

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Yalecrest – Uintah Heights Local Historic District Designation PLNHLC2014-00807 April 9, 2015

Applicant: Jill Greenwood &
Libby Peterson

Staff: Lex Traughber
(801) 535-6184
Lex.traughber@slc.gov.com

Current Zone: R-1/7,000 (Single
Family Residential) and YCI
(Yalecrest Compatible Infill
Overlay)

District Size: Approx. 17.2 acres
comprised of 96 properties

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

Council District: District 6 –
Council Member Charlie Luke

Community Council District:
Yalecrest Neighborhood Council
Lynn Pershing, Chairperson

Applicable Land Use

Regulations:

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

Notification:

- Notice mailed 3/26/2015
- Newspaper publication 3/28/15
- Sign posted: Not Required
- Posted to the Planning Division
& Utah Public Meeting Notice
websites 3/26/2015

Request

This is a request by Jill Greenwood and Libby Peterson, property owners, to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest-Uintah Heights Local Historic District are generally along the north side of 1300 South and along both sides of Laird Avenue from 1300 East to 1500 East including all the homes on Laird Circle and Uintah Circle.

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 – Uintah Heights 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 Exhibit E.

Attachments:

- A. Application Materials
- B. 2005 Reconnaissance Level Survey
- C. Phone Call Log
- D. Neighborhood Meeting & Open House Sign-in Sheets and Comments
- E. Proposed Ratings Changes
- F. Yalecrest National Register Nomination

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 – Uintah Heights as proposed.

The Commission makes this recommendation based on the following findings:

10. Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:
 - a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - (1) Events that have made significant contribution to the important patterns of history, or
 - (2) Lives of persons significant in the history of the city, region, state, or nation, or
 - (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; and
 - 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;
 - c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;
 - 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;
 - e. The designation is generally consistent with adopted planning policies; and
 - f. The designation would be in the overall public interest.
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.
 - 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.
 - 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.
 - 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.

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

- a. Contains a significant density of documented sites, buildings, structures or features rated as contributing structures in a recent historic survey;
- b. Coincides with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
- c. Coincides with logical physical or manmade features and reflect recognized neighborhood boundaries; and
- 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.

VICINITY MAP



Background

Project Description

The proposed Yalecrest – Uintah Heights local historic district is located along the north side of 1300 South and along both sides of Laird Avenue from 1300 East to 1500 East including all the homes on Laird Circle and Uintah Circle within the Yalecrest Neighborhood.

On November 14, 2014, an application was submitted to the City by two property owners in the proposed district, Jill Greenwood and Libby Peterson, requesting that the City designate a new local historic district within the Yalecrest neighborhood. The application was submitted with approximately 22% of property owner's signatures (representing a majority ownership interest in a given lot) in the proposed district, which exceeds the required 15% necessary to initiate a petition of this nature. A report regarding the proposed district was presented to the City Council on January 6, 2015, at which time the Council instructed Planning Staff to proceed with processing the request.

The proposed Yalecrest – Uintah Heights local historic district is made up of portions of two subdivisions, the Uintah Heights Subdivision that was platted in August 1928 and the Normandie Heights Subdivision that was platted in August 1926. The proposed district consists of ninety-six (96) properties. 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. In recent history, four new local historic districts have been established within this National Register district.

The majority of houses in the proposed Yalecrest – Uintah Heights local historic district are of the type called "Period Revival". The most popular styles are English Cottages and English Tudors, and constitute the majority of houses in the proposed district. Examples of Colonial Revival, Spanish Colonial Revival, Dutch Colonial, French Norman, Bungalows, and Early Ranch are also present in the district. Please see Exhibit A – Application, as well as Exhibit B -2007 Reconnaissance Level Survey for photos of the subject homes.

The homes in the proposed Yalecrest – Uintah local historic district are largely intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that ninety-four (94) homes are rated as contributing and only two (2) homes are rated as non-contributing (see Exhibit B). The following map reflects contributing and non-contributing status of the home in the proposed district according to the 2005 RLS.



Planning Staff, along with State Historic Preservation Office (SHPO) Staff, re-visited the ratings 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 (Exhibit E) is a summary of rating changes proposed. Note that only three (3) properties of those with proposed rating changes move from “contributing” to “non-contributing” status.

Public Comments

- **Correspondence:** Staff received written correspondence regarding the proposed local historic district at the Public Outreach Meeting and the Open House as noted below. This correspondence is attached as Exhibit D. Staff has received several phone calls regarding the proposal. A log of phone call received and the concerns raised are attached (Exhibit C). In general, the phone calls received were simply general inquiries regarding the petition.
- **Public Outreach Meeting:** On February 9, 2015, the Planning Division met with owners of property located within the proposed 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, historic preservation standards, design guidelines and processes. Approximately thirty (30) property owners attended this meeting. The Sign-in-Sheets and comment form from this meeting are attached (Exhibit D).
- **Open House:** On February 19, 2015, the Planning Division held an Open House at the City & County Building to discuss the proposed designation petition. Approximately eight (8) property owners attended this meeting. The Sign-in-Sheets and comment form from this meeting are attached (Exhibit D).

Zoning Ordinance Review

The proposed Yalecrest – Uintah Heights local historic district is zoned R-1/7,000 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-1/7,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

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

The 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

21A.34.020(C)(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 also hold true for Yalecrest – Uintah Heights.

The development of Yalecrest – Uintah Heights is representative of the eastward expansion of the City toward the east bench and the transition to the automobile as a primary mode of transportation. Although the neighborhood was served by a streetcar along 1500 East, Yalecrest – Uintah Heights was designed, in part, to attract residents with automobiles.

Finding: Yalecrest – Uintah Heights 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). The proposed local historic district meets this standard.

- 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 – Uintah Heights are relatively intact and maintain a high level of integrity. According to the survey, the method used to evaluate the properties was based on age and architectural integrity as follows:

A-Eligible/significant: built within the historic period and retains integrity;
excellent example of a style; unaltered or only minor alterations or additions;

individually eligible for National Register architectural significance; also, buildings of 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 primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

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

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

The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that ninety-four (94) homes are rated as contributing, and only two (2) homes are rated as non-contributing because of alterations and additions that have been made. 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. Only three (3) properties of those with proposed rating changes move from “contributing” to “non-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.

Rating	2005 RLS	Proposed
Contributing	94	91
Non-contributing	2	5
Total	96	96

As previously noted, Exhibit E outlines all of the proposed changes to the Yalecrest 2005 Reconnaissance level survey, with additional photos and information regarding the three (3) homes that are proposed to move to a non-contributing status.

Finding: The physical integrity of the homes in the proposed Yalecrest – Uintah Heights local historic district have been significantly maintained. Based upon recent re-evaluation of the Yalecrest 2005 Reconnaissance Level Survey in terms of home ratings, ninety-one (91) of ninety-six (96) homes are rated as being contributing buildings. Five (5) homes are rated as non-contributing. The proposed Yalecrest – Uintah Heights 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;**

Finding: Yalecrest – Uintah Heights is located within the Yalecrest National Register District that was designated in 2007, and therefore meets this standard.

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

Analysis: According to the Yalecrest National Register nomination, the highest concentration of Period Revival style homes in Utah is found within Yalecrest. If the HLC accepts the changes to the Yalecrest 2005 Reconnaissance Level Survey as proposed, then ninety-one (91) of the ninety-six (96) homes in the proposed Yalecrest – Uintah Heights local historic district are rated as being contributing buildings.

Finding: The proposed Yalecrest – Uintah Heights 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 – Uintah Heights 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 includes the following in regards to Yalecrest:

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

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

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

Salt Lake City Community Housing Plan (2000):

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

City Vision and Strategic Plan (1993)

- Restore and adaptively reuse historic resources.

- Develop programs to enhance and preserve the City's cultural history and character as expressed in the built environment.

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

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

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

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

Analysis: The designation of Yalecrest – Uintah Heights as a local historic district would generally be in the public interest. Evidence of the public interest in historic preservation has been documented since at least 1993 with the adoption of the City Vision & Strategic Plan, and more recently with the City Council's adoption of the Community Preservation Plan in 2012 and the other policy documents noted above.

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

Designation of Yalecrest – Uintah Heights as a local historic district is being requested by property owners to recognize the quality of the historic homes on this street and to ensure that the architectural character of this area will survive into the future. Yalecrest is a desirable neighborhood that has experienced a significant amount of reinvestment in the last decade. Concern has been expressed that some of the reinvestment in this neighborhood has resulted in examples of additions, demolitions and subsequent new construction of homes that are not compatible or consistent with the historic development pattern. There are concerns that the Yalecrest Compatible Infill (YCI) Overlay doesn't adequately provide standards to ensure design compatibility. The *Community Preservation Plan, Appendix A: Historic Districts and Sites Field Analysis*, recommends that the City consider stronger protections to control demolitions in Yalecrest. Local historic district designation provides this control.

Finding: Based on the interest expressed by approximately 22% of the property owners (representing a majority ownership interest in a given lot) in the proposed Yalecrest – Uintah Heights local historic district that supported the application initiation and the adopted City policies noted above, designation of the Yalecrest – Uintah Heights as a local historic district appears to be in the best interest of the City. The proposal meets this standard.

21A.34.020(C)(11) – Factors to Consider: The following factors may be considered by the Historic Landmark Commission and the City Council to help determine whether the proposed designation of a landmark site, local historic district or thematic designation meets the criteria listed above:

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

Analysis: All of the homes in the proposed Yalecrest – Uintah Heights local historic district were constructed during the years of 1924 through 1955, and therefore meet the fifty year age threshold.

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

Analysis: As noted above, the proposed Yalecrest – Uintah Heights local historic district includes a higher percentage of Period Revival style homes than can be found in other areas of the City or State.

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

Analysis: The development of this area represents the eastward expansion of the City's residential neighborhoods and the transition to an automobile oriented community, and 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, ninety-one (91) of ninety-six (96) of the homes in the proposed local historic district boundaries are considered to be contributing buildings. In short, approximately 96% of the homes are contributing.

Finding: Based on the "Factors to Consider", Planning Staff is of the opinion that all of the "Factors" have been met.

21A.34.020(C)(13) – Boundaries of a Proposed Local Historic District: When applying the evaluation criteria in subsection C10 of this section, the boundaries shall be drawn to ensure the local historic district:

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

Analysis: Based on the Staff's recommended contributing status rating discussed above, ninety-one of the ninety-six homes (95%) are considered to be contributing buildings.

Finding: The proposed Yalecrest – Uintah Heights local historic district contains a significant density of documented buildings that are rated as contributing buildings, therefore 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 Uintah Heights Subdivision that was platted in August 1928, and the Normandie Heights Subdivision that was platted in August 1926. This standard has been met.

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

Finding: The proposed Yalecrest – Uintah Heights local historic district consists of properties found along the north side of 1300 South and along both sides of Laird Avenue from 1300 East to 1500 East including all the homes on Laird Circle and Uintah Circle, which is a logical man-made feature and easily recognizable boundary. This standard has been 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 – Uintah Heights local historic district does not include any vacant properties and all ninety-six of the original homes built still function as single family residences. This standard has been met.

Exhibit A – Application Materials

Submittal Requirements for Local Historic District Designation

1. Project Description

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

The proposed Yalecrest—Uintah Heights Local Historic District encompasses 96 structures: one complete subdivision, the Uintah Heights Addition; Laird Avenue west of Uintah Heights (located in the Normandie Heights subdivision) from 1300 East to 1500 East; the north side of 1300 South from 1300 East to 1500 East; five homes on 1500 East; and four structures on 1300 East.

The proposed area is located within the Yalecrest National Register Historic District. The entire Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. As of this writing, Salt Lake City has not established any Local Historic Districts within this area.

Platted in August 1928, the Uintah Heights Addition is located in Block 30 of the 5-Acre Plat C of the Big Field Survey of 1848 and consists of 35 lots. The area was developed by Uintah Realty Co. and other builders and houses were constructed primarily in the late 1920s and early 1930s, many by Herrick Bros. and the Gaddis Investment Company. N.L. Herrick was a partner in the Gaddis Investment Company as well as an individual builder. Herrick and Company provided both design and 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 Harvard Avenue and Thomas E. Gaddis at 1465 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.

Normandie Heights was platted in April 1926 by Bowers Investment Co., the last subdivision platted in Yalecrest. There are 22 subdivisions in Yalecrest, platted from 1911 to 1938. The initial street names of Kelsey, Edith, and Hampton, were later changed to Princeton, Harvard, and Laird.



May 1933

Laird Avenue

Building styles in the application area:

Laird Ave (1300-1500 East)

Built: 1925-1937

- Art Modern- 1
- English Cottage-24
- English Tudor-4
- French Norman-3
- Spanish Col. Revival-2
- Period Revival-3 (all built in 1927 by J.A. Shaffer)
- Minimum Traditional-1 (1955)
- Bungalow-1

Laird Circle

Built: 1930-1936

- English Cottage-2
- English Tudor-2
- Col. Revival-2
- Minimum Traditional-1

Uintah Circle

Built: 1927-1939

- English Tudor-2
- Col. Revival-4
- French Norman-2

1300 South (1300-1500 East)

Built: 1924-1930

- English Cottage-18
- English Tudor-3
- Dutch Col. Revival-2
- Neoclassical Bungalow-1
- Bungalow-5
- Early Ranch-1 (built 1952)

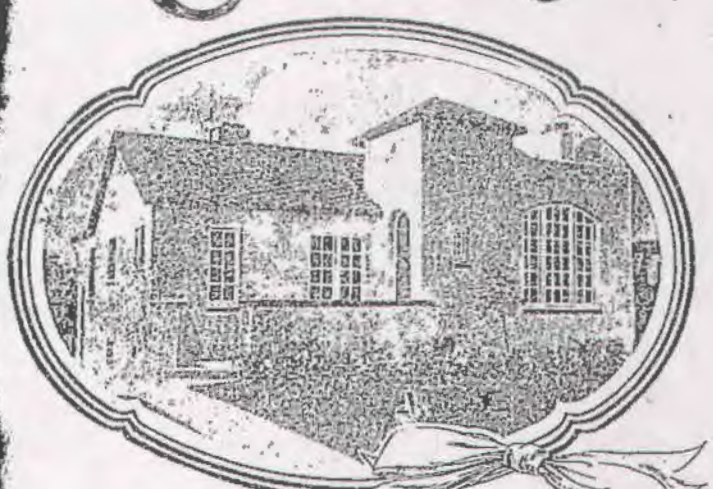
1300 East (between Harvard & 1300 S.)

Built: 1930-1931

- English Tudor-2
- Spanish Revival-1
- Early Ranch-1 (built 1950)

Shaffer Homes

MODEL HOME *Exhibit*



*The BLUE RIBBON
of HAPPINESS*

Homes not **HOUSES!**

*Inspect This Home
Sunday
(Open daily until 9 p. m.)*

In Beautiful Normandie Heights

We have completely furnished our Model Home and invite you to see all the comforts, conveniences and coziness that can be secured in a properly built and furnished 5 or 6-room house.

A Modern Model Home

Duplicates of this house in floor plan or design, with suggested changes, are available to you in beautiful Normandie Heights — convenient to schools and transportation, paved streets and lights.

Drive Out Sunday

1360 Laird Ave., near 13th East and 13th South

Furnished by Maywood Furniture Co.
Piano by Reesley Music Co.
Electric Range by Utah Power & Light Co.

Every "Shaffer Home" a Model Home

Le Grand Richards Realty Co.

WASATCH 160 BUILDERS' AGENT 42 SOUTH MAIN

Shaffer Homes

YALECREST – UINTAH HEIGHTS LHD

2. PHYSICAL INTEGRITY

The Yalecrest – Uintah Heights subdivision and surrounding area retains a high degree of historic integrity. According to the Yalecrest RLS:

- 97.9% of the structures are historically contributing (A & B)
- 59.4% are considered architecturally significant (A)

The following home was recommended in the Yalecrest RLS for National Register Level Research:

- 1308 E. Laird – built 1938 –brick Art Moderne two story

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

- 1227 S. 1300 East - built 1930 – one of several Period Revival duplexes
- 1362 E. Laird – built 1927 – Spanish Colonial revival
- 1374 E. Laird – built 1927 – French Norman style with two turrets
- 1465 E. Laird – built 1929 – long-time residence of Thomas E. Gaddis, builder & investor
- 1451 E. Uintah Circle – built 1939 – representative of several Colonial Revival examples

Normandie Heights



Where Enthusiastic Pride Will Glorify Your Home

WHAT a tranquil satisfaction abides with the family that lives in a beautiful home, in a neighborhood of beautiful homes artistically grouped in a setting that can never lose its charm!

Here your enthusiasm for home, and all the finer impulses of life, will mount as the years go on. Your wife's happiness—your children's happiness and opportunities!

A home in Normandie Heights will give you—

- the association of high-minded neighbors
- the sparkling enthusiasm for progress
- the atmosphere of culture and beauty
- the enchantment of suburban life, yet
- the convenience of nearness to town!

Compare these attributes of a home in Normandie Heights to the mere money cost of securing them! This will be an investment in lifelong happiness for you and your family!

Homesites Are Selling Rapidly

Some of the best known business and professional men of the city have already purchased here. We will be glad to give you their names. More are buying every day—yet, if you act quickly, you can still have your choice of some of the best sites.

We will help you finance, plan and build your home in Normandie Heights.

Developed and Owned by
BOWERS INVESTMENT CO.

Windling streets . . . charming and distinctive hill-and-dolley landscape . . . unsurpassed vista of mountains, valley, lake and city from your home here on the brow of the hill!

Come and See for Yourself!

Normandie Heights is situated between 13th and 15th East, just south of and including a portion of the picturesque hollow adjacent to Yale Avenue.

Come and take a stroll over it—guides will point out the available homesites for you—note the marvelous views from every angle, note the activity that is transforming this district into a paradise of beautiful homes!

Come, whether you are in the market or not! Learn the details of our attractive proposition.

Selling Agents
KIMBALL RICHARDS
LANDMERCHANTS

54 South Main Westch 626

Also for Sale by:

Anderson-Jones Co., 22 So. 2nd St., Wyo. 100
Central Trust Co., Main at 1st St., Wyo. 410
Cox & Ogden, 19 E. 1st St., Wyo. 2010
Curtis Trust Co., 308 So. Main, Wyo. 200
Walt C. Palmer Co., 25 E. 1st St., Wyo. 2000
K. Queen, 1000 Broadway, Wyo. 200
Tobacco & Co., 28 W. 2nd St., Wyo. 4000

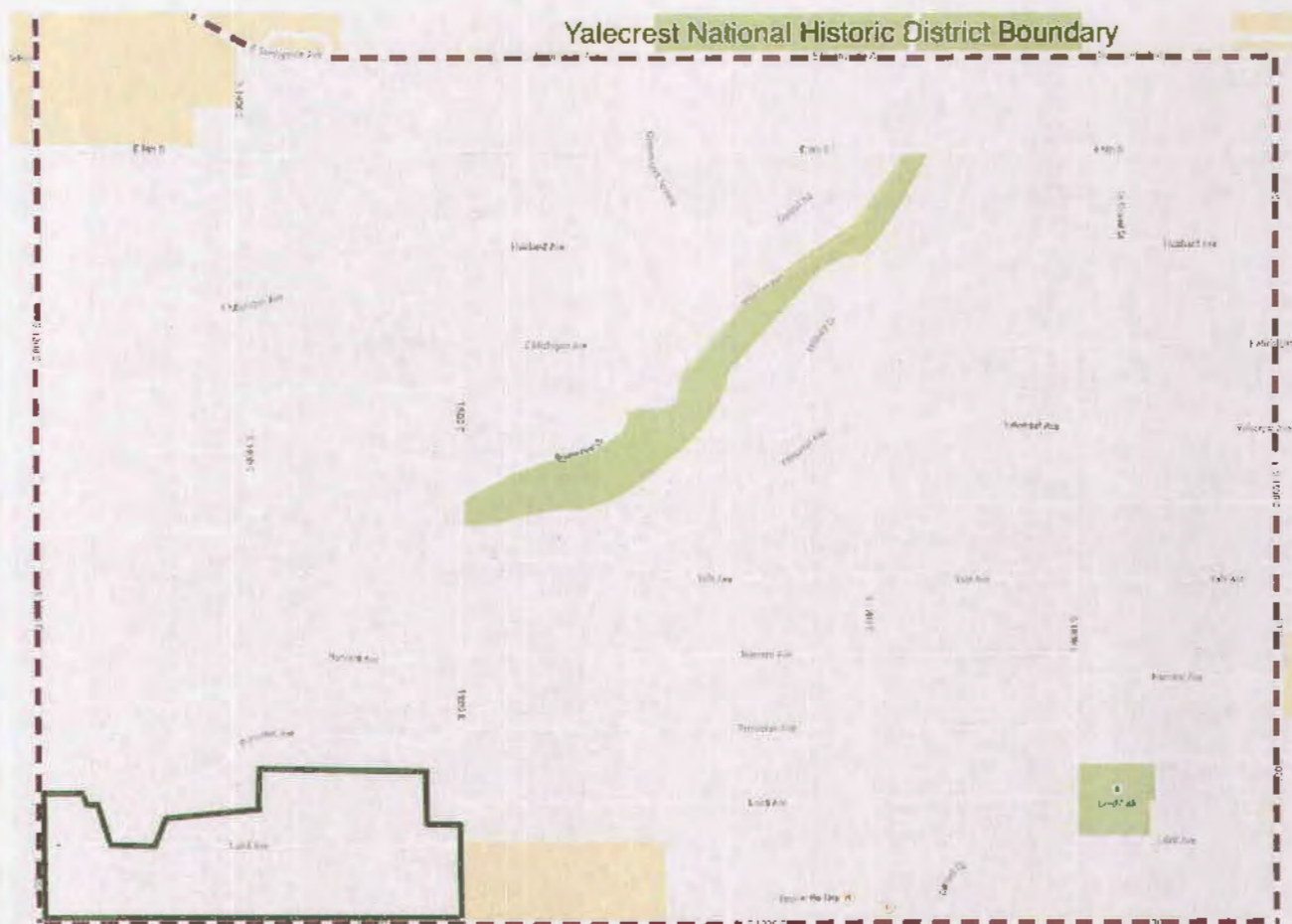
3. Research Material

N/A

4. Landmark Site

N/A

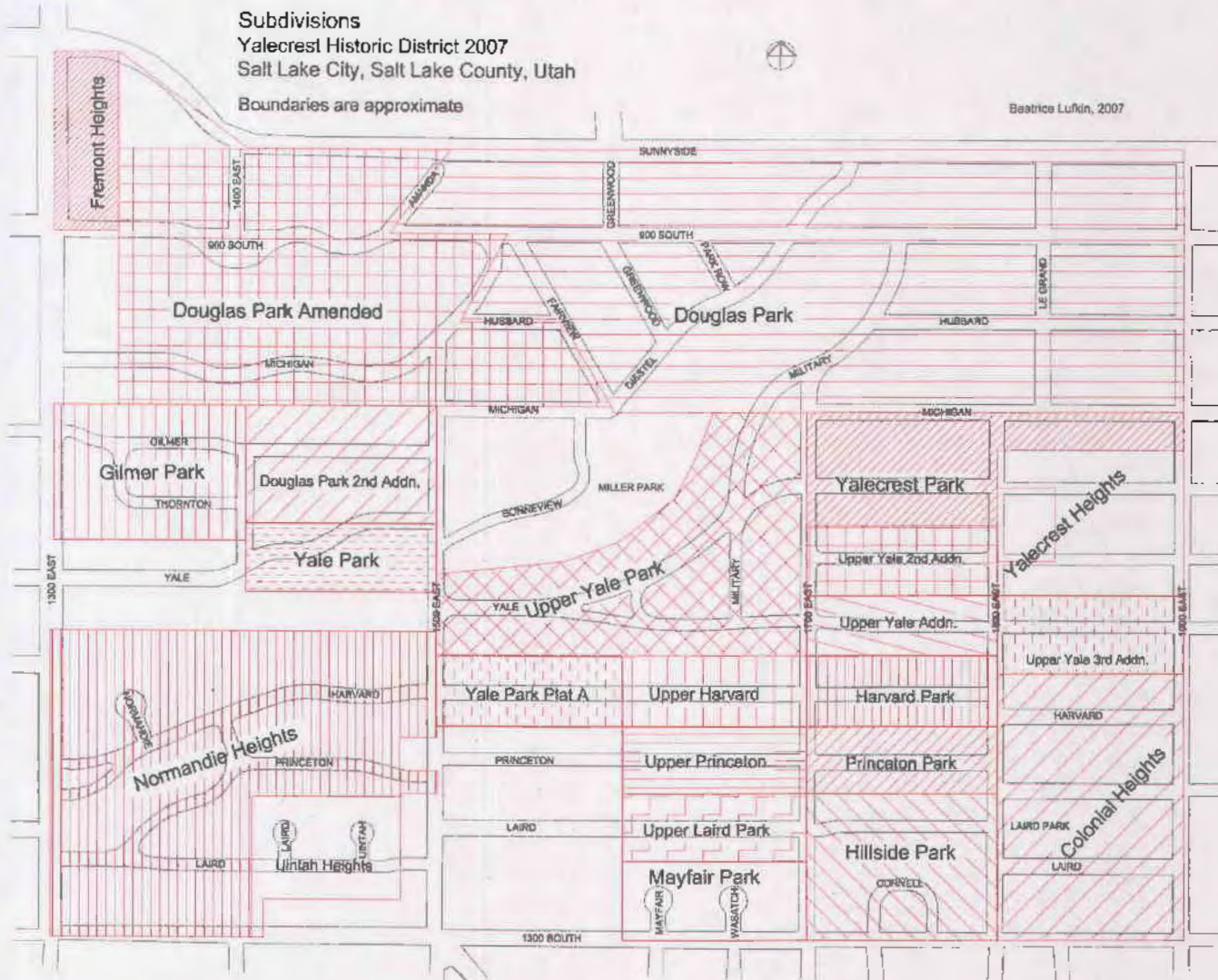
5. Boundary Adjustment



YALECREST – UINTAH HEIGHTS LHD

3. NATIONAL REGISTER OF HISTORIC PLACES

As previously stated, the proposed Yalecrest – Yale Park Plat A and Upper Harvard LHD is located within the boundaries of the Yalecrest National Register Historic District (#07001168).



4. NOTABLE EXAMPLES

Utah State Historical Society

Site No. _____

Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1227 - 1229 South 1300 East

UTM: _____

Name of Structure: _____

T. _____ R. _____ S. _____

Present Owner: Richard V. Peay, et al.

Owner Address: _____

Year Built (Tax Record): c. 1930

Effective Age: _____

Tax #: 16-08-483-003

Legal Description

Kind of Building: _____

Normandie Heights; block 1, N 35' lot 17, S 29' lot 18

STATUS/USE 2

Original Owner: William O. Carbia

Construction Date: c. 1930 Demolition Date: _____

Original Use: _____

Present Use: _____

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides: _____

Slide No.: _____

Date of Photographs: 1985

Photo No.: _____

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photograph)

Researcher: P. L. Goss



Street Address: 1227 - 1229 South 1300 East

Site No:

Architect/Builder: Unknown

Building Materials: Masonry

Building Type/Style: Spanish Colonial Revival

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A one and one-half story stucco Spanish Colonial Revival house having a T-shaped form, with a gable roof having its ridge parallel to the street and a front wing gable end to the street.

Additional features: red ceramic tile roof with narrow eaves, low-relief ornamentation; and wall chimney; front wall dormer with shed roof; entry at intersection of stem and cross wings; wrought iron balconet on gable end of the stem wing.

Alterations; possible addition of aluminum awnings.

Statement of Historical Significance:

Construction Date: c. 1930

Built for William O. Carbis, president of K & A Heating, probably in 1930. It seems to have been a duplex rental property throughout the historic period.

After William Carbis' death in 1938, his son Wayne inherited the property.

An architecturally significant example of the Spanish Colonial style in the form of a duplex.

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

1 IDENTIFICATION

Street Address: *1308 Laird Avenue*

UTM:

Name of Structure:

T. R. S.

Present Owner: *Jack Pullman, et al.*

Owner Address:

Year Built (Tax Record):

Effective Age:

Tax #: *16-08-483-001*

Legal Description

Kind of Building:

Normanville Heights block 1, lot 20, 114' lot 19

2 STATUS/USE

Original Owner: *Dal A. Siegel*

Construction Date: *1787*

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the
Historic Period

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

3 DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher:

Date:

Street Address: 1308 Laird Ave.

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials: BRICK

Building Type/Style: ART MODERNE

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A 2 story, brick Art Moderne house, with a very slight hip roof. Important features include: rounded corners which incorporate windows; metal sash; asymmetrical facade; port-hole window on 2nd floor facade.

5
HISTORY

Statement of Historical Significance:

Construction Date: 1939

Probably built for Dal A. Siegel, co-owner of the Salt Lake Loan Office, in 1939. He resided at 1308 Laird in 1940 + '41, before selling the house in 1942 to Henry & Helen Pullman (occupation unknown). The Pullmans were resident through the end of the historic period.

Utah State Historical Society
Historic Preservation Research Office

Property Type: _____

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: *1319 Laird Avenue*

UTM:

Name of Structure:

T. R. S.

Present Owner: *Julie Johnson*

Owner Address:

Year Built (Tax Record): *1929?*

Effective Age:

Tax #: *16-08-482-006*

Legal Description

Kind of Building:

Normandie Heights: block 3, lot 27

2 STATUS/USE

Original Owner: *Edward F. Richards*

Construction Date: *1929?*

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|---------------------------------------|--------------------------------|--|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

3 DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records / Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher:

Date:

Street Address: 1319 Laird Ave,

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials: Stucco & MASONRY

Building Type/Style: English Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A 1/2 story, stucco Tudor cottage, with a steep gable wing protruding from the pent gable roof. Important features include: half-timbering in the apex of the gable, framing 3 square, "flower-petal" windows. Half-timbering is repeated in the gable dormer directly above a shed dormer entry.

5
HISTORY

Statement of Historical Significance:

Construction Date: 1929?

Built for Edward F. Richards, probably in 1929, Richards was an attorney with the firm of Richards & Richards. He remained the owner/occupant through the end of the historic period.

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1328 Laird Avenue

UTM:

Name of Structure:

T. R. S.

Present Owner: James Seymour Jensen

Owner Address:

Year Built (Tax Record): c. 1926
Legal Description

Effective Age:
Kind of Building:

Tax #: 16-09-354-001

Normandie Heights: block 1, lot 22, and W 5¹ lot 23

STATUS: USE 2

Original Owner: Milton Backman

Construction Date: c. 1926 Demolition Date:

Original Use: residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the Historic Period

- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1985

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit

- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):



Researcher: P. L. Goss

Street Address: 1328 Laird

Site No:

Architect/Builder: Unknown

Building Materials: Masonry

Building Type/Style: English Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A "T"-shaped one and one half story English Cottage house with a pent gable end to the street. The right side of the pent gable roof extends down and out to include the off-center door framed by a round brick area. A palladian window pierces the upper wall surface of the pent gable.

Statement of Historical Significance:

Construction Date: 1926?

Probably built for attorney Milton Backman and wife, Florence in 1926. Backman practiced with the firm of G. H. Backman & Sons. The Backman's were owner/occupants through 1936. After renting the house out in 1937, the Backman's sold it late that year to Leslie Kidman, a county supervisor, who occupied it through the end of the historic period.

An architecturally significant example of the English Cottage style of unusual massing.

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: *1361 Laird Avenue*

UTM:

Name of Structure:

T. R. S.

Present Owner: *Ray & June Peterson*

Owner Address:

Year Built (Tax Record): *1977-78*

Effective Age:

Tax #: *16-09-253-033*

Legal Description

Kind of Building:

Normandie Tr. rights, block 2, E10' lot 21, W40' lot 22.

2 STATUS/USE

Original Owner: *Ray H. Peterson*

Construction Date: *11/69/77*

Demolition Date:

Original Use: *res.*

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|---------------------------------------|--------------------------------|--|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

3 DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher:

Date:

Street Address: 1561 Laird

Site No:

4
ARCHITECTURE

Architect/Bullder: J.A. Shaffer

Building Materials: BRICK

Building Type/Style: FRENCH NORMAN

Description of physical appearance & significant architectural features:
(include additions, alterations, ancillary structures, and landscaping if applicable)

A 1½ story, brick and stucco French Norman house, with T-shaped, steeply-pitched gable roofs and side entry tower with a conical roof. Important features include, round and segmental openings, and an extraordinarily narrow plan.

5
HISTORY

Statement of Historical Significance:

Construction Date: 11/29/27

Built by builder J.A. Shaffer in late 1927-early 1928, probably on speculation; Shaffer did quite a bit of building on Laird at the time. After being "vacant" in 1929, the house was sold late that year to Ray H. Peterson, office manager for Pacific National Life Insurance, Peterson and wf. Frances were owner/occupants from 1930 through the end of the hist. period.

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: *1362 Laird Avenue*

UTM:

Name of Structure:

T. R. S:

Present Owner: *Gretta Croft*

Owner Address:

Year Built (Tax Record): *1927?*

Effective Age:

Tax #: *16-09-44-007*

Legal Description

Kind of Building:

*No. 1000's Hwy. - 1/2 A.C. E 33.07' lot 28,
W 16.74' lot 29*

2 STATUS/USE

Original Owner: *J.A. Shuler, builder*

Construction Date: *1927?*

Demolition Date:

Original Use: *res.*

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|---------------------------------------|--------------------------------|--|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

3 DOCUMENTATION

Photography: Date of Slides: Slide No.: Date of Photographs: Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Qbitary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher:

Date:

Street Address: 1362 Laird Ave.

Site No:

4
ARCHITECTURE

Architect/Builder: J.A. Shaffer

Building Materials: masonry

Building Type/Style: SPANISH COLONIAL

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A 1 story, stucco, Spanish Colonial Revival cottage, with a parapet-roofed central projection which joins the asymmetrical facade. Important features include: rounded openings, unusual massing, and curvilinear gable.

5
HISTORY

Statement of Historical Significance:

Construction Date: 1927?

Probably built in 1927, by J.A. Shaffer, the house remained a rental property through 1939 when the Builders Finance Corporation sold it to Ray + Wauetta Done; Done, a salesman, had rented the house in 1935, '36, & '38. The Dones sold the property soon after buying it to Cecil Cooly, engineer w/ Safeway Stores, + w/ Donna, who owned the house through the end of the list period.

Utah State Historical Society

Site No. _____

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1373 Laird Avenue

UTM:

Name of Structure:

T. R. S.

Present Owner: Gladys K. Kletting

Owner Address:

Year Built (Tax Record): 1927

Effective Age:

Tax #: 16-09-353-005

Legal Description

Kind of Building:

Normandie Heights: block 2, E 30' lot 23, W 20' lot 24

STATUS/USE 2

Original Owner: Charles W. Child

Construction Date: 11/29/27 Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1985

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLG Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs)

Researcher: P. L. Coss



4
ARCHITECTURE

Street Address:

Site No:

Architect/Builder: -/J. A. Shaffer

Building Materials: Masonry

Building Type/Style: English Tudor

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A one and one-half story brick English Tudor house having a half timbered gable facing the street and an overlapping gabled entry porch of half timbering with brick infill in a basket weave pattern. The porch roof is supported by square and turned posts on brick piers. The major gable is preceded by a patio with wrought iron railing.

Alterations: metal awnings; possible addition of plate glass windows

5
HISTORY

Statement of Historical Significance:

Construction Date: 11/29/27

Constructed in 1927 by builder J. A. Shaffer. The home was purchased in 1929 by Charles W. Child, a contractor, and his wife Alvarette. In 1934, the Child's sold to Antoine and Vilate Ivins. Mr. Ivins was a director of Layton Sugar Company and the Hotel Utah. He and his wife also operated a livestock ranch near Enterprise for several years. From 1921 to 1931, Mr. Ivins managed an LDS owned sugar plantation in Hawaii. In 1931, he was named to the LDS First Council of 70, then headed the Mexican Mission until 1934. In 1940, the Ivines' sold to Homer S. Tucker, a division manager for Safeway Stores. Tucker and his wife, Ruby, had resided in the home since 1937, and continued there through the end of the historic period.

An architecturally significant example of the English Tudor Revival style owned for a time by Antoine Ivins a prominent business man and LDS church figure.

Utah State Historical Society

Site No. _____

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 1374 Laird Avenue

UTM:

Name of Structure:

T. R. S.

Present Owner: Alton T. Smith

Owner Address:

Year Built (Tax Record): 1927
Legal Description

Effective Age:
Kind of Building:

Tax #: 16-09-354-009

Normandie Heights, block 1: E 33.07' lot 30, W 16.93' lot 31.

STATUS/USE

Original Owner: J. A. Shaffer

Construction Date: 7/26/27

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the Historic Period

- National Landmark
- National Register
- State Register

- District
- Multi-Resource
- Thematic

DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1985

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

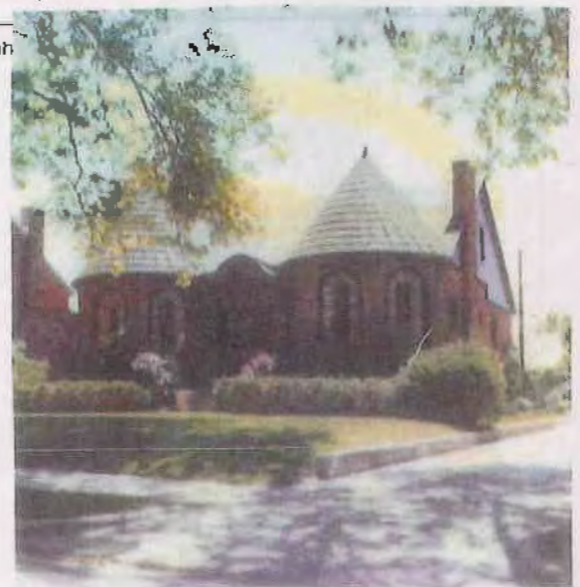
- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit

- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other

Bibliographical References (books, articles, records, interviews, old photograph)



Researcher: P. L. Goss

Street Address: 1374 Laird

Site No:

4
ARCHITECTURE

Architect/Builder: -/J. A. Shaffer

Building Materials: Masonry

Building Type/Style: French Norman

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A one story brick French Norman style house having a gable roof with ridge parallel to the street, and a symmetrical facade having a centered doorway with eyebrow hood flanked by two large one story towers with conical roofs.

Additional features include: tall round arched, multi-pane windows, clepboard gable peaks.

5
HISTORY

Statement of Historical Significance:

Construction Date: //26/2

Built in 1927 by J. A. Shaffer, and deeded in 1928 to Sugar House Lumber and Hardward Company, which sold a week later to Walter Hamilton, or salesman, and his wife Kathryn. The Hamilton's were resident until 1944 when they sold to Samuel Bernstein, lawyer and partner in the firm of Metos, Bernstein and Cramer. He and his wife Bertha were resident through the end of the historic period.

An architecturally significant example of a small house in the French Norman style.

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: *1413 Laird Circle*

UTM:

Name of Structure:

T. _____ R. _____ S. _____

Present Owner: *Aaron & Kathleen Nelson*

Owner Address:

Year Built (Tax Record): *1930?*

Effective Age:

Tax #: *16-07-353-021*

Legal Description

Kind of Building:

Utah Heights: block 2, beg. NE cor lot 13, w/70.61', S 22-41', w/35.66', S 38-27'15", E 152.21', nelly to pt. S 16-15'59", E 132.54' fr beg, N 16-15'59" W 132.54 to beg.

STATUS/USE 2

Original Owner: *Construction Securities Co.*

Construction Date: *1930?*

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the Historic Period

- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit
- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher:

Date:

Street Address: 1413 Laird Circle

Site No:

4
ARCHITECTURE

Architect/Builder: Construction Securities Co.

Building Materials: BRICK

Building Type/Style: ENGLISH TUDOR

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A 2 story, brick and stucco, Tudor house with wide, overlapping, half-timbered gables set against a pent gabled roof. On the right a steeply-pitched entry gable with a pointed brick, arched opening, resembling a lancet window, which precedes the front door. Shed dormer windows (possible alteration) with leaded & stained glass windows project from the first floor facade. Alterations include brick additions to the left of the front facade supporting a 2nd story balcony; 2nd story window of facade.

5
HISTORY

Statement of Historical Significance:

Construction Date: 1930?

Probably built in late 1930 by the Construction Securities Co., 1413 Laird Circle seems to have been a rental from '31-'32, and vacant in 1934 before being bought August that yr. by Dr. William S. Paine, dentist, + wf. Minnie. The Paines were resident through Dr. Paine's death in 1941. Minnie Paine rented out the house in '42 & '43 before selling in November, 1943 to Arnold E. Burgener, co-owner of the Transportation Insurance Agency, + wf. Margaret; the Burgeners rented out the property through the end of the historic period.

Property Type: _____

Site No. _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1417 Laird Circle

UTM: _____

Name of Structure: _____

T. _____ R. _____ S. _____

Present Owner: Milo & Jacqueline Marsden, Jr.

Owner Address: _____

Year Built (Tax Record): c. 1931

Effective Age: _____

Tax #: 16-09-353-023

Legal Description _____

Kind of Building: _____

Utah Heights: block 2, lot 15

STATUS/USE 2

Original Owner: Siegfried P. Harter

Construction Date: c. 1931

Demolition Date: _____

Original Use: _____

Present Use: _____

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography: _____

Date of Slides: _____

Slide No.: _____

Date of Photographs: 1985

Photo No.: _____

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLG Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):



Researcher: P. L. Goss

Street Address: 1417 L d Circle

Site No:

4
ARCHITECTURE

Architect/Builder: Carl Buehner

Building Materials: Masonry

Building Type/Style: Colonial Revival

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

A two story, masonry Colonial Revival house with a gambrel roof and a full width second story dormer. The symmetrical facade is highlighted by a shallow central pavilion framed by two classical columns and containing the front door. The door is surrounded by sidelights and a fan light. The exterior masonry surface appears to be terracotta.

5
HISTORY

Statement of Historical Significance:

Construction Date: 1931?

Built by Carl Buchner, possibly on speculation, the house was bought by Siegfried and Helen Harter in February, 1932. Harter, president of the Clover Leaf - Harris Dairy and of the Colville Ice Cream Company, was resident with wife until June, 1936.

Helen A. Taylor owned the house for three months in the summer of 1936 before selling in September to Leon D. Cuddeback, a division superintendent with United Air Lines and wife, Lois. The Cuddebacks' were owner/occupants through 1938.

The Cuddebacks sold the house in 1938 to Henry G. and Mary Boonstra. Boonstra, vice president of W. G. Goodart, bond brokers, and his wife were owner/occupants through 1942. From 1943 through the end of the historic period, the house was owned by Otto and Ruth Buehner.

Otto Buehner, president of Otto Buehner and Company, building products, was influential in Salt Lake City building activity.

An architecturally significant example

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1436 Laird Avenue

UTM:

Name of Structure:

T. R. S.

Present Owner: John R. Anderson, et al.

Owner Address:

Year Built (Tax Record): c. 1935 Effective Age:
 Legal Description Kind of Building:

Tax #: 16-09-354-618

Uintah Heights, block 1, lot 8, E 20' lot 7

STATUS USE 2

Original Owner: Parnell Black

Construction Date: c. 1935 Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|--|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input checked="" type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs: 1985 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLU Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photograph)

Researcher: P. L. Goss



4
ARCHITECTURE

Street Address: 1436 Bird Avenue

Site No:

Architect/Builder: -/possibly Gaddis Investment Company

Building Materials: Masonry

Building Type/Style: English Tudor

Description of physical appearance & significant architectural features:
(include additions, alterations, ancillary structures, and landscaping if applicable)

A one story brick English Tudor style house having a gable roof parallel to the street, with a gabled half timbered cross wind and overlapping gabled bay with stone chimney on the left side of the facade.

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1935

Probably built c. 1935 by Gaddis Investment Company which sold in 1939 to Pannell and Myrtle Black. Mr. Black was an attorney with the firm Rawlings, Wallace & Black, and was active in Democratic party politics. The Black's were resident through the end of the historic period.

An architecturally significant example of the English Tudor style with an exposed, rock faced chimney.

Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1458 Laird Avenue

UTM:

Name of Structure:

T. R. S.

Present Owner: Myrtle S. Gamette

Owner Address:

Year Built (Tax Record): 1935

Effective Age:

Tax #: 16-09-354-022

Legal Description

Kind of Building:

Uintah Heights, block 1, lot 12

STATUS/USE 2

Original Owner: Stanley Gamette

Construction Date:

1935? Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

1985

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher: P. L. Goss



Street Address: 1458 rd Avenue

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Brick Masonry

Building Type/Style: English Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

A one and one half story brick, English Cottage house with a gable roof parallel to the street with two steeply pitched cross gables. The left gable contains a round arch entry and the right gable contains two round arch windows with accentuated keystones. The brick masonry of each gable is ornamented with rubble masonry near the apex.

5
HISTORY

Statement of Historical Significance:

Construction Date: 1935

Built in 1935 for Stanley Gamette, salesman for General Foods, and his wife Myrtle. The Gamettes were resident through the end of the historic period.

An architecturally significant example of the English Cottage style period revival house combining brick masonry with stone highlights.

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1465 Laird Avenue

UTM:

Name of Structure:

T. R. S.

Present Owner: First Security Bank

Owner Address:

Year Built (Tax Record):

Effective Age:

Tax #: 16-09-353-046

Legal Description

Kind of Building:

Uintah Heights & block 2; lots 2 & 3

STATUS/USE 2

Original Owner: Thomas E. Gaddis

Construction Date: c. 1929

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1985

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photos)

DN 1967, August 8, p. B-7



Researcher: P. L. Goss

Street Address: 1465 Laird

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Masonry

Building Type/Style: French Norman

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

A one and one half story brick French Norman style house having a steeply pitched, wood shingled gable roof, with ridge parallel to the street and having a hip roofed front bay and an overlapping gabled bay on the left side of the facade.

Additional features include: round arched doorway; floor to ceiling french windows; gabled, half-timbered dormer; french doors recessed into round arched opening on front gable, with a bracketed iron balconet.

5
HISTORY

Statement of Historical Significance:

Construction Date:

c. 1929

Built c. 1929 for Thomas Engene Gaddis and his wife, Lucille, who were resident through the end of the historic period. Mr. Gaddis was born in Texas, November 20, 1886 and moved to Salt Lake City c. 1909. In 1921 he married Lucille Laughler. Mr. Gaddis died August 6, 1967 in Salt Lake City. He was involved with Salt Lake City real estate since 1909, and was president of Gaddis Investment Company, a real estate, investment, and insurance firm which he founded with N. C. Herrick in 1922. Mr. Gaddis was also an emeritus member of the Board of Directors of American Savings and Loan Association. He was a member of the First Congregational Church, and active in various civic and fraternal organizations.

An architecturally significant example of the French Norman style and originally the residence of a prominent real estate and investment executive.

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1474 - 78' Laird Avenue

UTM:

Name of Structure:

T. R. S.

Present Owner: Maxine B. Crompton

Owner Address:

Year Built (Tax Record): c. 1930

Effective Age:

Tax #: 16-09-354-024

Legal Description

Kind of Building:

Uintah Heights: E. & W. of Lot 14, Block 1

STATUS/USE 2

Original Owner: John E. Davis

Construction Date: c. 1930 Demolition Date:

Original Use: duplex residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1985

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

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Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):



Researcher: P. L. Goss

Street Address: 1474 - Laird Avenue

Site No:

Architect/Builder: Herrick and Company

Building Materials: Masonry

Building Type/Style: English Cottage

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

A one story symmetrical English Cottage style duplex. Created by joining two identical L-shaped english cottage designs. Notable features include the round arched windows in the facade of each cross wing and the arched opening leading to a small porch.

Statement of Historical Significance:

Construction Date:

Probably built for John E. Davis, assistant superintendent of the Oregon Short Line Railroad and wife, Sarah. The Davis' were owner/-occupants from 1930-37.

In late 1937, Westminster College president, Rev. Herbert W. Reherd and wife, Louise, bought the house and were owner/occupants through the end of the historic period.

During both the Davis' and Reherd's ownership, the other unit of the duplex was rented out.

An interesting example of a period revival symmetrical duplex (here English Cottage) created by joining to a symmetrical L-shaped designed.

LOCAL REALTORS TO EXPLOIT NEW S. L. ADDITION

Kimball & Richards, local realtors, have been appointed sales agents for the Bowers Investment company of Salt Lake City in the development of Normandie Heights, according to announcement Monday by D. C. Kimball of Kimball & Richards.

Normandie Heights is situated in the southeastern section of the city about two blocks south of the East High school, between Yale avenue and Thirteenth South and Thirteenth and Fifteenth East streets, comprising thirty-one acres of ground platted into 150 homesites. The property was purchased recently by the Bowers Investment company and development work is already under way, including street grading, sewer and sidewalk improvements. Paving of the streets in the subdivisions will begin immediately. Landscape artists have been engaged in laying out the homesites and nearly every place will afford a view of the valley. Normandie Heights is adjacent to Gilmer Park, a subdivision developed by Kimball & Richards, and is expected to be typical of the development shown in the southeast bench during recent years, and Mr. Kimball states that it is expected that high class homes will be built throughout the district. It is estimated that the cost of the homes will be approximately \$500,000, and the property is valued at \$200,000. Building restrictions range from \$6500 to \$9000. No stores, shops or apartments will be permitted.

In speaking of the plan for the selling development of Normandie Heights, Mr. Kimball stated yesterday that it is the intention to begin within the next ten days a consistent selling campaign on more advanced and progressive lines than has been the case in the development of any other property in Utah.

"Fifty new homes will be built within the new few months," Mr. Kimball says. "The location is ideal for a beautiful and permanent home. It is high above the congested area of the city, commanding a view of mountains, lake and valley that can never be obstructed by future developments."

BUILDING PERMITS ISSUED.
SALT LAKE TRIBUNE PUBLISHING COMPANY—Alterations to store at 158 Regent street; \$2000.
SALT LAKE TRIBUNE PUBLISHING COMPANY—Foundation for store at 136-40 Regent street; \$5000.
H. E. SCHRAVEN—Alterations to store, 159 West Second South, \$18,000.
A. JAGER—Residence, 638 Parkway avenue, \$4000.
J. A. ROCKWOOD—Residence, 937-48 Ramona avenue, \$5000.
J. H. SHAFFER—Residence, 1261 Laird avenue, \$5000.
J. H. SHAFFER—Residence, 1579 Fourteenth East, \$5000.
J. H. SHAFFER—Residence, 1435 Laird avenue, \$5000.
J. H. SHAFFER—Residence, 1367 Laird avenue, \$5000.
J. H. SHAFFER—Residence, 1373 Laird avenue, \$5000.
J. H. SHAFFER—Residence, 1397 Laird avenue, \$4000.
H. HENDERSON—Store, 201 North Second West, \$2000.

Homes Planned Normandie Heights

Construction of sixteen new homes in the Normandie subdivision at a combined cost of approximately \$192,000, including sidewalk and gutter improvements on Laird avenue between Thirteenth and Fifteenth East streets, an expenditure of \$16,000, was approved Friday by J. A. Shaffer. Most of the new residences will be built on Laird avenue and the first light will be erected in other sections of the subdivision. At present Mr. Shaffer has approved other residences under construction along Laird avenue, with a total cost of about \$8000.

Petitioners Request East Side Streets Be Paved

Storms having made the streets almost impassable, J. A. Shaffer and others filed petition with the city commission Thursday asking that Princeton and Laird avenues between Thirteenth and Fifteenth East be paved and also Fourteenth East from Harvard to Princeton avenues. The petition was referred to the street department.

5. CONSISTENCY WITH CITY'S PLANNING POLICIES

The designation of the Uintah Heights subdivision and surrounding area as a Local Historic District is generally consistent with Salt Lake City's Preservation Policy that was adopted in 2011, specifically directives number 2 and 3:

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

3. Ensure the boundaries of new local historic districts focus on protecting the best examples of an element of the City's history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and/or cultural features and significant character defining features where possible."

These are also included in Salt Lake City's Community Preservation Plan, adopted Oct. 23, 2012.

6. OVERALL PUBLIC INTEREST

The City Council budget allocation for the preservation plan and study began in 2006. More than seven years later, no viable or binding protection exists for Uintah Heights nor for Yalecrest as a whole. The need for designation is more important now than ever as the economy is rebounding and dozens of projects are occurring within Yalecrest with no guidelines in place to ensure compatible historic and character defining features are retained as the houses in the neighborhood evolve.

In 2010, the Salt Lake City Historic Landmark Commission voted overwhelmingly to forward a positive recommendation for designation of Yalecrest LHD. Of note, the 91 percent contributing status number of structures throughout the entire Yalecrest area when the Yalecrest Neighborhood Architectural and Historic Reconnaissance Level Survey was taken back in 2005, is nearly unmatched nationwide for such an area. The contributing status percentage of Uintah Heights exceeds that with a 97.7 percent contribution rate.

There has been interest in preservation in this area for over a decade, and specifically on this street with the majority of residents supporting a designation. The area has been used to lure prospective employees and businesses to Utah. There is a rich history in the stories of its past residents and how they fit into the development of Salt Lake City and its communities, churches, colleges, and businesses over the years. The look and feel of the historic architecture and streetscape is definitely still evident and felt today. It not only makes this area an enjoyable neighborhood to walk through, it makes it one of the more desirable neighborhoods to live in. Uintah Heights and surrounding area is a notable piece of the Yalecrest neighborhood and the first glimpse of Yalecrest for eastbound drivers on 1300 South. It contributes greatly to our City and is worthy of protection as a Local Historic District for all current and future residents of Salt Lake City and Utah.

2. Photographs



1185 S. 1300 E.
Built: 1950
Early ranch



1193 S. 1300 E.
Built: 1930
English Tudor



1221-1223 S. 1300 E.
Built: 1930
English Tudor /double house



16-08-483-003



1227-1229 S. 1300 E.
Built: 1930
Spanish Col. Revival/ Double House



1305 E. 1300 S.
Built 1925⁵²
Early Ranch/Double House



16-08-483-006



1319 E. 1300 S.
Built : 1926
English Cottage



1325 E. 1300 S.
Built: 1926
English cottage/neoclassical



1329 E. 1300 S.
Built : 1926
English Cottage



1335 E. 1300 S.
Built: 1926
Period Cottage





1339 E. 1300 S.
Built : 1926
English Cottage



1345 E. 1300 S.
Built : 1926
English Cottage



1349 E. 1300 S.
Built : 1926
English Cottage





1355 E. 1300 South
Built : 1926
English Cottage



1361 E. 1300 S.
Built 1926
English Cottage



1365 E. 1300 S.
Built : 1926
English Cottage



1371 E. 1300 S.
Built: 1926
English Cottage



1375 E. 1300 S.
Built: 1926
English cottage



1381 E. 1300 S.
Built : 1926
English Cottage



1387 E. 1300 S.
Built : 1926
English Tudor





1391 E. 1300 S.
Built : 1926
English Cottage



1397 E. 1300 S.
Built : 1929
English Tudor



1409 E. 1300 S.
Built : 1925
Dutch Col. Revival





1413 E. 1300 S.
Built : 1926
Bungalow



1417 E. 1300 S.
Built : 1925
Bungalow



1421 E. 1300 S.
Built : 1929
English Cottage





1429 E. 1300 S.
Built : 1930
English Tudor



1433 E. 1300 S.
Built : 1925
English Cottage



1435 E. 1300 S.
Built : 1928
English cottage





1437 E. 1300 S.
Built : 1929
English Cottage



1447 E. 1300 S.
Built : 1928
English Cottage



1457 E. 1300 S.
Built: 1924
Dutch Col. Revival





1463 E. 1300 S.
Built: 1924
Bungalow



1465 E. 1300 S.
Built : 1924
Bungalow



1467 E. 1300 S.
Built : 1924
Neoclassical Bungalow





1475 E. 1300 S.
Built : 1925
Bungalow



1200 S. 1500 E.
Built: 1925
Bungalow





1218 S. 1500 E.
Built: 1925
Bungalow



1224 S. 1500 E.
Built: 1925
Late 20th Century



1232 S. 1500 E.
Built: 1936
Late 20th Century
Bungalow





1238 S. 1500 E.
Built: 1926
Bungalow



1305 E. Laird Ave.
Built : 1932
Colonial revival



16-08-483-001



1308 E. Laird Ave.
Built : 1939
Art Moderne





1319 E. Laird Ave
Built : 1929
English Cottage/Tudor



1320 E Laird Ave.
Built: 1937
English Cottage/Tudor



1323 E. Laird Ave. *of Sheldon*
Built: 1930
English Cottage





1328 E. Laird Ave
Built: 1927
English Cottage



1332 E. Laird Ave.
Built: 1927
Bungalow/English cottage



1338 E. Laird Ave.
Built : 1927
English cottage





1342 E. Laird Ave.
Built : 1927
Period Revival



1346 E. Laird Ave
Built: 1949
Spanish Revival



1347 E. Laird Ave.
Built : 1926
English Cottage





1348 E. Laird Ave.
Built: 1927
English Cottage



1355 E. Laird Ave
Built: 1936
English Cottage



1361 E. Laird Ave.
Built: 1927
French Norman





1362 E. Laird Ave
Built : 1927
Spanish Colonial Revival



1368 E. Laird Ave
Built : 1927
Period Revival



1369 E. Laird Ave.
Built: 1930
English Cottage



1373 E. Laird Ave.
Built:1929
English Tudor



1374 E. Laird Ave.
Built : 1927
French Norman



1380 E. Laird Ave
Built: 1927
Period Revival/Cottage





1383 E. Laird Ave.
Built: 1930
English Cottage



1386 E. Laird Ave.
Built : 1927
French Norman



1392 E. Laird Ave
Built : 1927
Neoclassical/English cottage



1393 E. Laird Ave.
Built : 1929
English Cottage/Tudor



1397 E. Laird Ave.
Built : 1927
English Cottage



1401 E. Laird Ave.
Built: 1930
English Cottage





1402 E. Laird Ave
Built : 1929
English Cottage



1408 E. Laird Ave
Built:1933
English Cottage



1412 E. Laird Ave.
Built: 1937
English Cottage



1418 E. Laird Ave.
Built: 1955
Minimal Traditional



16-09-354-017



1428 E. Laird Ave.
Built: 1937
English Tudor



1429 E. Laird Ave
Built: 1929
English Cottage





1436 E. Laird Ave.
Built : 1937
English Tudor



1437-39 E. Laird Ave.
Built : 1929



1440 E. Laird Ave.
Built : 1935
English Cottage





1443 E. Laird Ave.
Built : 1929
English Tudor



1450 E. Laird Ave.
Built: 1935
English Cottage



1456 E. Laird Ave.
Built: 1936
English Cottage





1458 E. Laird Ave.
Built: 1934
English Cottage



1470 E. Laird Ave.
Built : 1930
English Tudor / Cottage



1474-1478 E. Laird Ave.
Built : 1925
Bungalow / Double House





1480 E. Laird Ave.
Built: 1925
Bungalow



1407 E. Laird Circle
Built: 1935
Ranch



1411 E. Laird Circle
Built : 1929
English Tudor



1413 E. Laird Circle
Built : 1931
English Tudor



1415 E. Laird Circle
Built : 1929
English Tudor



1417 E. Laird Circle
Built: 1931
Colonial Revival





1419 E. Laird Circle
Built: 1936
English Cottage



1425 E. Laird Circle
Built: 1935
Colonial Revival



1447 E. Uintah Circle
Built :1930
English Tudor





1449 E. Uintah Circle
Built: 1936
Colonial Revival

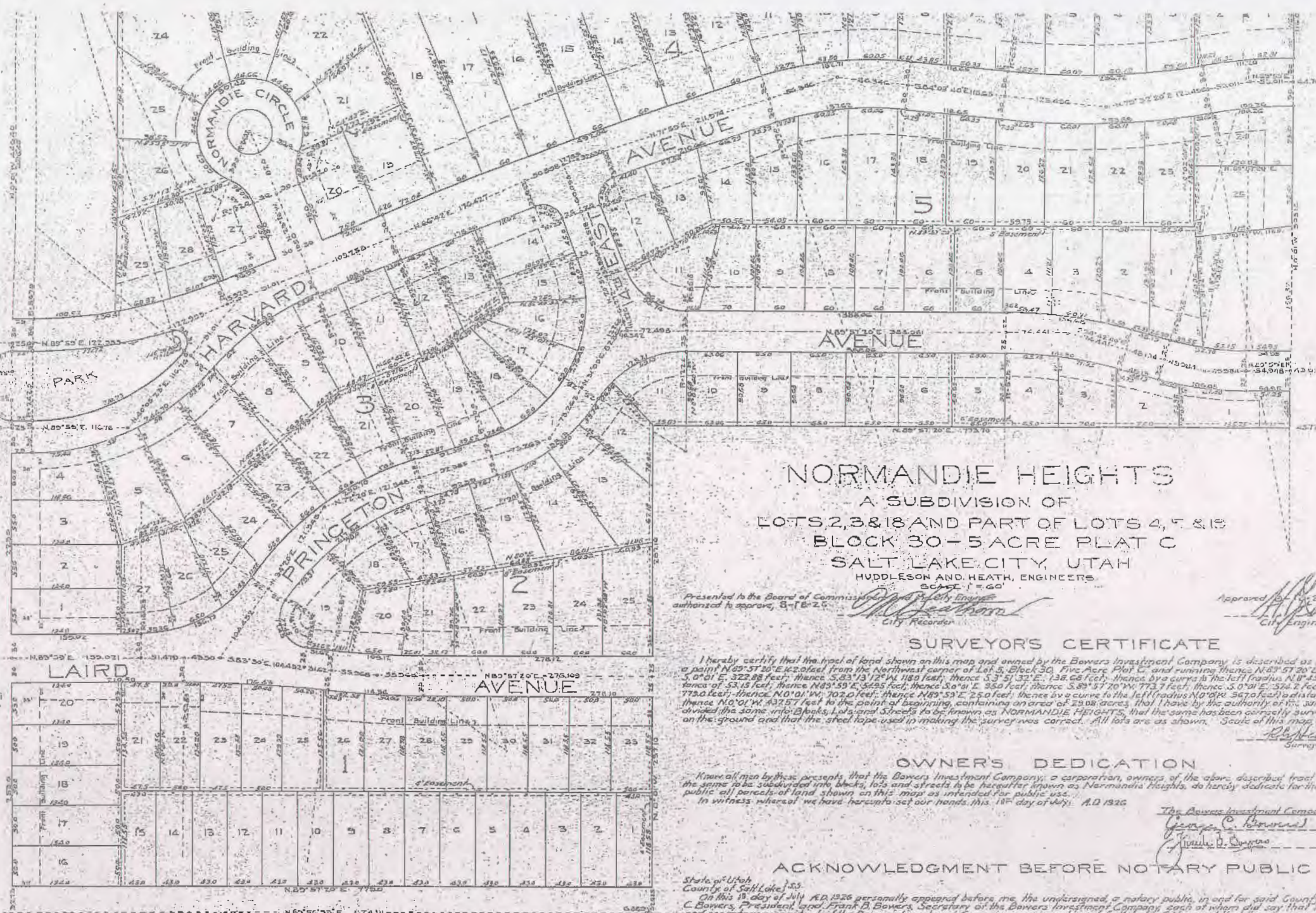


1451 E. Uintah Circle
Built: 1939
Colonial Revival



1453 E. Uintah Circle
Built: 1936
Colonial Revival





NORMANDIE HEIGHTS
 A SUBDIVISION OF
 LOTS 2, 3 & 18 AND PART OF LOTS 4, 5 & 15
 BLOCK 30-5 ACRE PLAT C
 SALT LAKE CITY, UTAH
 HUDDLESON AND HEATH, ENGINEERS
 SCALE 1" = 60'

Presented to the Board of Commissioners of the City of Salt Lake City and authorized to approve, 8-18-26. *W. J. Heath* City Recorder
 Approved by *[Signature]* City Engineer

SURVEYOR'S CERTIFICATE

I hereby certify that the tract of land shown on this map and owned by the Bowers Investment Company is described as a point N 89° 57' 20" E 162.0 feet from the Northwest corner of Lot 5, Block 30, Five Acre Plat C, and running thence N 89° 57' 20" E 5.01° of E, 322.88 feet; thence S 83° 13' 12" W 118.0 feet; thence S 3° 51' 32" E, 138.68 feet; thence by curve to the left (radius N 8° 45' 18" of E, 53.15 feet); thence N 89° 59' E, 345.5 feet; thence S 0° 01' E, 350 feet; thence S 89° 57' 20" W, 773.7 feet; thence S 0° 01' E, 374.2 feet to 778.0 feet; thence N 0° 01' W, 702.0 feet; thence N 89° 59' E, 25.0 feet; thence by curve to the left (radius N 0° 01' W, 520.0 feet) to 778.0 feet; thence N 0° 01' W, 437.57 feet to the point of beginning, containing an area of 28.08 acres; that I have by the authority of the said Bowers Investment Company divided the same into Blocks, Lots and Streets to be known as NORMANDIE HEIGHTS, that the same has been correctly surveyed on the ground and that the steel tape used in making the survey was correct. All lots are as shown. Scale of this map, 1" = 60'.

OWNER'S DEDICATION

Know all men by these presents that the Bowers Investment Company, a corporation, owners of the above described tract, do hereby dedicate to the public all parcels of land shown on this map as intended for public use.
 In witness whereof we have hereunto set our hands, this 18th day of July, A.D. 1926.

The Bowers Investment Company
George C. Bowers
George C. Bowers

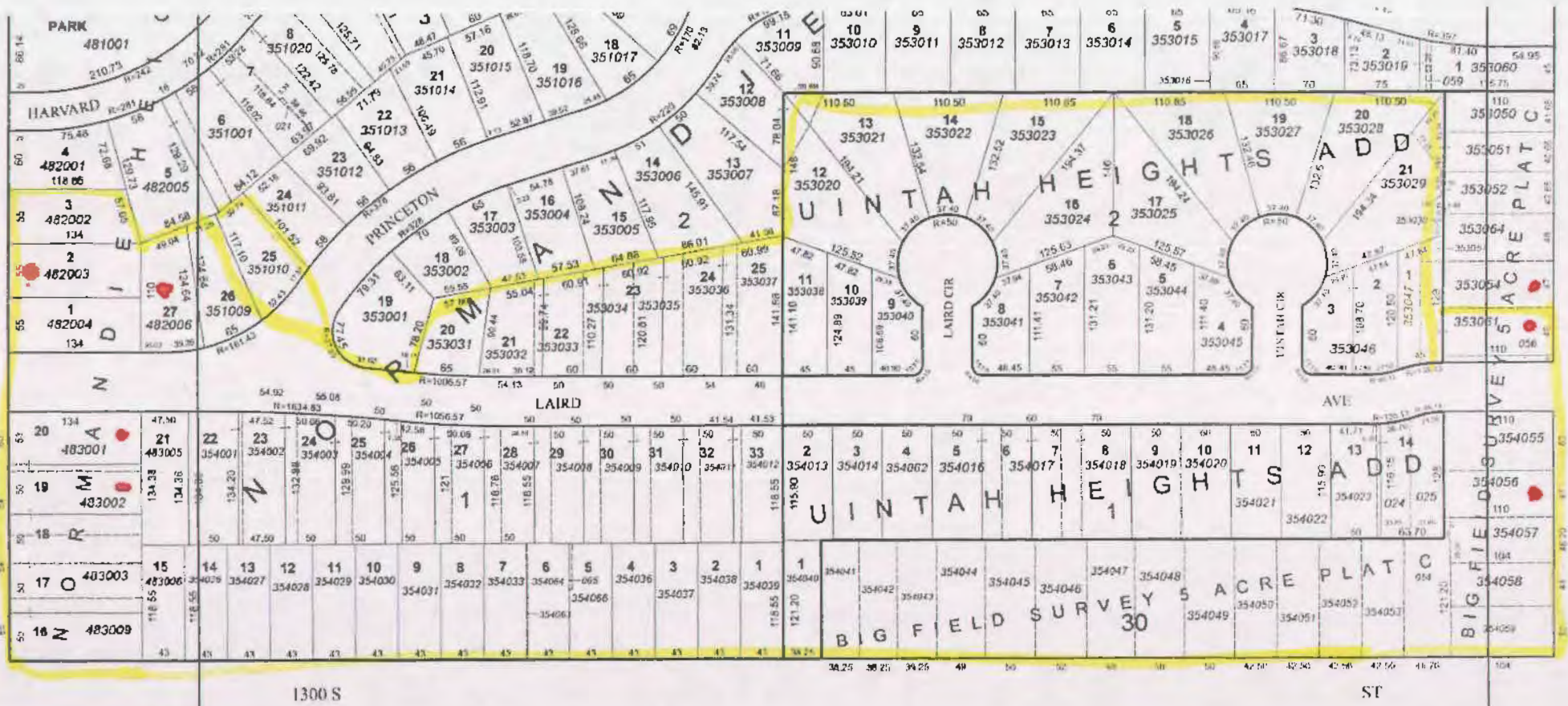
ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

State of Utah, 1926
 County of Salt Lake, 183
 On this 18th day of July, A.D. 1926 personally appeared before me, the undersigned, a notary public, in and for said County of Salt Lake, George C. Bowers, President and Secretary of the Bowers Investment Company, each of whom did say that they are the duly authorized officers and secretaries respectively of the Bowers Investment Company, a corporation, and that the same were signed in behalf of the said corporation, by authority of a resolution of its Board of Directors, and said George C. Bowers acknowledged to me that said corporation executed the same.

Marjorie B. [Signature]

THIRTEENTH SOUTH STREET

Vintah/Normandie Historic District





COMMUNICATIONS

Original signatures

Wintah / Normandie Heights.



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

LIBBY H. PETERSON 1221 S 1300 E Libby H. Peterson 04 June 2014

Print Name Address Signature Date

Jill Greenwood 11935 1300E Jill Greenwood 6/4/14

Print Name Address Signature Date

Julie Mayhew 1319 Laird Ave. Julie Mayhew 6/4/14

Print Name Address Signature Date

Jim Sorensen 1346 LAIRD Jim Sorensen 6/4/14

Print Name Address Signature Date

Charlotte Nelson 1348 Laird Charlotte Nelson 6-5-14

Print Name Address Signature Date

Maxine C. Babalis 1308 LAIRD AVE Maxine C. Babalis 6-4-14

Print Name Address Signature Date

TOM JOHNSON 1342 LAIRD AVE Tom Johnson 6-4-14

Print Name Address Signature Date

Christina Richards 1338 Laird Avenue Christina Richards 6/5/14

Print Name Address Signature Date

Lindsey Shumway 1347 Laird Ave. Lindsey Shumway 6/5/14

Print Name Address Signature Date

Kim Wuthlin 1369 Laird Ave Kim Wuthlin 6/7/14

Print Name Address Signature Date

JODY HOWE 1408 E. LAIRD AVE Jody Howe 6-6-14

Print Name Address Signature Date

Capn Serdyon 1329 E. 1300 S. Capn Serdyon 6-6-14

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

Loizna Nicholas
1323 LAIRD AVE
Salt Lake City UT 84121

[Signature]

6/6/14

Helene Schroeter
1369 E. 1300 S.
SLC 84105

[Signature]

6/6/14

Michael Higgins
1355 E 1300 S.
SLC UT 84105

[Signature]

6/6/14

Roger Lassig
1381 E
1300 S.

[Signature]

6/6/14

William Rogers
1321 E
1300 S.

[Signature]

6/6/14

KATHY WERNER
1429 E
1300 S

[Signature]

6/6/14

John Q Phillips
1447 East
1300 South

[Signature]

6/7/14

Kathleen Garcia
1437 E 1300 South

[Signature]

6/8/14

PATRICIA BEARNSON 1374 Laird Ave Patricia Bearnsom 6/8/14

Print Name Address Signature Date

Mary Smolenski 1332 Laird Ave Mary Smolenski 6/9/14

Print Name Address Signature Date

Kathy Rich 1367 Laird Ave Kathy Rich 6/9/14

Print Name Address Signature Date

Lindsay Zizumbo 1401 Laird Ave. Lr 6/9/14

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

Ben Widmer 1418 Laird [Signature] 6/9/14

Print Name Address Signature Date

Jennifer Ramney 1443 Laird [Signature] 6/9/14

Print Name Address Signature Date

Gaby Andersen 1465 Laird Ave Only Ave [Signature] 6/9/14

Print Name Address Signature Date

~~[Redacted Name] 1323 Princeton [Redacted Signature] [Redacted Date]~~

Print Name Address Signature Date

Mike Lewis 1323 Princeton Ave [Signature] 6/9/14

Print Name Address Signature Date

TED HANSEN 1185 S 1300 E [Signature] 8/23/14

Print Name Address Signature Date

DAVE JOSLYN 1440 LAIRD [Signature] 8/23/14

Print Name Address Signature Date

MARILYN AVERY [Signature] 8/23/14

Print Name Address Signature Date

John A AVERY 1450 LAIRD [Signature] 9/15/14

Print Name Address Signature Date

Kew C Greenwood 1193 S 1300 E [Signature] 9-15-14

Print Name Address Signature Date

LISA JENSEN 1342 LAIRD AVE [Signature] 10-23-14

Print Name Address Signature Date

ROBERT J. MAYHEW 1319 LAIRD AVE [Signature] 11-2-14

Exhibit B – 2005 Reconnaissance Level Survey

Address	Survey Rating	SHPO Rating	Built	Style
1185 S 1300 E	A		1950	Early Ranch
1193 S 1300 E	A		1930	English Tudor
1221 S 1300 E	A	B	1931	English Tudor
1227 S 1300 E	A		1930	Spanish Colonial Revial
1305 E 1300 E	A	B	1952	Early Ranch
1319 E 1300 S	A	B	1926	English Cottage
1325 E 1300 S	A		1926	English Cottage
1329 E 1300 S	A	B	1926	English Cottage
1335 E 1300 S	B		1926	Period Cottage
1339 E 1300 S	B		1926	English Cottage
1345 E 1300 S	A	B	1926	English Cottage
1349 E 1300 S	B		1926	English Cottage
1355 E 1300 S	A	B	1926	English Cottage
1361 E 1300 S	B		1926	English Cottage
1365 E 1300 S	A		1926	English Cottage
1371 E 1300 S	B		1926	English Cottage
1375 E 1300 S	A	B	1926	English Cottage
1381 E 1300 S	A	B	1926	English Cottage
1387 E 1300 S	A		1926	English Tudor
1391 E 1300 S	A		1926	English Cottage
1397 E 1300 S	A		1929	English Tudor
1409 E 1300 S	B		1925	Dutch Colonial Revival
1413 E 1300 S	B		1926	Bungalow
1417 E 1300 S	A		1925	Bungalow
1421 E 1300 S	A		1929	English Cottage
1429 E 1300 S	A		1930	English Tudor
1433 E 1300 S	B		1925	English Cottage
1435 E 1300 S	B		1928	English Cottage
1437 E 1300 S	A	B	1929	English Cottage
1447 E 1300 S	A		1928	English Cottage
1457 E 1300 S	B		1924	Dutch Colonial Revival
1463 E 1300 S	B		1924	Bungalow
1465 E 1300 S	A		1924	Bungalow

Address	Survey Rating	SHPO Rating	Built	Style
1467 E 1300 S	B		1924	Neoclassical Bungalow
1475 E 1300 S	B		1925	Bungalow
1200 S 1500 E	B	C	1925	Bungalow
1218 S 1500 E	A	B	1925	Bungalow
1224 S 1500 E	C		1925	Bungalow
1232 S 1500 E	C		1926	Bungalow
1238 S 1500 E	B		1926	Bungalow
1305 E LAIRD AVE	B		1932	Colonial Revival
1308 E LAIRD AVE	A		1939	Art Moderne
1319 E LAIRD AVE	B	A	1929	English Cottage/Tudor
1320 E LAIRD AVE	B		1937	English Cottage/Tudor
1323 PRINCETON/LAIRD	B		1930	English Cottage
1328 E LAIRD AVE	A		1927	English Cottage
1332 E LAIRD AVE	A		1927	Bungalow
1338 E LAIRD AVE	B		1927	English Cottage
1342 E LAIRD AVE	A		1927	Period Cottage
1346 E LAIRD AVE	B		1949	Spanis Colonial Revial
1347 E LAIRD AVE	B		1926	English Cottage
1348 E LAIRD AVE	B		1927	English Cottage
1355 E LAIRD AVE	A		1933	English Cottage
1361 E LAIRD AVE	A		1927	French Norman
1362 E LAIRD AVE	A		1927	Spanish Colonial Revial
1368 E LAIRD AVE	A		1927	Period Cottage
1369 E LAIRD AVE	A		1930	Period Cottage
1373 E LAIRD AVE	A		1929	English Tudor
1374 E LAIRD AVE	A		1927	French Norman
1380 E LAIRD AVE	B		1927	Period Cottage
1383 E LAIRD AVE	A	B	1930	English Cottage
1386 E LAIRD AVE	B		1927	French Norman
1392 E LAIRD AVE	B		1927	English Cottage
1393 E LAIRD AVE	A		1929	English Cottage/Tudor
1397 E LAIRD AVE	A		1927	English Cottage
1401 E LAIRD AVE	A		1930	English Cottage

Address	Survey Rating	SHPO Rating	Built	Style
1402 E LAIRD AVE	A		1929	English Cottage
1408 E LAIRD AVE	A		1933	English Cottage
1412 E LAIRD AVE	A		1937	English Cottage
1418 E LAIRD AVE	B	C	1955	Minimal Traditional
1428 E LAIRD AVE	A	B	1937	English Tudor
1429 E LAIRD AVE	A		1929	English Cottage
1436 E LAIRD AVE	A		1937	English Tudor
1437-39 E LAIRD AVE	A	B	1932	English Cottage
1440 E LAIRD AVE	B	A	1935	English Cottage
1443 E LAIRD AVE	A		1929	English Tudor
1450 E LAIRD AVE	A	B	1935	English Cottage
1456 E LAIRD AVE	A		1936	English Cottage
1458 E LAIRD AVE	A		1934	English Cottage
1465 E LAIRD AVE/UINTA	A	B	1929	French Norman
1470 E LAIRD AVE	A		1930	English Cottage/Tudor
1474 E LAIRD AVE	A		1930	English Cottage
1480 E LAIRD AVE	B		1925	Bungalow
1407 E LAIRD CIR	A		1935	Minimal Traditional
1411 E LAIRD CIR	B		1935	English Tudor
1413 E LAIRD CIR	A		1930	English Tudor
1415 E LAIRD CIR	B		1935	English Cottage
1417 E LAIRD CIR	B		1931	Colonial Revival
1419 E LAIRD CIR	A		1936	English Cottage
1425 E LAIRD CIR	A	B	1935	Colonial Revival
1447 E UINTAH CIR	B	A	1930	English Tudor
1449 E UINTAH CIR	B		1936	Colonial Revival
1451 E UINTAH CIR	A	D	1939	Colonial Revival
1453 E UINTAH CIR	B		1936	Colonial Revival
1455 E UINTAH CIR	B	A	1945	English Tudor
1457 E UINTAH CIR	B		1931	Colonial Revival

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

Address/ Property Name	Eval./	OutB	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
	Ht	N/C						
1185 S 1300 EAST YARD, MRS.	A	0/0 1	1950	STONE VENEER REGULAR BRICK	EARLY RANCH (GEN.)	EARLY RANCH WITH SINGLE DWELLING	05	
1193 S 1300 EAST	A	0/0 1	1930	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS; ROLLED EDGE
1221 S 1300 EAST CARBIS, W.O.	A	0/0 1.5	1931	CLAPBOARD SIDING STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	L.J. BOWERS
1227 S 1300 EAST CARBIS, WILLIAM O., HOUSE	A	0/0 1.5	1930	REGULAR BRICK	SPANISH COL. REVIVAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05 85	1227-1229; DUPLEX
1305 E 1300 SOUTH JULIUSON, FLORENCE	A	0/0 2	1952	STRIATED BRICK FORMED CONCRETE	EARLY RANCH (GEN.)	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	
1319 E 1300 SOUTH	A	1/0 1	1926	STRIATED BRICK STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1325 E 1300 SOUTH	A	1/0 1	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH COTTAGE NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1329 E 1300 SOUTH	A	0/1 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1335 E 1300 SOUTH	B	0/1 1	1926	STUCCO/PLASTER		PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1339 E 1300 SOUTH	B	1/0 1	1926	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1345 E 1300 SOUTH	A	1/0 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.

?≈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
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	Ht	N/C						
1349 E 1300 SOUTH	B	0/1 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1355 E 1300 SOUTH	A	0/1 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1361 E 1300 SOUTH	B	1/0 1.5	1926	STUCCO/PLASTER STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1365 E 1300 SOUTH	A	1/0 1	1926	REGULAR BRICK STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1371 E 1300 SOUTH	B	1/0 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1375 E 1300 SOUTH	A	0/1 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1381 E 1300 SOUTH	A	0/1 1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1387 E 1300 SOUTH	A	0/1 1	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1391 E 1300 SOUTH	A	0/1 1	1926	MULTI-COLOR BRICK STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO.
1397 E 1300 SOUTH DOWELL, R.J.	A	0/1 1	c 1929	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	
1409 E 1300 SOUTH	B	0/0 1.5	1925	ALUM./VINYL SIDING REGULAR BRICK	DUTCH COL. REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	BRAIT & JENSEN
1413 E 1300 SOUTH	B	1/1 1	1926	STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	BRAIT & JENSEN

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Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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1417 E 1300 SOUTH	A	0/1 1	1925	STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	BRATT & JENSEN
1421 E 1300 SOUTH	A	0/1 1	1929	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	H. HENDERSON
1429 E 1300 SOUTH	A	0/1 1	1930	HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	H. HENDERSON
1433 E 1300 SOUTH	B	1/0 1.5	1925	REGULAR BRICK ALUM./VINYL SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BRATT & JENSEN
1435 E 1300 SOUTH	B	1/0 1	1928	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	HERRICK & CO.
1437 E 1300 SOUTH	A	1/0 1	1929	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	FRANCIS F. WHITEHEAD
1447 E 1300 SOUTH	A	0/0 1	1928	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	FRANCIS F. WHITEHEAD
1457 E 1300 SOUTH	B	1/0 1.5	1924	REGULAR BRICK SHINGLE SIDING	DUTCH COL. REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	N. MYRTLE BRATT
1463 E 1300 SOUTH	B	0/1 1	1924	ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	N. MYRTLE BRATT
1465 E 1300 SOUTH	A	0/1 1	1924	ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	N. MYRTLE BRATT
1467 E 1300 SOUTH	B	0/1 1	1924	REGULAR BRICK	NEOCLASSICAL BUNGALOW	BUNGALOW SINGLE DWELLING	05	P.J. BRATT
1475 E 1300 SOUTH	B	0/0 1	1925	STUCCO/PLASTER ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	N.MYRTLE BRATT; FR. DOORS

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Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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1194 S 1500 EAST	B	0/0 1	1925	STUCCO/PLASTER STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	N. MYRTLE BRATT; BRICK
1200 S 1500 EAST	B	1/0 1	1925	STUCCO/PLASTER REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	N. MYRTLE BRATT;
1201 S 1500 EAST	B	0/0 1	1925	STRIATED BRICK ALUM./VINYL SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL; NEW WINDOWS, DOORS
1207 S 1500 EAST	A	0/0 1	1925	REGULAR BRICK	NEOCLASSICAL ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL; GARAGE UNDER
1218 S 1500 EAST	A	0/1 1	1925	STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	N. MYRTLE BRATT;
1224 S 1500 EAST	C	0/0 1	1925	STUCCO/PLASTER STONE:OTHER/UNDEF.	LATE 20TH C.: OTHER	BUNGALOW SINGLE DWELLING	05	N. MYRTLE BRATT; NEW FAÇADE IN PROCESS
1227 S 1500 EAST UINTAH SCHOOL	X	0/0 2	1915 1927	TERRA COTTA REGULAR BRICK	OTHER/UNCLEAR STYLE	HORIZONTAL SCHOOL SCHOOL	05 85	ECLECTIC
1232 S 1500 EAST	C	0/0 1	1926	STRIATED BRICK STUCCO/PLASTER	LATE 20TH C.: OTHER BUNGALOW	BUNGALOW SINGLE DWELLING	05	N. MYRTLE BRATT
1238 S 1500 EAST	B	0/0 1	1926	STUCCO/PLASTER BRICK:OTHER/UNDEF.	BUNGALOW	BUNGALOW SINGLE DWELLING	05	BARTILE ROOF; N. MYRTLE
967 S 1700 EAST HUDSON, WILLIAM	B	0/1 1.5	1937	STRIATED BRICK	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	REAR ADDN.
977 S 1700 EAST	C	0/0 1.5	c. 1930	STUCCO/PLASTER HALF-TIMBERING	ENGLISH TUDOR ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	DORMERS
986 S 1700 EAST	A	0/0 1.5	1928	STRIATED BRICK ALUM./VINYL SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	S.H. WORTHEN, BLDG.

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*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
1857 E HUBBARD AVENUE B	B	1/0	1937	BRICK:OTHER/UNDEF. ALUM./VINYL SIDING	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	LAUREN W. GIBBS, BLDR.
		1						
1860 E HUBBARD AVENUE B BARTON, DOUGLAS	B	0/1	1939	ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
		1						
1863 E HUBBARD AVENUE A	A	1/0	1937	CLAPBOARD SIDING	COLONIAL REVIVAL	CAPE COD SINGLE DWELLING	05	LAUREN W. GIBBS, BLDR.
		1.5						
1864 E HUBBARD AVENUE C STOVEY, CLAUDE A.	C	1/0	1938	STUCCO/PLASTER STRIATED BRICK	PERIOD REVIVAL: OTHER NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	
		1.5						
1871 E HUBBARD AVENUE C	C	0/0	1937	STUCCO/PLASTER REGULAR BRICK	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	LAUREN W. GIBBS, BLDR.
		1	1983					
1872 E HUBBARD AVENUE A QUICK, G. STANLEY	A	0/1	1939	CLAPBOARD SIDING	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	
		1.5						
1881 E HUBBARD AVENUE A	A	0/0	1937	BRICK:OTHER/UNDEF. CERAMIC TILE	SPANISH COL. REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	LAUREN W. GIBBS, BLDR.
		1						
1888 E HUBBARD AVENUE B	B	1/0	1941	STRIATED BRICK SHINGLE SIDING	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	L.W. GIBBS, BLDR.
		1						
1305 E LAIRD AVENUE	B	0/0	1932	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	CARL BUEHNER, BLDR.; BARTILE
		2						
1308 E LAIRD AVENUE SIEGEL, DAL A., HOUSE	A	0/1	1939	REGULAR BRICK	ART MODERNE	OTHER RESIDENTIAL SINGLE DWELLING	05 85	
		2						
1319 E LAIRD AVENUE RICHARDS, EDWARD F., HOUSE	B	0/1	1929	STUCCO/PLASTER HALF-TIMBERING	ENGLISH COTTAGE ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05 85	CARL BUEHNER, BLDR.; BARTILE
		1						

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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
1320 E LAIRD AVENUE	B	1/0	1937	HALF-TIMBERING STRIATED BRICK	ENGLISH COTTAGE ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	R.B. AMUNDSEN, BLDR.
		1						
1323 E LAIRD AVENUE	B	0/1	c. 1930	STRIATED BRICK SANDSTONE	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
		1.5						
1328 E LAIRD AVENUE	A	1/0	1927	STRIATED BRICK STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS, BLDR.
BACKMAN, MILTON & FLORENCE,		1.5					85	
1332 E LAIRD AVENUE	A	1/0	1927	STRIATED BRICK	BUNGALOW ENGLISH COTTAGE	BUNGALOW SINGLE DWELLING	05	GASKELL ROMNEY, BLDR.
		1						
1338 E LAIRD AVENUE	B	0/1	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	PERGOLA, REAR ADDN.
		1.5						
1342 E LAIRD AVENUE	A	0/1	1927	REGULAR BRICK	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	J.A. SHAFFER
		1	1952					
1346 E LAIRD AVENUE	B	0/1	1949	STUCCO/PLASTER	SPANISH COL. REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	BARTILE; DATE NOT CLEAR
BRAMLETT		1						
1347 E LAIRD AVENUE	B	0/1	1926	LIMESTONE ALUM./VINYL SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS INV. CO., BLDR.
		1.5						
1348 E LAIRD AVENUE	B	1/0	c. 1927	STRIATED BRICK STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	J.A. SHAFFER BLDG. PERMIT FOR 1350 IN 1927; 1933 FOR 1348
		1.5						
1355 E LAIRD AVENUE	A	0/1	1933	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
WITBECK, INEZ & MARIE		1						
1361 E LAIRD AVENUE	A	1/0	1927	STRIATED BRICK	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05	SPEC HSE. BY J.A. SHAFFER
PETERSON, RAY H. & FRANCES,		1.5					85	
1362 E LAIRD AVENUE	A	0/1	1927	STUCCO/PLASTER	SPANISH COL. REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	SHAFFER, J.A. SPEC. HSE.
SHAFFER, J.A./DONE, RAY &		1					85	

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Utah State Historic Preservation Office

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1368 E LAIRD AVENUE	A	0/1	1927	STRIATED BRICK SHINGLE SIDING	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	J.A. SHAFFER
		1.5						
1369 E LAIRD AVENUE	A	0/1	1930	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	LAYTON CONST. CO.
		1						
1373 E LAIRD AVENUE	A	0/1	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	BUILT BY J.A. SHAFFER
CHILD, CHARLES W. &		1.5					85	
1374 E LAIRD AVENUE	A	1/0	1927	REGULAR BRICK	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05	BUILT BY J. A. SHAFFER
HAMILTON, WALTER &		1					85	
1380 E LAIRD AVENUE	B	1/0	1927	REGULAR BRICK STONE:OTHER/UNDEF.	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	J.A. SHAFFER; METAL ROOF
		1						
1383 E LAIRD AVENUE	A	0/1	c. 1930 1955	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
		1						
1386 E LAIRD AVENUE	B	0/0	1927	STRIATED BRICK ALUM./VINYL SIDING	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05	J.A. SHAFFER; METAL ROOF; REAR ADDN.
		1						
1392 E LAIRD AVENUE	B	0/1	1927	STRIATED BRICK ALUM./VINYL SIDING	NEOCLASSICAL ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	J.A. SHAFFER
		1						
1393 E LAIRD AVENUE	A	0/0	1929	REGULAR BRICK HALF-TIMBERING	ENGLISH COTTAGE ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	
WHITEHEAD, F.F.		1						
1397 E LAIRD AVENUE	A	0/1	1927	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	J.A. SHAFFER, BLDR.; FLOOR
		1					85	
1401 E LAIRD AVENUE	A	1/0	1930	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	GEO. L. BIESINGER, BLDR.
		1						
1402 E LAIRD AVENUE	A	0/1	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	HERRICK, BLDR.
		1						

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

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1408 E LAIRD AVENUE	A	1/0	c. 1933	STRIATED BRICK STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE	05	
LABB, CHAS. 1412 E LAIRD AVENUE	A	1 0/1 1	1937	BRICK:OTHER/UNDEF.	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05	GADDIS
1418 E LAIRD AVENUE	B	1/0	1955	STRIATED BRICK STUCCO/PLASTER	MINIMAL TRADITIONAL	OTHER LATE 20TH C. TYPE	05	BARTILE - 1965
ADAMS, THEO. M. 1428 E LAIRD AVENUE	A	2 1/0	1937	HALF-TIMBERING STONE:OTHER/UNDEF. REGULAR BRICK	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	GADDIS INV. CO., BLDR.
1429 E LAIRD AVENUE	A	1 1/0	1929	STRIATED BRICK SHIP-LAP SIDING STONE:OTHER/UNDEF.	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	C.M. CHRISTENSEN
1436 E LAIRD AVENUE	A	1 0/1	1937	REGULAR BRICK HALF-TIMBERING STONE:OTHER/UNDEF.	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	BUILT BY GADDIS INVESTMENT CO.
BLACK, PANNELL & MYRTLE, 1439 E LAIRD AVENUE	A	1 1/0	1932	REGULAR BRICK	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	85 05	SUGARHOUSE LUMBER CO. HAD BLDG. PERMIT FOR 1437
1440 E LAIRD AVENUE	B	1 0/1	1935	REGULAR BRICK STUCCO/PLASTER STONE:OTHER/UNDEF.	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	GADDIS SPEC.; UNUSUAL ARCHES
1443 E LAIRD AVENUE	A	1.5 0/1	1929	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	S.E. MULCOCK, BLDR.
1450 E LAIRD AVENUE	A	1 0/1	1935	REGULAR BRICK STUCCO/PLASTER	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	GADDIS INV. CO.
1456 E LAIRD AVENUE	A	1 0/1	1936	STRIATED BRICK STONE:OTHER/UNDEF. STUCCO/PLASTER	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	BALCONET
LEE, MR. & MRS. F. M. 1458 E LAIRD AVENUE	A	1 0/1	1934	REGULAR BRICK STUCCO/PLASTER	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	GADDIS INV. CO.; STONE HIGHLIGHTS
GAMETTE, STANLEY & MYRTLE,		1				SINGLE DWELLING	85	

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

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1470 E LAIRD AVENUE ROMSELL, WALTER	A	0/1 1	1930	REGULAR BRICK STONE:OTHER/UNDEF.	ENGLISH COTTAGE ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	
1474 E LAIRD AVENUE DAVIS, JOHN E. & SARAH, HOUSE	A	0/1 1	1930	STRIATED BRICK	ENGLISH COTTAGE	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05 85	HERRICK BLDG. CO.; +1478
1480 E LAIRD AVENUE	B	1/0 1	c. 1925	STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1515 E LAIRD AVENUE	A	0/1 1	1925	STRIATED BRICK ALUM./VINYL SIDING	NEOCLASSICAL BUNGALOW	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL, BLDR.
1516 E LAIRD AVENUE	B	1/0 1	1925	STRIATED BRICK ALUM./VINYL SIDING	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL
1521 E LAIRD AVENUE	A	1/0 1	1925	STRIATED BRICK ALUM./VINYL SIDING	NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL, BLDR.
1522 E LAIRD AVENUE	A	1/0 1	1925	STRIATED BRICK TONGUE & GROOVE	BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL
1527 E LAIRD AVENUE	A	0/1 1	1925	STRIATED BRICK ALUM./VINYL SIDING	BUNGALOW	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL, BLDR.
1528 E LAIRD AVENUE	A	0/1 1	1925	STRIATED BRICK WOOD:OTHER/UNDEFINED	BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL
1531 E LAIRD AVENUE	B	0/1 1	1925	STRIATED BRICK CLAPBOARD SIDING	NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL, BLDR.
1532 E LAIRD AVENUE DOUGLASS, CLARENCE & DELLA,	A	1/0 1	1925	STRIATED BRICK WOOD:OTHER/UNDEFINED	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05 85	BUILT BY SAMUEL CAMPBELL
1537 E LAIRD AVENUE	A	0/0 1	1925	STRIATED BRICK TONGUE & GROOVE	NEOCLASSICAL BUNGALOW	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL, BLDR.

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Utah State Historic Preservation Office

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1862 E LAIRD AVENUE	A	0/1	1948	STRIATED BRICK ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE	05	CLYDE M. WORTHEN, BLDR.
		1				SINGLE DWELLING		
1869 E LAIRD AVENUE	A	0/1	1953	STRIATED BRICK STONE VENEER	EARLY RANCH (GEN.)	EARLY RANCH / RAMBLER	05	
OLIVER, FRED M.		1				SINGLE DWELLING		
1872 E LAIRD AVENUE	D	0/1	1962	STRIATED BRICK	RANCH/RAMBLER (GEN.)	RANCH WITH GARAGE	05	CLYDE M. WORDEN, BLDR.
		1				SINGLE DWELLING		
1877 E LAIRD AVENUE	A	0/1	c. 1950	REGULAR BRICK	POST-WWII: OTHER	OTHER LATE 20TH C. TYPE	05	
RAY, ARTHUR C.		1				SINGLE DWELLING		
1880 E LAIRD AVENUE	A	0/0	c. 1950	STRIATED BRICK ALUM./VINYL SIDING	POST-WWII: OTHER	OTHER LATE 20TH C. TYPE	05	MODERN HOUSING CORP.
		1.5				SINGLE DWELLING		
1887 E LAIRD AVENUE	A	0/1	1950	STRIATED BRICK STONE VENEER	POST-WWII: OTHER	DOUBLE HOUSE / DUPLEX	05	MODERN HOUSING CORP.
BRADSHAW, HOWARD C.		1				MULTIPLE DWELLING		
1892 E LAIRD AVENUE	A	0/1	1950	STRIATED BRICK STONE VENEER	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX	05	MODERN HOUSING CORP.; +1218 S. 1900 EAST
		1				MULTIPLE DWELLING		
1413 E LAIRD CIRCLE	A	0/1	c. 1930	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	BUILT: CONSTRUCTION SECURITIES
PAINE, DR. WILLIAM S. & MINNIE, 1407 E LAIRD CIRCLE	A	0/1	1935	REGULAR BRICK WOOD:OTHER/UNDEFINED	MINIMAL TRADITIONAL	SINGLE DWELLING OTHER LATE 20TH C. TYPE	85 05	
JENSEN, MRS. DOROTHY A.		1				SINGLE DWELLING		
1411 E LAIRD CIRCLE	B	0/1	c. 1935	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	BARTILE
KILSCII, DR. C.		1.5				SINGLE DWELLING		
1415 E LAIRD CIRCLE	B	1/0	1935	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	LOWRY
		1.5	1954			SINGLE DWELLING		

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X

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1417 E LAIRD CIRCLE HARTER, SIEGFRIED & HELEN,	B	0/1 2	1931	STONE:OTHER/UNDEF.	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05 85	SPEC HOUSE BY CARL BUCHNER; CLADDING MATERIAL?
1419 E LAIRD CIRCLE KIMBALL	A	0/1 1.5	1936	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	DATE FROM OWNER
1425 E LAIRD CIRCLE	A	0/1 2	c. 1935	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	
852 S LE GRAND SALOMON, J.L.	B	0/0 1	1938	REGULAR BRICK ALUM./VINYL SIDING	NEOCLASSICAL	WWII-ERA COTTAGE SINGLE DWELLING	05	BARTILE
853 S LE GRAND	A	1/0 2	1942	REGULAR BRICK	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	CLAUDE RICHARDS, BLDR.
861 S LE GRAND	A	0/0 2	1942	REGULAR BRICK	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	CLAUDE RICHARDS, BLDR.
875 S LE GRAND SINCLAIR, CARL W.	B	0/1 1	1937	STRIATED BRICK	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	1967 BARTILE
905 S LE GRAND NEWTON, BESSE	A	0/0 2	1937	REGULAR BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	
910 S LE GRAND MILNE, IRVIN L.	B	0/0 1	1956	STRIATED BRICK WOOD:OTHER/UNDEFINED	EARLY RANCH (GEN.)	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	+ 914
925 S LE GRAND	A	0/0 1	1938	STRIATED BRICK WOOD:OTHER/UNDEFINED	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	LAUREN W. GIBBS, BLDR.
959 S LE GRAND JENSEN, MELVIN H.	A	0/1 2	1947	ASBESTOS SIDING	COLONIAL REVIVAL	OTHER LATE 20TH C. TYPE SINGLE DWELLING	05	

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Utah State Historic Preservation Office

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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.
1374 E THORNTON AVENUE	C	0/1	1922	STUCCO/PLASTER WOOD:OTHER/UNDEF.	BUNGALOW	BUNGALOW SINGLE DWELLING	05	HERBERT W. BIESINGER, BLDR.
1378 E THORNTON AVENUE	A	0/0	1921	REGULAR BRICK STUCCO/PLASTER	BUNGALOW ENGLISH TUDOR	BUNGALOW SINGLE DWELLING	05	BIESINGER BLDG.
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?
? 1384 E THORNTON AVENUE	A	0/1	c. 1922	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	BIESINGER, PHIL, BLDR.
1387 E THORNTON AVENUE	A	1/0	1926	STRIATED BRICK	NEOCLASSICAL BUNGALOW	BUNGALOW SINGLE DWELLING	05	J.R. CUMMINGS, BLDR.;
1390 E THORNTON AVENUE	B	0/0	1925	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	KIMBALL & RICHARDS, BLDR.
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
1449 E UINTAH CIRCLE	B	0/0	c. 1936	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	BARTLE 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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1185 S 1300 EAST
A



1193 S 1300 EAST
A



1221 S 1300 EAST
A



1227 S 1300 EAST
A

1300 SOUTH



1305 E 1300 SOUTH
A



1319 E 1300 SOUTH
A



1325 E 1300 SOUTH
A



1329 E 1300 SOUTH
A



1335 E 1300 SOUTH
B



1339 E 1300 SOUTH
B



1345 E 1300 SOUTH
A

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



1349 E 1300 SOUTH
B



1355 E 1300 SOUTH
A



1361 E 1300 SOUTH
B



1365 E 1300 SOUTH
A



1371 E 1300 SOUTH
B



1375 E 1300 SOUTH
A



1381 E 1300 SOUTH
A



1387 E 1300 SOUTH
A



1391 E 1300 SOUTH
A



1397 E 1300 SOUTH
A



1409 E 1300 SOUTH
B



1413 E 1300 SOUTH
B



1417 E 1300 SOUTH
A



1421 E 1300 SOUTH
A



1429 E 1300 SOUTH
A



1433 E 1300 SOUTH
B



1435 E 1300 SOUTH
B



1437 E 1300 SOUTH
A



1447 E 1300 SOUTH
A



1457 E 1300 SOUTH
B



1463 E 1300 SOUTH
B



1465 E 1300 SOUTH
A



1467 E 1300 SOUTH
B



1475 E 1300 SOUTH
B



1194 S 1500 EAST
B



1200 S 1500 EAST
B



1201 S 1500 EAST
B



1207 S 1500 EAST
A



1218 S 1500 EAST
A



1224 S 1500 EAST
C



1232 S 1500 EAST
C



1238 S 1500 EAST
B

1700 EAST



967 S 1700 EAST
A



977 S 1700 EAST
C



986 S 1700 EAST
A



1857 E HUBBARD
B



1860 E HUBBARD
B



1863 E HUBBARD
A



1864 E HUBBARD
C



1871 E HUBBARD
C



1872 E HUBBARD
A



1881 E HUBBARD
A



1888 E HUBBARD
B

LAIRD AVENUE



1305 E LAIRD
B



1308 E LAIRD
A



1319 E LAIRD
B



1320 E LAIRD
B



1323 E LAIRD
B



1328 E LAIRD
A



1332 E LAIRD
A



1338 E LAIRD
B



1342 E LAIRD
A



1346 E LAIRD
B



1347 E LAIRD
B



1348 E LAIRD
B



1355 E LAIRD
A



1361 E LAIRD
A



1362 E LAIRD
A



1368 E LAIRD
A



1369 E LAIRD
A



1373 E LAIRD
A



1374 E LAIRD
A



1380 E LAIRD
B



1383 E LAIRD
A



1386 E LAIRD
B



1392 E LAIRD



1393 E LAIRD
A



1397 E LAIRD
A



1401 E LAIRD
A



1402 E LAIRD
A



1408 E LAIRD
A



1412 E LAIRD
A



1418 E LAIRD
B



1428 E LAIRD
A



1429 E LAIRD
A



1436 E LAIRD
A



1439 E LAIRD
A



1440 E LAIRD
B



1443 E LAIRD
A



1450 E LAIRD
A



1456 E LAIRD
A



1458 E LAIRD
A



1470 E LAIRD
A



1474 E LAIRD
A



1480 E LAIRD
B



1515 E LAIRD
A



1516 E LAIRD
B



1521 E LAIRD
A



1522 E LAIRD
A



1527 E LAIRD
A



1528 E LAIRD
A



1531 E LAIRD
B



1532 E LAIRD
A



1537 E LAIRD
A



1862 E LAIRD
A



1869 E LAIRD
A



1872 E LAIRD
D



1877 E LAIRD
A



1880 E LAIRD
A



1887 E LAIRD
A



1892 E LAIRD
A

LAIRD CIRCLE



1407 LAIRD CIRCLE
A



1411 LAIRD CIRCLE
B



1413 LAIRD CIRCLE
A



1415 LAIRD CIRCLE
B



1417 LAIRD CIRCLE
B



1419 LAIRD CIRCLE
A



1425 LAIRD CIRCLE
A

LE GRAND
STREET



852 S LE GRAND
B



853 S LE GRAND
A



861 S LE GRAND
A



875 S LE GRAND
B



905 S LE GRAND
A



910 S LE GRAND
B



925 S LE GRAND
A



959 S LE GRAND
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



1453 E UINTAH
B



1455 E UINTAH
B



1457 E UINTAH
B



1465 E UINTAH
A

WASATCH
CIRCLE



1637 E WASATCH
A



1639 E WASATCH
A



1641 E WASATCH
B



1643 E WASATCH
A



1645 E WASATCH
B



1647 E WASATCH
A



1649 E WASATCH
A

**Exhibit C –
Phone Call Log**

**Exhibit D –
Neighborhood Meeting & Open House
Sign-in Sheets and Comments**

**YALECREST –
UINTAH HEIGHTS
LOCAL HISTORIC DISTRICT
COMMENT FORM**



Planning and Zoning Division
Department of Community and
Economic Development

**Petition PLNHLC2014-00807, Yalecrest – Uintah Heights
Local Historic District Designation**

Name: William Carr

Address: 1417 E. 13th South
Salt Lake City, Utah 84105

Phone: ~~505-555-1234~~ E-mail: ~~william.carr@slcgov.com~~

Comments: I do not want to be a
LHD and do not believe 1300 So-
is a historic area.

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

Traughber, Lex

From: BRENDA GUNNISON Owner [redacted]
Sent: Friday, January 30, 2015 9:16 AM
To: Traughber, Lex
Cc: Spencer Bacon
Subject: PLNHLC2014-00807

Importance: High

Dear Lex,

INDEED I am all in favor of creating my beloved property and neighborhood as a historical district. I previously lived on Diestel Road, (953) and it broke my heart to see a new house go up that took up 2 lots, and now is a complete anomaly to the neighborhood. I own 1227/1229 S, 1300 East, and I bought it specifically because of its character (Spanish style, tile roof, full length domed French doors with iron balconies in front).

1300 East is a heavily traveled road, and it would be a crime not to protect these beautiful old homes from encroaching McMansions. I will be at the meeting, but just know that you already have my support and great appreciation for the protective measures. I'm one who believes that even "new windows" can ruin a house, and I'm very thankful that you're looking out for this beautiful stretch of 1300 East.

Let me know if you need any help with organizing, or greeting, or even passing out flyers (as long as they don't pollute) and a huge THANK YOU for taking measures to protect what we have left of the past. I currently live downtown and rent my beloved duplex, but if this change means I must take residence, I will do so.

I have been very thankful that historic parts of Main Street have been preserved (although the Wells Fargo big blue triangle gives me some agita, it was there already when I bought American Towers 1708N, but I look everyday onto the City County Building, which at one point was slated for demolition--THANK HEAVEN IT WAS SAVED AND PRESERVED!!!) I can see that we are serious about protecting the past in the downtown area, and so glad to see that we are working to protect more areas. I will comply to all necessary restrictions in service to keeping the character of our city.

See you on the 9th, sincerely, Brenda Gunnison

[redacted]

SALT LAKE CITY UINTAH HEIGHTS OPEN HOUSE

February 19, 2015

PLEASE PRINT

<p>NAME: <u>William L Carr</u></p> <p>MAILING ADDRESS: <u>1417 East 13th South</u> <u>Salt Lake City</u> ZIP CODE <u>84105</u></p> <p>PETITION or PROJECT: _____</p> <p>E/M Address <u>[REDACTED]</u></p> <p>How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>NAME: <u>Rick Oliver</u></p> <p>MAILING ADDRESS: <u>1411 LAIRD CR</u> <u>SLC, UT</u> ZIP CODE <u>84105</u></p> <p>PETITION or PROJECT: <u>UINTAH HEIGHTS</u></p> <p>E/M Address <u>[REDACTED]</u></p> <p>How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>
<p>NAME: <u>Vickey L Brown</u></p> <p>MAILING ADDRESS: <u>1413 E. 1300 So</u> ZIP CODE <u>84105</u></p> <p>PETITION or PROJECT: _____</p> <p>E/M Address _____</p> <p>How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>NAME: <u>Kelly Mariman</u></p> <p>MAILING ADDRESS: <u>1766 Harvard Ave</u> <u>SLC, UT</u> ZIP CODE <u>84108</u></p> <p>PETITION or PROJECT: _____</p> <p>E/M Address _____</p> <p>How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input checked="" type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>
<p>NAME: <u>LIBBY PETERSON</u></p> <p>MAILING ADDRESS: <u>1221 South 1300 East</u> ZIP CODE <u>84105</u></p> <p>PETITION or PROJECT: <u>Uintah Heights</u></p> <p>E/M Address <u>[REDACTED]</u></p> <p>How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input checked="" type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>NAME: <u>Stephanie Peterson</u></p> <p>MAILING ADDRESS: <u>1346 Laird Ave</u> ZIP CODE <u>84105</u></p> <p>PETITION or PROJECT: <u>historical district</u></p> <p>E/M Address _____</p> <p>How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input checked="" type="checkbox"/> Email <input type="checkbox"/> Website <input checked="" type="checkbox"/> Other <u>neighbor</u></p>
<p>NAME: <u>Kent + Jill Greenwood</u></p> <p>MAILING ADDRESS: <u>1193 S. 1300 E</u> ZIP CODE <u>84105</u></p> <p>PETITION or PROJECT: <u>Uintah Heights</u></p> <p>E/M Address _____</p> <p>How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>NAME: _____</p> <p>MAILING ADDRESS: _____ ZIP CODE _____</p> <p>PETITION or PROJECT: _____</p> <p>E/M Address _____</p> <p>How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>

UINTAH

SALT LAKE CITY PLANNING ~~YULE PARK~~ LOCAL HISTORIC DISTRICT OPEN HOUSE

February 19, 2014

PLEASE PRINT

Copy

NAME: Luli Josephson
MAILING ADDRESS: 1179 S. 11500 E
SLC UT ZIP CODE 84105
E/M Address: [Redacted]
How did you hear about this meeting?
 Mailed Notice Posted sign Email Website Other
UINAH

NAME: [Redacted]
MAILING ADDRESS: [Redacted]
[Redacted] ZIP CODE [Redacted]
E/M Address: [Redacted]
How did you hear about this meeting?
 Mailed Notice Posted sign Email Website Other

NAME: [Redacted]
MAILING ADDRESS: [Redacted]
[Redacted] ZIP CODE [Redacted]
E/M Address: [Redacted]
How did you hear about this meeting?
 Mailed Notice Posted sign Email Website Other

NAME: _____
MAILING ADDRESS: _____

ZIP CODE _____
E/M Address _____
How did you hear about this meeting?
 Mailed Notice Posted sign Email Website Other

NAME: Loob Little
MAILING ADDRESS: 1764 LAIRD AVE

ZIP CODE 84108
E/M Address: [Redacted]
How did you hear about this meeting?
 Mailed Notice Posted sign Email Website Other

NAME: _____
MAILING ADDRESS: _____

ZIP CODE _____
E/M Address _____
How did you hear about this meeting?
 Mailed Notice Posted sign Email Website Other

NAME: _____
MAILING ADDRESS: UINAH HEIGHTS

ZIP CODE _____
E/M Address _____
How did you hear about this meeting?
 Mailed Notice Posted sign Email Website Other

NAME: _____
MAILING ADDRESS: _____

ZIP CODE _____
E/M Address _____
How did you hear about this meeting?
 Mailed Notice Posted sign Email Website Other

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1185 S 1300 E

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1193 S 1300 E

NAME: Jill & Ken Greenwood

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1221 S 1300 E

NAME: LIBBY H. PETERSON

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1227 S 1300 E

NAME: BRENDA GUNNISON

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1305 S 1300 E

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1319 S 1300 E

NAME: BN

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1325 E 1300 S

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1329 E 1300 S

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014
PLEASE PRINT

1335 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1339 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1345 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1349 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1355 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1361 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1365 E 1300 S NAME: <u>NATE & TINA WILSON</u> E/M Address <u>[REDACTED]</u> How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1371 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1375 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1381 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1387 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1391 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1397 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1409 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1413 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1417 E 1300 S NAME: <u>William h Carr</u> E/M Address _____ How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

<p>1421 E 1300 S</p> <p>NAME: _____</p> <p>E/M Address _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>1429 E 1300 S</p> <p>NAME: _____</p> <p>E/M Address _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>
<p>1433 E 1300 S</p> <p>NAME: <u>Andrew Barnes</u></p> <p>E/M Address <u>andrew.barnes@gmail.com</u></p> <p>How did you hear about this meeting?</p> <p><input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other <u>Personal visit</u></p>	<p>1435 E 1300 S</p> <p>NAME: _____</p> <p>E/M Address _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>
<p>1437 E 1300 S</p> <p>NAME: <u>Kathleen Garcia</u></p> <p>E/M Address <u>kathleen.garcia@protonmail.com</u></p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input checked="" type="checkbox"/> Email <input type="checkbox"/> Website <input checked="" type="checkbox"/> Other _____</p>	<p>1447 E 1300 S</p> <p>NAME: <u>John Q. Phillips</u></p> <p>E/M Address <u>john.phillips@slc.gov</u></p> <p>How did you hear about this meeting?</p> <p><input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>
<p>1457 E 1300 S</p> <p>NAME: <u>Rachel Posner</u></p> <p>E/M Address <u>rachel.posner@cityofslc.com</u></p> <p>How did you hear about this meeting?</p> <p><input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>1463 E 1300 S</p> <p>NAME: _____</p> <p>E/M Address _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1465 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1467 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1475 E 1300 S NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1200 S 1500 E NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1218 S 1500 E NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1224 S 1500 E NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1232 S 1500 E NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1238 S 1500 E NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1305 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1308 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1319 E Laird Ave

NAME: Bob & Julie Mayhew

E/M Address: ~~Bob.Mayhew@comcast.net~~

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1320 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1323 E Princeton/Laird Ave

NAME: Mike Lewis

E/M Address: ~~_____~~

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1328 E Laird Ave

NAME: Povilus

E/M Address: ~~_____~~

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1332 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1338 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1342 E Laird Ave NAME: <u>Tom Jensen</u> E/M Address: _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input checked="" type="checkbox"/> Other	1346 E Laird Ave NAME: _____ E/M Address: _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other
1347 E Laird Ave NAME: _____ E/M Address: _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other	1348 E Laird Ave NAME: _____ E/M Address: _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other
1355 E Laird Ave NAME: _____ E/M Address: _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other	1361 E Laird Ave NAME: _____ E/M Address: _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other
1362 E Laird Ave NAME: _____ E/M Address: _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other	1368 E Laird Ave NAME: <u>Emily Foxley</u> E/M Address: _____ How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

<p>1369 E Laird Ave</p> <p>NAME: <u>Kim Wirthlin</u> Kim Wirthlin</p> <p>E/M Address: _____</p> <p>How did you hear about this meeting?</p> <p><input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>1373 E Laird Ave</p> <p>NAME: <u>Geneal Kletting</u></p> <p>E/M Address: _____</p> <p>How did you hear about this meeting?</p> <p><input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>
<p>1374 E Laird Ave</p> <p>NAME: _____</p> <p>E/M Address: _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>1380 E Laird Ave</p> <p>NAME: _____</p> <p>E/M Address: _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>
<p>1383 E Laird Ave</p> <p>NAME: <u>Sharon Odekirk</u></p> <p>E/M Address: _____</p> <p>How did you hear about this meeting?</p> <p><input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>1386 E Laird Ave</p> <p>NAME: _____</p> <p>E/M Address: _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>
<p>1392 E Laird Ave</p> <p>NAME: _____</p> <p>E/M Address: _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>	<p>1393 E Laird Ave</p> <p>NAME: _____</p> <p>E/M Address: _____</p> <p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____</p>

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1397 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1401 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1402 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1408 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1412 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1418 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1428 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1429 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1436 E Laird Ave NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1437-39 E Laird Ave NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1440 E Laird Ave NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1443 E Laird Ave NAME: <u>Chase A. Romney</u> E/M Address <u>_____</u> How did you hear about this meeting? <input checked="" type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1450 E Laird Ave NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1456 E Laird Ave NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____
1458 E Laird Ave NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____	1465 E Laird Ave/ Uintah Ave NAME: _____ E/M Address _____ How did you hear about this meeting? <input type="checkbox"/> Mailed Notice <input type="checkbox"/> Posted sign <input type="checkbox"/> Email <input type="checkbox"/> Website <input type="checkbox"/> Other _____

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1470 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1474 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1480 E Laird Ave

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1407 E Laird Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1411 E Laird Cir

NAME: Rock Oliver

E/M Address ~~1411 E Laird Cir~~

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1413 E Laird Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1415 E Laird Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1417 E Laird Cir

NAME: Dave + Angela Winters

E/M Address ~~1417 E Laird Cir~~

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other

SALT LAKE CITY PLANNING UINTAH HEIGHTS OPEN HOUSE

February 9, 2014

PLEASE PRINT

1419 E Laird Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1425 E Laird Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1447 E Uintah Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1449 E Uintah Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1451 E Uintah Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1453 E Uintah Cir

NAME: Dalt & Susan Romney

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1455 E Uintah Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

1457 E Uintah Cir

NAME: _____

E/M Address _____

How did you hear about this meeting?

Mailed Notice Posted sign Email Website Other _____

**Exhibit E –
Proposed Rating Changes to the RLS**

Recommended Changes to the Yalecrest 2005 Reconnaissance Level Survey

Address	2005 Survey	Recommendation	Change in Status
1221 S 1300 E	A	B	
1305 E 1300 S	A	B	
1319 E 1300 S	A	B	
1329 E 1300 S	A	B	
1345 E 1300 S	A	B	
1355 E 1300 S	A	B	
1375 E 1300 S	A	B	
1381 E 1300 S	A	B	
1437 E 1300 S	A	B	
1200 S 1500 E	B	C	Non-contributing
1218 S 1500 E	A	B	
1238 S 1500 E	B	A	
1319 E. Laird Ave	B	A	
1383 E. Laird Ave	A	B	
1418 E. Laird Ave	B	C	Non-contributing
1428 E. Laird Ave	A	B	
1439 E. Laird Ave	A	B	
1440 E. Laird Ave	B	A	
1450 E. Laird Ave	A	B	
1425 E. Laird Cir	A	B	
1447 E. Uintah Cir	B	A	
1451 E. Uintah Cir	A	D	Out of Period
1455 E. Uintah Cir	B	A	
1465 E. Uintah Cir	A	B	

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

1200 South 1500 East



2005 RLS Photo



2015

The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005. Windows have been replaced and window openings have been modified on the front façade. Most significantly, the roof line has been altered with a large, highly visible, dormer on the south façade. This dormer meets the roof peak at its highest point as opposed to being constructed below the main roof line. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

1418 E. Laird Avenue



2005 RLS Photo



2015

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 extension of the front porch roof across the entire front façade of the home. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status. Because

of this change, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

1451 E. Uintah Circle



2005 RLS Photo



2015

While the new home is stylistically compatible with the neighborhood, it is in fact new construction and therefore is rated “Out of Period”.

**Exhibit 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:)

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Materials
(Enter categories from instructions)

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

Narrative Description

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

See continuation sheet(s) for Section No. 7

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

8. Description

Applicable National Register Criteria

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

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

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

Property is:

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

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

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

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1910-1957

Significant Dates

1910, 1940

Significant Persons

(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

N/A

Architect/Builder

Various including: Raymond Ashton, Taylor Wooiley, Slack

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

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

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

Narrative Description

Site

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

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

The historic district boundaries coincide with those of the Yalecrest Community Council¹ 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.

¹ Community Councils are "neighborhood-based community organizations whose purpose is to provide community input and information to [Salt Lake] City departments." www.slccgov.com/citizen/comm_councils/

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

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

Survey Methods and Eligibility Requirements

Buildings were classified as either contributing or non-contributing based on the results of a reconnaissance level survey of the Yalecrest area in 2005.² 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.³

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

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

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

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

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

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

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

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 5

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

Two of the three Yalecrest LDS churches were built in this era.⁴ 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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 6

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

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

1960s and Beyond (1958-2007)

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

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

The construction of the house on 1788 East Hubbard Avenue in 2000 spurred neighborhood controversy by its out-of-scale massing and three car garage doors on the façade [Photograph 47]. It led to neighborhood activism through the community council and the eventual development of a new zoning ordinance⁵ 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 construction⁶ 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.

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

⁶ In the spring of 2007.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

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

Statistical Summary of the Yalecrest Historic District

Evaluation/Status	<u>Contributing</u> (A or B)		<u>Non-contributing</u> (C or D)		
Primary resources	91% (1,349)		9% (138: 108 altered; 30 out-of-period)		
Total (1486 primary resources)					
Construction Dates (contributing primary resources only)	<u>1910s</u> 7%	<u>1920s</u> 46%	<u>1930s</u> 28%	<u>1940s</u> 15%	<u>1950s</u> 5%
Original Use (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
Construction Materials⁷ (contributing primary resources only)	<u>Brick</u> 54%	<u>Veneer</u> 33%	<u>Wood</u> 8%	<u>Stone</u> 4%	<u>Concrete</u> 0%
Architectural Styles (contributing primary resources only)	<u>Bungalow/Early 20th Century</u> 24%		<u>Period Revival</u> 59%		
	<u>WWII/Post War Era</u> 16%		<u>Modern</u> 1%		
Height	<u>1 story</u> 66%	<u>1.5 story</u> 23%	<u>2 story</u> 10%		
Outbuildings	573 contributing		411 noncontributing		

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

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

Narrative Statement of Significance

The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century. Its tract period revival cottages and subdivisions of larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state. Examples from Yalecrest are used to illustrate period revival styles in the only statewide architectural style manual.⁸ 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.⁹ 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.¹⁰ 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

⁸ 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.

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

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

Survey.¹¹ 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.¹² 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.¹³ 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.¹⁴ Most Yalecrest streets were paved in the 1920s with only a few following in the 1930s.

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

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

¹³53,531 in 1900 and 92,777 in 1910.

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

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

Streetcars made the Yalecrest area easily accessible to downtown Salt Lake City. The lines serving the Yalecrest area traveled from downtown to 1300 East in front of East High, south along 900 South to 1500 East, then south to Sugar House and the prison. By 1923 there were 217 streetcars and over 100,000 passengers a day in Salt Lake City. By that same time, Salt Lake County had 21,000 private cars registered and garages became a popular addition to urban house lots. Ridership on the streetcars began to decline in the later 1920s in spite of a total of 152 miles of streetcar tracks in 1926. A trial gasoline powered bus¹⁵ 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 1938.¹⁶ The first was Colonial Heights in the southeast corner of Yalecrest in January of 1911,¹⁷ but little was built there until the 1930s. The largest was Douglas Park, laid out across the northern section of Yalecrest¹⁸ 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 2nd 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

¹⁵ The first in the nation to have the engine in the rear.

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

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

¹⁸ Roughly the area to the north of Michigan Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

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

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

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

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

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

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

Architects

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

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

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

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

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

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

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

Builders and Developers

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

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,

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

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

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

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

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

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

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

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

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

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

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

Alice Felkner was one of the few women involved in real estate in Yalecrest. She was prominent in Utah mining and industrial pursuits as well as owning the land that was platted as Upper Yale Addition and Upper Yale 2nd 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* advertisement²⁰ 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."²¹ 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

²⁰ *Salt Lake Tribune*, 9/23/28, 3-8.

²¹ 1932 Salt Lake City *Polk City Directory*.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

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

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

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

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

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

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

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

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

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

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

1960s and Beyond (1958-2007)

This era was a time of stability for the neighborhood. The Yalecrest area avoided the blight common in many urban neighborhoods during this era and remained a desirable residential area. There was no population pressure in the early part of the period as the population of Salt Lake City actually decreased fourteen percent between 1960 and 1980.²² 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.

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 11

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

Summary

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

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

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 3

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

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

Common Label Information:

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

Photo No. 1:

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

Photo No. 2:

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

Photo No. 3:

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

Photo No. 4:

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

Photo No. 5:

6. 1523 East 900 South. Camera facing north.

Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

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

Photo No. 13:

6. 1207 South 1500 East. Camera facing east.

Photo No. 14:

6. 1731 East Michigan Avenue. Camera facing northwest.

Photo No. 15:

6. 940 South Fairview Avenue. Camera facing west.

Photo No. 16:

6. 1474 East Laird Avenue. Camera facing southwest.

Photo No. 17:

6. 972 East Military Drive. Camera facing northwest.

Photo No. 18:

6. 1780 East Michigan Avenue. Camera facing southwest.

Photo No. 19:

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

Photo No. 20:

6. 1510 East Yale Avenue. Camera facing southeast.

Photo No. 21:

6. 1785 East Yalecrest Avenue. Camera facing north.

Photo No. 22:

6. 1783 East Harvard Avenue. Camera facing northwest.

Photo No. 23:

6. 1389 East Harvard Avenue. Camera facing north.

Photo No. 24:

6. 1407 East Harvard Avenue. Camera facing north.

Photo No. 25:

6. 1100 South 1500 East. Camera facing west.

Photo No. 26:

6. 1757 East Herbert Avenue. Camera facing north.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

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

Photo No. 27:

6. 939 South Diestel Road. Camera facing southwest.

Photo No. 28:

6. 1547 East Yale Avenue. Camera facing north.

Photo No. 29:

6. 1865 East Herbert Avenue. Camera facing northeast.

Photo No. 30:

6. 1308 East Laird Avenue. Camera facing southeast.

Photo No. 31:

6. 1571 East Michigan Avenue. Camera facing north.

Photo No. 32:

6. 1789 East Hubbard Avenue. Camera facing northwest.

Photo No. 33:

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

Photo No. 34:

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

Photo No. 35:

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

Photo No. 36:

6. Fireplace and lawn. Camera facing northeast.

Photo No. 37:

6. 1340 East Harvard Avenue. Camera facing south.

Photo No. 38:

6. 1762 East Sunnyside Avenue. Camera facing southwest.

Photo No. 39:

6. 1804 East Harvard Avenue. Camera facing south.

Photo No. 40:

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

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

Photo No. 41:

6. Laird Park. Camera facing east.

Photo No. 42:

6. 1675 East 1300 South. Camera facing northeast.

Photo No. 43:

6. 1709 East 1300 South. Camera facing north.

Photo No. 44:

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

Photo No. 45:

6. 1836 East Sunnyside Avenue. Camera facing south.

Photo No. 46:

6. 1384 East Yale Avenue. Camera facing south.

Photo No. 47:

6. 1788 East Hubbard Avenue. Camera facing south.

Photo No. 48:

6. 1174 East Laird Avenue. Camera facing southwest.

Photo No. 49:

6. 1774 East Michigan Avenue. Camera facing northeast.

Photo No. 50:

6. 904 South Diestel Road. Camera facing northwest.

Photo No. 51:

6. 1009 East Military Drive. Camera facing east.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

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

Narrative Description

Site

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

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

The historic district boundaries coincide with those of the Yalecrest Community Council¹ 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.

¹ 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/

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

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

Survey Methods and Eligibility Requirements

Buildings were classified as either contributing or non-contributing based on the results of a reconnaissance level survey of the Yalecrest area in 2005.² 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.³

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

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

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

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

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

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

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

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

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

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

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

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

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

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

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

Two of the three Yalecrest LDS churches were built in this era.⁴ 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

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 5

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

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

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

World War II and Postwar Growth (1940-1957)

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

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

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

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

1960s and Beyond (1958-2007)

National Register of Historic Places Continuation Sheet

Section No. 7 Page 6

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

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

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

The construction of the house on 1788 East Hubbard Avenue in 2000 spurred neighborhood controversy by its out-of-scale massing and three car garage doors on the façade [Photograph 47]. It led to neighborhood activism through the community council and the eventual development of a new zoning ordinance⁵ 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 construction⁶ 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.

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

⁶ In the spring of 2007.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

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

Statistical Summary of the Yalecrest Historic District

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

Construction Dates (contributing primary resources only)	<u>1910s</u>	<u>1920s</u>	<u>1930s</u>	<u>1940s</u>	<u>1950s</u>
	7%	46%	28%	15%	5%

Original Use (contributing primary resources only)	<u>Residential</u> (single dwelling)	<u>Residential</u> (multi-family)	<u>Religious</u>	<u>Commercial</u>	<u>Landscape</u>
	1,290	51	3	2	2

Construction Materials ⁷ (contributing primary resources only)	<u>Brick</u>	<u>Veneer</u>	<u>Wood</u>	<u>Stone</u>	<u>Concrete</u>
	54%	33%	8%	4%	0%

Architectural Styles (contributing primary resources only)	<u>Bungalow/Early 20th Century</u>	<u>Period Revival</u>
	24%	59%
	<u>WWII/Post War Era</u>	<u>Modern</u>
	16%	1%

Height	<u>1 story</u>	<u>1.5 story</u>	<u>2 story</u>
	66%	23%	10%

Outbuildings	573 contributing	411 noncontributing
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⁷ Totals add to more than 100% as a building may have more than one building material used.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

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

Narrative Statement of Significance

The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century. Its tract period revival cottages and subdivisions of larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state. Examples from Yalecrest are used to illustrate period revival styles in the only statewide architectural style manual.⁸ 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.⁹ 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.¹⁰ 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

⁸ 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.

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

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

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

Survey.¹¹ 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.¹² 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.¹³ 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.¹⁴ Most Yalecrest streets were paved in the 1920s with only a few following in the 1930s.

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

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

¹³53,531 in 1900 and 92,777 in 1910.

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

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

Streetcars made the Yalecrest area easily accessible to downtown Salt Lake City. The lines serving the Yalecrest area traveled from downtown to 1300 East in front of East High, south along 900 South to 1500 East, then south to Sugar House and the prison. By 1923 there were 217 streetcars and over 100,000 passengers a day in Salt Lake City. By that same time, Salt Lake County had 21,000 private cars registered and garages became a popular addition to urban house lots. Ridership on the streetcars began to decline in the later 1920s in spite of a total of 152 miles of streetcar tracks in 1926. A trial gasoline powered bus¹⁵ 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 1938.¹⁶ The first was Colonial Heights in the southeast corner of Yalecrest in January of 1911,¹⁷ but little was built there until the 1930s. The largest was Douglas Park, laid out across the northern section of Yalecrest¹⁸ 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 2nd 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

¹⁵ The first in the nation to have the engine in the rear.

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

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

¹⁸ Roughly the area to the north of Michigan Avenue.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

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

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

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

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

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

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

Architects

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

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

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

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

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

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

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

Builders and Developers

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

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,

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

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

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

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

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

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

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

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

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

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

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

Alice Felkner was one of the few women involved in real estate in Yalecrest. She was prominent in Utah mining and industrial pursuits as well as owning the land that was platted as Upper Yale Addition and Upper Yale 2nd 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* advertisement²⁰ 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."²¹ 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

²⁰ *Salt Lake Tribune*, 9/23/28, 3-8.

²¹ 1932 Salt Lake City *Polk City Directory*.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

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

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

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

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

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

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

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

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

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

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

World War II and Postwar Growth (1940-1957)

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

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

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

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

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

1960s and Beyond (1958-2007)

This era was a time of stability for the neighborhood. The Yalecrest area avoided the blight common in many urban neighborhoods during this era and remained a desirable residential area. There was no population pressure in the early part of the period as the population of Salt Lake City actually decreased fourteen percent between 1960 and 1980.²² 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.

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 11

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

Summary

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

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

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

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 3

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

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

Common Label Information:

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

Photo No. 1:

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

Photo No. 2:

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

Photo No. 3:

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

Photo No. 4:

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

Photo No. 5:

6. 1523 East 900 South. Camera facing north.

Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

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

Photo No. 13:

6. 1207 South 1500 East. Camera facing east.

Photo No. 14:

6. 1731 East Michigan Avenue. Camera facing northwest.

Photo No. 15:

6. 940 South Fairview Avenue. Camera facing west.

Photo No. 16:

6. 1474 East Laird Avenue. Camera facing southwest.

Photo No. 17:

6. 972 East Military Drive. Camera facing northwest.

Photo No. 18:

6. 1780 East Michigan Avenue. Camera facing southwest.

Photo No. 19:

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

Photo No. 20:

6. 1510 East Yale Avenue. Camera facing southeast.

Photo No. 21:

6. 1785 East Yalecrest Avenue. Camera facing north.

Photo No. 22:

6. 1783 East Harvard Avenue. Camera facing northwest.

Photo No. 23:

6. 1389 East Harvard Avenue. Camera facing north.

Photo No. 24:

6. 1407 East Harvard Avenue. Camera facing north.

Photo No. 25:

6. 1100 South 1500 East. Camera facing west.

Photo No. 26:

6. 1757 East Herbert Avenue. Camera facing north.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

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

Photo No. 27:

6. 939 South Diestel Road. Camera facing southwest.

Photo No. 28:

6. 1547 East Yale Avenue. Camera facing north.

Photo No. 29:

6. 1865 East Herbert Avenue. Camera facing northeast.

Photo No. 30:

6. 1308 East Laird Avenue. Camera facing southeast.

Photo No. 31:

6. 1571 East Michigan Avenue. Camera facing north.

Photo No. 32:

6. 1789 East Hubbard Avenue. Camera facing northwest.

Photo No. 33:

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

Photo No. 34:

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

Photo No. 35:

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

Photo No. 36:

6. Fireplace and lawn. Camera facing northeast.

Photo No. 37:

6. 1340 East Harvard Avenue. Camera facing south.

Photo No. 38:

6. 1762 East Sunnyside Avenue. Camera facing southwest.

Photo No. 39:

6. 1804 East Harvard Avenue. Camera facing south.

Photo No. 40:

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

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

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

Photo No. 41:

6. Laird Park. Camera facing east.

Photo No. 42:

6. 1675 East 1300 South. Camera facing northeast.

Photo No. 43:

6. 1709 East 1300 South. Camera facing north.

Photo No. 44:

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

Photo No. 45:

6. 1836 East Sunnyside Avenue. Camera facing south.

Photo No. 46:

6. 1384 East Yale Avenue. Camera facing south.

Photo No. 47:

6. 1788 East Hubbard Avenue. Camera facing south.

Photo No. 48:

6. 1174 East Laird Avenue. Camera facing southwest.

Photo No. 49:

6. 1774 East Michigan Avenue. Camera facing northeast.

Photo No. 50:

6. 904 South Diestel Road. Camera facing northwest.

Photo No. 51:

6. 1009 East Military Drive. Camera facing east.

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



- Contributing - A & B sites
 - ▣ Non-contributing / Altered - C sites
 - Non-contributing / Out of period - D sites
- Beatrix Luthin, 2007



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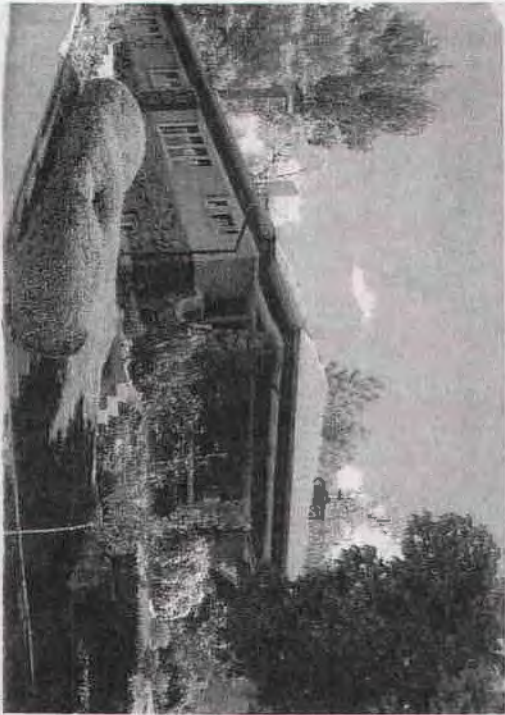
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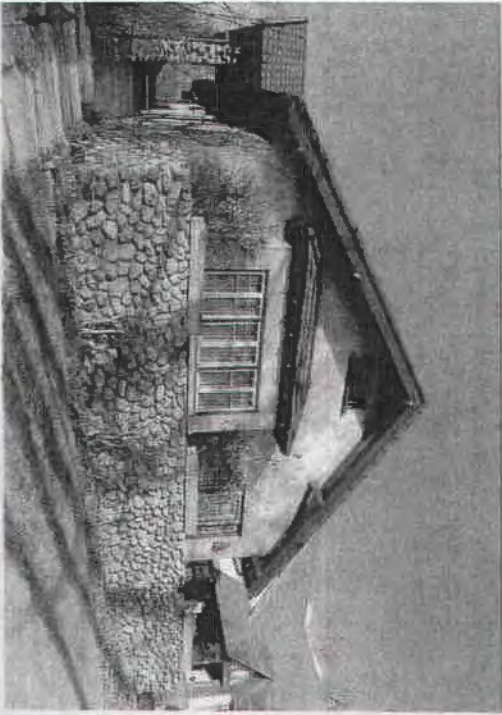
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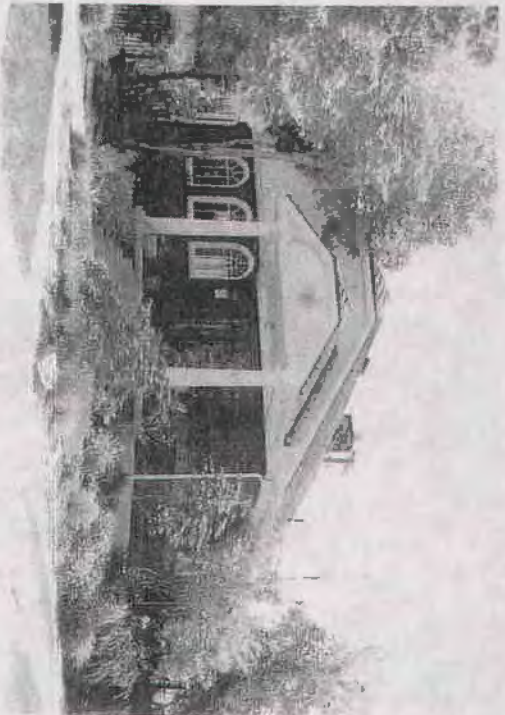
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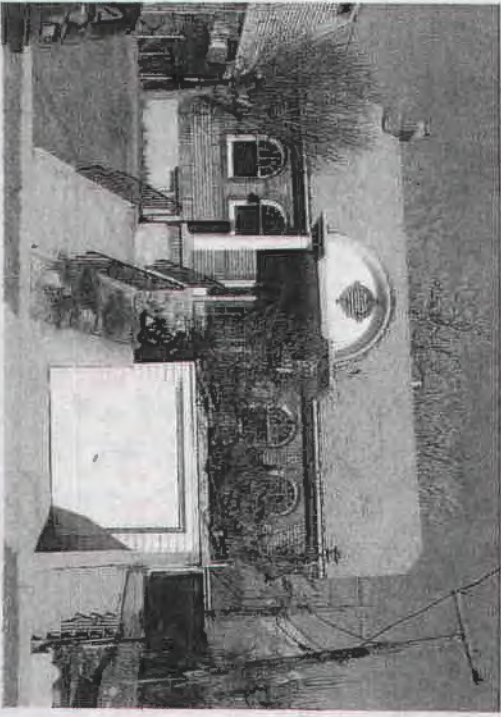
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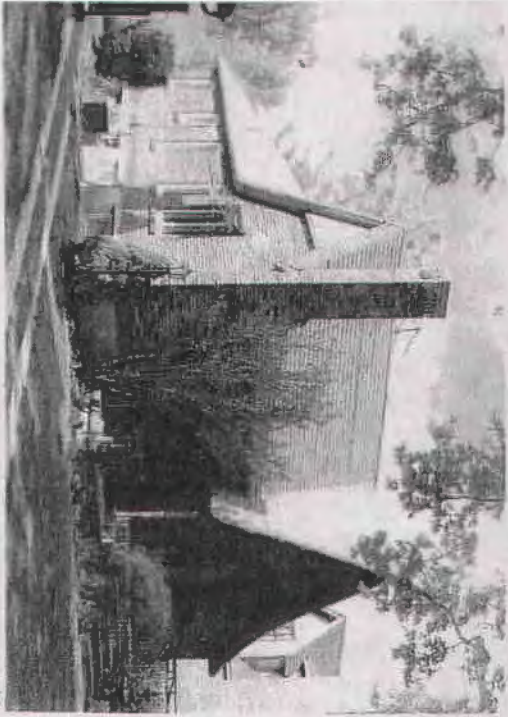
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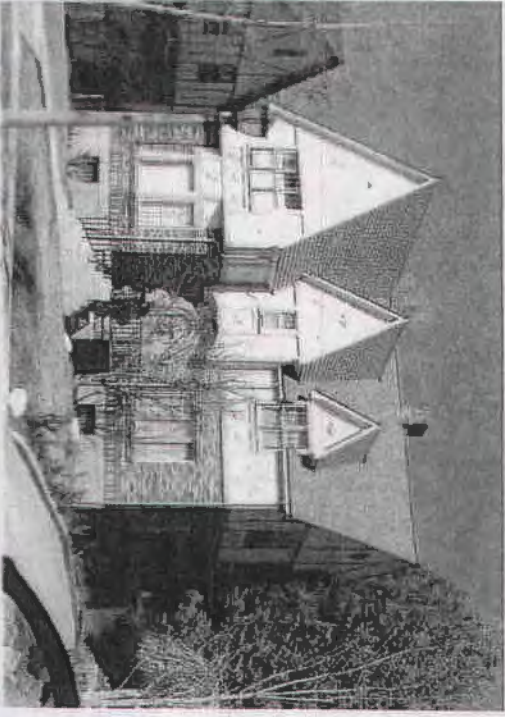
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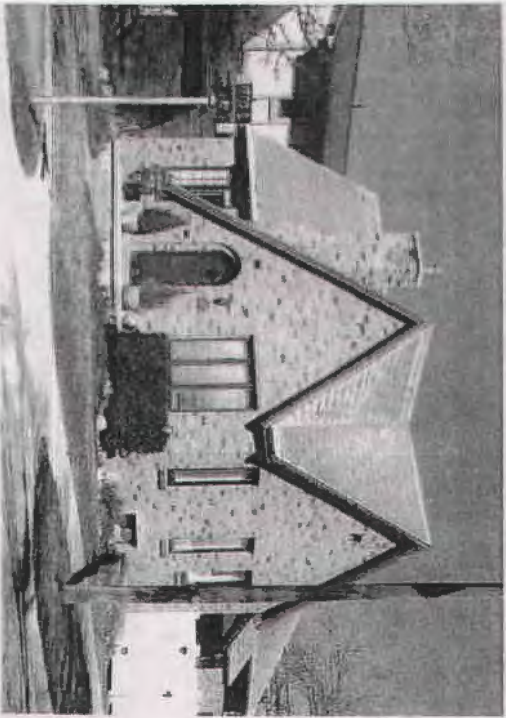
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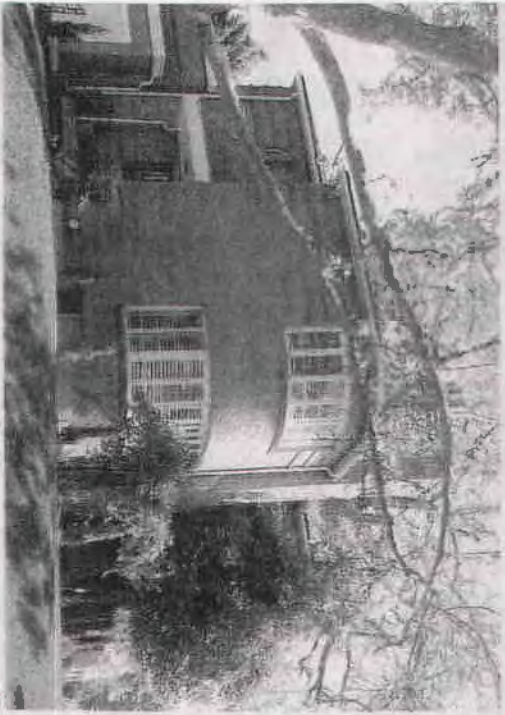
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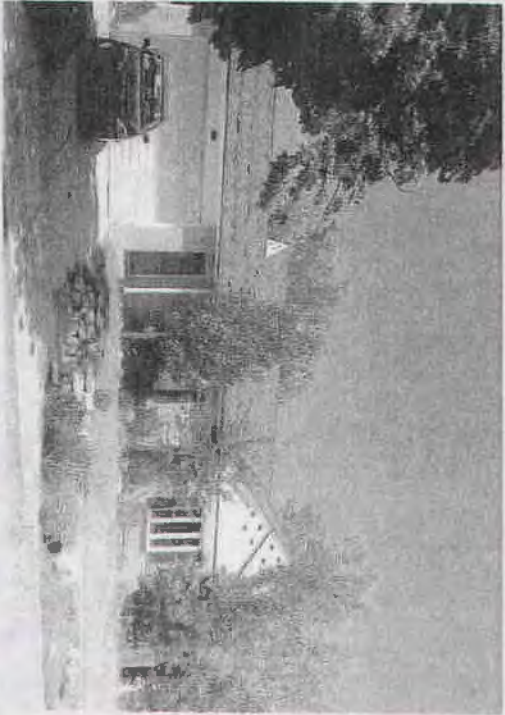
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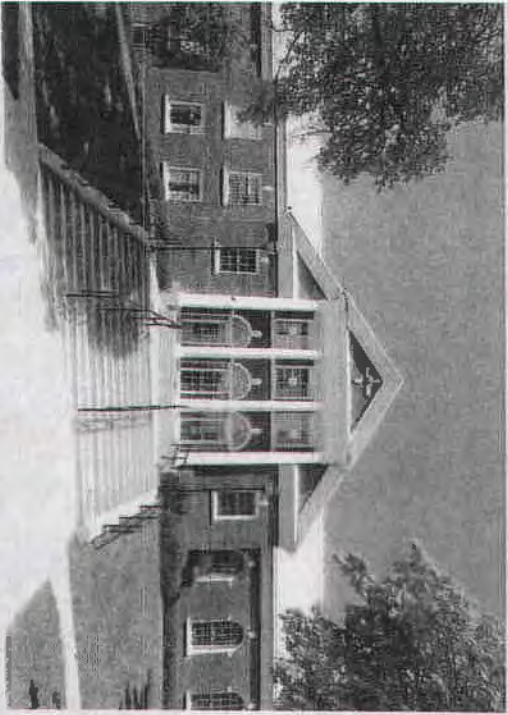


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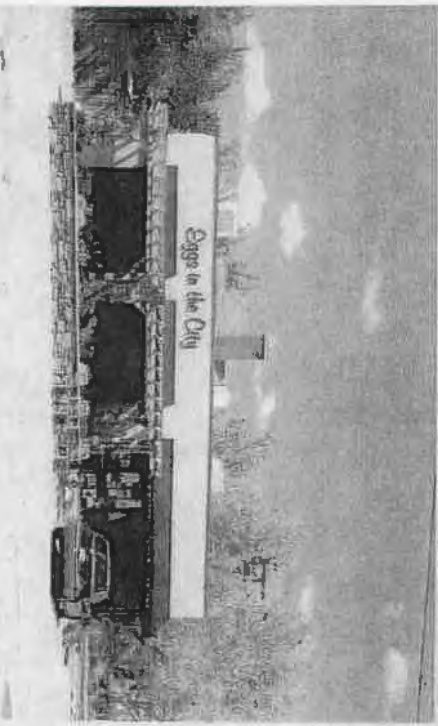


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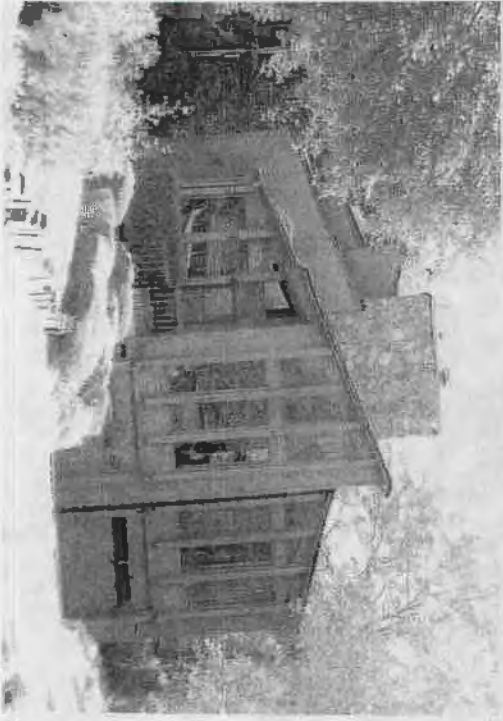
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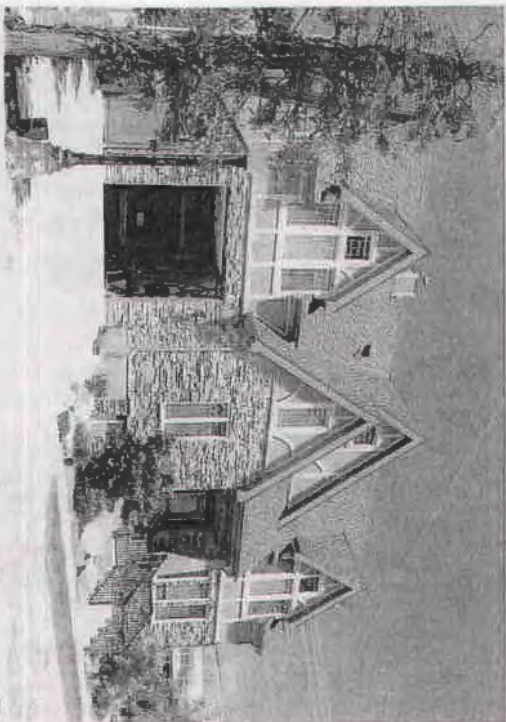
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