUSE / DUPLEX SINGLE DWELLING	05	CLAUDE RICHARDS; +1868
1870 E SUNNYSIDE	A	0/0 2	1942	STRIATED BRICK	COLONIAL REVIVAL	DOUBLE HOUSE / DUPLEX SINGLE DWELLING	05	CLAUDE RICHARDS
1896 E SUNNYSIDE HOLMSTROM	A	0/0 2	1942	STRIATED BRICK CLAPBOARD SIDING	COLONIAL REVIVAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	
1328 E THORNTON AVENUE A	A	1/0 1	1923	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	KIMBALL & RICHARDS, BLDR.
1331 E THORNTON AVENUE A	A	0/1 2	1950	STRIATED BRICK CLAPBOARD SIDING	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	MODERN HOUSING CORP.; +1335
1332 E THORNTON AVENUE A	A	0/1 1	1923	STRIATED BRICK	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05	KIMBALL & RICHARDS, BLDR.
1336 E THORNTON AVENUE C WHITMAN, H.B.	A	1/0 1	1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	BAY
1338 E THORNTON AVENUE A WHITMAN, MARGARET R.	A	0/1 1	1921	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1344 E THORNTON AVENUE A SMITH, L.E.	A	0/0 1	1922	STUCCO/PLASTER	ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	05	
1346 E THORNTON AVENUE C	A	0/1 1	1925	REGULAR BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	G. BIESINGER, BLDR.; 1956 GARAGE

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1352 E THORNTON AVENUE A		1/0 1	1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	BOWERS BLDG. CO.
1355 E THORNTON AVENUE C		1/0 1	1921	REGULAR BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	R.W. LARSON, BLDR.; CAMELBACK
1356 E THORNTON AVENUE B		0/0 1	c. 1982 1921	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	ADDN.
? 1357 E THORNTON AVENUE A		0/1 1	1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	R.W. LARSON, BLDR.
1359 E THORNTON AVENUE A		0/1 1	1921	REGULAR BRICK STUCCO/PLASTER	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05	R.W. LARSON, BLDR.
1360 E THORNTON AVENUE A		0/1 1	c. 1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	
BARKER, A.S. 1361 E THORNTON AVENUE A		1/0 1	1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	LARSON, R.W., BLDR.; 1985 GARAGE
1363 E THORNTON AVENUE A		0/1 1	1921	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	R.W. LARSON, BLDR.
1364 E THORNTON AVENUE A		0/1 1	1922	REGULAR BRICK STUCCO/PLASTER	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05	GEORGE L. BIESINGER, BLDR.
1367 E THORNTON AVENUE B		1/0 1	1921	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	LARSON BLDG.; ENCL PORCH
1368 E THORNTON AVENUE A		1/0 1	c. 1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1372 E THORNTON AVENUE A		1/0 1	1922	BRICK:OTHER/UNDEF. STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	WILFORD M. BIESINGER, BLDR.

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1373 E THORNTON AVENUE	A1/0		c. 1922	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	HERBERT W. BIESINGER, BLDR.
		1						
1374 E THORNTON AVENUE	C	0/1	1922	STUCCO/PLASTER WOOD:OTHER/UNDEF.	BUNGALOW	BUNGALOW SINGLE DWELLING	05	HERBERT W. BIESINGER, BLDR.
		1						
1378 E THORNTON AVENUE	A	0/0	1921	REGULAR BRICK STUCCO/PLASTER	BUNGALOW ENGLISH TUDOR	BUNGALOW SINGLE DWELLING	05	BIESINGER BLDG.
		1						
1383 E THORNTON AVENUE	A	1/0	c. 1923	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	J.R. CUMMINGS, BLDR.; also 1921 bldg. Permit for 1381?
		1						
? 1384 E THORNTON AVENUE	A	0/1	c. 1922	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	BIESINGER, PHIL, BLDR.
		1						
1387 E THORNTON AVENUE	A	1/0	1926	STRIATED BRICK	NEOCLASSICAL BUNGALOW	BUNGALOW SINGLE DWELLING	05	J.R. CUMMINGS, BLDR.;
		1						
1390 E THORNTON AVENUE	B	0/0	1925	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	KIMBALL & RICHARDS, BLDR.
		1						
1393 E THORNTON AVENUE	B	0/0	1938	ALUM./VINYL SIDING	OTHER/UNCLEAR STYLE	CROSSWING SINGLE DWELLING	05	
MINK, L.A.		1						
1447 E UINTAH CIRCLE	B	1/0	c. 1930	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	METAL ROOF
		1						
1449 E UINTAH CIRCLE	B	0/0	c. 1936	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	BARTILE ROOF
BOYDEN, JOHN & ORPHA, HOUSE		2					85	
1451 E UINTAH CIRCLE	A	0/1	1939	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	
DAVIS, C.W.		1.5						

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1651 E WASATCH CIRCLE	A	0/0 1	1938	STRIATED BRICK	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDR.
1302 E YALE AVENUE SMITH, GEORGE ALBERT, HOUSE	A	0/0 1	1919	REGULAR BRICK SANDSTONE	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	ALSO HANCOCK/SMITH HOUSE NR
1303 E YALE AVENUE LAMOROUX	B	0/1 2	1959	REGULAR BRICK	POST-WWII: OTHER	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	+1305
1308 E YALE AVENUE	D	0/0 2.5	2005	STUCCO/PLASTER	NEO-FRENCH	OTHER LATE 20TH C. TYPE SINGLE DWELLING	05	
1311 E YALE AVENUE STIMM, WALTER A.	A	0/0 1.5	1938	STRIATED BRICK ALUM./VINYL SIDING	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05 85	
1314 E YALE AVENUE ELLIOTT, GEORGE & EDITH, HOUSE	A	0/1 2	1930	REGULAR BRICK	FRENCH NORMAN PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05 85	MCKEAN, BLDR.; IRON BALCONET; 1950 GARAGE
1321 E YALE AVENUE LOVESY, WILLIAM & EDITH	A	1/0 1	1916	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05 85	1319-1321; c. 1936 APT. MADE
1327 E YALE AVENUE ANDERSON, JOHN CLARENCE &	B	1/0 1	c. 1922	REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05 85	BOWERS BUILDING COMPANY
1330 E YALE AVENUE WOOLLEY, A.H.	A	0/1 2	1914	REGULAR BRICK	PRAIRIE SCHOOL	OTHER RESIDENTIAL SINGLE DWELLING	05	TAYLOR WOOLLEY, ARCH.
1337 E YALE AVENUE	B	0/1 1	1921	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	OTHER RESIDENTIAL SINGLE DWELLING	05	TAYLOR BLDG. CO.; BARTILE
1340 E YALE AVENUE	A	1/0 1	c. 1915	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	LLOYD SMITH, OWNER, IN 1935

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1343 E YALE AVENUE REMMER, L.	A	1/0 1	1916	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05 85	BUILT BY H.J. MCKEAN
1344 E YALE AVENUE SMITH, SARAH FARR AND JOHN	A	1/0 1	c. 1917	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05 85	BUILT BY H.J. MCKEAN
1349 E YALE AVENUE	B	0/1 1	1916	STUCCO/PLASTER	BUNGALOW NEOCLASSICAL	BUNGALOW SINGLE DWELLING	05 85	SPEC HOUSE-SOLD IN 1924; BARTILE;BOWERS BLDG. CO.
1352 E YALE AVENUE ASHTON, EDWARD.M.	X	1/0 1	1913	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05 83	RAYMOND J. ASHTON ARCHIT./BLDR.; DISMANTLED SPRING 2005
1357 E YALE AVENUE WATTS, GEORGE C. & LOTTIE,	A	0/1 1	2005 1919	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05 85	
1358 E YALE AVENUE SMITH, HYRUM G. & MARTHA,	A	1/0 1	c. 1918	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05 85	
1360 E YALE AVENUE SMITH, H.G.	B	1/0 1.5	1918	STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1361 E YALE AVENUE WILLIAMS,	A	0/1 1	1923	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05 85	BUILT BY LUND BROTHERS
1367 E YALE AVENUE KIRKPATRICK, GEORGE D.D. &	A	0/1 1	1915	REGULAR BRICK COBBLESTONE	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	05	BUILT BY BOWERS BUILDING CO.
1371 E YALE AVENUE BROWNING, ARCHIBALD &	B	0/1 1	c. 1915	STUCCO/PLASTER	ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	05 85	CALIFORNIA BUNGALOW; ENLC. PORCH?
1372 E YALE AVENUE ELGGREN, LORENZO E. &	B	0/1 1	c. 1915	STUCCO/PLASTER STONE VENEER	ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	05 85	CALIFORNIA BUNGALOW; BOWERS BUILDING COMPANY
1381 E YALE AVENUE GARRARD, GEORGE E., HOUSE	A	1/0 1	1916	STUCCO/PLASTER REGULAR BRICK	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	05 80	BOWERS BUILDING COMPANY

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1384 E YALE AVENUE	D	0/0 1	1990	WOOD:OTHER/UNDEF.	SHED	SHED/GEOMETRIC SINGLE DWELLING	05	
1385 E YALE AVENUE	A	0/1	1917	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL	OTHER RESIDENTIAL	05	
HANSON, DR. ALBERT N. &		2	1975			SINGLE DWELLING	85	
1390 E YALE AVENUE MABEY, CHARLES R.	A	1/0 1	1928	STRIATED BRICK	BUNGALOW	OTHER RESIDENTIAL SINGLE DWELLING	05	
1400 E YALE AVENUE RICH, S. GROVER & MILDRED,	B	0/1 1.5	1925	STUCCO/PLASTER	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05 85	
1405 E YALE AVENUE	A	1/0	1916	REGULAR BRICK COBBLESTONE	ARTS & CRAFTS	BUNGALOW	05	BOWERS BUILDING COMPANY; 1953 PERMIT FOR DUPLEX
BURT, KENT R., HOUSE		1				SINGLE DWELLING	80	
1408 E YALE AVENUE	A	0/0	1915	STUCCO/PLASTER	PRAIRIE SCHOOL	FOURSQUARE (BOX)	05	DESIGNED BY TAYLOR WOOLLEY; DRAWINGS AT U OF U
RAY, WILLIAM W. & LEDA		2				SINGLE DWELLING	76	
1411 E YALE AVENUE	B	0/0	1916	STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW	05	SPEC HOUSE BY H.J. MCKEAN
BAGLEY, EMMETT & AGNES, 1412 E YALE AVENUE	A	1 0/0	1923	REGULAR BRICK	PRAIRIE SCHOOL	SINGLE DWELLING FOURSQUARE (BOX)	85 05	1935 SOLD TO WALLACE F BENNETT
CRAWFORD, DAVID D., HOUSE 1419 E YALE AVENUE	B	2 0/0	1914	REGULAR BRICK	BUNGALOW	SINGLE DWELLING BUNGALOW	85 05	PORTE COCHERE; DORMERS
DAVIS, WILLIAM & NORA, HOUSE		1.5				SINGLE DWELLING	85	
1420 E YALE AVENUE LANGTON, DR. SETH A. & JOAN,	A	0/0 2	1923	REGULAR BRICK	NEOCLASSICAL	OTHER RESIDENTIAL SINGLE DWELLING	05 85	
1429 E YALE AVENUE HART, CLARENCE & OLLIE, HOUSE	A	0/0 1	1923	REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05 85	PORTE COCHERE
1430 E YALE AVENUE	A	0/0	1916	STUCCO/PLASTER	PRAIRIE SCHOOL	FOURSQUARE (BOX)	05	TAYLOR WOOLLEY, ARCH.? FLOOR PLAN DRAWING; BOWERS BUILDING COMPANY
GREY, B. B., HOUSE		2				SINGLE DWELLING	76	

?≈approximate address

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

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

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1433 E YALE AVENUE NEWTON, THOR	A	0/0	1937	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1435 E YALE AVENUE PEERY, JOSEPH SMITH & JULINA	A	0/1 1	1914	STUCCO/PLASTER REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05 85	PRES JOSEPH F SMITH'S DAUGHTER; 1950 GARAGE
1436 E YALE AVENUE GOSHEN, ELMER	C	0/0 1.5	1914	REGULAR BRICK SHINGLE SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1441 E YALE AVENUE CLIFFORD, WILLIAM E. &	B	1/0 1	1913	STUCCO/PLASTER REGULAR BRICK ALUM./VINYL SIDING	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05 85	CUT SANDSTONE BLOCK FOUNDATION; R.J. ASHTON, ARCHITECT
1444 E YALE AVENUE KIRTLEY, DR. HOWARD P., HOUSE	B	0/0 2	1915	STUCCO/PLASTER	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05 85	STUCCO OVER WOOD FRAME
1451 E YALE AVENUE BOSTAPH, WILLIAM M. & EDITH,	A	1/0 1	1915	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL	BUNGALOW	05	BUILT BY SAMUEL CAMPBELL
1454 E YALE AVENUE	C	0/0	1923	ROMAN BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	"MASONRY"-BUILT BY FIRST OWNER; 1957 ADDED ROMAN BRICK TO WALLS; BARTILE
1459 E YALE AVENUE DUNCOMBE, EDGAR & CARRIE,	A	1/0 1	1920	REGULAR BRICK	PRAIRIE SCHOOL	SINGLE DWELLING BUNGALOW	85 05	PORTE COCHERE
1462 E YALE AVENUE FOLSOM, RALPH L. & HAZEL,	A	0/0 1	1921	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL	SINGLE DWELLING BUNGALOW	85 05	BUILT BY HOWARD J. MCKEAN
1466 E YALE AVENUE CAMPBELL / ARNOLD HOUSE	A	0/0 1	1916	STUCCO/PLASTER REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05 83	SAMUEL CAMPBELL
1467 E YALE AVENUE JENSEN, JOHN & ALTA, HOUSE	A	0/0 2	1915	REGULAR BRICK	PRAIRIE SCHOOL	OTHER RESIDENTIAL SINGLE DWELLING	05 84	WOOLLEY, ARCH.?
1475 E YALE AVENUE RAWLINS, ATHOL, HOUSE	A	1/0 1	1915	STUCCO/PLASTER	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05 84	1991 GARAGE

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

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

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1480 E YALE AVENUE MCKEAN / CHENEY HOUSE	A	0/0 2	1918	STUCCO/PLASTER	PRAIRIE SCHOOL	OTHER RESIDENTIAL SINGLE DWELLING	05 82	H.J. MCKEAN, BLDR.
1484 E YALE AVENUE REYNOLDS, JOHN LESLIE, HOUSE	B	0/0 2	1916	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL	FOURSQUARE (BOX) SINGLE DWELLING	05 80	M.R. PARRY ON B.P.
1505 E YALE AVENUE SMITH, CHARLES D., HOUSE	C	2/0 2	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05 85	BUILT BY SORENSEN BUILDING CO.; SIDE ADDNS.
1510 E YALE AVENUE NAYLOR, LAWRENCE G., HOUSE	A	0/0 2	1926	STRIATED BRICK	ENGLISH COTTAGE ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05 85	GEORGE A. BIESINGER, BLDR.
1520 E YALE AVENUE BOLLINGER, F.	A	0/0 1.5 1/0 1	1925 1968 1926 1981	STRIATED BRICK ALUM./VINYL SIDING REGULAR BRICK	COLONIAL REVIVAL BUNGALOW	PERIOD COTTAGE SINGLE DWELLING BUNGALOW SINGLE DWELLING	05 05	GEORGE A. BIESINGER JULIUSSEN, BLDR.
1529 E YALE AVENUE MCCULLOUGH, VERNE R., HOUSE	B	1/0 1.5	1924 1980	REGULAR BRICK	DUTCH COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05 85	WELL KNOWN SPORTS FIGURE
1530 E YALE AVENUE NICHOLSON, JOHN C. & LANONE,	A	0/1 1.5	c. 1925	STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05 85	
1534 E YALE AVENUE THUNNELL, FRED	A	0/0 1.5	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	H.G. MCKEAN
1537 E YALE AVENUE WRIGHT, ALEXANDER & LOUISE,	A	0/0 2	1925	STRIATED BRICK	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05 85	VINCENT PETERSON, BLDR.
1544 E YALE AVENUE MADSEN, V.R.	A	1/0 1.5	1928 1975	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	1989 GARAGE
1547 E YALE AVENUE CARRUTHERS, C. NEWTON,	B	1/0 2	1924	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05 02	ADDNS. 1961, 1987; E. THOMPSON, OWNER, FOR 1924 B.P.

**ATTACHMENT C  
PUBLIC COMMENTS**



**From:** [REDACTED]  
**To:** [Tran, Tracy](#)  
**Subject:** case #PLNHLC2014-00410  
**Date:** Monday, January 12, 2015 12:34:50 PM

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Jan. 12, 2015

Dear Tracy Tran, I will be unable to be at the meeting for the proposed local historic designation of Yalecrest - Yale Park case #PLNHLC2014-00410 tonight. I do want to voice my opinion. I am very against the proposal. As a home owner on Gilmer Drive I do not want the area designated as a historic district.

Thank you,  
Janet Nixon

**From:** [Tran, Tracy](#)  
**To:** [REDACTED]  
**Subject:** RE: Case#PLNHLC2014-00410 and 1308 E Yale Ave  
**Date:** Wednesday, April 01, 2015 3:22:00 PM

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Hi Jim,

I'm sorry for the delay in getting back to you. The properties to the south along 1300 East were not included in the application for the proposed Yalecrest – Yale Park local historic district, though they could eventually be a part of a future proposed local historic district if a new application is submitted.

A notice was sent out last week for the Historic Landmark Commission meeting to review the Yalecrest – Yale Park proposal on April 9, 2015. The notice includes language that says “Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission.” Please refer to the mailed notice.

In regards to the property lines, those are the lines the City has on record. If that is different than what is on your deed, you may want to have those updated with the City.

Please let me know if you have additional questions.

Thank you,

TRACY TRAN  
Principal Planner

PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

TEL 801-535-7645  
FAX 801-535-6174

[www.SLCGOV.COM](http://www.SLCGOV.COM)

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**From:** [REDACTED]  
**Sent:** Wednesday, January 21, 2015 10:44 AM  
**To:** Tran, Tracy  
**Subject:** RE: Case#PLNHLC2014-00410 and 1308 E Yale Ave

Hey Tracy,

Understood, but then why is the new home at 1081 South 1300 East (adjacent to my home) being excluded?

I'd like my home excluded as well. The property lines for my lot, the 1081 lot are incorrect.

Thanks,

Jim

---

**From:** Tran, Tracy [<mailto:Tracy.Tran@slcgov.com>]  
**Sent:** Tuesday, January 13, 2015 11:48 AM  
**To:** Clarken, James  
**Subject:** RE: Case#PLNHLC2014-00410 and 1308 E Yale Ave

Hi James,

Thank you for your email. The application that was submitted is looking at the designation of the neighborhood as a historic district as a whole. Although, your home is newer and not considered a historic structure, the neighborhood as a whole is considered historic. Notices will be sent out for a few more upcoming meetings in regards to this application and I am happy to answer any questions you may have regarding what it would mean if this area were to become a historic district.

Can you speak more to the error pertaining to your property? I will look into our system.

Please let me know if you have any questions.

Thank you,

TRACY TRAN  
Principal Planner

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**From:** [REDACTED]  
**Sent:** Monday, January 12, 2015 11:09 AM  
**To:** Tran, Tracy  
**Subject:** Case#PLNHLC2014-00410 and 1308 E Yale Ave

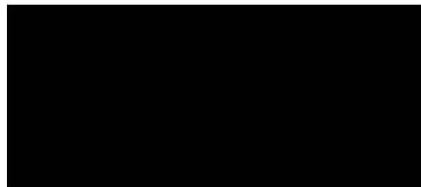
Good morning,

Responding to the notice that I received in the mail re: tonight's meeting for Property Owner Meeting for Proposed Local Historic District Designation of Yalecrest-Yale Park.  
Given that my home was built in 2004-2005, it's hardly "historic" and such, should be eliminated from this proposal in entirety.  
Further, the lot map on the mailer is also in error pertaining to my property.

Regards and thanks in advance,

James Clarken  
1308 E Yale Ave

SLC, UT 84105-1613





**From:** [REDACTED]  
**To:** [Tran, Tracy](#)  
**Subject:** Historic district  
**Date:** Monday, January 19, 2015 12:34:49 PM

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Historic District case number PLNHLC2014-00410

I live at 1009 South 1400 East and I wanted to let you know that I am opposed to the changes in the historic district. I was unable to attend the meeting.

Pat Nixon

**From:** [REDACTED]  
**To:** [Catherine Hamilton](#)  
**Subject:** [Tran, Tracy](#)  
**Date:** RE: Case Number PLNHLC2014-00410  
Sunday, February 22, 2015 6:29:02 PM

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“we do look at things on a case by case basis”? My point is...YOU ( whoever you are) should not be voting on what is good for me and my family. YOU have already added your second stories or garages up to the side of my child’s bedroom window despite the codes in place to prevent that...and now you want to place restrictions on the rest of us. If those restrictions are approved, then all those additions should be required to be removed. I understand my suggestion is absurd and so is the proposed restrictions on the rest of us.

Catherine Hamilton

---

**From:** Tran, Tracy [mailto:Tracy.Tran@slcgov.com]  
**Sent:** Friday, February 20, 2015 4:36 PM  
**To:** 'Catherine Hamilton'  
**Subject:** RE: Case Number PLNHLC2014-00410

Hi Catherine,

Thank you for your email, I will keep a record of this.

Please feel free to contact me if you have any questions regarding what it means if this area were to be designated as a historic district.

There is a lot of misinformation regarding historic districts out there and I want to clarify some points. In terms of energy efficient features (including solar panels, doors, and windows), additions, and replacement materials, these things are allowed in historic districts. Typically, the philosophy is repair first before replacement, but we do look at things on a case by case basis. The front of the house and what can be seen from the front of the house is typically most important in terms of preservation, but we allow a lot more flexibility on the sides and the rear of the home. Landscaping elements such as raised gardens and xeriscaping is up to the homeowner’s choice and is not restricted within historic districts. Grade changes on the property would be something that would require approval, but not landscaping.

If the proposed area were to become a historic district, the ordinance has different standards that address structures that are considered “contributing” and those that are considered “non-contributing.” The ultimate goal is to preserve the historic features and character of the neighborhood as much as possible and to ensure any future alterations are compatible.

We have additional information and resources on our website:  
[www.slcgov.com/historicpreservation](http://www.slcgov.com/historicpreservation)

We also have a frequently asked questions section: <http://www.slcgov.com/historic-preservation/historic-preservation-FAQs>

Please let me know if you have additional questions.

Thank you,

TRACY TRAN  
Principal Planner

PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

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FAX 801-535-6174

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**From:** Catherine Hamilton [REDACTED]  
**Sent:** Thursday, February 19, 2015 7:56 AM  
**To:** Tran, Tracy  
**Subject:** Case Number PLNHLC2014-00410

Charlie Luke-

I am working today so I cannot attend the open house.

I am a 20 year resident of Thornton Avenue and I do not support the proposed Yalecrest-Yale Park historic district. In the 20 years I have lived here, I have seen many improvements made to the homes on this street. Not all of those would meet the historic district restrictions, but they were necessary and improved our neighborhood. Most of the homes on this street would not meet the restrictions proposed so they would apply to very few of us. I would not support adding these restrictions for the following reasons:

- Homeowners should be free to add energy efficient features to their homes (solar panels, doors and windows made of improved energy-efficient materials).
- These neighborhoods need to be welcoming of young families and addition of second levels.
- These old homes sometimes require replacement of old materials to keep structures sound. We should be able to use new materials that do not necessarily meet the restrictions placed on us by historic district status.
- Front yards should be landscaped as the homeowner wishes. From raised beds with vegetable gardens to xeriscape to lawn, it should be the homeowner's choice.

Please do not restrict the residence on Thornton Avenue by naming this street a historic district.

Sincerely,  
Catherine Hamilton  
1352 E Thornton Ave

Yale Park  
Local Historic District Designation  
Public Comment Form  
Open House  
February 19, 2015



Planning and Zoning Division  
Department of Community and  
Economic Development

Name: CHRISTINE MARTINDALE

Address: 1430 E YALE AVE

Zip Code: 84105

Phone: 

Email: 

Comments: I WOULD LIKE TO EXPRESS MY  
DESIRE FOR THE YALE PARK AREA TO REMAIN  
AS IS & NOT BE DESIGNATED HISTORICAL.

You may submit this sheet before the end of the workshop or you can provide your comments via e-mail at [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com) or via mail at the following address: Tracy Tran, Principal Planner Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. **Please provide your comments by Friday, March 6, 2015.**



One call was received on March 28, 2015 from Monte Luker, 1452 E Gilmer, opposing the proposed Yalecrest – Yale Park local historic district.

**ATTACHMENT D**  
**NEIGHBORHOOD MEETING & OPEN HOUSE**  
SIGN-IN SHEETS

**Yale Park Neighborhood Meeting Sign in Sheet - January 12, 2015 (original sign in sheets in applicant file)**

<i>First Name</i>	<i>Last Name</i>	<i>Address</i>	<i>Street</i>
Ken + Lisa	Fall	983 E	1300 E
Ann	Cude	1021 S	1300 E
Kelly	White	1068 S	1700 E
Jane	Ellen	1340 E	Gilmer
John	Burton	1340 E	Gilmer
Marilyn	Williams	1358 E	Gilmer
Monte + Sylvia	Luker	1452 E	Gilmer
Annie	Cutler	1354 E	Gilmer
Vena	Childs	1611 E	Harvard Ave
Tracey	Harty	1752 E	Herbert
Lynn	Pershing	1715 E	Laird
Kody	Wallary	1537 E	Michigan
Martine	Smith	1331 E	Thornton
Preston	Hayes	1338 E	Thornton
Codrine	von Arnim	1344 E	Thornton
David	Vickery	1374 E	Thornton
David	Salazar	1374 E	Thornton
Victoria	Su	1378 E	Thornton
Judy	Krall	1356 E	Thornton
Maria	Sgambati	1387 E	Thornton
Susan	Pinegar	1420 E	Yale
Florian	Nickisch	1454 E	Yale
Jay	Keeler	1314 E	Yale
John	Needham	1330 E	Yale
Suzanne	Hokanson	1330 E	Yale
		1349 E	Yale

**Yale Park Open House Sign in Sheet - February 19, 2015 (original sign in sheets in applicant file)**

<i>First Name</i>	<i>Last Name</i>	<i>Address</i>	<i>Street</i>
Steve	Packham	996 S	1500 E
Jan Ellen	Burton	1340 E	Gilmer
Allan	Flandro	1364 E	Gilmer
Preston	Hayes	1338	Thornton
Catherine	Nelson	1357 E	Thornton
Jay	Keeler	1314 E	Yale
Christine	Martindale	1430 E	Yale

**ATTACHMENT E**  
**PROPOSED RATING CHANGES TO THE RLS**



## Recommended Changes to the Yalecrest 2005 Reconnaissance Level Survey

Address	2005 Survey	Recommendation	Change in Status
1308 E Gilmer Dr	D	B	Contributing
1327 E Gilmer Dr	A	B	
1340 E Gilmer Dr	A	B	
1343 E Gilmer Dr	A	B	
1374 E Gilmer Dr	A	C	Non- contributing
1379 E Gilmer Dr	A	B	
1391 E Gilmer Dr	B	A	
1445 E Gilmer Dr	B	C	Non- contributing
1446 E Gilmer Dr	A	B	
1448 E Gilmer Dr	B	C	Non- contributing
1462 E Gilmer Dr	A	B	
1463 E Gilmer Dr	A	B	
1373 E Thornton Ave	A	B	
1378 E Thornton Ave	A	B	
1383 E Thornton Ave	A	B	
1302 E Yale Ave	A	B	
1311 E Yale Ave	A	C	Non- contributing
1349 E Yale Ave	B	A	
1350 E Yale Ave	X	D	
1358 E Yale Ave	A	B	
1372 E Yale Ave	B	A	
1381 E Yale Ave	A	B	
1385 E Yale Ave	A	B	
1412 E Yale Ave	A	B	
1420 E Yale Ave	A	B	
1433 E Yale Ave	A	B	
1466 E Yale Ave	A	B	
1480 E Yale Ave	A	B	
1003 S 1400 E	B	A	
998 S 1500 E	A	B	
1024 S 1500 E	B	A	
1062 S 1500 E	D	B	Contributing

With these proposed amendments, should the City Council designate the proposed local historic district, Planning Staff will use these ratings to determine review standards for any exterior changes proposed on any given structure, Section 21A.34.020G - Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure or 21A.34.020H - Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure

## Individual Home Analysis

### 1308 E Gilmer Dr



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “D”, out of period structure. The subject home was built in 1963 and the windows have been changed. However, the overall structure is intact and is now over 50 years old. Because of the changes, Planning and SHPO Staff recommend that this home receive a “B” rating, a contributing status.

### 1374 E Gilmer Dr



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “A”, contributing structure. The subject home has been significantly modified since 2005 with the addition of a front gable dormer window on the front façade, a raised roofline, and a rear second story addition. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

### 1445 E Gilmer Dr



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005. Much of the front of the home has been rebuilt, which include changes to the columns, walled porch areas, and a trellis addition. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

### 1448 E Gilmer Dr



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005 with the addition of stonework around the columns and the stucco around the structure. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.



### 1311 E Yale Ave



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “A”, contributing structure. The subject home has been significantly modified since 2005 with the addition of a garage in front of the structure. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

### 1062 S 1500 E



The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “D”, out of period structure. The subject contemporary style home was built in 1962 and the overall structure is intact. Because the intact structure is over 50 years old, Planning and SHPO Staff recommend that this home receive a “B” rating, a contributing status.



**ATTACHMENT F**  
**YALECREST NATIONAL REGISTER NOMINATION**

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Yalecrest Historic District

other name/site number Harvard-Yale

2. Location

street name Roughly bounded by Sunnyside Avenue (840 South) to 1300 South and 1300 East to 1800 East  not for publication

city or town Salt Lake City  vicinity

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

3. State/Federal Agency Certification

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

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

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

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

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

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

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

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

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

N/A

1

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

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

**Current Function**  
(Enter categories from instructions)

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

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

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

**Materials**  
(Enter categories from instructions)

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

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

**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.)

See continuation sheet(s) for Section No. 8

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Salt Lake City Planning Department

See continuation sheet(s) for Section No. 9



**10. Geographical Data**

**Acreeage of Property** approximately 390 acre(s)

**UTM References**

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

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

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

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

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

**Verbal Boundary Description**

(Describe the boundaries of the property.)

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

Property Tax No. various

**Boundary Justification**

(Explain why the boundaries were selected.)

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

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Beatrice Lufkin / Historic Preservation Consultant

organization Salt Lake City Planning Department date 2007

street & number 1460 Harrison Avenue telephone 801-583-8249

city or town Salt Lake City state UT zip code 84105

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

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

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

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

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

**Property Owner**

name/title District Nomination - Multiple owners

street & number N/A telephone N/A

city or town N/A state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

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

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### Narrative Description

#### Site

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

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

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

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

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

## National Register of Historic Places Continuation Sheet

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

### Survey Methods and Eligibility Requirements

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

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

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

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

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

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

### Architectural Styles, Types and Materials by Period

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

The greatest number of resources (one thousand eighty-six or 81 percent) were constructed during this period, primarily via subdivision development. The principal building types found are bungalows (19 percent) and period cottages (53 percent), both immensely popular in Utah during this era. The bungalow was a ubiquitous housing type and style in the first quarter of the twentieth century in Utah and bungalows were the first houses to appear in Yalecrest. Bungalows have rectangular plans and are low to the ground with low-pitched roofs, either gabled or pitched. Stylistic elements of the Prairie School (110 examples) and the Arts and Crafts movement (26 examples) appear in bungalows and two story houses ranging from high-style architect-designed examples to simplified examples in the early subdivision and developer tracts. The Prairie School Style has a horizontal emphasis with broad overhanging eaves, low-pitched hip roofs, and casement

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yalecrest remains a desirable residential area with mature street trees and well-maintained historic houses and yards. It has a significant concentration of historic houses, fifty-nine percent of which are period revival cottages, built by prominent architects and developers in subdivisions from the 1910s through the 1940s with some infill and development in the 1950s. Its historic houses retain their historic integrity to a remarkable degree, ninety-one percent (91%), and contribute to the historic association and feeling of the area.

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

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

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

## Statistical Summary of the Yalecrest Historic District

<b>Evaluation/Status</b>	<u>Contributing</u> (A or B)	<u>Non-contributing</u> (C or D)
Primary resources	91% (1,349)	9% (138: 108 altered; 30 out-of-period)
Total (1486 primary resources)		

<b>Construction Dates</b> (contributing primary resources only)	<u>1910s</u> 7%	<u>1920s</u> 46%	<u>1930s</u> 28%	<u>1940s</u> 15%	<u>1950s</u> 5%
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<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
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<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%
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<b>Architectural Styles</b> (contributing primary resources only)	<u>Bungalow/Early 20<sup>th</sup> Century</u> 24%	<u>Period Revival</u> 59%
	<u>WWII/Post War Era</u> 16%	<u>Modern</u> 1%

<b>Height</b>	<u>1 story</u> 66%	<u>1.5 story</u> 23%	<u>2 story</u> 10%
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<b>Outbuildings</b>	573 contributing	411 noncontributing
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<sup>7</sup> Totals add to more than 100% as a building may have more than one building material used.



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

### Narrative Statement of Significance

The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century. Its tract period revival cottages and subdivisions of larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state. Examples from Yalecrest are used to illustrate period revival styles in the only statewide architectural style manual.<sup>8</sup> The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be the residential area of choice for prominent men and women of the city. The district is locally renowned as the "Harvard-Yale area" and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley.<sup>9</sup> It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.

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

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

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

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

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

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

Survey.<sup>11</sup> The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. The Yalecrest Historic District occupies Blocks 28, 29, and 30 which are bordered by the major north-south streets of the survey area: 1300, 1500, 1700 and 1900 East and the east-west streets of 900 and 1300 South. The property was intended for agricultural use and was distributed by the LDS church authorities to the faithful by lot for use in raising crops and farming.

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

### Historic Contexts

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

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

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

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

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

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

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

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

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

### Subdivisions

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

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

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

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

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

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

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

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

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

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

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

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

The other subdivisions from the 1920s: Yalecrest Park, Upper Yale Addition, Upper Harvard, Upper Yale 2<sup>nd</sup> Addition, Upper Princeton, Harvard Park, and Upper Yale 3<sup>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.



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

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

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

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

### Builders and Developers

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

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

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

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

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

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

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

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

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

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

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

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

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

### Residents

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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### Summary

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

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## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

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

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### Common Label Information:

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

### Photo No. 1:

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

### Photo No. 2:

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

### Photo No. 3:

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

### Photo No. 4:

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

### Photo No. 5:

6. 1523 East 900 South. Camera facing north.

### Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

### Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

### Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

### Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

### Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

### Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

### Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.

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## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

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

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**Photo No. 13:**

6. 1207 South 1500 East. Camera facing east.

**Photo No. 14:**

6. 1731 East Michigan Avenue. Camera facing northwest.

**Photo No. 15:**

6. 940 South Fairview Avenue. Camera facing west.

**Photo No. 16:**

6. 1474 East Laird Avenue. Camera facing southwest.

**Photo No. 17:**

6. 972 East Military Drive. Camera facing northwest.

**Photo No. 18:**

6. 1780 East Michigan Avenue. Camera facing southwest.

**Photo No. 19:**

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

**Photo No. 20:**

6. 1510 East Yale Avenue. Camera facing southeast.

**Photo No. 21:**

6. 1785 East Yalecrest Avenue. Camera facing north.

**Photo No. 22:**

6. 1783 East Harvard Avenue. Camera facing northwest.

**Photo No. 23:**

6. 1389 East Harvard Avenue. Camera facing north.

**Photo No. 24:**

6. 1407 East Harvard Avenue. Camera facing north.

**Photo No. 25:**

6. 1100 South 1500 East. Camera facing west.

**Photo No. 26:**

6. 1757 East Herbert Avenue. Camera facing north.

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## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

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

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**Photo No. 27:**

6. 939 South Diestel Road. Camera facing southwest.

**Photo No. 28:**

6. 1547 East Yale Avenue. Camera facing north.

**Photo No. 29:**

6. 1865 East Herbert Avenue. Camera facing northeast.

**Photo No. 30:**

6. 1308 East Laird Avenue. Camera facing southeast.

**Photo No. 31:**

6. 1571 East Michigan Avenue. Camera facing north.

**Photo No. 32:**

6. 1789 East Hubbard Avenue. Camera facing northwest.

**Photo No. 33:**

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

**Photo No. 34:**

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

**Photo No. 35:**

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

**Photo No. 36:**

6. Fireplace and lawn. Camera facing northeast.

**Photo No. 37:**

6. 1340 East Harvard Avenue. Camera facing south.

**Photo No. 38:**

6. 1762 East Sunnyside Avenue. Camera facing southwest.

**Photo No. 39:**

6. 1804 East Harvard Avenue. Camera facing south.

**Photo No. 40:**

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



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## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

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

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**Photo No. 41:**

6. Laird Park. Camera facing east.

**Photo No. 42:**

6. 1675 East 1300 South. Camera facing northeast.

**Photo No. 43:**

6. 1709 East 1300 South. Camera facing north.

**Photo No. 44:**

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

**Photo No. 45:**

6. 1836 East Sunnyside Avenue. Camera facing south.

**Photo No. 46:**

6. 1384 East Yale Avenue. Camera facing south.

**Photo No. 47:**

6. 1788 East Hubbard Avenue. Camera facing south.

**Photo No. 48:**

6. 1174 East Laird Avenue. Camera facing southwest.

**Photo No. 49:**

6. 1774 East Michigan Avenue. Camera facing northeast.

**Photo No. 50:**

6. 904 South Diestel Road. Camera facing northwest.

**Photo No. 51:**

6. 1009 East Military Drive. Camera facing east.

## Narrative Description

### Site

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

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

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

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

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

## Survey Methods and Eligibility Requirements

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

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

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

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

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

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

## Architectural Styles, Types and Materials by Period

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

The greatest number of resources (one thousand eighty-six or 81 percent) were constructed during this period, primarily via subdivision development. The principal building types found are bungalows (19 percent) and period cottages (53 percent), both immensely popular in Utah during this era. The bungalow was a ubiquitous housing type and style in the first quarter of the twentieth century in Utah and bungalows were the first houses to appear in Yalecrest. Bungalows have rectangular plans and are low to the ground with low-pitched roofs, either gabled or pitched. Stylistic elements of the Prairie School (110 examples) and the Arts and Crafts movement (26 examples) appear in bungalows and two story houses ranging from high-style architect-designed examples to simplified examples in the early subdivision and developer tracts. The Prairie School Style has a horizontal emphasis with broad overhanging eaves, low-pitched hip roofs, and casement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Yalecrest remains a desirable residential area with mature street trees and well-maintained historic houses and yards. It has a significant concentration of historic houses, fifty-nine percent of which are period revival cottages, built by prominent architects and developers in subdivisions from the 1910s through the 1940s with some infill and development in the 1950s. Its historic houses retain their historic integrity to a remarkable degree, ninety-one percent (91%), and contribute to the historic association and feeling of the area.

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

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

## Statistical Summary of the Yalecrest Historic District

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

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

## Narrative Statement of Significance

The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century. Its tract period revival cottages and subdivisions of larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state. Examples from Yalecrest are used to illustrate period revival styles in the only statewide architectural style manual.<sup>8</sup> The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be the residential area of choice for prominent men and women of the city. The district is locally renowned as the “Harvard-Yale area” and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley.<sup>9</sup> It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.

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

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

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

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

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

Survey.<sup>11</sup> The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. The Yalecrest Historic District occupies Blocks 28, 29, and 30 which are bordered by the major north-south streets of the survey area: 1300, 1500, 1700 and 1900 East and the east-west streets of 900 and 1300 South. The property was intended for agricultural use and was distributed by the LDS church authorities to the faithful by lot for use in raising crops and farming.

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

## **Historic Contexts**

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

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

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

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

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

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



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

### Subdivisions

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

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

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

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

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

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

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

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

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

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

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

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

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

### Architects

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

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

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

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

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

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

### Builders and Developers

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

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

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

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

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

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

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

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

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

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

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

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

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

## Residents

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Summary

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

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**Common Label Information:**

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

**Photo No. 1:**

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

**Photo No. 2:**

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

**Photo No. 3:**

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

**Photo No. 4:**

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

**Photo No. 5:**

6. 1523 East 900 South. Camera facing north.

**Photo No. 6:**

6. 871 South 1400 East. Camera facing southeast.

**Photo No. 7:**

6. 1441 East Yale Avenue. Camera facing north.

**Photo No. 8:**

6. 1540 East Michigan Avenue. Camera facing south.

**Photo No. 9:**

6. 1408 East Yale Avenue. Camera facing south.

**Photo No. 10:**

6. 1538 East Princeton Avenue. Camera facing southeast.

**Photo No. 11:**

6. 1604 East Princeton Avenue. Camera facing south.

**Photo No. 12:**

6. 1522 East Laird Avenue. Camera facing southeast.

**Photo No. 13:**

6. 1207 South 1500 East. Camera facing east.

**Photo No. 14:**

6. 1731 East Michigan Avenue. Camera facing northwest.

**Photo No. 15:**

6. 940 South Fairview Avenue. Camera facing west.

**Photo No. 16:**

6. 1474 East Laird Avenue. Camera facing southwest.

**Photo No. 17:**

6. 972 East Military Drive. Camera facing northwest.

**Photo No. 18:**

6. 1780 East Michigan Avenue. Camera facing southwest.

**Photo No. 19:**

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

**Photo No. 20:**

6. 1510 East Yale Avenue. Camera facing southeast.

**Photo No. 21:**

6. 1785 East Yalecrest Avenue. Camera facing north.

**Photo No. 22:**

6. 1783 East Harvard Avenue. Camera facing northwest.

**Photo No. 23:**

6. 1389 East Harvard Avenue. Camera facing north.

**Photo No. 24:**

6. 1407 East Harvard Avenue. Camera facing north.

**Photo No. 25:**

6. 1100 South 1500 East. Camera facing west.

**Photo No. 26:**

6. 1757 East Herbert Avenue. Camera facing north.

**Photo No. 27:**

6. 939 South Diestel Road. Camera facing southwest.

**Photo No. 28:**

6. 1547 East Yale Avenue. Camera facing north.

**Photo No. 29:**

6. 1865 East Herbert Avenue. Camera facing northeast.

**Photo No. 30:**

6. 1308 East Laird Avenue. Camera facing southeast.

**Photo No. 31:**

6. 1571 East Michigan Avenue. Camera facing north.

**Photo No. 32:**

6. 1789 East Hubbard Avenue. Camera facing northwest.

**Photo No. 33:**

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

**Photo No. 34:**

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

**Photo No. 35:**

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

**Photo No. 36:**

6. Fireplace and lawn. Camera facing northeast.

**Photo No. 37:**

6. 1340 East Harvard Avenue. Camera facing south.

**Photo No. 38:**

6. 1762 East Sunnyside Avenue. Camera facing southwest.

**Photo No. 39:**

6. 1804 East Harvard Avenue. Camera facing south.

**Photo No. 40:**

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



**Photo No. 41:**

6. Laird Park. Camera facing east.

**Photo No. 42:**

6. 1675 East 1300 South. Camera facing northeast.

**Photo No. 43:**

6. 1709 East 1300 South. Camera facing north.

**Photo No. 44:**

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

**Photo No. 45:**

6. 1836 East Sunnyside Avenue. Camera facing south.

**Photo No. 46:**

6. 1384 East Yale Avenue. Camera facing south.

**Photo No. 47:**

6. 1788 East Hubbard Avenue. Camera facing south.

**Photo No. 48:**

6. 1174 East Laird Avenue. Camera facing southwest.

**Photo No. 49:**

6. 1774 East Michigan Avenue. Camera facing northeast.

**Photo No. 50:**

6. 904 South Diestel Road. Camera facing northwest.

**Photo No. 51:**

6. 1009 East Military Drive. Camera facing east.

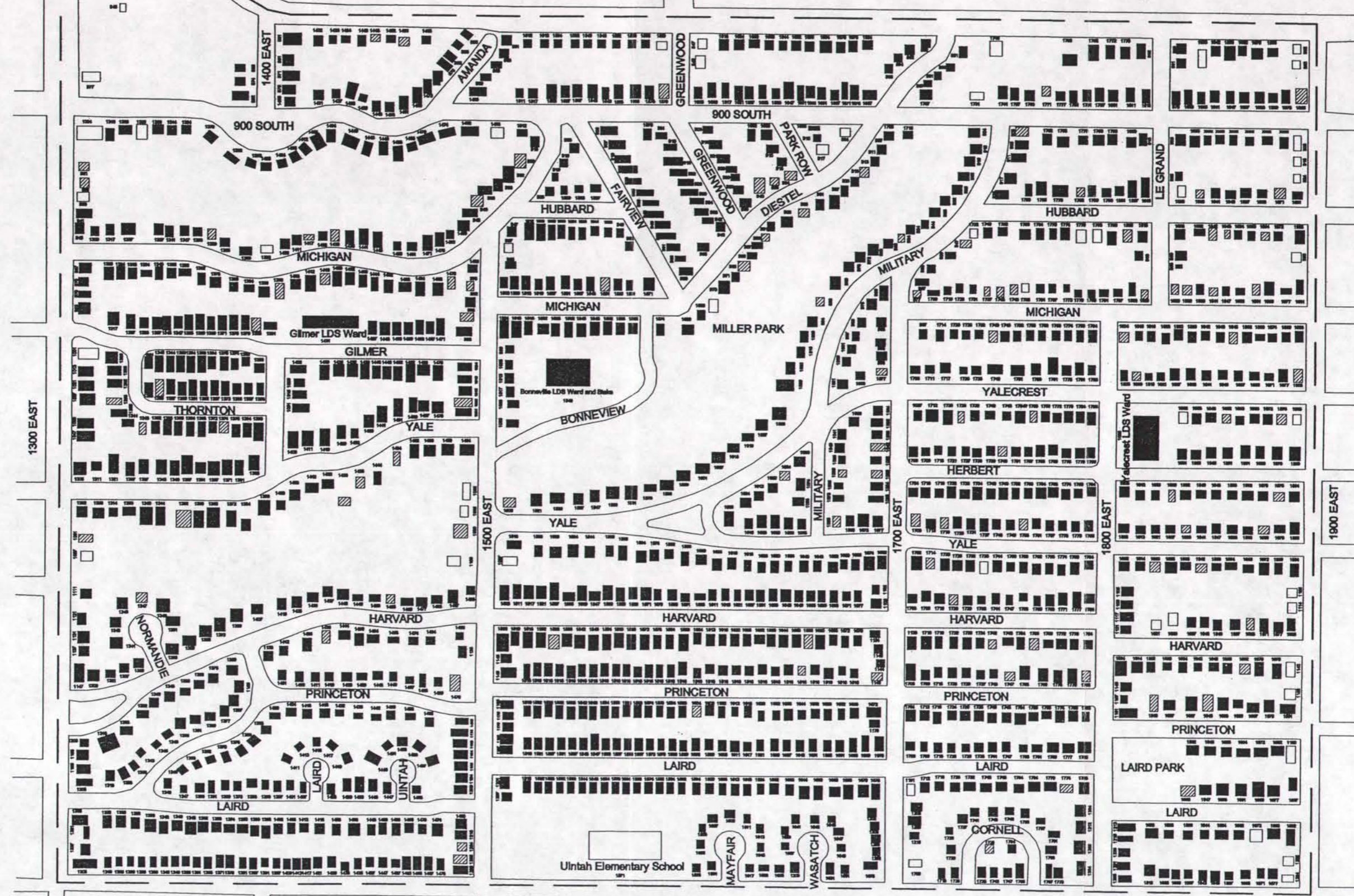


Yalecrest Historic District 2007  
Salt Lake City, Salt Lake County, Utah

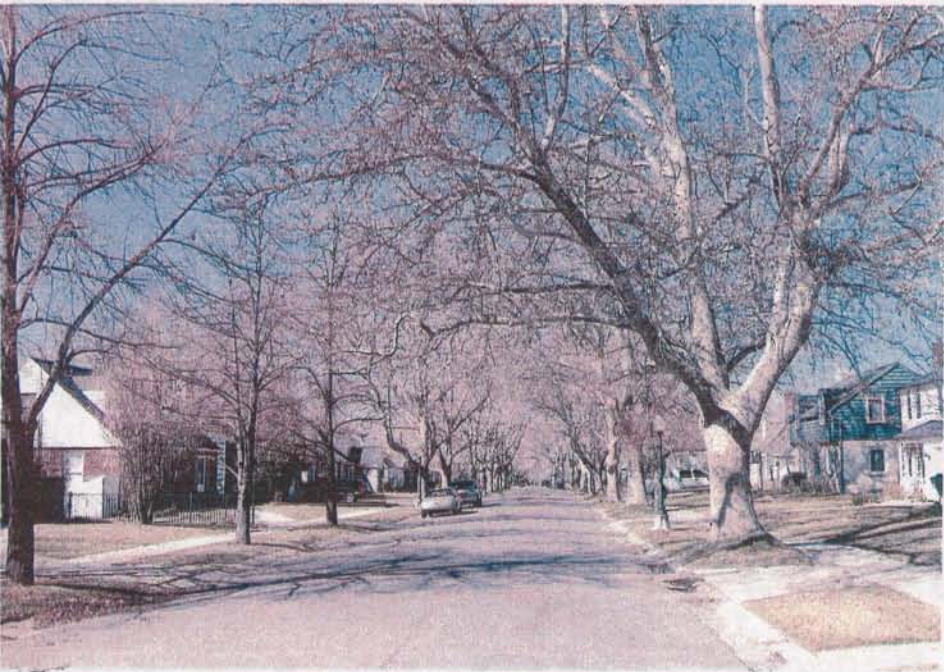


- Contributing - A & B sites
- ▨ Non-contributing / Altered - C sites
- Non-contributing / Out of period - D sites

Beatrice Lufkin, 2007



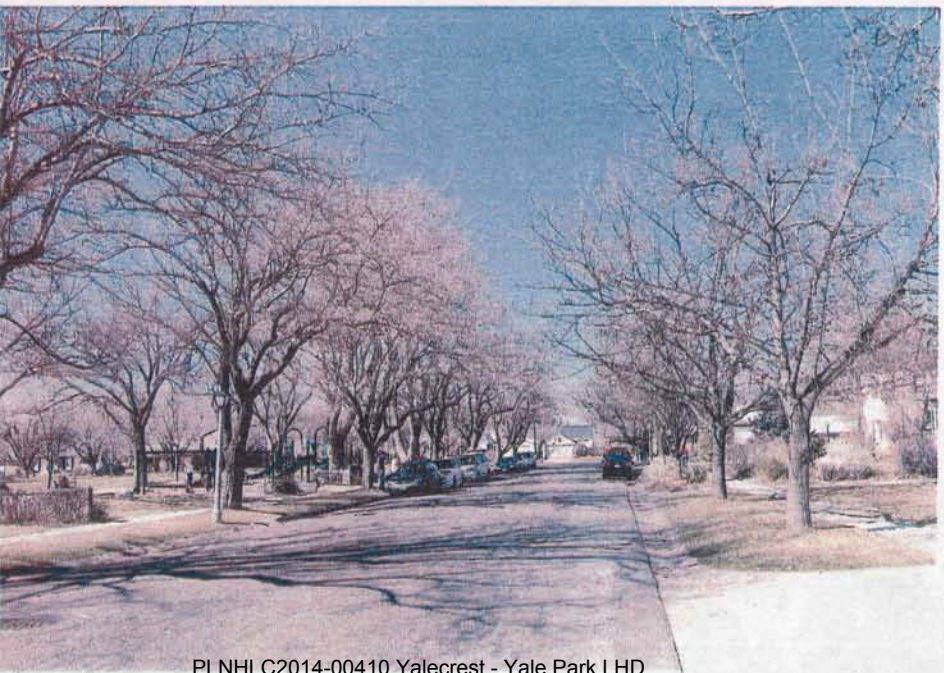




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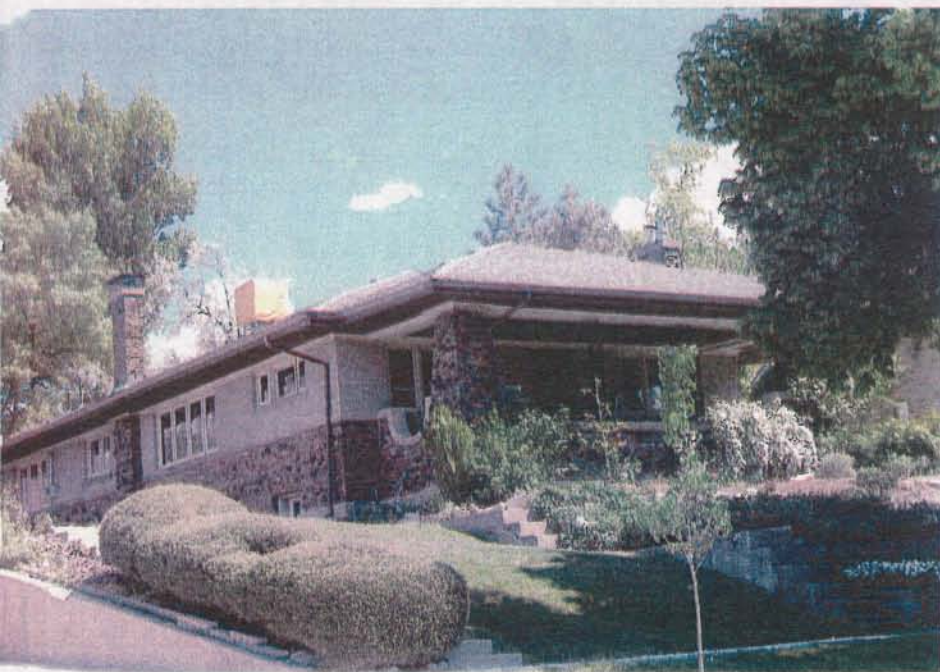


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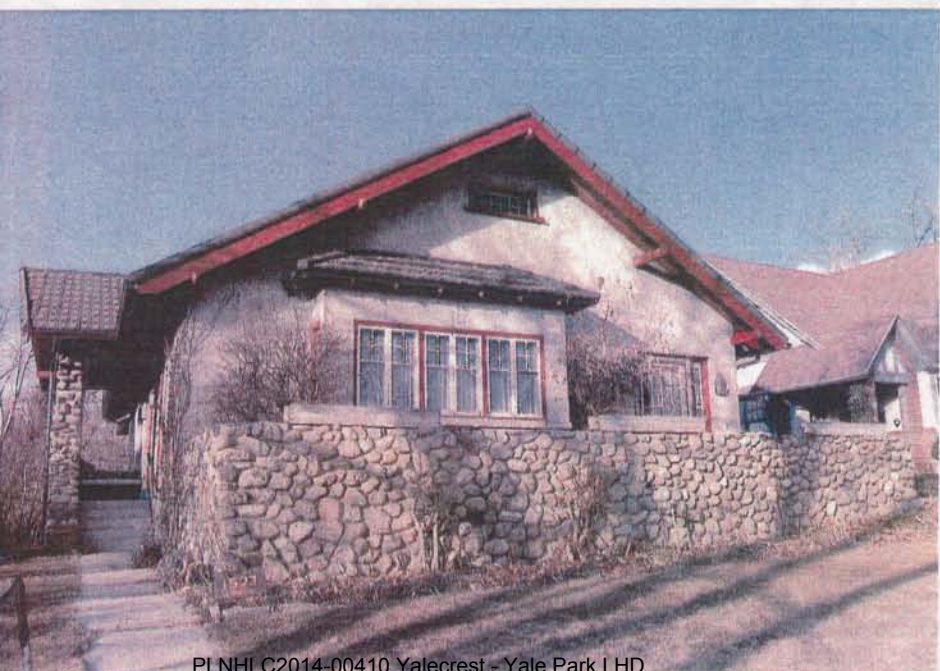




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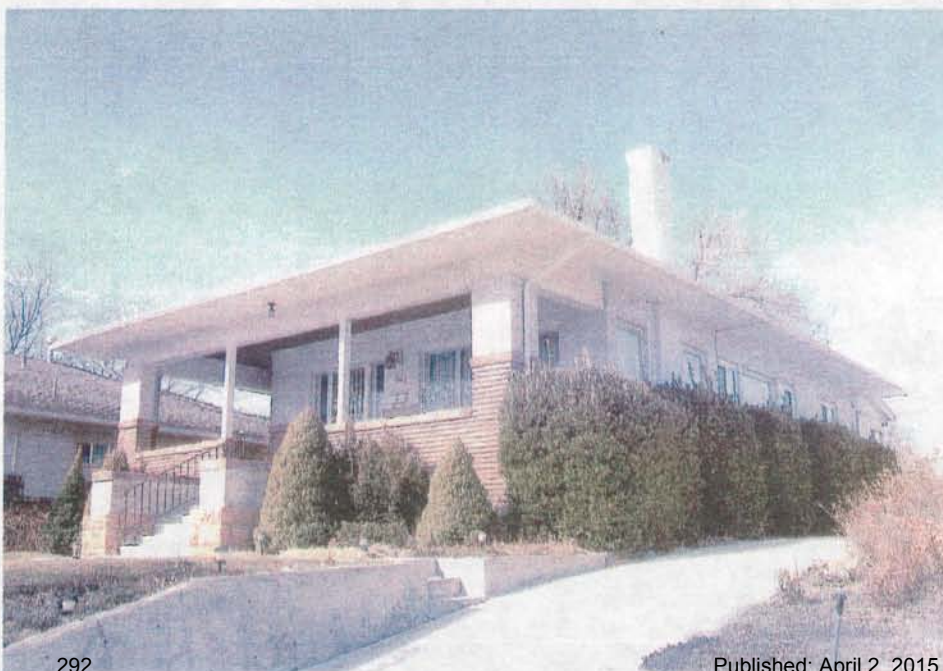


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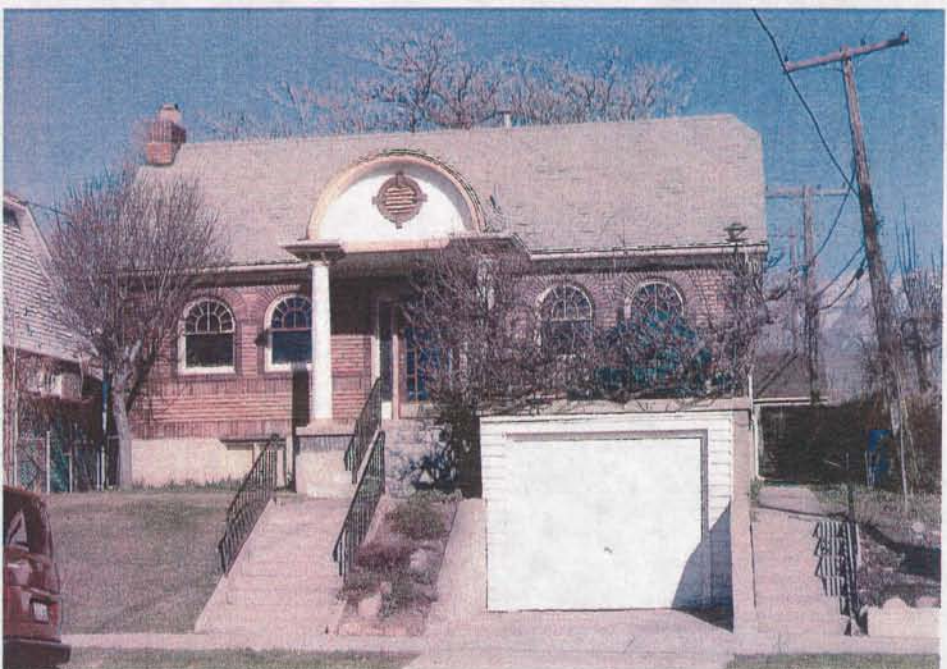




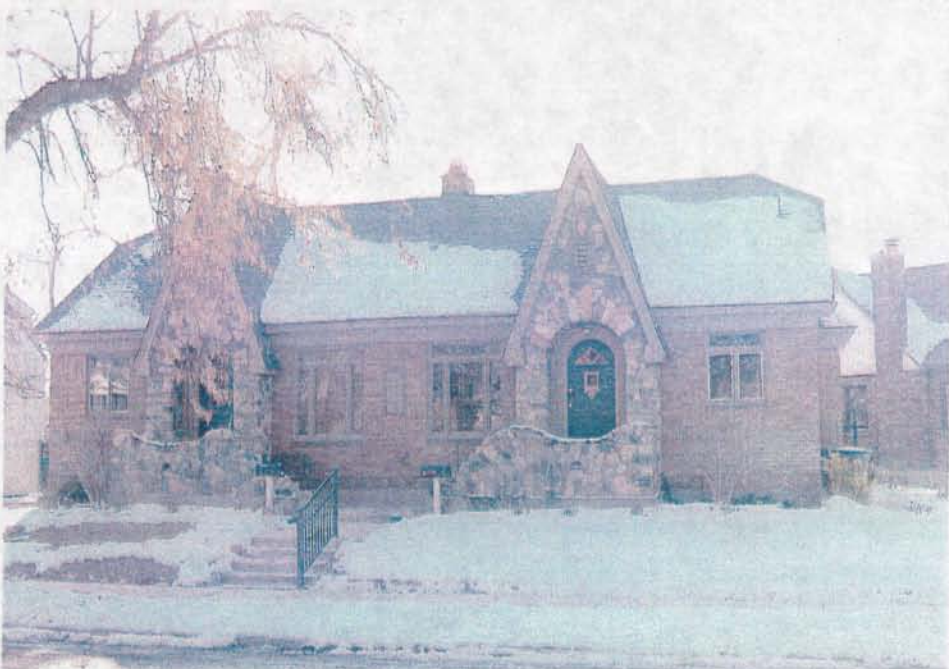
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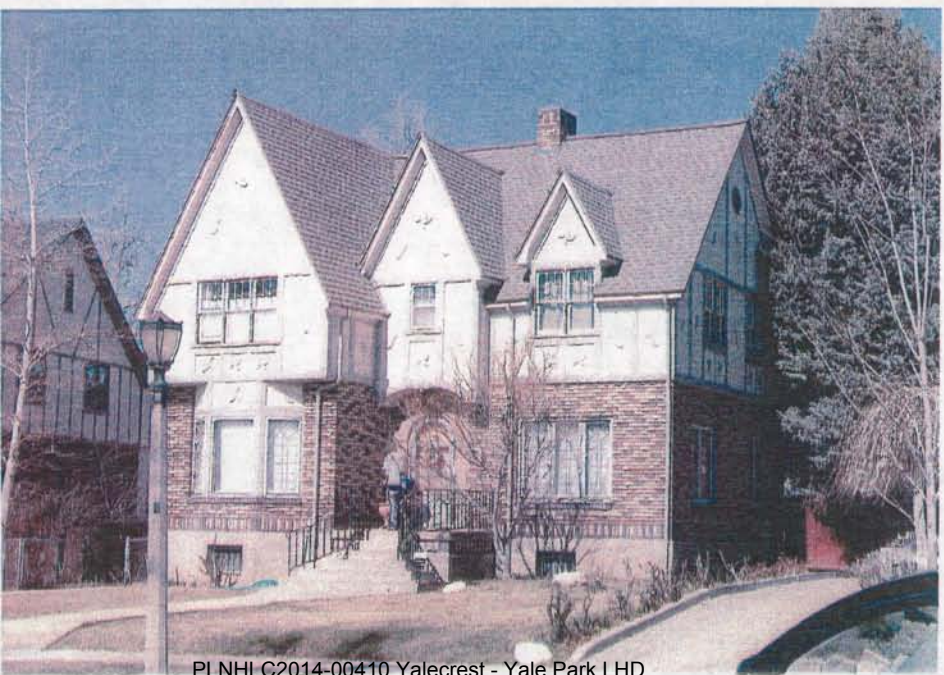




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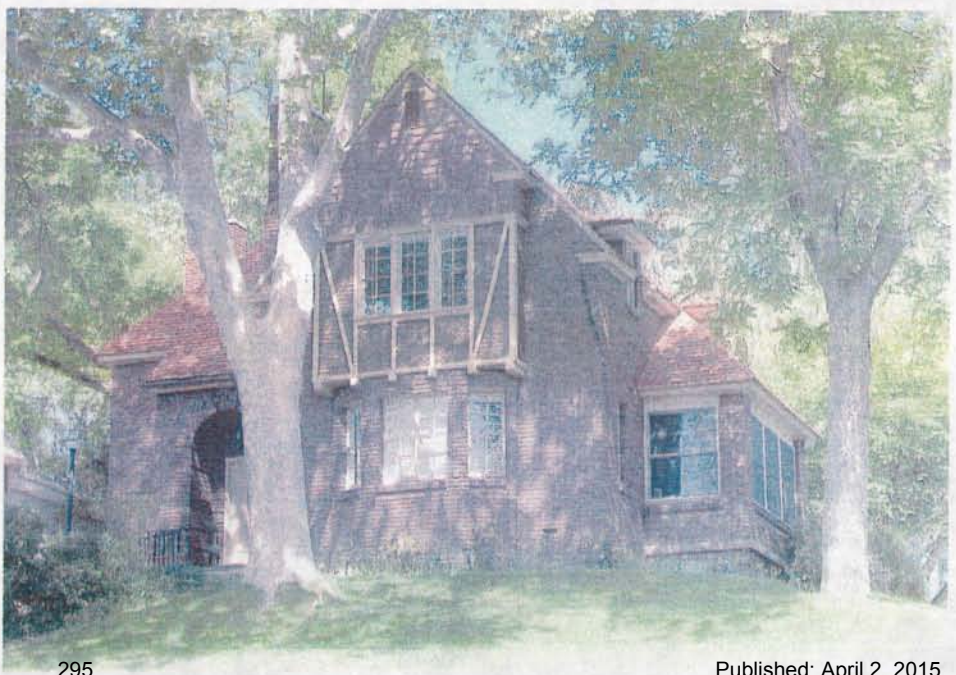


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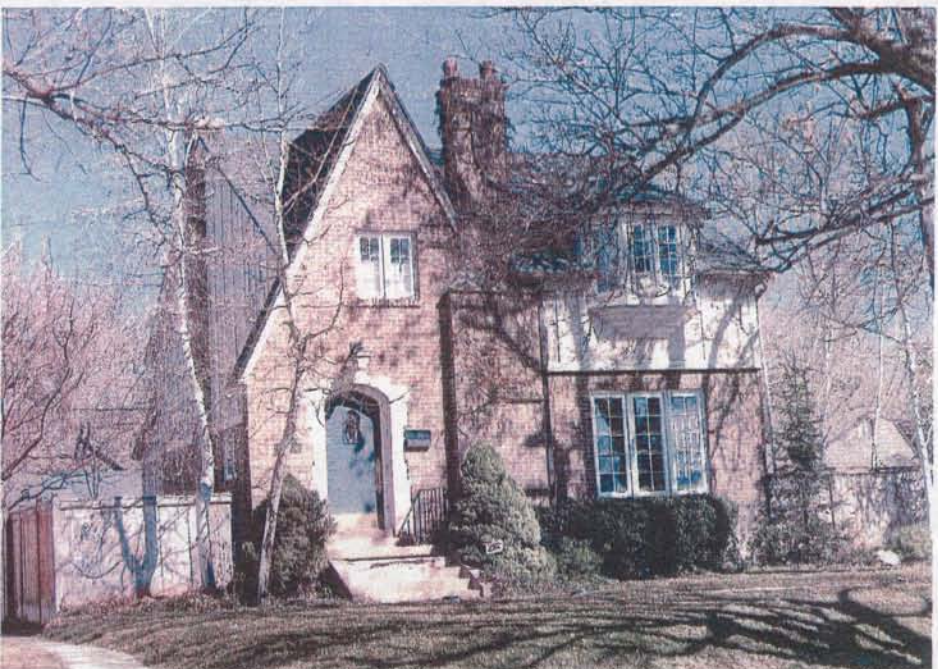




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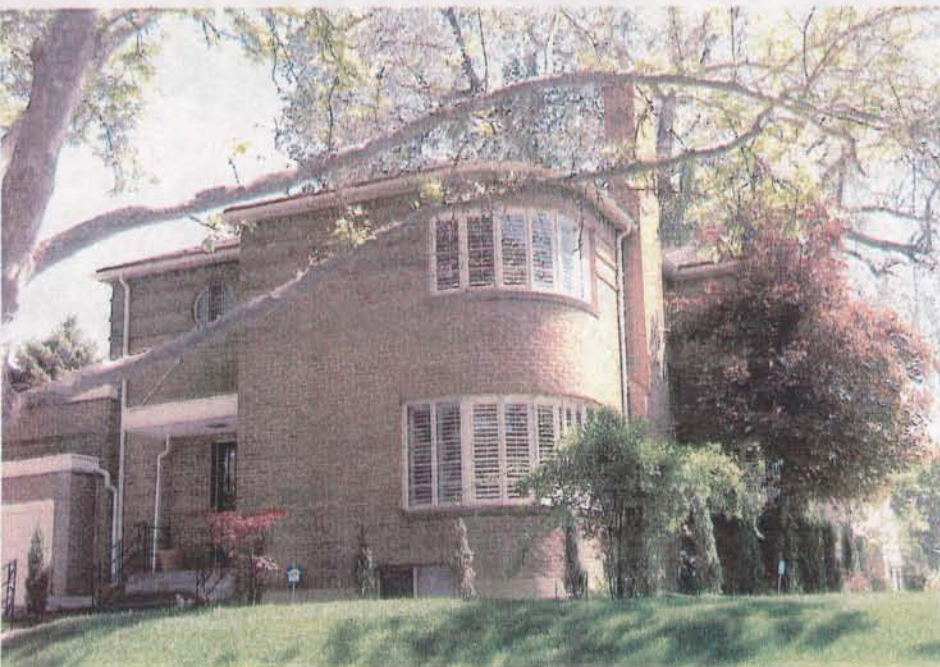


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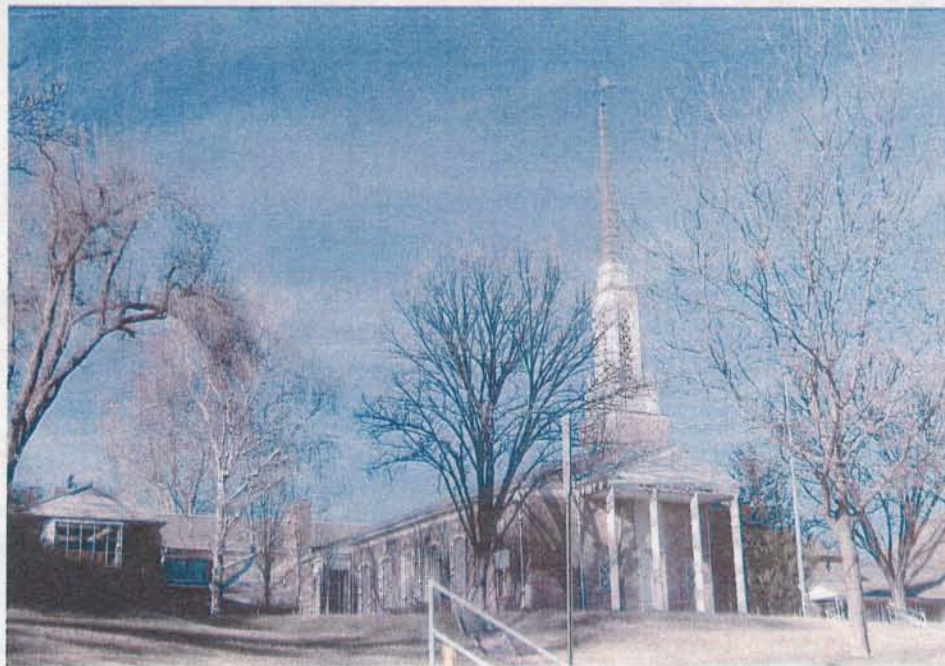
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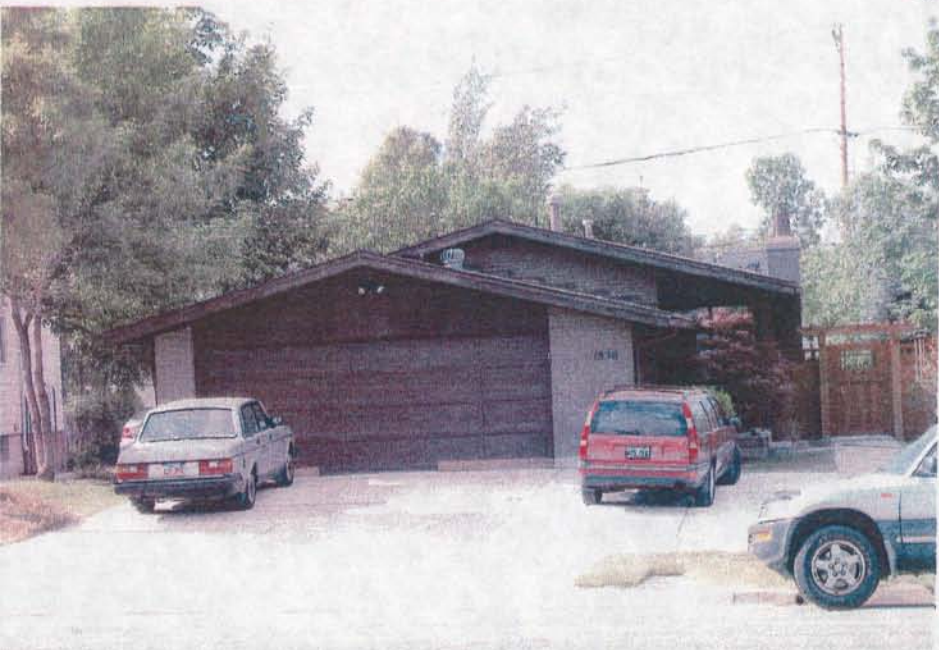




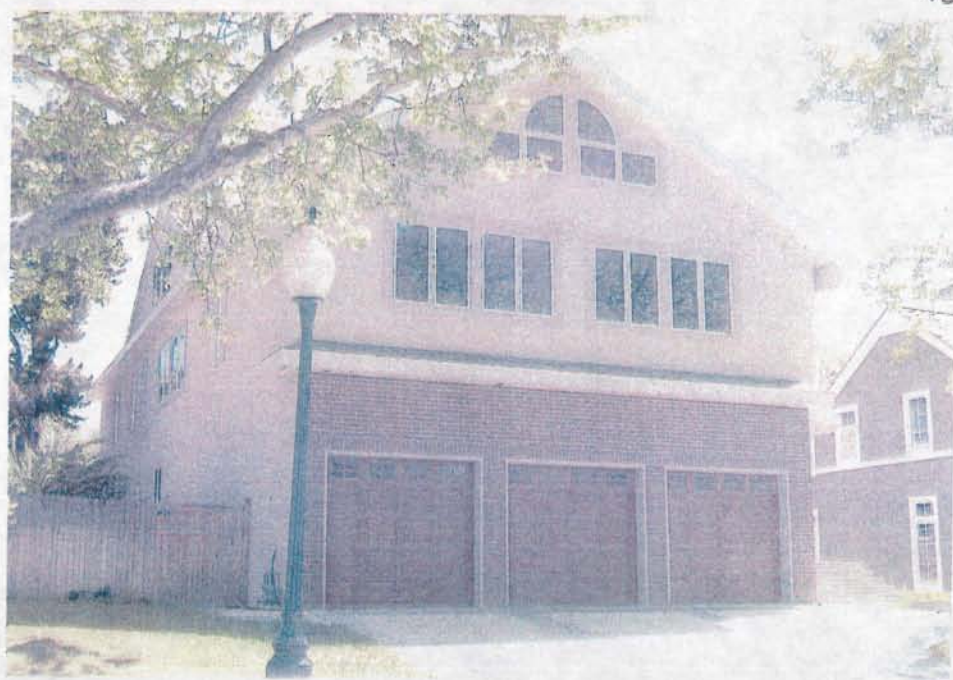
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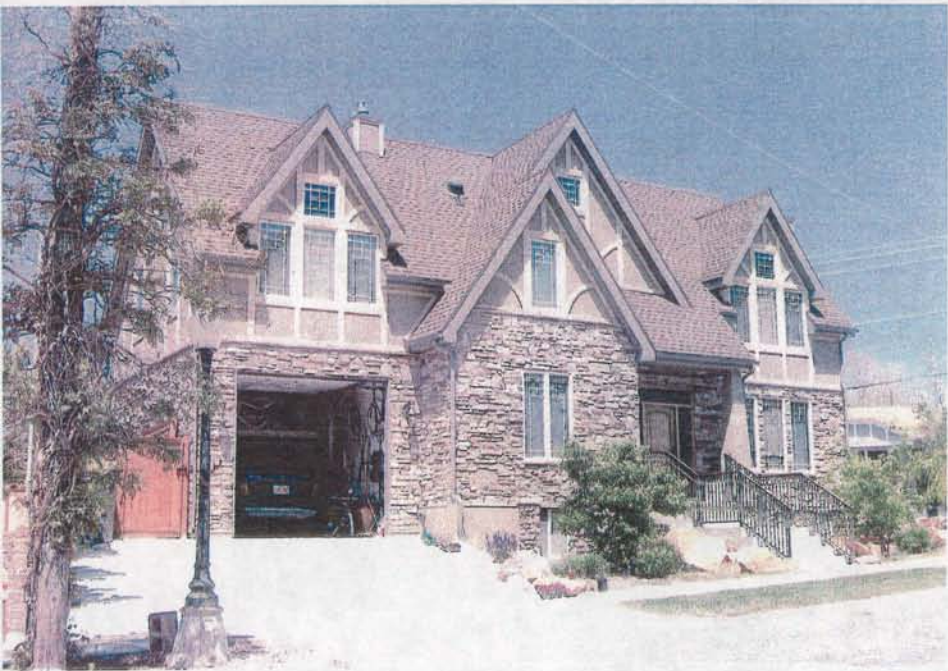
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