

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community &  
Economic Development

## Yalecrest-Harvard Heights Local Historic District Designation PLNHLC2015-00032

Harvard Avenue from 1300 East to 1500 East  
Meeting Date: January 7, 2016

### **Applicant:**

Amy and Cory Reid

### **Staff:**

Michael Maloy, AICP, Senior Planner  
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Lynn Lyons, Planning Intern  
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### **Current Zone:**

R-1/7,000 Single-Family Residential  
District, and YCI Yalecrest  
Compatible Infill Overlay District

### **District Size:**

Approximately 12.364 acres

### **Master Plan Designation:**

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

### **Council District:**

District 6 - Councilmember Charlie Luke

### **Community Council District:**

Yalecrest Neighborhood Council  
Lynn Pershing, Chair

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

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

### **Notification:**

- Notice mailed: December 23, 2015
- Posted to the Planning Division  
and Utah Public Meeting Notice  
websites: December 23, 2015
- Published newspaper notice:  
December 26, 2015

### **Attachments:**

- A. Application
- B. Proposed District Boundary
- C. Survey Amendments 2015
- D. Yalecrest Neighborhood Recon-  
naissance Level Survey 2005
- E. Public Comments
- F. Yalecrest National Register  
Nomination 2007

### ***Request***

This is a request by Amy and Cory Reid, property owners, to designate a new local historic district known as Yalecrest-Harvard Heights. The proposed district contains 42 parcels and is generally located on Harvard Avenue between 1300 East and 1500 East in the Yalecrest neighborhood (see Attachment A – Application).

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

### ***Staff Recommendation***

Based on the analysis and findings of the staff report, it is the opinion of Planning staff 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 the Historic Landmark Commission approve changes to the Yalecrest Neighborhood Reconnaissance Level Survey 2005 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 Yalecrest-Harvard Heights (as described in Attachment B – Proposed District Boundary).

Motion 2 Based on the findings listed in the staff report, testimony and information presented, I move to approve changes to building ratings in the Yalecrest Neighborhood Reconnaissance Level Survey 2005 (as described in Attachment C – Survey Amendments 2015).

#### **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 Yalecrest-Harvard Heights. The Commission makes this recommendation based on the following findings (identify which standards have not been met):

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.

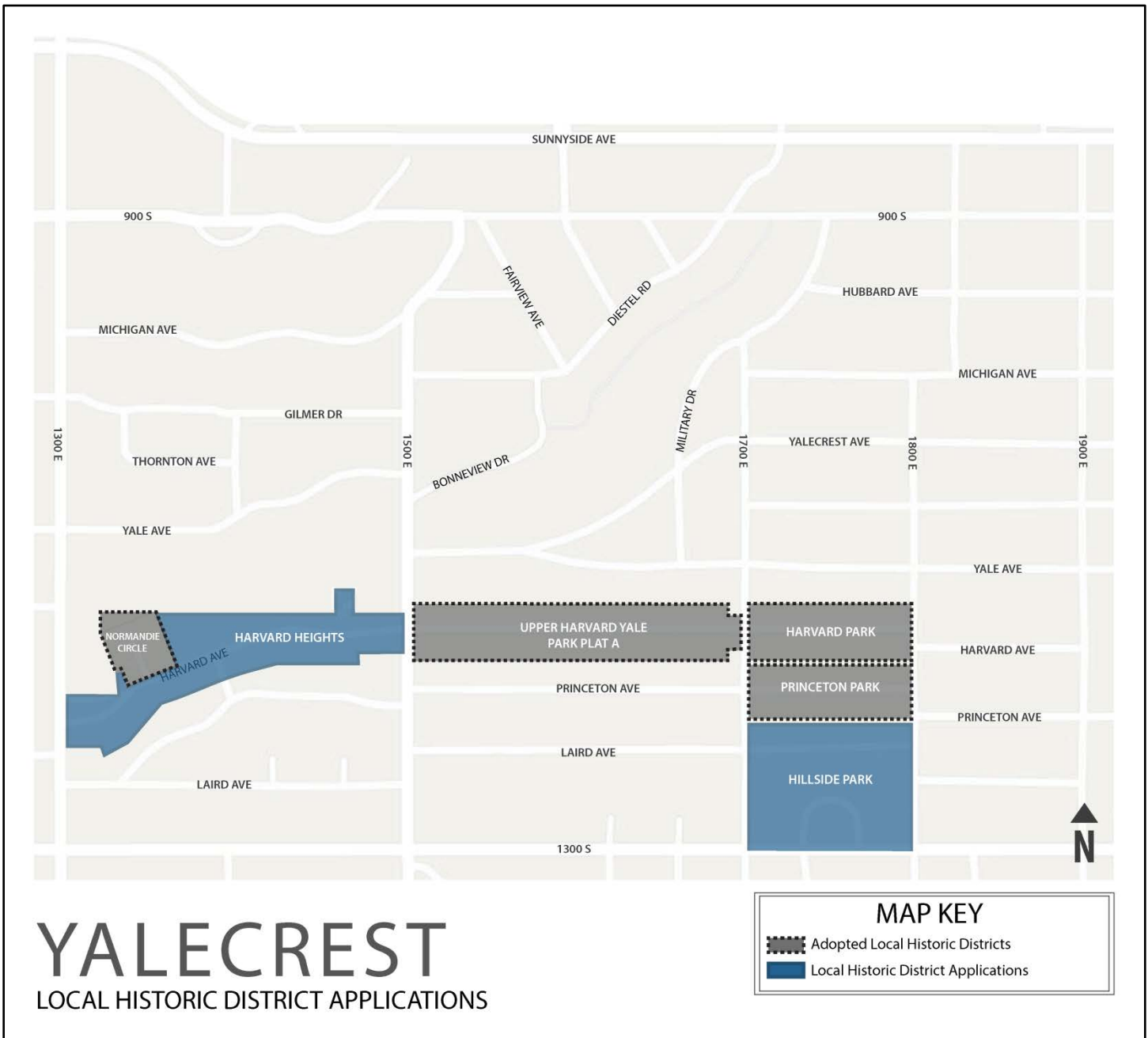
11. Factors to Consider: The following factors may be considered by the Historic Landmark Commission and the City Council to help determine whether the proposed designation of a landmark site, local historic district or thematic designation meets the criteria listed above:

- 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-Harvard Heights Local Historic District is generally located between 1300 East and 1500 East on Harvard Avenue (1175 South). It is part of the Yalecrest neighborhood, which was placed on the National Register of Historic Places (number 07001168) in 2007. The Yalecrest neighborhood is generally located between Sunnyside Avenue (approximately 800 South) and 1300 South, and between 1300 East and 1900 East.

The proposed Yalecrest-Harvard Heights Local Historic District is part of the Normandie Heights subdivision. Normandie Heights was originally platted with 140 lots. The subdivision was owned by Bowers Investment Company and was the last large subdivision platted in Yalecrest in 1926. Houses were originally built from

1926 to 1954. The houses have various culturally significant architectural styles such as; English Tudor, English Cottage, Colonial Revival, Neo-Colonial, Neoclassical, French Norman, Jacobethan Revival, and Bungalow. According to the 2007 Yalecrest National Register Nomination, the Yalecrest National Historic District has the most Period Revival houses in Utah within its boundaries. Within the Yalecrest National Historic District, there are four local historic districts: Normandie Circle, Upper Harvard & Yale Park Plat A, Harvard Park, and Princeton Park (see map on preceding page).

The proposed Yalecrest-Harvard Heights Local Historic District contains 42 parcels and 39 homes. Although some have building additions within the rear yard, the homes are relatively intact and maintain a high level of historic integrity (see Attachment D - Yalecrest Neighborhood Reconnaissance Level Survey 2005). According to the YNRLS 2005, 37 of the 39 structures are considered contributing, with 33 identified as “significant” (see map below). The survey also states, “(Yalecrest) is distinctive for its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregular shaped lots” (YNRLS 2005, p. 7).



**1300-1500 Block of Harvard Avenue According to the Yalecrest Neighborhood Reconnaissance Level Survey 2005**

While reviewing the petition, staff met with Cory Jensen, Senior Preservation Program Specialist with the Utah Division of State History, on December 3, 2015, and walked the proposed district to reevaluate the ratings contained within the YNRLS 2005. Staff observed an extensive residential remodel at 1437 E Harvard Avenue that warrants reclassification from “contributing” to “non-contributing.” However, the proposal still exceeds the

minimum standard of 75% contributing structures (City Code 21A.34.020.C.11.d). See page 7 of this report for more detailed information and analysis.

## Public Comments

- **Correspondence:** At the time of publication of this report, staff received three written comments regarding the proposed designation:
  - Kelly Marinan wrote on December 17, 2015, Open House Public Comment Form, “Harvard Avenue is such a beautiful area, rich in history with some awesome architecture. I would love to see this area protected and connected with the other (existing) Harvard Avenue LHDs. All of Yalecrest should really be valued and protected for the wonderful neighborhood it is. Thanks for providing so much information at the Open House.”
  - Diane Elkins wrote on December 30, 2015, “The purpose of this e-mail is to lend my support to the petition to have the neighborhood from 13<sup>th</sup> East to 15<sup>th</sup> East of Harvard Avenue be made into a Local Historic District.”
  - Tim and Megan Gibbons wrote on December 30, 2015, “I am writing to you today to express my family’s support for the proposed Yalecrest-Harvard Heights LHD. A resident of Salt Lake for just under 25 years, I have grown to love Salt Lake's older neighborhoods for their walkability and the sense of structural proportion. My wife and I have always admired the Harvard/Yalecrest area and back in the spring of 2013, we had the good fortune to purchase a home on Harvard Avenue. In our small way, we consider ourselves stewards of our marvelous 1928 Neoclassical and we are truly grateful to live in such a beautiful area. This proposal for the Yalecrest-Harvard Heights LHD has my family’s deepest support.”
- **Public Outreach Meeting:** On November 12, 2015, the Planning Division met with owners of property located within the proposed Yalecrest-Harvard Heights Local Historic District. The purpose of the meeting was to inform property owners about the designation process and to discuss how local historic district designation will impact the property owners. The meeting included discussions regarding the process for obtaining a Certificate of Appropriateness, historic preservation standards, and design guidelines and processes. Approximately 14 individuals attended this meeting. Most in attendance were in support of the designation. However, a few property owners were concerned about increased regulation.
- **Local Historic District Open House:** On December 17, 2015, an open house meeting was held at the City & County Building. All property owners and residents with 300 feet of the proposed local historic district, as well as those individuals on the Planning Division e-mail listserv were notified of the open house. Approximately eight individuals attended the meeting. Staff received one written comment that supported approval of the proposal (see Attachment E – Public Comments).

## Zoning Ordinance Review

The proposed Yalecrest-Harvard Heights 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 2005.

The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with 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 Overlay District (YCI Overlay) is to establish zoning standards for new construction, additions and alterations of principal and accessory residential structures within the

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

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

## ***Analysis and Findings***

### **Findings**

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

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

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

**Analysis:** The 2007 Yalecrest nomination to the National Register of Historic Places states that the Yalecrest neighborhood is significant for its representation of events important to the patterns of the City's development history and for the distinctive architecture (see Attachment F – Yalecrest National Register Nomination 2007). These findings for the entire Yalecrest neighborhood hold true for the proposed local historic district.

Specifically relating to architecture, the proposed local historic district contains a wide range of architectural styles including English Tudor, English Cottage, Colonial Revival, Neo-Colonial, Neoclassical, French Norman, Jacobethan Revival, and Bungalow. Furthermore, the development of the Normandie Heights subdivision is representative of the eastward expansion of the City toward the east bench and the transition to the automobile as the primary mode of transportation. Although the neighborhood was served by streetcar along 1500 East, the Normandie Heights subdivision was designed in part to attract residents with automobiles.

**Finding:** The proposed Yalecrest-Harvard Heights Local Historic District is historically significant based on its representation of the City's eastward expansion and its transition to an automobile oriented community (Standard a.1) and because of the intact nature of its distinctive architectural styles (Standard a.3). Therefore, this standard is met.

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

**Analysis:** Houses within the proposed local historic district are relatively intact and maintain a high level of integrity. According to the Yalecrest Neighborhood Reconnaissance Level Survey 2005, the method used to evaluate the properties was based on age and architectural integrity as follows:

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

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

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

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

Although the original Yalecrest survey was completed approximately ten years ago, the contributing status of most homes within the proposed district remains unchanged. However, 1437 E Harvard Avenue is currently undergoing a significant remodel, as illustrated in the following photographs:



1437 E Harvard Avenue (photographed fall of 2014)



1437 E Harvard Avenue (photographed winter of 2015)

Although the original home at 1437 E Harvard Avenue had been rated “A” (contributing), the property should change to “C” (non-contributing) or possibly “D” (out of period).

Rating	2005 Contributing Status	2015 Contributing Status
Rated “A”	33	32
Rated “B”	4	4
Rated “C”	2	3
Rated “D”	0	0

**Finding:** The physical integrity of homes within the proposed Yalecrest-Harvard Heights Local Historic District has been significantly maintained. Based on the YNRLS 2005, and current observation, 36 of 39 existing homes (approximately 92%) are contributing buildings. Of these, 32 homes are rated “A” (approximately 82%) and considered architecturally significant. Only 3 homes would be rated as non-contributing (approximately 8%). The proposed Yalecrest-Harvard 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;**

**Analysis:** The proposed Yalecrest-Harvard Heights Local Historic District is located within the Yalecrest National Register District, which was designated in 2007.

**Finding:** The proposed Yalecrest-Harvard Heights Local Historic District meets this standard.

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

**Analysis:** According to the 2007 Yalecrest National Register nomination, the highest concentration of Period Revival style homes in Utah is found within Yalecrest. Based on the contributing status ratings discussed above, 36 of 39 homes within the proposed district are rated as contributing buildings and 32 are considered architecturally or historically significant.

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

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

**Analysis:** The City Council adopted the Community Preservation Plan in October 2012. The Plan is the key strategic document that will guide Salt Lake City's preservation efforts into the future. The purpose of the plan is to address the important goals of historic preservation and community character preservation to ensure the continued preservation of the City's neighborhoods. The Plan provides vision and established policies that will help preserve those areas of the City that are uniquely historic and tell the story of the City's historic past.

**Relevant Preservation Plan Policies:**

Policy 3.1a: Identify historic resources in the City through the use of surveys that are consistent with the adopted State Historic Preservation Office survey criteria.

Policy 3.2a: Local designation of historic resources should occur where the primary purpose is to protect the historic resources for the public interest and not where the primary purpose is something other than that such as to stabilize a neighborhood or preserve neighborhood character.

Policy 3.2b: The pursuance of new locally designated historic resources should focus on protecting the best examples of an element of the City's history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and / or cultural features and significant character defining features where possible.

Policy 3.2c: Protect exemplary groupings of historic properties as local historic districts.

Policy 3.2d: Local designation should only occur after the City has an understanding of the degree of property owner and public support for the proposed designation.

Policy 3.2e: Local designation of historic properties should only occur, after the City expends resources to inform property owners of the reasons for the proposed designation and what regulations will be included and the incentives offered for local designation.



Policy 3.2h: Prior to local designation, national designation should be pursued to ensure financial incentives are in place for those historic resources that are regulated locally.

Policy 3.2i: Professional reconnaissance level survey work should be completed prior to designating a local historic district because it identifies the number and type of historic resources in an area and provides the information needed when determining the appropriateness for change to a specific historic resource.

**Other adopted City policy documents addressing the role of historic preservation include:**

**East Bench Community Master Plan (1987):** The proposed Yalecrest-Harvard 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 also includes the following language in regards to Yalecrest:

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

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

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

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

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

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

- Restore and adaptively reuse historic resources.
- Develop programs to enhance and preserve the City’s cultural history and character as expressed in the built environment.
- Offer strong economic incentives to stop housing unit deterioration.

The Vision of the City will become reality when:

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

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

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

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

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

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

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

**Analysis:** Designation of the Yalecrest-Harvard Heights Local Historic District would generally be in the public interest. Evidence of public interest in historic preservation has been documented as early as 1993, with the adoption of the *City Vision and Strategic Plan*, and the City Council’s recent adoption of the *Community Preservation Plan* in 2012, as well as other policy documents noted above.

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

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

**Finding:** Approximately 24% of property owners (who own a majority interest in a lot) located within the proposed designation supported initiation of the petition. Based on the level of interest expressed and adopted City policies noted above, designation of Yalecrest-Harvard Heights Local Historic District appears to be in the best interest of the City. This standard is met.

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

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

**Analysis:** All homes within the proposed Yalecrest-Harvard Heights Local Historic District were constructed between 1926 and 1954. Of the 39 homes, the average year of construction is 1930 and the median is 1929. As such, all homes within the proposed district are more than 50 years old.

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

**Analysis:** As noted above, the proposed Yalecrest-Harvard Heights Local Historic District contains a wide range of architectural styles that are difficult to find in other areas of the city.

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

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

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

**Analysis:** Assuming the Yalecrest Neighborhood Reconnaissance Level Survey 2005 is amended as proposed (see Attachment C – Survey Amendment), 36 of 39 homes (approximately 92%) within the proposed Yalecrest-Harvard Heights Local Historic District are rated as “contributing” buildings, and 32 of those (approximately 82%) are considered to be architecturally significant.

**Finding:** Based on the analysis above, staff is of the opinion that the proposed Yalecrest-Harvard Heights Local Historic District meets all four of the previous factors for consideration.

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

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

**Analysis:** As stated previously, approximately 92% of homes are considered as “contributing” structures, and 82% are considered as architecturally significant.

**Finding:** The proposed Yalecrest-Harvard Heights Local Historic District contains a significant density of documented buildings that are rated as contributing buildings. This standard is met.

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

**Finding:** The proposed Yalecrest-Harvard Heights Local Historic District follows existing property lines and contains parcels that were originally platted within the Normandie Heights Subdivision. Although the proposed boundary contains parcels on both sides of Harvard Avenue between 1300 East and 1500 East, it does exclude the following:

- Ten parcels located within the existing Yalecrest-Normandie Circle Local Historic District (see map on page 3 of this report); and
- Two parcels not platted within the Normandie Heights Subdivision. These parcels located at 1147 S 1300 East, and 1309 E Harvard Avenue are part of the Big Field Survey 5 Acre Plat C and are not part of the original Bower Investment Company development on Harvard Avenue.

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

**Finding:** The proposed Yalecrest-Harvard Heights Local Historic District consists of properties generally found on the north and south sides of Harvard Avenue bounded by 1300 East and 1500 East streets. This is a recognizable manmade boundary and therefore, this standard is met.

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

**Finding:** Although the proposed Yalecrest-Harvard Heights Local Historic District does include two “remnant” or “related” parcels and one large landscaped island within the Harvard Avenue right-of-way—which Salt Lake City owns—there are no vacant or undeveloped parcels. Furthermore, 41 of 42 parcels within the subdivision contain residential land uses, and 39 of which contain a principal residential structure. Additionally, all pre-existing or potential non-contributing structures in the proposed local historic district are primarily located within the interior of the block. This standard is met.

**ATTACHMENT A  
APPLICATION**



# HP: Designation

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

Project #:

Received By:

Date Received:

PLNHLC 2015-00032

A Langlin

1/20/15

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Name of the Proposed Historic District or Site:

Yalecrest - Harvard Heights

Location of the Proposed Historic District or Site:

Harvard Avenue 1300 E - 1500 E

Name of Applicant:

Amy Reid + Cory Reid

Phone:

[Redacted]

Address of Applicant:

[Redacted]

E-mail of Applicant:

[Redacted]

Cell/Fax:

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

### AVAILABLE CONSULTATION

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

### FEE

➔ No application fee is required.

### WHERE TO FILE THE COMPLETE APPLICATION

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

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

### SIGNATURE

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

Signature of Owner or Agent:

Amy Reid C B Reid

Date:

1/19/15



# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: Amy Reid + Cory Reid

Name of Proposed Local Historic District: Yalecrest - Harvard Heights

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

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

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

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

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







# Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
MICHELLE PRITCHETT	1474 HARVARD AVE.	<i>Michelle Pritchett</i>	1/10/2015

Print Name	Address	Signature	Date
TROY PRITCHETT	1474 HARVARD AVE	<i>Troy Pritchett</i>	1-10-2015

Print Name	Address	Signature	Date
Joseph Taylor	1454 Harvard Ave.	<i>Joseph Taylor</i>	1-11-2015

Print Name	Address	Signature	Date
Ulla Taylor	1454 Harvard	<i>Ulla Taylor</i>	1-11-2015

Print Name	Address	Signature	Date
William C. Waller	1306 Harvard Ave	<i>Will Waller</i>	1/13/2015

Print Name	Address	Signature	Date
JENNIFER WEBLEY	1370 HARVARD	<i>Jennifer Webley</i>	1/13/2015

Print Name	Address	Signature	Date
Stephen Cole Webley	1370 Harvard Ave.	<i>S. Cole Webley</i>	1/13/2015

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

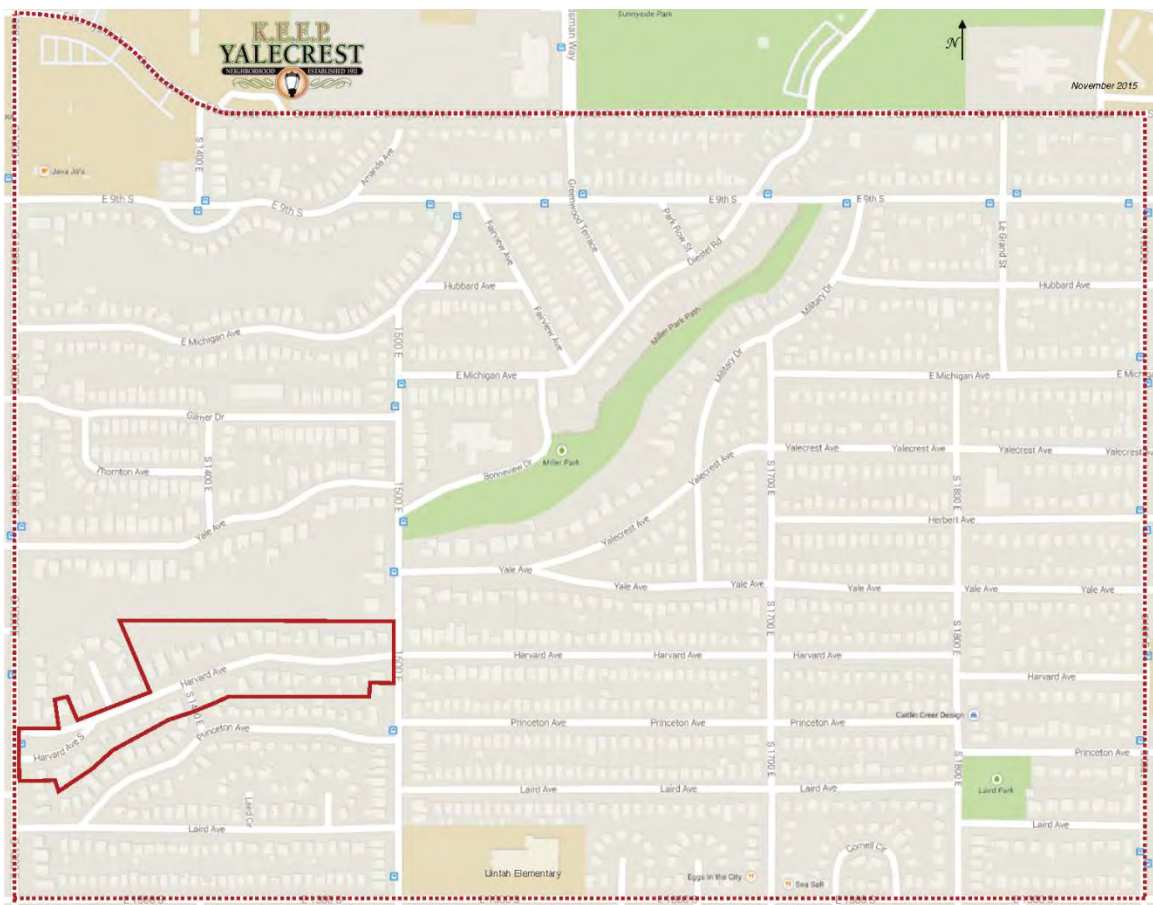
Print Name	Address	Signature	Date

## Local Historic District Designation Submittal Requirements for Yalecrest-Harvard Heights

### 1. Project Description

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

The 1300-1500 E. block of Harvard is part of Yalecrest which was placed on the National Register of Historic Places in 2007. Known as part of the subdivision, Normandie Heights, it was the last subdivision to be platted in Yalecrest. It was platted in 1926 with 140 lots. Owner at the time of platting was Bowers Investment Co. Houses were constructed primarily from 1926-1935. "It is distinctive for its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregular shaped lots" (Yalecrest RLS). The homes are each unique and a variety of architectural styles including: English Tudor, English Cottage, Colonial Revival, Neoclassical and French Norman.



### 2. Physical Integrity

The 1300-1500 E. block has a very high degree of visual cohesiveness and original contributing structures. Of the 39 structures, 94% are considered contributing according to the RLS (note: the RLS omitted 1489 Harvard Avenue).

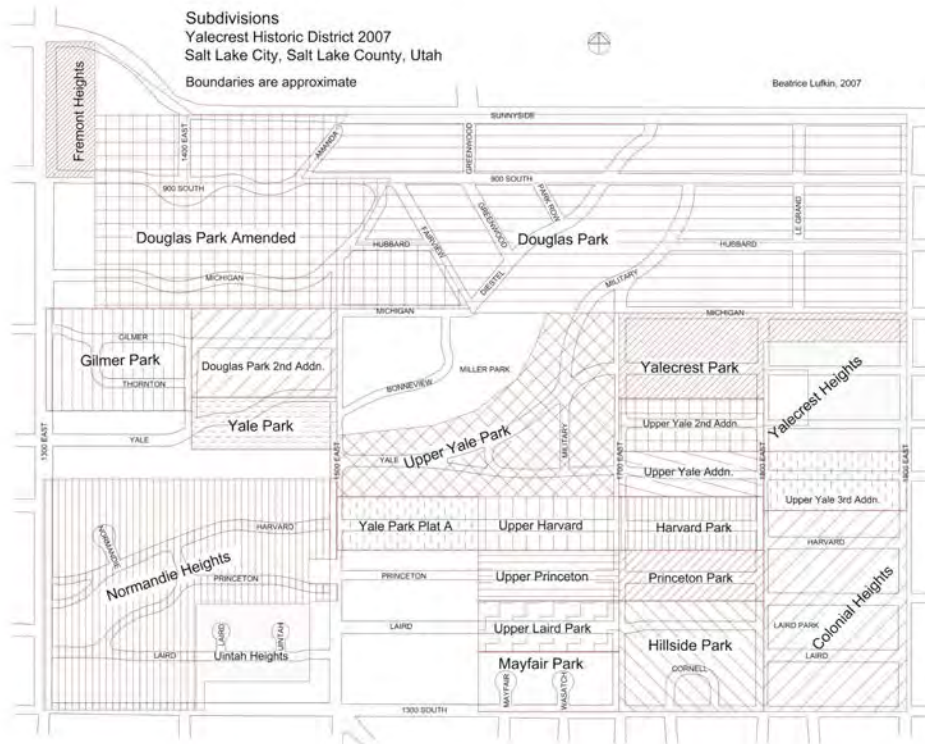
Properties recommended for intensive level research in the RLS:

1. 1389 E. Harvard - built 1929 - French Norman style. Richard Bird / Ezra Taft Benson home.
2. 1407 E. Harvard - built 1929 - French Norman style.

3. 1412 E. Harvard - built 1927 - Backer's French Norman style.
4. 1426 E. Harvard - built 1927 - French Norman style.
5. 1455 E. Harvard - built 1933 Jacobethan with bas-relief on facade

### 3. National Register of Historic Places

As previously stated, the proposed LHD is within the boundaries of the Yalecrest National Historic Preservation District (#07001168).



### 4. Landmark Sites



Perhaps one of the most iconic homes in all of Yalecrest, 1389 Harvard is often described as a “storybook” home. Built in 1929 in classic French Norman style with eye-catching steam bent wooden shingles meant to emulate texture and look of the old Reed Thatched roof. The home also has a unique castle-like turret with a stucco and plaster exterior. The original owner was Leo Bird, an advertising executive who established the Bird and Jex Outdoor Advertising Company in Salt Lake City. His firm was a pioneer in bringing the neon sign company to Utah in 1928.

Another prominent owner was Ezra Taft Benson, who served as president of the Church of Jesus Christ of Latter Day Saints and as Secretary of Agriculture in President Eisenhower’s administration. Prior to his work in Washington, D.C., and while serving as an apostle of the LDS Church, President Benson lived at 1389 Harvard between 1948 and 1952.

## 5. City Planning Policies

According to [slc.gov.com](http://slc.gov.com), *"The older neighborhoods, buildings and settlement patterns of Salt Lake City define the incremental development of the city, and provide its unique identity and 'sense of place,' as well as a solid foundation for its cultural, social, economic and environmental sustainability and 'livability.'"*

Developed from 1911-1938, Yalecrest shows a deliberate pattern of growth with the organized sectioning of farmland to the platting of subdivisions and planning of lots. Yalecrest is an excellent example of progressive development from one decade to the next, where styles of each subdivision are unique to its era.

Designating the Yalecrest – Harvard Heights adheres to the City's preservation philosophy adopted by Salt Lake City in 2011, specifically directives number 2 and 3:

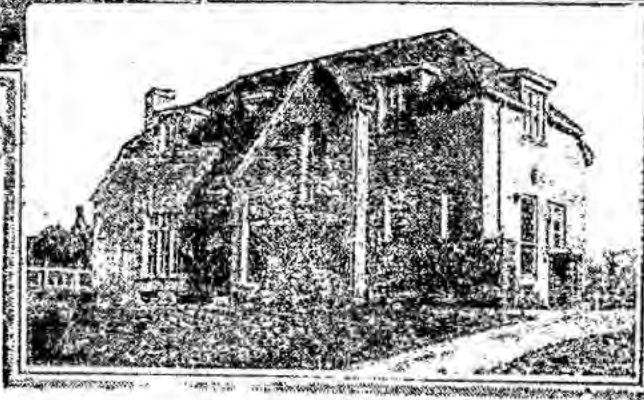
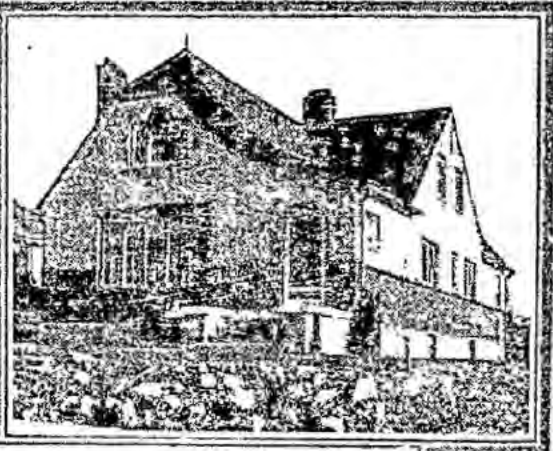
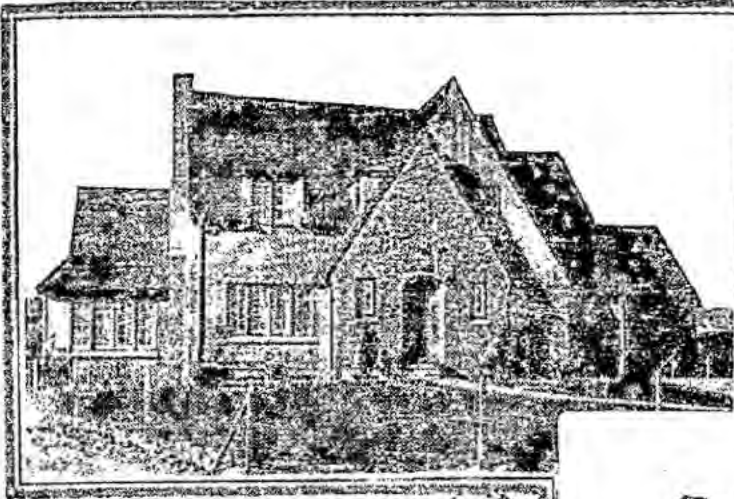
*"2. Support the designation of new National Register historic districts which provide property owners a significant financial incentive for appropriate re-investment*

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

## 6. Public Interest

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

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



**77 Homesites  
Sold—62  
Remain to  
Choose From**

These figures offer you convincing evidence of interest and activity in beautiful Normandie Heights. They suggest, too, a rare homesite opportunity for a limited number of families who will choose locations from the lots yet available.

Drive through this charming tract of hill-and-hollow overlooking the valley. See the lovely homes—36 in number—already constructed or under construction. Observe the impressive types of architecture, the landscaped premises and the charm of winding avenues.

## **NORMANDIE HEIGHTS**

### **Improved and Restricted**

Normandie Heights is already a distinctive neighborhood. Restrictions, \$6500 to \$9500, insure homes of beauty and quality. Lots range in price from \$1300 to \$3500. Each has a frontage of 60 feet or more. Harvard Avenue is curbed, paved and guttered; other avenues are curbed and guttered, with petition on file for balance of paving. Hardwood trees will be planted.

Inquire about our Free Architectural Service to purchasers of sites and builders of homes in this subdivision. We will plan, finance, and build you a home on very liberal terms. A salesman will meet you by appointment.

**Le Grand Richards Realty Co.**

GENERAL SALES AGENT.

42 South Main.

Phone Wasatch 160.

OWNED AND DEVELOPED  
by

**Bowers Investment Co.**

1033 So. State.

Phone Hyland 2610.



May 1933



**1306 East Harvard Avenue**  
Built 1927  
Stucco Plaster / Striated Brick  
French Norman  
A= Eligible / Architecturally Significant



### **1316 East Harvard Avenue**

Built 1954

Striated Brick / Stone Veneer / Alum/Vinyl Siding

Post-WWII: Other

A= Eligible / Architecturally Significant



### **1321 East Harvard Avenue**

Built 1929 by A. Toronto

Striated Brick / Half Timber

English Tudor

A= Eligible / Architecturally Significant





**1326 East Harvard Avenue**

Built 1930 by P. Biesinger

Regular Brick / Half-Timbering

English Tudor

B= Eligible



No Photo Available

**1332 East Harvard Avenue**

Built 1930

Regular Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant

William H. and Marjorie Sweet resided at 1332 East Harvard from 1932-1940. William was secretary-treasurer and later president of the Sweet Coal Company, which was just three miles west of Helper, Utah. It was the first coal camp developed in the Spring Canyon District. Mr. Atlantic Christensen, a Salt Lake dentist, lived in the house for one year in 1931, left for 8 years, and returned to live here until 1950.



### 1340 East Harvard Avenue

Built 1940

Striated Brick

Colonial Revival

A= Eligible / Architecturally Significant



### 1346 East Harvard Avenue

Built 1935

Regular Brick / Half-Timbering

English Tudor

B= Eligible



**1356 East Harvard Avenue**

Built 1928

Striated Brick / Half-Timbering

French Norman / English Tudor

A= Eligible / Architecturally Significant



No Original Photo

**1362 East Harvard Avenue**

Built 1928

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



### **1365 East Harvard Avenue**

Built 1930

Striated Brick / Half Timbering

English Tudor

A= Eligible / Architecturally Significant

The first owners of this unique architectural home were John Fred and Mabel Pearl Anderson Daynes. Both were widowers and married in 1920. John Fred's father, John Daynes, established a jewelry business in Norwich, England in 1850, prior to coming to Utah in 1862.

John Fred was a world traveler, a member of Rotary Club and the Salt Lake City Chamber of Commerce, and founder and president of a variety of Daynes Companies, including: Daynes Jewelry (president for 54 years), J. Fred Daynes Building Company, Lincoln Opticals Supply Company, Daynes Optical Company and Daynes Music Co. John Fred and Pearl lived in the house until 1953. After Mr. Daynes passed away, Mrs. Daynes continued to live here until 1971 -- a total of 41 years.



**1370 East Harvard Avenue**

Built 1926 by Bowers Building Company  
Regular Brick / Stucco / Plaster  
English Cottage  
A= Eligible / Architecturally Significant



**1373 East Harvard Avenue**

Built 1929  
Striated Brick  
Colonial Revival  
A= Eligible / Architecturally Significant



### **1380 East Harvard Avenue**

Built 1932

Asbestos Siding / Stone Veneer

Colonial Revival

A= Eligible / Architecturally Significant



### **1389 East Harvard Avenue**

Built 1929

Stucco / Plaster

French Norman

A= Eligible / Architecturally Significant

This home at 1389 Harvard was built in 1929, reflecting the classic French Norman style of architecture. This two-story home covers 3,742 square feet and includes five bedrooms and four full baths. It is one of the most iconic and most photographed homes in Yalecrest, highlighted by the eye-catching and extraordinary sculptured roof made of Canadian long-grain #1 cedar wood shingles. To maintain the roof,

75 gallons of linseed oil must be applied. In its heyday tour buses would stop in front of the home and it was known as a "storybook home" in a "storybook neighborhood"—one of only five or six so designated in the United States. According to a previous owner, the home was designed by Utah's first female architect.

Several features are original: the roof, the front arched windows, and the underground garage. There are French doors in the living room and the house has more than 50 windows. The exterior of the home is composed of brick and tile overlaid with stucco and, in modern times, a layer of dryvet (pronounced like "live"—it with a d) was added to protect the tile from cracking. During different times the home's exterior was painted gold and then pink.

At one time the home had a huge ballroom on the second floor which included a balcony that overlooked the living room below. It was here where Ingenuus and Dorothy Bentzar—a voice coach and piano teacher, respectively—taught some of the most famous singers and opera stars of the day including Robert Peterson. The space has since been made into three bedrooms.

The original owner was Leo Bird, an advertising executive who established the Bird and Jex Outdoor Advertising Company in Salt Lake City. His firm was a pioneer in bringing the neon sign company to Utah in 1928. He went bankrupt and a gentleman named Maurice Yates bought the home.

Another prominent owner was Ezra Taft Benson, who served as president of the LDS Church and was Secretary of Agriculture in President Eisenhower's administration. Prior to his work in Washington, D.C. and while serving as an apostle of the LDS Church, President Benson lived at 1389 Harvard between 1948 and 1952. In modern times, John C. Pingree, former director of the Utah Transit Authority, his wife and five children lived in the home between 1975 and 2004 and added many remodeling touches including a grand staircase made of wood from a pioneer home in the Avenues and a fireplace that was original to a mansion on South Temple.



### **1407 East Harvard Avenue**

Built 1933

Striated Brick / Cast Concrete

French Norman / Jacobethan

A= Eligible / Architecturally Significant

This castle-like home at 1407 Harvard was constructed in 1932 by and for the first owner, builder/contractor Adolphus Eugene Christensen. This French Norman style home is built with decorative brick and cast concrete walls with terra cotta detailing. It is 3,251 square feet and has a steeply pitched roof. There are four bedrooms (one in the conical tower, second floor) and 3.25 baths. The gardens are formally laid out. For many years there was a gazebo overlooking the Red Butte Creek gully.

Eugene Christensen was a prominent local contractor and a partner in the Ryberg Construction Company. During WW II, Christensen supervised the building of the Geneva Steel plant in Utah Valley and the Wendover Army base. Born in Farmington in 1890, Eugene married Elizabeth Catherine Burton in 1914. When their two-year old son unexpectedly died following an operation, they donated the stained glass window depicting Christ knocking at a door, to the Yale Ward of the LDS Church to honor their son's memory. A lavish wedding and reception was also held at the house when their daughter Elaine, a registered bacteriologist, married a doctor, Joseph Elaine Tanner, from Layton in 1946.

Eugene died in October 1945, at the age of 54, after falling from a horse while deer hunting in Ogden Canyon. He did not immediately seek medical treatment and soon thereafter died of gangrene and internal hemorrhaging at Holy Cross Hospital. His wife Catherine continued living in the house until the 1960s. She was active and prominent in local musical and educational societies, hosting many events in the home and gardens. The house is currently owned by a local attorney.





### **1412 East Harvard Avenue**

Built 1926 by Bowers Building Company

Striated Brick

French Norman

A= Eligible / Architecturally Significant

Built in 1927, this home has the distinction of once being painted bright pink and nicknamed the "Pepto House." Typical of this French Norman style, the lovely home has a circular corner turret, wall dormers that transition into the steeply pitched roof, and decorative quoins at the corners. A unique feature of the home is a bathroom on the upper-level of the turret.

Over the years, the home has had several owners, the most prominent being the Backer Family who owned Backer's Bakery on South Temple. They purchased the home in 1946 and resided here for many years. Mrs. Backer's pastry shop was established in 1941 and is now operated by third generation members of the family. Backer's is famous for its old-world recipes and style of preparing pastries and confections including using old wooden cookie presses brought to America from Germany. They kept the same store design and colors that were original to the shop, so the bakery has maintained its own original charming atmosphere.

In 1999, the home was purchased by Mike and Suzanne Broadbent who have taken great care to restore it to its original 1927 appearance. Interior features of interest include an original Arts and Crafts-era brick fireplace and light sconces which illuminate the fireplace.



**1419 East Harvard Avenue**

Built 1927 by Bowers Building Company

Striated Brick

Colonial Revival / Neoclassical

A= Eligible / Architecturally Significant



**1425 East Harvard Avenue**

Built 1927

Striated Brick

English Cottage

B= Eligible

This period revival cottage was built in 1927 and has 3,800 square feet. The style of the home is eclectic, mixing English Tudor style elements that include the steep center gable and multi-pane casement windows with Colonial Revival elements that include the classical-style entry porch.

The original owner of the home was likely Dr. George A. Cochran and his wife Mary. Dr. Cochran was a physician and surgeon who lived here with his family until about 1939 when the house was purchased by Dr. Ulrich Bryner and his wife Virginia, who lived in the house for over twenty years. The home was then purchased by the Busath family who sold the home to Michael and Muffy Ferro in 1999. When the Ferro's purchased this incredible home, they started a major renovation project, which involved every room in the house and took over a year to complete. The architect used for this renovation was Max Smith.



**1426 East Harvard Avenue**

Built 1926 by Bowers Building Company

Striated Brick / Stucco / Plaster

French Norman

A= Eligible / Architecturally Significant



**1433 East Harvard Avenue**

Built 1930

Striated Brick

English Cottage / Neoclassical

A= Eligible / Architecturally Significant



**1436 East Harvard Avenue**

Built 1928

Asbestos Siding

Neoclassical

C=Ineligible/Altered



### **1437 East Harvard Avenue**

Built 1937

Regular Brick / Asbestos Siding

Colonial Revival

A= Eligible / Architecturally Significant



### **1444 East Harvard Avenue**

Built 1927

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



**1445 East Harvard Avenue**

Built 1926

Striated Brick

English Cottage

A= Eligible / Architecturally Significant



**1449 East Harvard Avenue**

Built 1930 by R.B. Amundsen

Striated Brick / Half-Timbering

English Tudor / French Norman

A= Eligible / Architecturally Significant



**1450 East Harvard Avenue**

Built 1929 by Geo A. Biesginger  
Striated Brick / Half-Timbering  
English Tudor  
A= Eligible / Architecturally Significant



**1454 East Harvard Avenue**

Built 1926 by Bowers Building Company  
Striated Brick  
English Cottage  
A= Eligible / Architecturally Significant



No Original Photo

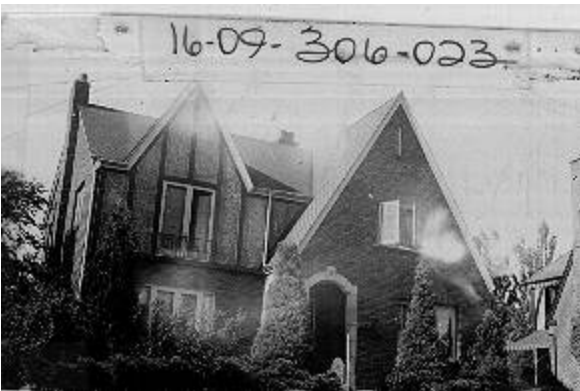
**1455 East Harvard Avenue**

Built 1933

Stucco / Plaster / Striated Brick / Stone Veneer

English Tudor / Jacobethan Revival

A= Eligible / Architecturally Significant



**1465 East Harvard Avenue**

Built 1929 by Bowers Building Company

Striated Brick / Half-Timbering

English Tudor

C=Ineligible





No Original Photo

**1468 East Harvard Avenue**

Built 1929 by R.B. Amundsen

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



**1469 East Harvard Avenue**

Built 1926

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



No Original Photo

**1474 East Harvard Avenue**

Built 1931 by R.B. Amundsen

Striated Brick

Neoclassical

A= Eligible / Architecturally Significant



**1477 East Harvard Avenue**

Built 1926

Striated Brick / Half-Timbering

English Tudor / Bungalow

A= Eligible / Architecturally Significant



**1484 East Harvard Avenue**

Built 1930 by R.B. Amundsen  
Striated Brick / Half-Timbering  
English Tudor  
A= Eligible / Architecturally Significant



**1485 East Harvard Avenue**

Built 1935  
Striated Brick  
French Norman  
A= Eligible / Architecturally Significant

This 1485 Harvard Avenue home is an example of large two-story, Eclectic Norman style architecture built with striated and regular polychromatic brick in 1935. It has a number of unique characteristics: a steeply

pitched hip roof with cresting and finials, an octagonal tower on the front façade containing a tall, rounded arched stain glass window, raised entry porch with turned wood supports containing unique scalloped metal on top of the portico, a reinforced polychromatic brick chimney with a wrought iron "L" on the west side and decorative stabilizing rod on the east side, steel casement windows, a unique segmental arched garage door at basement level

Some of the notable owners included Joseph and Gertrude Lawrence who lived in the house from 1936-1944. Joseph was a prominent theatre owner, the most famous of which was the Villa Theatre on Highland Drive which he built with his partner, David K. Edwards. It opened on Dec 23,

1949 and consisted of 1,300 seats in steep stadium style arrangement. The Villa Theatre was the first in Salt Lake City to have a wide screen. In 1958, South Pacific ran for 10 months and in 2001, USA Today named the Villa Theatre one of the 10 best movie theatres in the U.S.

Joseph Lawrence retired in 1955, selling his claim to Fox Theaters. It was then acquired by Carmike in 1993 and underwent major renovations between 1995 and 1996, including refurbishing the famous Villa neon sign. Carmike sold the Villa Theatre in 2004 to the Simantov Rug dealership, which has preserved its magnificent interior.



### **1487 Harvard Avenue**

Built 1931

Cottage / Bungalow

A= Eligible / Architecturally Significant



**1488 East Harvard Avenue**

Built 1926

Stucco / Plaster

French Norman

B= Eligible



**1495 East Harvard Avenue**

Built 1930 by R.B. Amundsen

Striated Brick

English Cottage

A= Eligible / Architecturally Significant

Addendum to Harvard Heights LHD Application  
Submitted by Amy & Cory Reid - 1477 E Harvard Avenue

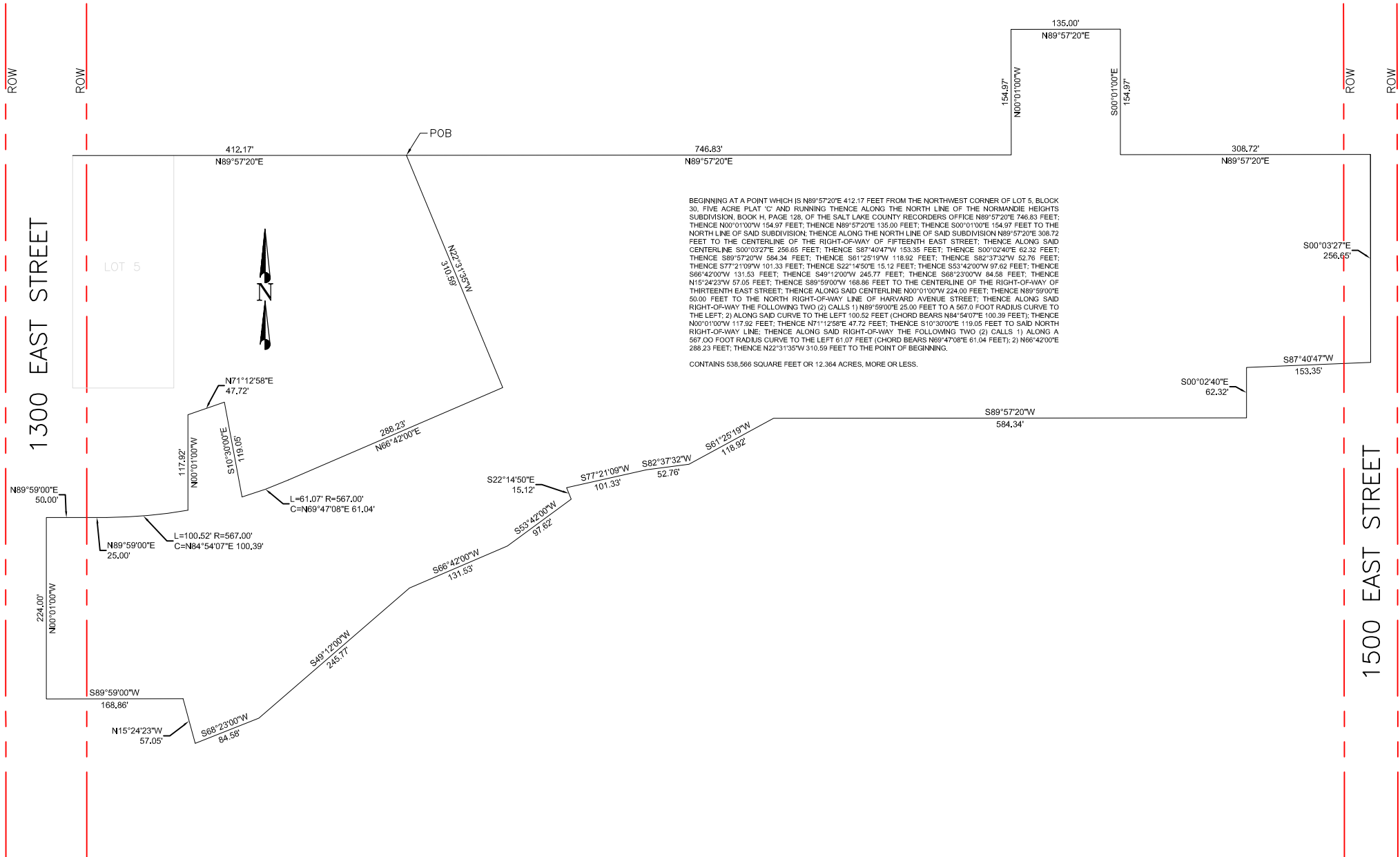
Encouraged by the Planning Office, we would like to add the following home to the application:



1133 South 1400 East  
Built 1937  
Neo-Colonial  
Stucco / Plaster  
A = Eligible / Architecturally Significant

**ATTACHMENT B**  
**PROPOSED DISTRICT BOUNDARY**

# HARVARD HEIGHTS LOCAL HISTORIC DISTRICT DESCRIPTION





## HARVARD HEIGHTS LOCAL HISTORIC DISTRICT DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°57'20"E 412.17 FEET FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 30, FIVE ACRE PLAT 'C' AND RUNNING THENCE ALONG THE NORTH LINE OF THE NORMANDIE HEIGHTS SUBDIVISION, BOOK H, PAGE 128, OF THE SALT LAKE COUNTY RECORDERS OFFICE N89°57'20"E 746.83 FEET; THENCE N00°01'00"W 154.97 FEET; THENCE N89°57'20"E 135.00 FEET; THENCE S00°01'00"E 154.97 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION N89°57'20"E 308.72 FEET TO THE CENTERLINE OF THE RIGHT-OF-WAY OF FIFTEENTH EAST STREET; THENCE ALONG SAID CENTERLINE S00°03'27"E 256.65 FEET; THENCE S87°40'47"W 153.35 FEET; THENCE S00°02'40"E 62.32 FEET; THENCE S89°57'20"W 584.34 FEET; THENCE S61°25'19"W 118.92 FEET; THENCE S82°37'32"W 52.76 FEET; THENCE S77°21'09"W 101.33 FEET; THENCE S22°14'50"E 15.12 FEET; THENCE S53°42'00"W 97.62 FEET; THENCE S66°42'00"W 131.53 FEET; THENCE S49°12'00"W 245.77 FEET; THENCE S68°23'00"W 84.58 FEET; THENCE N15°24'23"W 57.05 FEET; THENCE S89°59'00"W 168.86 FEET TO THE CENTERLINE OF THE RIGHT-OF-WAY OF THIRTEENTH EAST STREET; THENCE ALONG SAID CENTERLINE N00°01'00"W 224.00 FEET; THENCE N89°59'00"E 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARVARD AVENUE STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS 1) N89°59'00"E 25.00 FEET TO A 567.0 FOOT RADIUS CURVE TO THE LEFT; 2) ALONG SAID CURVE TO THE LEFT 100.52 FEET (CHORD BEARS N84°54'07"E 100.39 FEET); THENCE N00°01'00"W 117.92 FEET; THENCE N71°12'58"E 47.72 FEET; THENCE S10°30'00"E 119.05 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS 1) ALONG A 567.00 FOOT RADIUS CURVE TO THE LEFT 61.07 FEET (CHORD BEARS N69°47'08"E 61.04 FEET); 2) N66°42'00"E 288.23 FEET; THENCE N22°31'35"W 310.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 538,566 SQUARE FEET OR 12.364 ACRES, MORE OR LESS.

## YALECREST-HARVARD HEIGHTS LOCAL HISTORIC DISTRICT PARCELS

Line	Parcel Number	Parcel Address	Land Use
1	16-08-481-001-0000	1171 S 1300 East Street	Public property
2	16-08-482-001-0000	1306 E Harvard Avenue	Single-family
3	16-08-482-005-0000	1316 E Harvard Avenue	Duplex
4	16-08-434-008-0000	1321 E Harvard Avenue	Single-family
5	16-09-351-001-0000	1326 E Harvard Avenue	Single-family
6	16-09-351-021-0000	1328 E Harvard Avenue	Related parcel
7	16-09-351-020-0000	1332 E Harvard Avenue	Single-family
8	16-09-351-003-0000	1340 E Harvard Avenue	Single-family
9	16-09-351-004-0000	1346 E Harvard Avenue	Single-family
10	16-09-351-005-0000	1356 E Harvard Avenue	Single-family
11	16-09-351-006-0000	1362 E Harvard Avenue	Single-family
12	16-09-306-012-0000	1365 E Harvard Avenue	Single-family
13	16-09-351-007-0000	1370 E Harvard Avenue	Single-family
14	16-09-306-013-0000	1373 E Harvard Avenue	Single-family
15	16-09-351-008-0000	1380 E Harvard Avenue	Single-family
16	16-09-306-014-0000	1389 E Harvard Avenue	Single-family
17	16-09-352-001-0000	1133 S 1400 East Street	Single-family
18	16-09-306-015-0000	1407 E Harvard Avenue	Single-family
19	16-09-352-002-0000	1412 E Harvard Avenue	Single-family
20	16-09-306-016-0000	1419 E Harvard Avenue	Single-family
21	16-09-306-017-0000	1425 E Harvard Avenue	Single-family
22	16-09-352-003-0000	1426 E Harvard Avenue	Single-family
23	16-09-306-018-0000	1433 E Harvard Avenue	Single-family
24	16-09-352-004-0000	1436 E Harvard Avenue	Single-family
25	16-09-306-019-0000	1437 E Harvard Avenue	Single-family
26	16-09-352-005-0000	1444 E Harvard Avenue	Single-family
27	16-09-306-020-0000	1445 E Harvard Avenue	Single-family
28	16-09-306-021-0000	1449 E Harvard Avenue	Single-family
29	16-09-352-006-0000	1450 E Harvard Avenue	Single-family
30	16-09-352-007-0000	1454 E Harvard Avenue	Single-family
31	16-09-306-023-0000	1465 E Harvard Avenue	Single-family
32	16-09-352-008-0000	1468 E Harvard Avenue	Single-family
33	16-09-306-024-0000	1469 E Harvard Avenue	Single-family
34	16-09-352-009-0000	1474 E Harvard Avenue	Single-family
35	16-09-306-025-0000	1477 E Harvard Avenue	Single-family
36	16-09-352-010-0000	1484 E Harvard Avenue	Single-family
37	16-09-306-026-0000	1485 E Harvard Avenue	Single-family
38	16-09-306-027-0000	1487 E Harvard Avenue	Single-family
39	16-09-352-023-0000	1488 E Harvard Avenue	Single-family
40	16-09-306-032-0000	1495 E Harvard Avenue	Single-family
41	16-09-306-033-0000	1455 E Harvard Avenue	Single-family
42	16-09-352-011-0000	1136 S 1500 East Street	Related parcel

**ATTACHMENT C**  
**SURVEY AMENDMENTS 2015**

## SURVEY AMENDMENTS 2015

Petition: PLNHLC2015-00032 – Yalecrest-Harvard Heights Local Historic District

Date: December 30, 2015

Based on a survey conducted on December 3, 2015, by Cory Jensen, Senior Preservation Program Specialist with the Utah Division of State History, to reevaluate properties located within the proposed Yalecrest-Harvard Heights Local Historic District, Planning Division staff recommends the following amendments to the Yalecrest Neighborhood Reconnaissance Level Survey 2005:

PROPERTY ADDRESS	2005 SURVEY	2015 AMENDMENT	CONTRIBUTING STATUS
1316 E Harvard Avenue	A	B	Eligible
1326 E Harvard Avenue	B	A	Eligible/significant
1327 E Harvard Avenue	B	A	Eligible/significant
1425 E Harvard Avenue	B	A	Eligible/significant
1437 E Harvard Avenue	A	C	Ineligible
1445 E Harvard Avenue	A	B	Eligible
1454 E Harvard Avenue	A	B	Eligible
1469 E Harvard Avenue	A	B	Eligible
1488 E Harvard Avenue	B	A	Eligible/significant

With these proposed amendments, should the City Council designate the proposed local historic district, Planning Division staff will use these ratings to determine review standards for proposed exterior changes on any given structure as per:

- 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

**ATTACHMENT D**  
**YALECREST NEIGHBORHOOD RECONNAISSANCE LEVEL SURVEY 2005**  
**(EXCERPT)**

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

Address/ Property Name	Eval/ Hi	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
851 S 1400 EAST	A	0/1	c. 1912	REGULAR BRICK SANDSTONE SHINGLE SIDING	ARTS & CRAFTS	BUNGALOW	05	SHIPLER PHOTO DURING CONSTRUCTION
861 S 1400 EAST	B	0/0	1940	ASBESTOS SIDING	MINIMAL TRADITIONAL	SINGLE DWELLING WWII-ERA COTTAGE	05	
THATCHER, FLOYD K.		1				SINGLE DWELLING		
868 S 1400 EAST	B	1/0	1929	STRIATED BRICK ALUM./VINYL SIDING	ENGLISH COTTAGE	PERIOD COTTAGE	05	A.E. JORGENSEN
871 S 1400 EAST	A	0/0	1915	CLINKER BRICK STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	SINGLE DWELLING BUNGALOW	05	
HAINEY, W.R.		1				SINGLE DWELLING		
874 S 1400 EAST	A	1/0	1929	STRIATED BRICK STONE VENEER HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	A.E. JORGENSEN
		1				SINGLE DWELLING		
875 S 1400 EAST	B	0/0	1938	STRIATED BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
SHARP, LEO B.		1						
882 S 1400 EAST	A	0/0	1927	REGULAR BRICK HALF-TIMBERING	BUNGALOW	BUNGALOW	05	
WULFRON, C.		1				SINGLE DWELLING		
1003 S 1400 EAST	A	0/1	1940	STRIATED BRICK	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	+ 1408 GILMER
WRIGHT, LEE		1						
1009 S 1400 EAST	A	1/0	c. 1936	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
FARNSWORTH, B.O.		1						
1015 S 1400 EAST	B	1/0	1924	STRIATED BRICK ASBESTOS SIDING	BUNGALOW NEOCLASSICAL	BUNGALOW	05	
MADSEN, SPENCER W.		1.5				SINGLE DWELLING		
1031 S 1400 EAST	A	0/1	c. 1915	REGULAR BRICK STUCCO/PLASTER	ARTS & CRAFTS	BUNGALOW	05	
		1				SINGLE DWELLING		
1133 S 1400 EAST JENSEN, P.S./	A	0/1 1	1936	STUCCO/PLASTER	NEO-COLONIAL	PERIOD COTTAGE SINGLE DWELLING	05	

?≈approximate address

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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
1306 E HARVARD AVENUE A		0/0	1927	STUCCO/PLASTER STRIATED BRICK	FRENCH NORMAN	PERIOD COTTAGE	05	IN PROCESS
	1.5					SINGLE DWELLING	98	
1309 E HARVARD AVENUE A		0/0	c. 1945	REGULAR BRICK STONE VENEER	POST-WWII: OTHER	DOUBLE HOUSE / DUPLEX	05	+1311
	2					MULTIPLE DWELLING		
1316 E HARVARD AVENUE A		0/0	1954	STRIATED BRICK STONE VENEER ALUM./VINYL SIDING	POST-WWII: OTHER	DOUBLE HOUSE / DUPLEX	05	
	1					MULTIPLE DWELLING		
1321 E HARVARD AVENUE A		0/1	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	A. TORONTO, BLDR.
	1.5					SINGLE DWELLING		
1326 E HARVARD AVENUE B		0/0	1930	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	P. BIESINGER, BLDR.; BARTILE
TEUDT, GUS T. 1327 E HARVARD AVENUE B		1.5 0/0	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	BOWERS BUILDING COMPANY; BARTILE
CRAWFORD 1332 E HARVARD AVENUE A		1.5 0/0	c. 1930	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	
	1.5					SINGLE DWELLING		
1340 E HARVARD AVENUE A		0/0	c. 1940	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE	05	
	2		1979			SINGLE DWELLING		
1346 E HARVARD AVENUE B		1/0	1935	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	
MONROE, W. WENDELL, HOUSE		1.5	1972			SINGLE DWELLING	85	
1356 E HARVARD AVENUE A		1/0	1928	STRIATED BRICK HALF-TIMBERING	FRENCH NORMAN ENGLISH TUDOR	PERIOD COTTAGE	05	SPEC HSE. BY BOWERS INVESTMENT; 1972 GARAGE
CUBBISON, WALTER & HELEN, 1359 E HARVARD AVENUE A		1.5 0/1	1935	ASBESTOS SIDING STONE VENEER	COLONIAL REVIVAL	SINGLE DWELLING PERIOD COTTAGE	85 05	
SHEETS, GILBERT 1362 E HARVARD AVENUE A		2 0/1	c. 1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	
	1.5					SINGLE DWELLING		

?≈approximate address

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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
1365 E HARVARD AVENUE A DAYNES, J. FRED & PEARL A.		0/1 2	1930	HALF-TIMBERING STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05 85	DAYNES JEWELRY CO. PRESIDENT, 1951 GARAGE
1370 E HARVARD AVENUE A		0/0 1.5	1926	REGULAR BRICK STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BUILDING COMPANY
1373 E HARVARD AVENUE A JENSEN, E.G.		1/0 2	1929	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	
1380 E HARVARD AVENUE A SKAGGS, L.S.		0/1 1.5	1932	ASBESTOS SIDING STONE VENEER	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	
1389 E HARVARD AVENUE A BIRD, RICHARD LEO/BENSON.		0/0 1	1929	STUCCO/PLASTER	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05 85	1945-53 EZRA TAFT BENSON
1407 E HARVARD AVENUE A CHRISTENSEN, EUGENE &		0/0 2	1933	STRIATED BRICK CAST CONCRETE	FRENCH NORMAN JACOBETHAN REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05 85	BARONIAL
1412 E HARVARD AVENUE A		1/0 1.5	1926	STRIATED BRICK	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BUILDING COMPANY
1419 E HARVARD AVENUE A GLAUSER, JOHN		0/1 1.5	1927	STRIATED BRICK	COLONIAL REVIVAL NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BUILDING COMPANY
1425 E HARVARD AVENUE B		1/0 2	1927	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BARTILE
1426 E HARVARD AVENUE A HEISELT, LAWRENCE H. & ANNIE		0/1 1.5	1927	STRIATED BRICK STUCCO/PLASTER	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05 85	BOWERS BUILDING COMPANY
1433 E HARVARD AVENUE A		0/0 1.5	1930	STRIATED BRICK	ENGLISH COTTAGE NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	
1436 E HARVARD AVENUE C BIELE, R.H.		0/1 1.5	1928 1972	ASBESTOS SIDING	NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	

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

Address/ Property Name	Eval/ Hr	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1437 E HARVARD AVENUE A MIDDLETON, DR. R.P.		0/0 2	1937	REGULAR BRICK ASBESTOS SIDING	COLONIAL REVIVAL	OTHER LATE 20TH C. TYPE SINGLE DWELLING	05	
1444 E HARVARD AVENUE A		0/0 1.5	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	
1445 E HARVARD AVENUE A WHITE, A.E.		0/0 1.5	1926 1984	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1449 E HARVARD AVENUE A EARLEY, JOHN S. & MAUDE A		0/0 2	1930	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05 85	R.B. AMUNDSEN, BLDR.
1450 E HARVARD AVENUE A		0/1 1.5	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	GEO. A. BIESGINGER, BLDR.
1454 E HARVARD AVENUE A		0/1 1.5	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BUILDING COMPANY
1455 E HARVARD AVENUE A GARDNER, WILFORD W. & ANNIE.		0/0 1.5	1933	STUCCO/PLASTER STRIATED BRICK STONE VENEER	ENGLISH TUDOR JACOBETHAN REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05 85	ROCK FACED ASHLAR
1465 E HARVARD AVENUE C ADAMS, L.E.		0/0 1.5	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BUILDING COMPANY, REAR ADDN.
1468 E HARVARD AVENUE A		0/1 1.5	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	R.B. AMUNDSEN, BLDR.
1469 E HARVARD AVENUE A SHEPHERD, WARREN S., HOUSE		0/1 1.5	1926 1928	HALF-TIMBERING STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05 99	
1474 E HARVARD AVENUE A		0/1 1.5	1931	STRIATED BRICK	NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	R.B. AMUNDSEN, BLDR.
1477 E HARVARD AVENUE A JONES, J.R.		0/1 1.5	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR BUNGALOW	PERIOD COTTAGE SINGLE DWELLING	05	

?≈approximate address

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**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						
1484 E HARVARD AVENUE A		0/1	1930	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	R.B. AMUNDSEN, BLDR.
		1.5						
1485 E HARVARD AVENUE A LAWRENCE, JOSEPH L. &		0/0 2	1935	STRIATED BRICK	FRENCH NORMAN	SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05 85	PROMINENT THEATRE OWNER
1488 E HARVARD AVENUE B RALPHS, EPHRAIM T. &		0/0 1.5	1926	STUCCO/PLASTER	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05 85	BOWERS BLDG. CO.; BARTILE ROOF
1495 E HARVARD AVENUE A SORENSEN, HORACE A.		0/0 2	1930	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	R.B. AMUNDSEN, BLDR.
1503 E HARVARD AVENUE A BOWMAN HOUSE		0/0 1	1916	STUCCO/PLASTER ALUM./VINYL SIDING	INTERNATIONAL PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05 76	AKA 1115 S. 1500 EAST; TO DUPLEX IN 1947
1506 E HARVARD AVENUE A RAWLINS, ATHOL & KATHLEEN		0/0 2	1915 1977	STUCCO/PLASTER	PRAIRIE SCHOOL	FOURSQUARE (BOX) SINGLE DWELLING	05 85	BUILDERS LOAN & TRUST; ECLECTIC
1510 E HARVARD AVENUE A		0/0 1	1947	STRIATED BRICK	MINIMAL TRADITIONAL	OTHER LATE 20TH C. TYPE SINGLE DWELLING	05	GADDIS INV. CO., BLDR.
1511 E HARVARD AVENUE A HOOPER, JAMES		1/0 1	1924	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1516 E HARVARD AVENUE A TUCKER, E.G.		1/0 1	1917 1985	REGULAR BRICK	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	05	PORTE COCHERE;
1517 E HARVARD AVENUE A		1/0 1	1915	REGULAR BRICK STUCCO/PLASTER	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05	BUILDERS LOAN & TRUST CO., BLDR.
1521 E HARVARD AVENUE A		1/0 1	1915	REGULAR BRICK	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	05	BUILDERS LOAN & TRUST CO., BLDR.

7=approximate address

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851 S 1400 EAST  
A



861 S 1400 EAST  
B



868 S 1400 EAST  
B



871 S 1400 EAST  
A



874 S 1400 EAST  
A



875 S 1400 EAST  
B



882 S 1400 EAST  
A



1003 S 1400 EAST  
A



1009 S 1400 EAST  
A



1015 S 1400 EAST  
B



1031 S 1400 EAST  
A



1133 S 1400 EAST  
A



1306 E HARVARD  
A



1309 E HARVARD  
A



1316 E HARVARD  
A



1321 E HARVARD  
A



1326 E HARVARD  
B



1327 E HARVARD  
B



1332 E HARVARD  
A



1340 E HARVARD  
A



1346 E HARVARD  
B



1356 E HARVARD  
A



1359 E HARVARD  
A



1362 E HARVARD  
A



1365 E HARVARD  
A



1370 E HARVARD  
A



1373 E HARVARD  
A



1380 E HARVARD  
A



1389 E HARVARD  
A



1407 E HARVARD  
A



1412 E HARVARD  
A



1419 E HARVARD  
A



1425 E HARVARD  
B



1426 E HARVARD  
A



1433 E HARVARD  
A



1436 E HARVARD  
C



1437 E HARVARD  
A



1444 E HARVARD  
A



1445 E HARVARD  
A



1449 E HARVARD  
A



1450 E HARVARD  
A



1454 E HARVARD  
A



1455 E HARVARD  
A



1465 E HARVARD  
C



1468 E HARVARD  
A



1469 E HARVARD  
A



1474 E HARVARD  
A



1477 E HARVARD  
A



1484 E HARVARD  
A



1485 E HARVARD  
A



1487 E HARVARD  
A



1488 E HARVARD  
B



1495 E HARVARD  
A



1503 E HARVARD  
A



1506 E HARVARD  
A



1510 E HARVARD  
A



1511 E HARVARD  
A



1516 E HARVARD  
A



1517 E HARVARD  
A



1521 E HARVARD  
A

**ATTACHMENT E  
PUBLIC COMMENTS**



**OPEN HOUSE  
PUBLIC COMMENT FORM**

**December 17, 2015**



Planning Division  
Department of Community &  
Economic Development

**Yalecrest-Harvard Heights Local Historic District**

Name: Kelly Marinan

Address: [REDACTED]

Zip Code [REDACTED]

Phone: \_\_\_\_\_ E-mail [REDACTED]

Comments: Harvard Avenue is such a beautiful area,  
rich in history with some awesome architecture.  
I would love to see this area protected & connected  
with the other Harvard Avenue LHDCs. All of Yalecrest  
should really be valued & protected for the wonderful  
neighborhood it is. Thanks for providing so much  
info at the Open House.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slc.gov](mailto:michael.maloy@slc.gov) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

## Maloy, Michael

---

**From:** Diane Elkins [REDACTED]  
**Sent:** Wednesday, December 30, 2015 8:59 AM  
**To:** Maloy, Michael  
**Subject:** Harvard Heights Local Historic District

Good morning, I live at [REDACTED]. The purpose of this e-mail is to lend my support to the petition to have the neighborhood from 13<sup>th</sup> East to 15<sup>th</sup> East of Harvard Avenue be made into a Local Historic District.

Diane Elkins  
[REDACTED]

## Maloy, Michael

---

**From:** Tim Gibbons [REDACTED]  
**Sent:** Wednesday, December 30, 2015 11:25 AM  
**To:** Maloy, Michael  
**Subject:** Yalecrest-Harvard Heights LHD

Hello Mr. Maloy,

I am writing to you today to express my family's support for the proposed Yalecrest-Harvard Heights LHD. A resident of Salt Lake for just under 25 years, I have grown to love Salt Lake's older neighborhoods for their walkability and the sense of structural proportion. My wife and I have always admired the Harvard/Yalecrest area and back in the spring of 2013 we had the good fortune to purchase a home on Harvard Avenue. In our small way we consider ourselves stewards of our marvelous 1928 NeoClassical and we are truly grateful to live in such a beautiful area. This proposal for the Yalecrest-Harvard Heights LHD has my family's deepest support.

Thank you.

Sincerely,

Tim and Megan Gibbons  
[REDACTED]

**ATTACHMENT F**  
**YALECREST NATIONAL REGISTER NOMINATION 2007**

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Yalecrest Historic District

other name/site number Harvard-Yale

2. Location

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

not for publication

city or town Salt Lake City

vicinity

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

3. State/Federal Agency Certification

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

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

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

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

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

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

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

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

**5. Classification**

**Ownership of Property**

(check as many boxes as apply)

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

**Category of Property**

(check only one box)

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

**Number of Resources within Property**

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

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

**Name of related multiple property listing**

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

N/A

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

1

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

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

**Current Function**

(Enter categories from instructions)

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

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

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

**Materials**

(Enter categories from instructions)

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

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

Yalecrest Historic District  
Name of Property

Salt Lake County, Utah  
City, County and State

**8. Description**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

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 # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

**Period of Significance**

1910-1957

**Significant Dates**

1910, 1940

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Various including: Raymond Ashton, Taylor Woolley, Slack

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

**Primary location of additional data:**

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

Salt Lake City Planning Department

See continuation sheet(s) for Section No. 9

**10. Geographical Data**

Acreege of Property approximately 390 acre(s)

**UTM References**

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

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

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

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

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

**Verbal Boundary Description**

(Describe the boundaries of the property.)

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

Property Tax No. Various

**Boundary Justification**

(Explain why the boundaries were selected.)

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

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Beatrice Lufkin / Historic Preservation Consultant

organization Salt Lake City Planning Department date 2007

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

city or town Salt Lake City state UT zip code 84105

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

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

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

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

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

**Property Owner**

name/title District Nomination - Multiple owners

street & number N/A telephone N/A

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

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

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



## National Register of Historic Places Continuation Sheet

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

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### Narrative Description

#### Site

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

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

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

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

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

## National Register of Historic Places Continuation Sheet

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

### Survey Methods and Eligibility Requirements

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

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

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

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

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

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

### Architectural Styles, Types and Materials by Period

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

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

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

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

United States Department of the Interior  
National Park Service

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Statistical Summary of the Yalecrest Historic District

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

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

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

### Narrative Statement of Significance

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

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

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

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

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

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



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

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

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

### Historic Contexts

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

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

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

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

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

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

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

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

### Subdivisions

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

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

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

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

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

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

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

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

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

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

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

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

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

### Architects

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

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

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

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

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

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

### Builders and Developers

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

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

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

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

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

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

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

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

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

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

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

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

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

### Residents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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### Summary

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

United States Department of the Interior  
National Park Service

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### Common Label Information:

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

### Photo No. 1:

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

### Photo No. 2:

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

### Photo No. 3:

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

### Photo No. 4:

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

### Photo No. 5:

6. 1523 East 900 South. Camera facing north.

### Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

### Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

### Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

### Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

### Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

### Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

### Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.

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National Park Service

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**Photo No. 13:**

6. 1207 South 1500 East. Camera facing east.

**Photo No. 14:**

6. 1731 East Michigan Avenue. Camera facing northwest.

**Photo No. 15:**

6. 940 South Fairview Avenue. Camera facing west.

**Photo No. 16:**

6. 1474 East Laird Avenue. Camera facing southwest.

**Photo No. 17:**

6. 972 East Military Drive. Camera facing northwest.

**Photo No. 18:**

6. 1780 East Michigan Avenue. Camera facing southwest.

**Photo No. 19:**

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

**Photo No. 20:**

6. 1510 East Yale Avenue. Camera facing southeast.

**Photo No. 21:**

6. 1785 East Yalecrest Avenue. Camera facing north.

**Photo No. 22:**

6. 1783 East Harvard Avenue. Camera facing northwest.

**Photo No. 23:**

6. 1389 East Harvard Avenue. Camera facing north.

**Photo No. 24:**

6. 1407 East Harvard Avenue. Camera facing north.

**Photo No. 25:**

6. 1100 South 1500 East. Camera facing west.

**Photo No. 26:**

6. 1757 East Herbert Avenue. Camera facing north.

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**Photo No. 27:**

6. 939 South Diestel Road. Camera facing southwest.

**Photo No. 28:**

6. 1547 East Yale Avenue. Camera facing north.

**Photo No. 29:**

6. 1865 East Herbert Avenue. Camera facing northeast.

**Photo No. 30:**

6. 1308 East Laird Avenue. Camera facing southeast.

**Photo No. 31:**

6. 1571 East Michigan Avenue. Camera facing north.

**Photo No. 32:**

6. 1789 East Hubbard Avenue. Camera facing northwest.

**Photo No. 33:**

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

**Photo No. 34:**

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

**Photo No. 35:**

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

**Photo No. 36:**

6. Fireplace and lawn. Camera facing northeast.

**Photo No. 37:**

6. 1340 East Harvard Avenue. Camera facing south.

**Photo No. 38:**

6. 1762 East Sunnyside Avenue. Camera facing southwest.

**Photo No. 39:**

6. 1804 East Harvard Avenue. Camera facing south.

**Photo No. 40:**

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



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

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**Photo No. 41:**

6. Laird Park. Camera facing east.

**Photo No. 42:**

6. 1675 East 1300 South. Camera facing northeast.

**Photo No. 43:**

6. 1709 East 1300 South. Camera facing north.

**Photo No. 44:**

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

**Photo No. 45:**

6. 1836 East Sunnyside Avenue. Camera facing south.

**Photo No. 46:**

6. 1384 East Yale Avenue. Camera facing south.

**Photo No. 47:**

6. 1788 East Hubbard Avenue. Camera facing south.

**Photo No. 48:**

6. 1174 East Laird Avenue. Camera facing southwest.

**Photo No. 49:**

6. 1774 East Michigan Avenue. Camera facing northeast.

**Photo No. 50:**

6. 904 South Diestel Road. Camera facing northwest.

**Photo No. 51:**

6. 1009 East Military Drive. Camera facing east.

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## Narrative Description

### Site

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

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

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

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

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

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

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## Survey Methods and Eligibility Requirements

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

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

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

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

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

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

## Architectural Styles, Types and Materials by Period

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

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

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

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

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

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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

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

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

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

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

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

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

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

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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)

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

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

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

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

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

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

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

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## Statistical Summary of the Yalecrest Historic District

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

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



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## Narrative Statement of Significance

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

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

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

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

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

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

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

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

## Historic Contexts

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

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

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

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

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

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

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

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

### Subdivisions

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

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

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

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

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

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

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

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

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

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

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

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

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

### Architects

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

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

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

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

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

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

### Builders and Developers

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

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

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

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

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

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

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

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

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

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

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

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

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

### Residents

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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### Summary

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

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## National Register of Historic Places Continuation Sheet

Section No. 9 Page 3

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

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# National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

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

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## Common Label Information:

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

## Photo No. 1:

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

## Photo No. 2:

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

## Photo No. 3:

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

## Photo No. 4:

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

## Photo No. 5:

6. 1523 East 900 South. Camera facing north.

## Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

## Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

## Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

## Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

## Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

## Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

## Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

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

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**Photo No. 13:**

6. 1207 South 1500 East. Camera facing east.

**Photo No. 14:**

6. 1731 East Michigan Avenue. Camera facing northwest.

**Photo No. 15:**

6. 940 South Fairview Avenue. Camera facing west.

**Photo No. 16:**

6. 1474 East Laird Avenue. Camera facing southwest.

**Photo No. 17:**

6. 972 East Military Drive. Camera facing northwest.

**Photo No. 18:**

6. 1780 East Michigan Avenue. Camera facing southwest.

**Photo No. 19:**

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

**Photo No. 20:**

6. 1510 East Yale Avenue. Camera facing southeast.

**Photo No. 21:**

6. 1785 East Yalecrest Avenue. Camera facing north.

**Photo No. 22:**

6. 1783 East Harvard Avenue. Camera facing northwest.

**Photo No. 23:**

6. 1389 East Harvard Avenue. Camera facing north.

**Photo No. 24:**

6. 1407 East Harvard Avenue. Camera facing north.

**Photo No. 25:**

6. 1100 South 1500 East. Camera facing west.

**Photo No. 26:**

6. 1757 East Herbert Avenue. Camera facing north.



## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

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

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**Photo No. 27:**

6. 939 South Diestel Road. Camera facing southwest.

**Photo No. 28:**

6. 1547 East Yale Avenue. Camera facing north.

**Photo No. 29:**

6. 1865 East Herbert Avenue. Camera facing northeast.

**Photo No. 30:**

6. 1308 East Laird Avenue. Camera facing southeast.

**Photo No. 31:**

6. 1571 East Michigan Avenue. Camera facing north.

**Photo No. 32:**

6. 1789 East Hubbard Avenue. Camera facing northwest.

**Photo No. 33:**

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

**Photo No. 34:**

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

**Photo No. 35:**

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

**Photo No. 36:**

6. Fireplace and lawn. Camera facing northeast.

**Photo No. 37:**

6. 1340 East Harvard Avenue. Camera facing south.

**Photo No. 38:**

6. 1762 East Sunnyside Avenue. Camera facing southwest.

**Photo No. 39:**

6. 1804 East Harvard Avenue. Camera facing south.

**Photo No. 40:**

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

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

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

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**Photo No. 41:**

6. Laird Park. Camera facing east.

**Photo No. 42:**

6. 1675 East 1300 South. Camera facing northeast.

**Photo No. 43:**

6. 1709 East 1300 South. Camera facing north.

**Photo No. 44:**

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

**Photo No. 45:**

6. 1836 East Sunnyside Avenue. Camera facing south.

**Photo No. 46:**

6. 1384 East Yale Avenue. Camera facing south.

**Photo No. 47:**

6. 1788 East Hubbard Avenue. Camera facing south.

**Photo No. 48:**

6. 1174 East Laird Avenue. Camera facing southwest.

**Photo No. 49:**

6. 1774 East Michigan Avenue. Camera facing northeast.

**Photo No. 50:**

6. 904 South Diestel Road. Camera facing northwest.

**Photo No. 51:**

6. 1009 East Military Drive. Camera facing east.

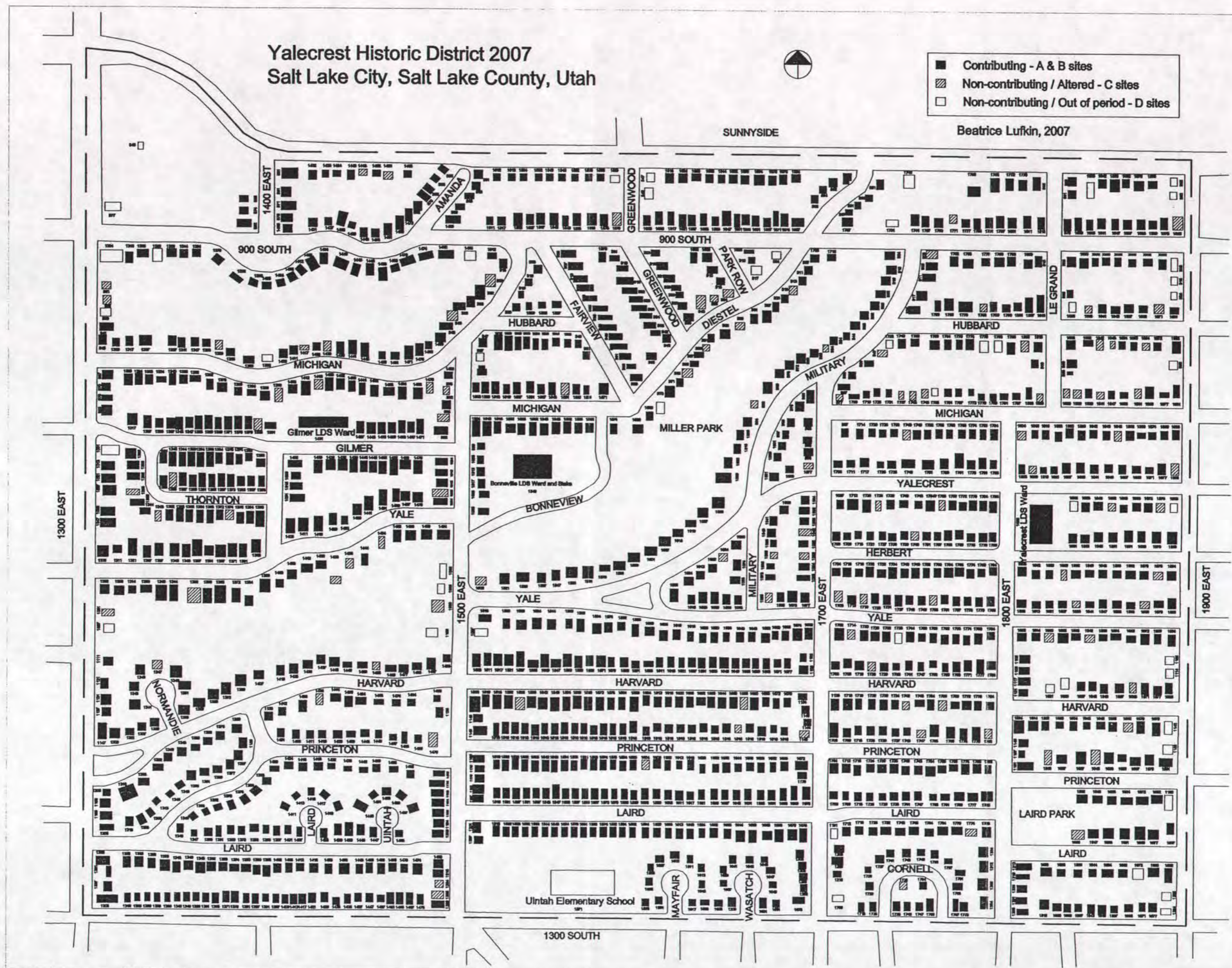
# Yalecrest Historic District 2007

## Salt Lake City, Salt Lake County, Utah



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

Beatrice Lufkin, 2007



Utah Elementary School

1300 SOUTH



2



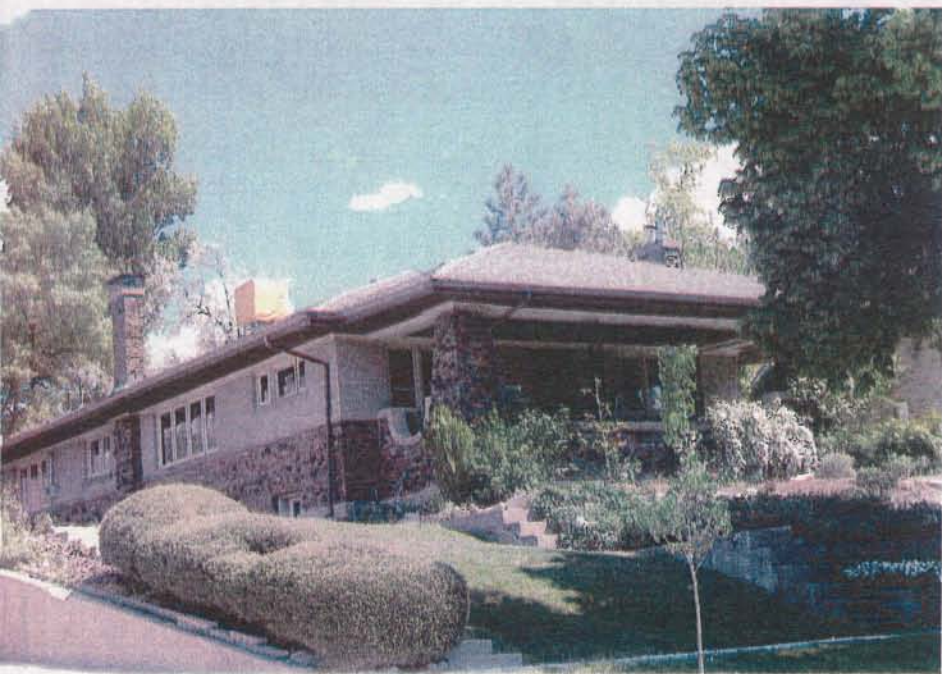
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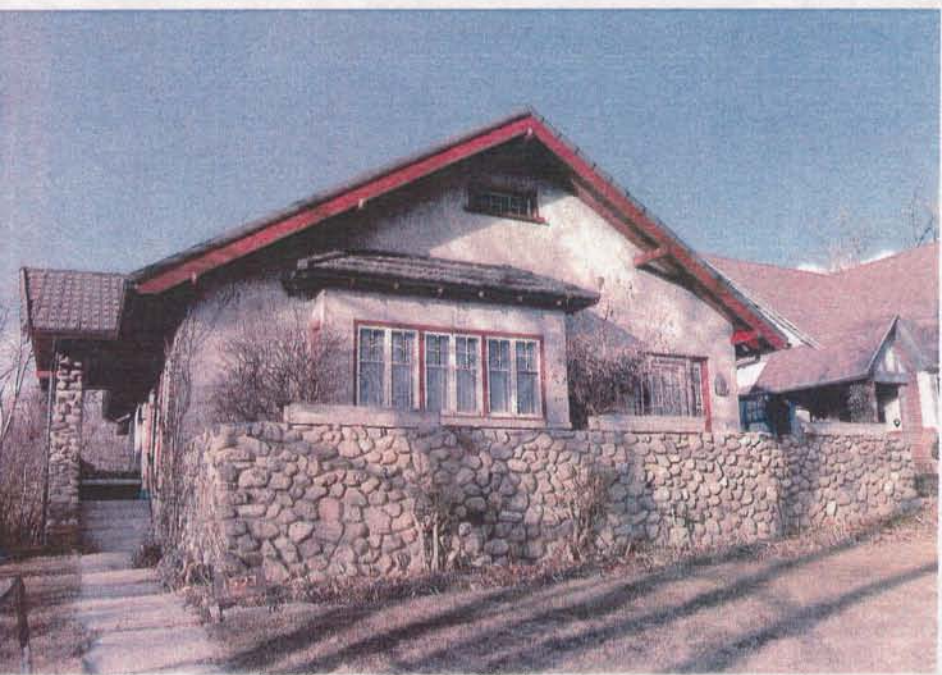
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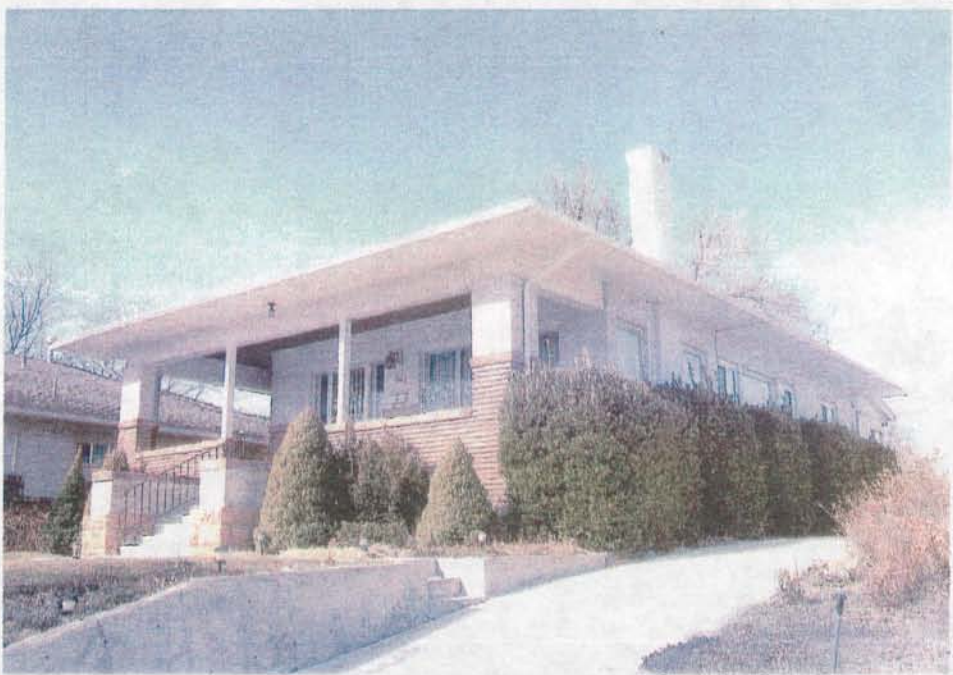
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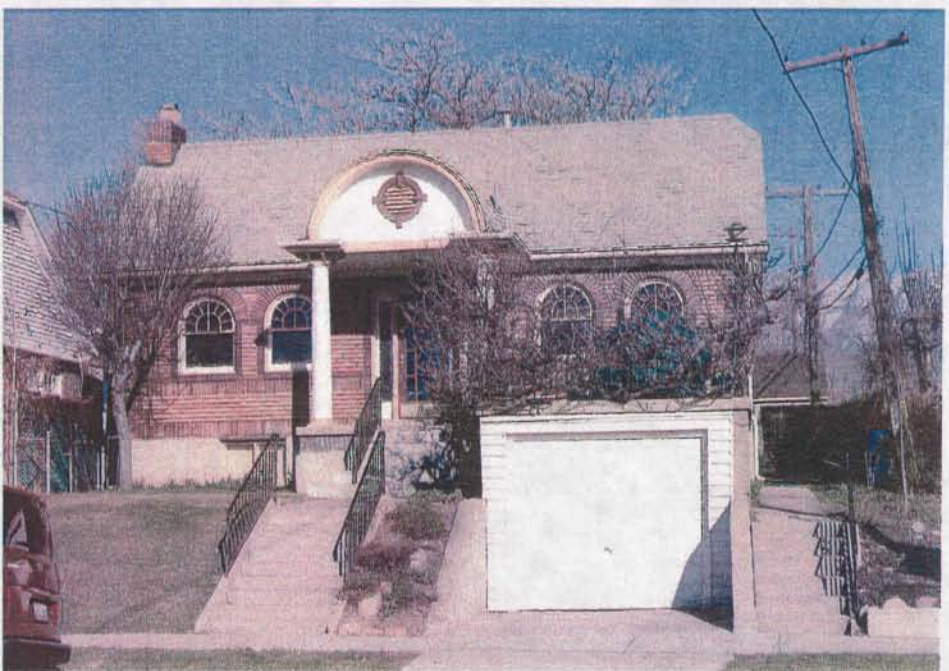
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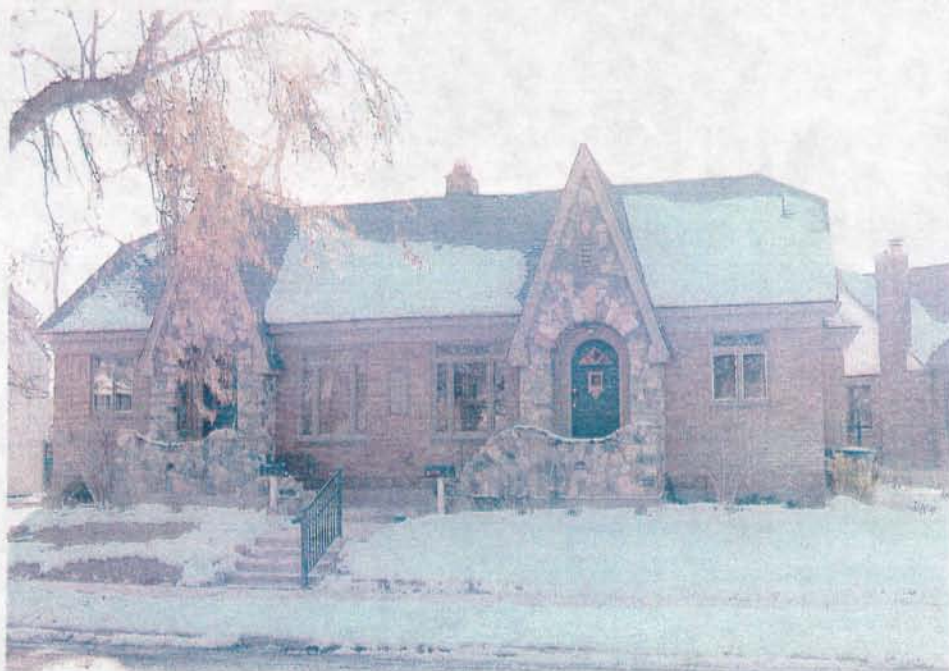
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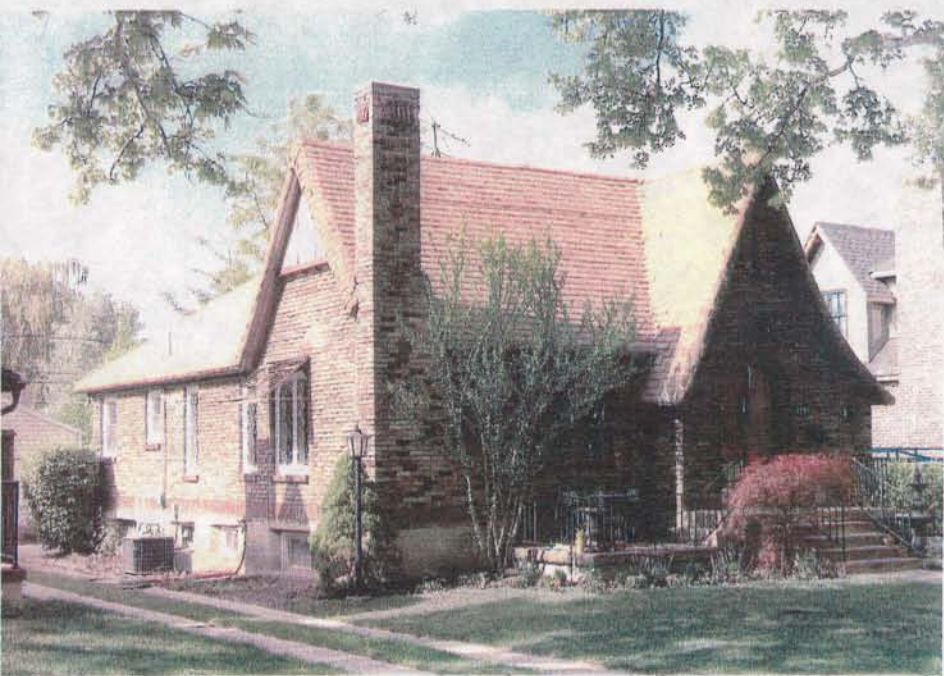
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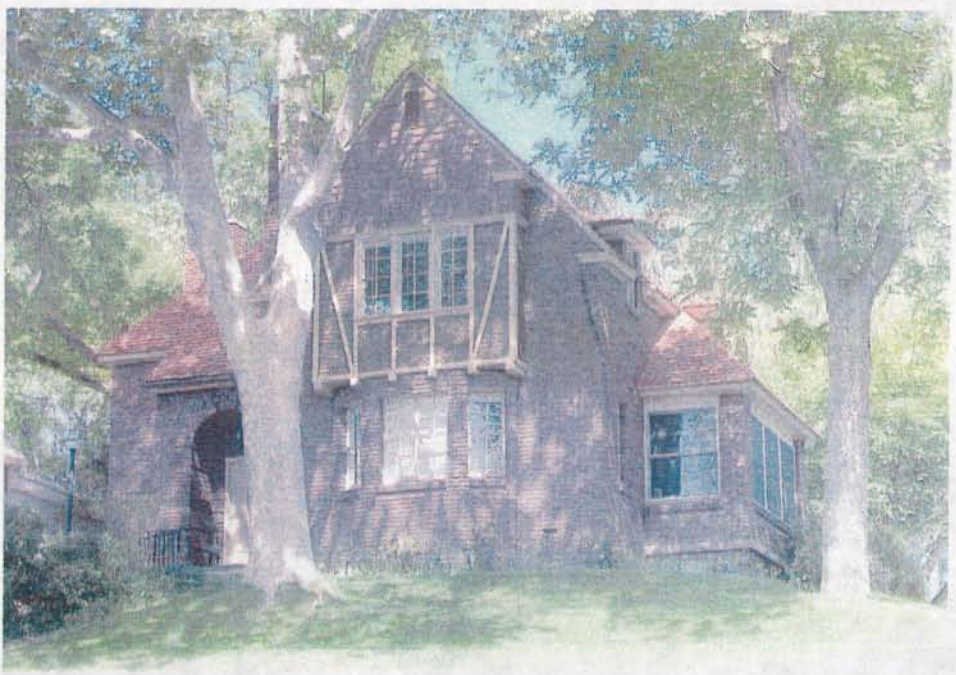
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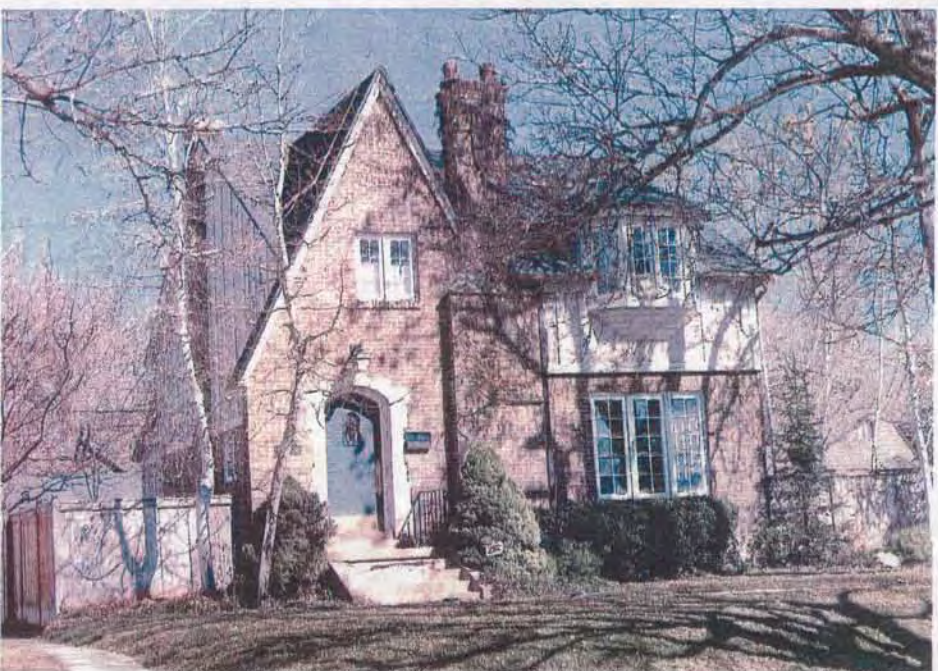




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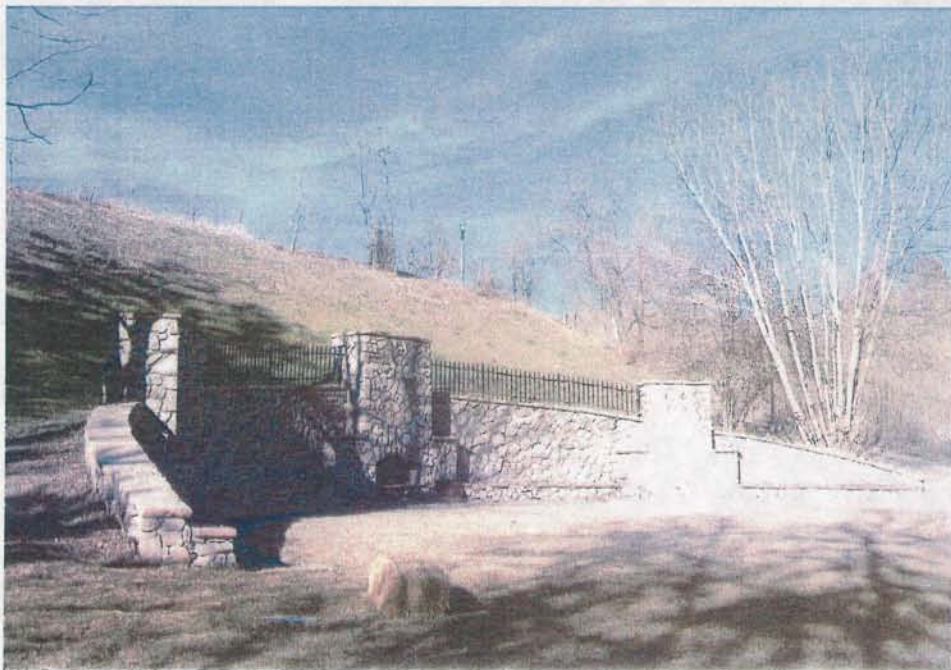
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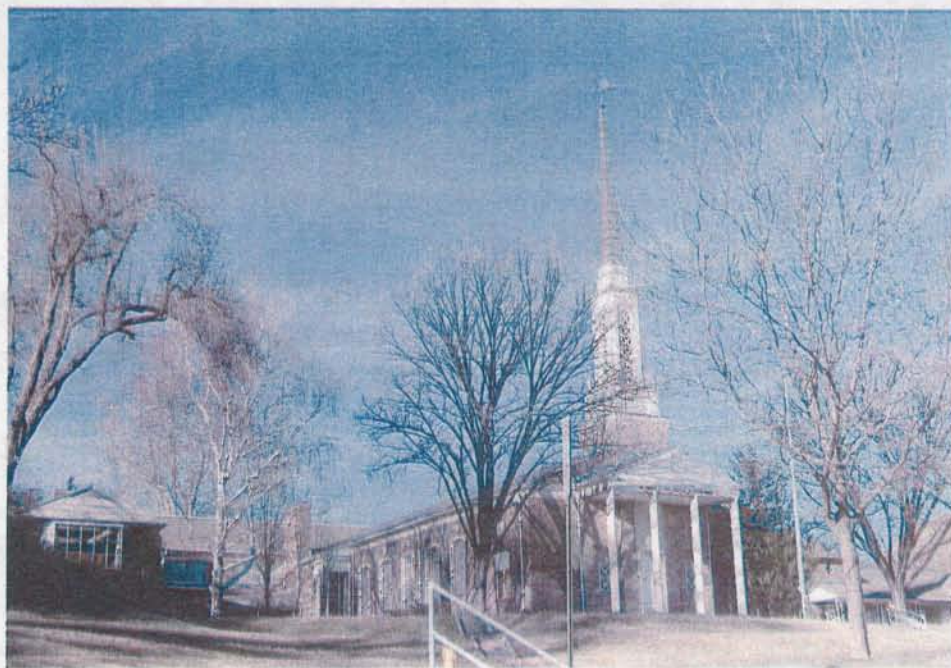
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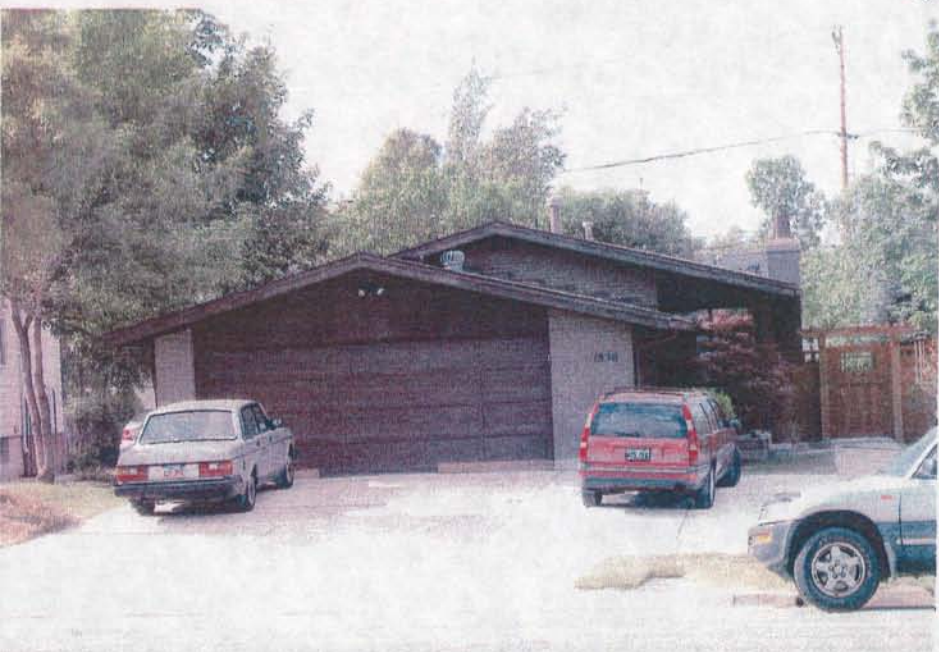
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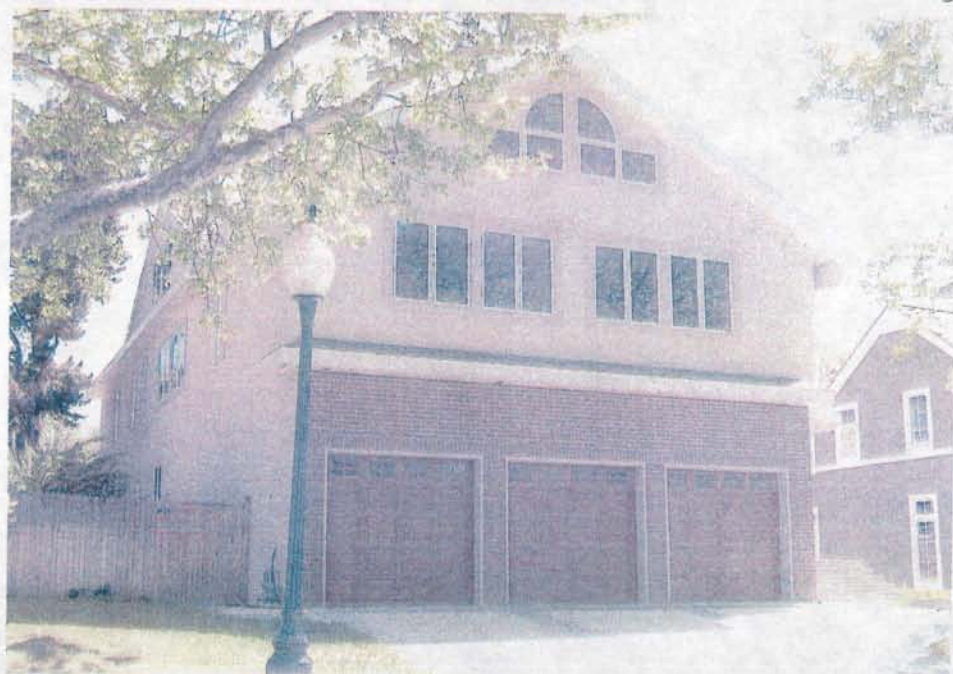
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