



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com
Date: September 7, 2023
Re: Yalecrest – Laird Heights – Local Historic District
Petition PLNHLC2023-00074

Local Historic District Designation

PROPERTY ADDRESSES: See attached analysis of properties in the proposed district

PARCEL IDS: See attached analysis of properties in the proposed district

HISTORIC DISTRICT: Yalecrest National Historic District

ZONING DISTRICT: R-1/7,000 Single Family Residential

MASTER PLAN: East Bench Master Plan – Low Density Residential (4-8 units per acre)

DESIGN GUIDELINES: Design Guidelines for Residential Properties & Districts
in Salt Lake City

REQUEST:

On February 1st, 2023, Kelly McAleer submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest – Laird Heights Local Historic District are on Laird Avenue from 1300 East to 1500 East including the homes on Laird Circle and Uintah Circle.

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

RECOMMENDATION:

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that the proposed local historic district meets the applicable standards and therefore, recommends that the Historic Landmark Commission forward to the City Council, a recommendation to approve the request. Planning Staff also recommends that the Historic Landmark Commission approve the changes to the 2005 Yalecrest Reconnaissance Level Survey as proposed.

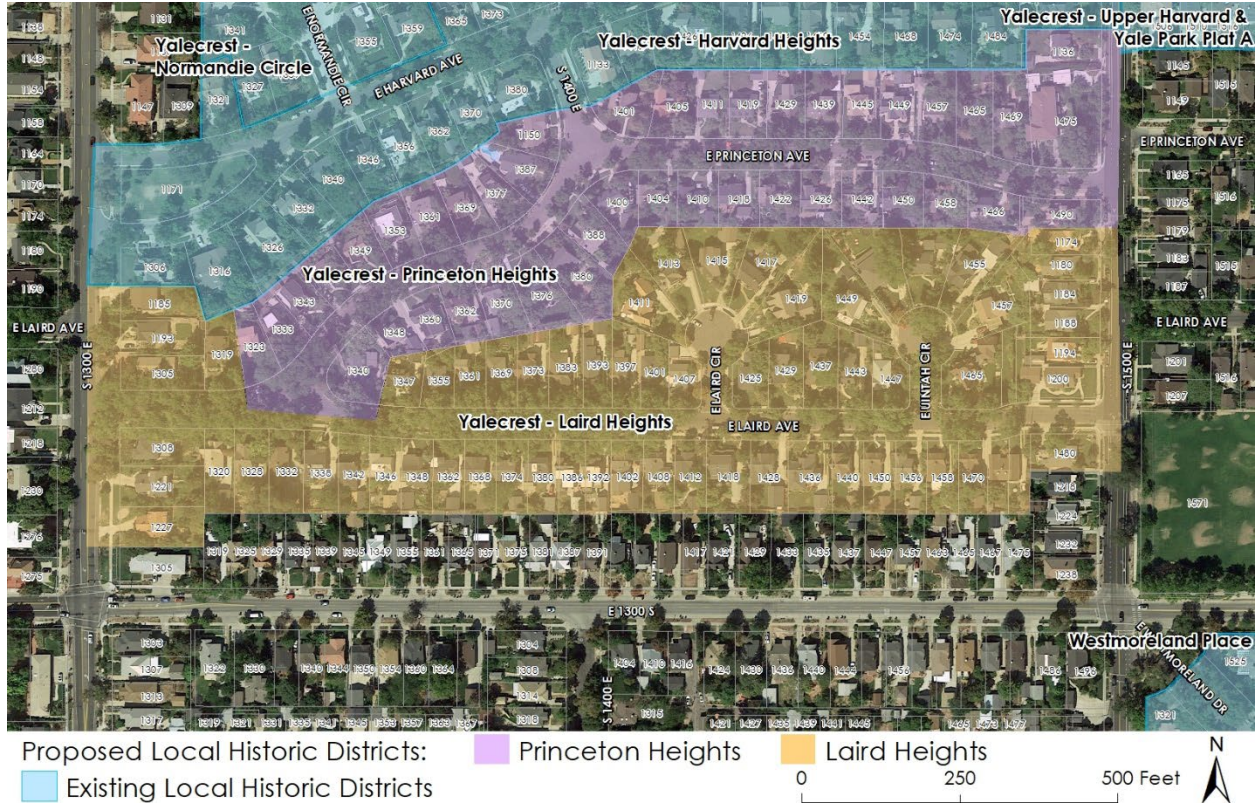
ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Application Information](#)
- C. [ATTACHMENT C: 2005 RLS Survey](#)
- D. [ATTACHMENT D: Proposed Ratings Changes](#)
- E. [ATTACHMENT E: Zoning Ordinance Review](#)

- F. [ATTACHMENT F: Designation Standards \(21A.34.020\(C\)\(15\)\)](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Yalecrest NR Nomination](#)

PROJECT DESCRIPTION

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



As previously noted, on February 1st, 2023, Kelly McAleer submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the city. The application was submitted with approximately 66% of property owner’s signatures (representing a majority ownership interest in a given lot) in the proposed district, which exceeds the required 33% necessary to initiate a petition of this nature. As required by ordinance, a report regarding the proposed district was presented to the City Council on May 2, 2023, at which time the Council instructed Planning Staff to proceed with processing the request.

The proposed Yalecrest – Laird Heights local historic district is made up of portions of two subdivisions, the Uintah Heights Subdivision that was platted in August 1928 and the Normandie Heights Subdivision that was platted in August 1926. The proposed district consists of 66 principal structures and 68 total properties (two parcels are vacant). The Yalecrest neighborhood, generally located between 800 South/Sunnyside Avenue and 1300 South from 1300 East to 1900 East, was listed on the National Register of Historic Places in 2007. In recent history, 6 new local historic districts have been established within this National Register district.

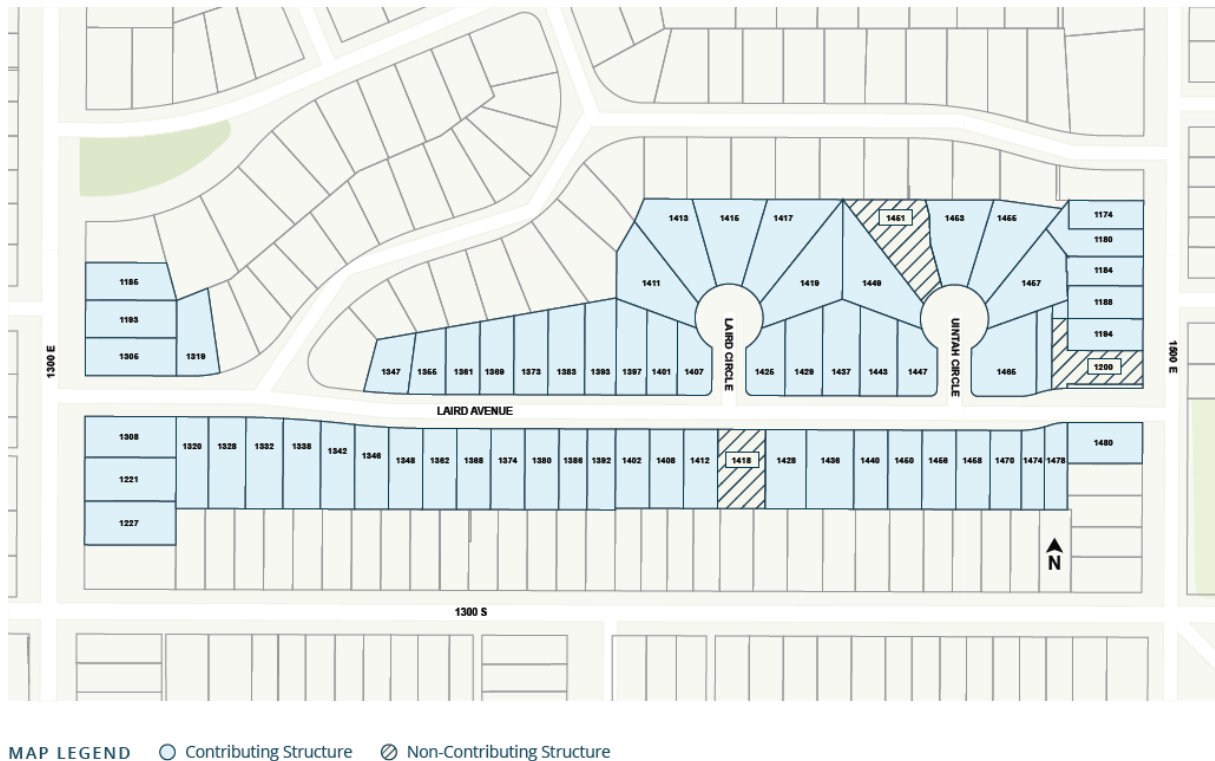
The majority of houses in the proposed Yalecrest – Laird Heights local historic district are of the type called “Period Revival”. The most popular styles are English Cottages and English Tudors, and constitute the majority of houses in the proposed district. Examples of Colonial Revival, Spanish Colonial Revival, Dutch Colonial, French Norman, Bungalows, and Early Ranch are also present in the district. Please see Exhibit B – Application, as well as Exhibit C – 2005 Reconnaissance Level Survey for photos of the subject homes.

The homes in the proposed Yalecrest – Laird Heights local historic district are largely intact and maintain a high level of integrity. The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that all 66 homes are rated as contributing (see Attachment C). Planning Staff, along with State Historic Preservation Office (SHPO) Staff, re-visited the ratings of all the homes in the proposed district. In the time since the last RLS was conducted in 2005, physical changes have occurred to many of the homes. The attached table (Attachment D) is a summary of rating changes proposed. Note that only three (3) properties of those with proposed rating changes move from “contributing” to “non-contributing” status. These properties are as follows:

- 1418 E. Laird Avenue
- 1451 E. Uintah Circle
- 1200 S. 1500 East

The following map reflects contributing and non-contributing status of the homes in the proposed district according to the 2005 RLS and SHPO/Planning Staff evaluation.

Map of Laird Heights // Contributing Structures



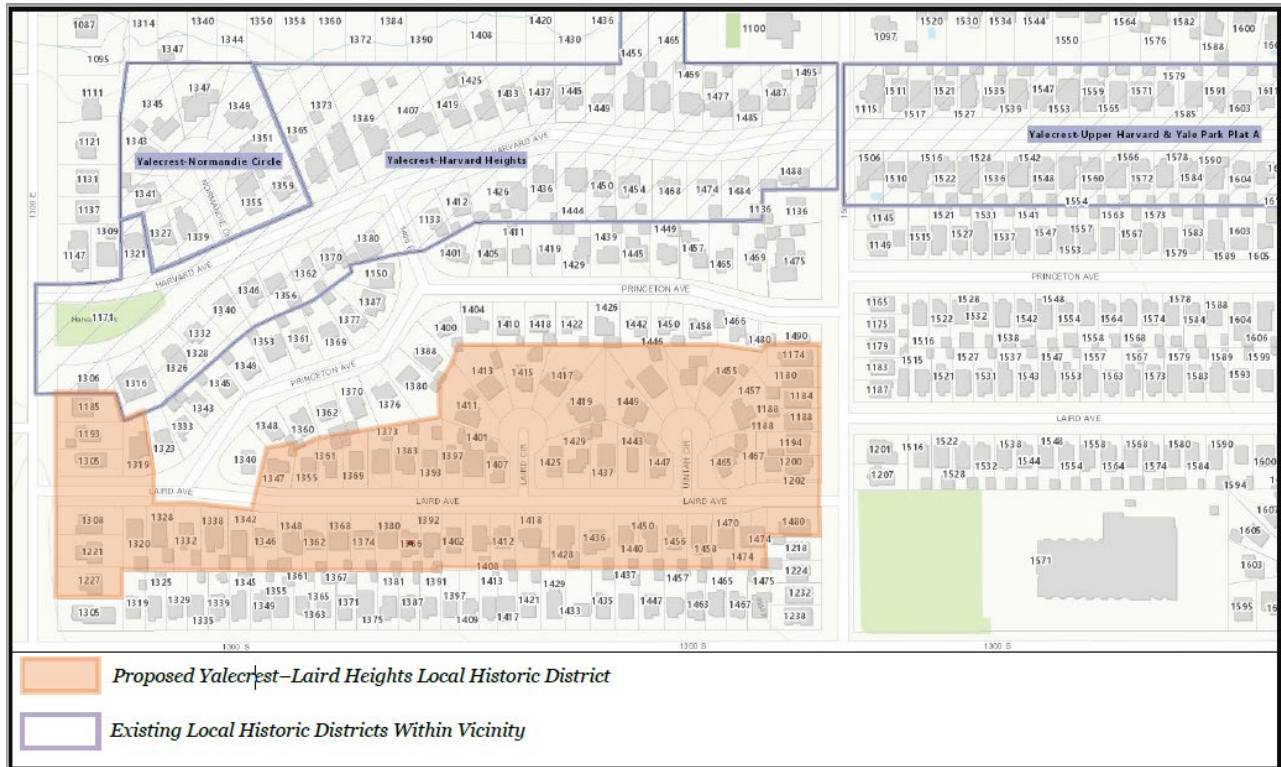
APPROVAL PROCESS AND COMMISSION AUTHORITY

The Historic Landmark Commission will review the application and make a recommendation to the Planning Commission, who will also in turn make a recommendation to the City Council.

NEXT STEPS

Should the Historic Landmark Commission recommend that the proposed local historic district continue to move forward for approval, the next step is a public hearing with the Planning Commission. The Planning Commission will make a recommendation to the City Council regarding the proposed district and establishing an H-Historic Preservation Overlay zone. Once public hearings have been held with the Historic Landmark Commission and the Planning Commission, an Owner's Opinion ballot process will take place prior to proceeding to the City Council for a final decision.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Application Information

HP // LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION

IMPORTANT INFORMATION



PRE-SUBMITTAL

Required prior to submitting an application. For questions regarding the requirements, email us at historicpreservation@slcgov.com.



NOTICE

The City is required to send notice to property owners within the proposed designation before an application can be submitted.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).

APPLICANT INFORMATION

DATE OF PRE-SUBMITTAL

12/22/2022

DATE OF CITY NOTICE

1.7.2023

TYPE OF APPLICATION

Local Historic District Thematic Designation

PROJECT NAME (OPTIONAL)

Laird Heights LHD

REQUEST

application local historic district

NAME OF APPLICANT

Kelly McAleer

PHONE

[REDACTED]

MAILING ADDRESS

1347 E Laird Avenue, Salt Lake City, UT 84105

EMAIL

[REDACTED]

APPLICANT'S INTEREST IN PROPERTY *(*owner's consent required)*

Owner Owner's Representative* Other*

IF OTHER, PLEASE LIST

[REDACTED]

NAME OF PROPERTY OWNER *(if different from applicant)*

Kelly McAleer / Kelly Slone Revocable Trust

PHONE

[REDACTED]

MAILING ADDRESS

1347 E Laird Avenue, Salt Lake City, Utah 84105

EMAIL

[REDACTED]

OFFICE USE

CASE NUMBER

[REDACTED]

RECEIVED BY

[REDACTED]

DATE RECEIVED

[REDACTED]

DISCLAIMER: 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.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

Kelly McAleer

EMAIL

[REDACTED]

MAILING ADDRESS

1347 E Laird Avenue, Salt Lake City, UT 84105

PHONE

[REDACTED]

APPLICATION TYPE

Local Historic Designation

SIGNATURE

[REDACTED]

DATE

2.1.2023

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Home

NAME OF OWNER

Kelly McAleer / Kelly Slone Revocable Trust

EMAIL

[REDACTED]

MAILING ADDRESS

1347 E Laird Avenue, Salt Lake City, Utah 84105

SIGNATURE

[REDACTED]

DATE

2.1.2023

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

HP // PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



APPLICANT INFORMATION

NAME OF APPLICANT

Kelly McAleer

ADDRESS OF APPLICANT

1347 E Laird Avenue

TYPE OF APPLICATION

Local Historic District Thematic Designation

DATE

2/1/2023

DISCLAIMER: SIGNATURE BELOW INDICATES YOU ARE A PROPERTY OWNER WITHIN THE BOUNDARIES OF A PROPOSED LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION AND YOU CONSENT TO SUPPORT SUBMITTAL OF THE DESIGNATION APPLICATION. MORE THAN 33% OF PROPERTY OWNERS WITHIN THE PROPOSED BOUNDARIES MUST CONSENT TO SUBMITTAL OF THE DESIGNATION APPLICATION TO MEET THE THRESHOLD REQUIREMENTS FOR SUBMITTAL. *PLEASE NOTE, IF AN APPLICATION MEETS THE MORE THAN 33% THRESHOLD, LATER IN THE DESIGNATION PROCESS, EACH PROPERTY OWNER IS SENT A NON-BINDING OPINION BALLOT TO INFORM THE CITY COUNCIL OF PROPERTY OWNER INTEREST/SUPPORT REGARDING THE DESIGNATION OF A LOCAL HISTORIC DISTRICT. THE CITY RECORDER WILL NOT PUBLISH THE RESPONSE OF INDIVIDUAL BALLOTS—ONLY THE FINAL TALLY OF BALLOTS RECEIVED (HOW MANY IN FAVOR AND HOW MANY IN OPPOSITION) WILL BE PUBLISHED.

NOTE: PROPERTY OWNER MUST REPRESENT AT LEAST 50% OF THE INTEREST IN THEIR LOT OR PARCEL. IF THE PROPERTY IS IN A TRUST, THE TRUSTEE NEEDS TO SIGN.

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HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



APPLICANT INFORMATION

NAME OF APPLICANT
 - Kelly McAleer
 - Dolph Woods
 TYPE OF APPLICATION

Local Historic District

Thematic Designation

ADDRESS OF APPLICANT
 1347 E Laird Ave
 1465 E Laird Ave
 DATE
 2/1/2023

Page 1 of 8

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PRINT NAME	ADDRESS	SIGNATURE	DATE
LIBBY H PETERSON	1221 S 1300 E	Libby H. Peterson	8 JAN 2023
Becky Woods	1465 E Laird Ave	[Signature]	Jan 8 2023
Kelly McAleer	1347 E Laird Ave	Kelly McAleer	January 8, 2023
Kim Wooten	1369 Laird Ave	Kim W	Jan. 8, 2023
Colne Overil	1480 Laird AVE	[Signature]	Jan 8, 2023.
Kathy Rich	1362 Laird	Kathy Rich	Jan 8, 2023
Dave Overke	1456 Laird	[Signature]	Jan 8 2023
John Overy	1450 Laird	John Overy	1/8/2023
MARILYN OVERY	10	Marilyn Overy	1/8/2023
Stephanie Peterson	1347 Laird Ave	Stephanie Peterson	1/8/2023
Mark Hallen	1370 Laird Ave	[Signature]	1-8-23

HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



APPLICANT INFORMATION

Page 2 of 8

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Cathleen Cunningham 1457 Uintah Circle Cathleen Cunningham 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Paul Hanson 1436 Laird Ave Paul Hanson 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Richard Taylor 1412 Laird Ave Richard Taylor 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

John Crompton 1474 E. Laird John Crompton 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Jill Greenwood 1193 S. 1300 E. Jill Greenwood 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Heldinghan 1449 E. Uintah Cir Heldinghan 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Joel Pearson 1402 E Laird Ave Joel Pearson 1/8/23

PRINT NAME ADDRESS SIGNATURE DATE

Kevin Warren 1180 S. 1500 E Kevin Warren 1/13/23

PRINT NAME ADDRESS SIGNATURE DATE

Cathleen Wilkes 1443 E. Laird Ave. C. Wilkes 1/21/23

PRINT NAME ADDRESS SIGNATURE DATE

Cole Webley 1417 E Laird Cir Cole Webley 1/21/23

PRINT NAME ADDRESS SIGNATURE DATE

Synsannah Holmberg 1419 E Laird Circle Synsannah Holmberg 1/21/23

PRINT NAME ADDRESS SIGNATURE DATE

HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



NAME OF APPLICANT
 - Kelly McAleer
 - Dolph Woods

ADDRESS OF APPLICANT
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PRINT NAME	ADDRESS	SIGNATURE	DATE
KIM ADAMSON	1447 E LAIRD AVE SLC UT 84105	<i>Kim Adamson</i>	9 Jan 2023
c.c. Ashley Chapman	1478 E Laird Ave SLC, UT 84105	<i>Ashley Chapman</i>	1-9-2023 <i>e.e.</i>
W. H. Breckenridge	1470 Laird Ave SLC, UT 84105	<i>W. H. Breckenridge</i>	1/10/23
Fathi Brinson	1425 E Laird	<i>Fathi Brinson</i>	1/10/23
Russell Vetter	1424 Laird Ave	<i>ERV</i>	1/10/23
Nick Orchard	1200 S 1500 E	<i>Nick Orchard</i>	1/11/23
Stephanie Midmer	1455 Uintah Cir. 84105	<i>Stephanie Midmer</i>	1/12/23
Sesil Cratin	1194 S 1500 E	<i>Sesil Cratin</i>	1/21/23
PRINT NAME	ADDRESS	SIGNATURE	DATE
PRINT NAME	ADDRESS	SIGNATURE	DATE

HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



APPLICANT INFORMATION

NAME OF APPLICANT

- Kelly McAleer
- Dolph Woods

TYPE OF APPLICATION

Local Historic District

Thematic Designation

ADDRESS OF APPLICANT

1347 E. Laird Ave
1465 E Laird Ave

DATE

2/1/2023

Page 6 of 8

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BRENDA GUNNISON	1227/1229S	Brenda Gunnison	1/17/2023
PRINT NAME	ADDRESS	SIGNATURE	DATE
LARNA JO NICHOLSON	1393 E Laird Ave SLC, 84105	[Signature]	1/22/2023
PRINT NAME	ADDRESS	SIGNATURE	DATE
Melissa Bentley	1332 Laird Ave 84105	[Signature]	1/22/2023
PRINT NAME	ADDRESS	SIGNATURE	DATE
Julie Mayhew	1319 Laird Ave 84105	[Signature]	2/23/23
PRINT NAME	ADDRESS	SIGNATURE	DATE
MAXINE C. BABALIS	1308 LAIRD AVE.	Maxine C. Babalis	1-23-23
PRINT NAME	ADDRESS	SIGNATURE	DATE
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HP PETITION FOR LOCAL HISTORIC DISTRICT OR THEMATIC DESIGNATION



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PRINT NAME ADDRESS SIGNATURE DATE
 Bonnie Q. Hansen 1185 So 13th East Bonnie Q. Hansen 1/31/23

PRINT NAME ADDRESS SIGNATURE DATE

PRINT NAME ADDRESS SIGNATURE DATE

PRINT NAME ADDRESS SIGNATURE DATE

PRINT NAME ADDRESS SIGNATURE DATE

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1. Project Description

Significance of Area in Local, Regional or State History

In the mid 1800's, Salt Lake City was platted and developed with public buildings in the center of Salt Lake 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.¹ The Yalecrest survey area is located on the northeastern section of land that was initially set apart as Five-Acre Plat "C" of the Big Field Survey¹

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

Property within the area was distributed by the LDS church authorities, by lot, for use in raising crops and farming.¹ Dividing the plots for land speculation was discouraged: 1875 maps of Salt Lake City show no development in the southeast section of the city beyond 1000 East or 900 South. The earliest identified residents in the Yalecrest area begin to appear in the 1870s¹. Yalecrest boundaries are represented by 840 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

The 1920s were a period of tremendous growth in Yalecrest with 22 subdivisions platted by a variety of developers from 1911 to 1938. The Bowers Investment Company, a branch of the Bowers Building Company, filed the subdivision papers for Normandie Heights in 1926 with 140 lots, and its houses were built primarily from 1926-35. It is distinctive because of its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots. In August 1928, the Uintah Heights Addition located in Block 30 of the 5-Acre Plat C of the Big Field Survey of 1848 and consists of 35 lots. The area was developed by Uintah Realty Co. and other builders and houses were constructed primarily in the late 1920s and early 1930s, many by Herrick Bros. and the Gaddis Investment Company. N.L. Herrick was a partner in the Gaddis Investment Company as well as an individual builder. Herrick and Company provided both design and construction services. The Gaddis Investment Company was founded in 1922 to deal in real estate, investments and insurance. Both of its partners lived in Yalecrest; N.L.

Herrick at 1603 Harvard Avenue and Thomas E. Gaddis at 1465 Laird Avenue in a French Norman house built in 1929. Thomas Gaddis was involved in real estate and investments in Salt Lake City from 1909 to his death in 1967. The initial street names of Princeton, Laird and Harvard Aves were Kelsey, Edith, and Hampton, respectively.



View of Laird Ave 1933

A number of factors contributed to the Yalecrest development in the early twentieth century; 1) the population of Salt Lake City almost doubling from 1900 to 1910, 2) air pollution in the valley from coal burning furnaces led residents to seek higher elevations East of 1300 East for cleaner air to breathe for their residences recently developed by in-state and out-of-state land developers. Transportation options made the Yalecrest area easily accessible to the downtown area. The primary means of transportation in the early part of this era was the streetcar line along 1500 East.¹ The streetcars serving the Yalecrest area traveled from downtown to 1300 East in front of East High, traveling East along 900 South to 1500 East, then south on 1500 East to the State Prison located at 2100 S. The former State Prison on 2100 South is the current site of Sugar House Park.

1960's and Beyond (1960-2005)

The Yalecrest neighborhood, in general and Yalecrest-Laird Heights LHD specifically, avoided the blight common in many urban residential neighborhoods during this era.

There was no population pressure as the population of Salt Lake City slightly decreased during this time period.¹² No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Ave. Zoning ordinances restricted commercial building to a few spots on the major streets. While there are 51 original duplexes in the Yalecrest neighborhood, there are 4 in the proposed Yalecrest-Laird Heights LHD. The original Uintah Elementary School located on 1300 S (outside the proposed Yalecrest-Laird Heights LHD boundaries) was demolished and replaced by a new structure in 1993. 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.¹

The current practice of razing an existing small historic structure and replacing it with a residence 3-4 times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance was created called the Yalecrest Compatible Infill Overlay ordinance was passed by the Salt Lake City Council in 2005. The purpose of the ordinance is:

to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.

That infill overlay zoning regulated building height, minimum front yard size, and several aspects of garages or accessory structures. Due to liberal interpretation of the current City and State demolition ordinances, houses in Yalecrest continue to be demolished above ground and replaced with out-of-size, mass and architectural incompatibility. The currently proposed SLC “Affordable Housing Incentive” (AHI) City (2022) aims to increase multifamily housing within ¼ mile of high frequency (every 15 minutes) transportation corridors. UTA has recently changed the frequency of bus route #220 on 1300 E to a 15-minute frequency. All 1300-1500 Blocks of Yalecrest are impacted by this zoning overlay. The AHI zoning overlay allows demolition of single-family housing to create this new multifamily housing construction thus making historic single-family houses in the proposed Yalecrest-Laird Heights LHD endangered to demolition. The listing of Yalecrest on the National Register of Historic Places does not protect against this local zoning. This application seeking a Local Historic District designation is the only current legal option to minimize demolition of historic single-family houses in this established, mature and historic neighborhood.

The proposed Yalecrest-Laird Heights Local Historic District (LHD) is located on Block 30 and encompasses the following properties; 6 properties on the west side of 1500 East (1174, 1180, 1184, 1188, 1194, and 1200 S 1500 East) between the proposed Princeton Heights LHD and the current proposed Laird Heights LHD as the East boundary, Four properties on the East side of 1300 East (1185-1227 S 1300 East) represent the West

boundary and all Laird Ave properties on the north and south sides of Laird Ave street face from 1305-1480 E Laird as the North and South boundaries, respectively. Both the Laird Circle and Uintah Circles are located within the North side of Laird Ave. (see **APPENDIX A**). Thus, **61 single-family** houses and **4 duplex houses** are contained within the 65 property parcels proposed Yalecrest-Laird Heights LHD.

The name “Laird Ave first appears in 1908 in the Polk directory and is associated with development of Laird Ave near 900 and 1000 East by Edward Laird (1852-1925), who migrated at the age of 4 into Utah as part of the infamous Willie Handcart Company of 1856. As an adult he homesteaded in Mountain Dell of Parley’s Canyon. After selling water rights to Salt Lake City in 1900, he relocated to Salt Lake City bought a lot of land and developed a number of lumber and real estate and development companies in Salt Lake City (see **Significant persons in the area** section below).

Physical Integrity of Houses in the Area

There is a very high degree of retained historic integrity in the proposed Yalecrest-Laird

An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005¹, by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register of Historic Places application for the Yalecrest neighborhood. Much of the information in this document comes from that reconnaissance level survey (RLS). The proposed Yalecrest-Laird Heights LHD area contains houses constructed over the time period from 1923 (1480 E Laird Ave) and extending through 1950 (1185 S 1300 East) in the historic era.

All of the houses in the proposed Yalecrest-Laird Heights LHD were contributing in 2005 (100%), either /significant and eligible contributing (100.0%): 60.0% (39/65) were considered eligible and significant (A) and 40.0% (26/65) were considered eligible and contributing (B). Only one house, since 2005, has been demolished with new construction replacement, (1451 E Uintah Circle). The contributory status of other properties in Yalecrest-Laird Heights LHD may have changed since the last assessment in 2005. Houses that may no longer have contributory status are listed in **APPENDIX C**.

Commercial Properties

There are no commercial properties in the proposed Yalecrest-Laird Heights LHD.

Developers, Builders and Architects

The original name for Laird Ave was actually Edith Ave. “Laird Ave first appears in the 1908 Polk directory and is associated with development of that street later in Normandie Heights subdivision (see **Significant persons in the area** section below). Normandie Heights subdivision was platted for 140 properties in 1926 by the Bowers Investment Co.

Yalecrest-Laird Heights LHD contains 65 property parcels of the 140 platted parcels in the greater Normandie Height subdivision. A number of notable Salt Lake builders were responsible for building exceptional houses in the proposed Yalecrest-Laird Heights LHD.

Notable Builders in Yalecrest-Laird Heights LHD

Builder	Laird Ave	Laird Circle	Uintah Circle	1300 East	1500 East	TOTAL
JA Shaffer	11					11
LJ Bowers Invest. Co	2			2		4
Carl Buehner	2	1	1			4
Gaddis Invest. Co	6					6
N Myrtle Bratt					6	6
Layton Construction Co	1					1
George L Biesinger	1					1
Herrick Building Co	2					2
Gaskell Romney	1					1
AE Jorgenson			1			1
Sugarhouse Lumber Co	1					1

An advertisement for the Spanish Colonial Revival at 1360 E Laird Ave built by JA Shaffer (left) and Lower Laird Ave (right)



Gaskell Romney was extensively involved in developing Normandie Heights subdivision. He built 9 homes in the Princeton Heights LHD (1404, 1410, 1426, 1442, 1445, 1449, 1450, 1458 and 465 E Princeton Ave. He built 1 house in the proposed Yalecrest-Laird Heights LHD at 1332 E Laird Ave.

The proposed boundaries of the Yalecrest-Laird Heights LHD are outlined in red (**APPENDIX A-1**). It will join 6 other LHDs created in Yalecrest: Harvard Park, Laird Park, Yale Plat A/Upper Harvard, Harvard Heights, Normandie Circle and Douglas Park-I, outlined in blue. It will join another proposed Princeton Heights LHD previously submitted for local historic designation which is located immediately North of the currently proposed Laird Heights LHD.

Properties Recommended for National Register Level Research

1308 E Laird Ave (built 1939) a brick 2 story Art Modern style.

1227 S 1300 East (built 1940) is a Spanish Colonial Revival type duplex.

1362 S Laird Ave (built 1927) Spanish Colonial Revival

1374 S Laird Ave (built 1927) French Norman style with two turrets

1465 E Laird Ave (Built 1929) the long-term residence of builder/Investor Thomas E Gaddis. This property is listed as 1465 E Uintah Circle in the 2005 RLS, but as 1465 E Laired Ave by the Salt Lake County Assessor.

1451 E Uintah Circle (built 1939) representative of several Colonial Revival architecture style houses In Yalecrest-Laird Heights LHD.

Significant Persons in the Area

The Naming of Laird Ave

The name "Laird Ave first appears in 1908 in the Polk directory and is associated with development of Laird Ave near 900 and 1000 East by Edward Laird (1852-1925), who migrated at the age of 4 into Utah as part of the infamous Willie Handcart Company of 1856. As an adult he homesteaded in Mountain Dell of Parley's Canyon. After selling water rights to Salt Lake City in 1900, he relocated to Salt Lake City bought a lot of land and developed a number of lumber and real estate and development companies in Salt Lake City.

Originally, Laird Ave was listed as Edith Ave. Land records and personal history accounts lend credence to Edward Laird (1852-1925) as the source of the current street name, Laird Avenue.

According to the local paper, he was involved in a number of real estate transfers in 1907 and 1908 in a subdivision named, "Laird". Those lots were located at what is

now Laird Avenue between 9th and 10th East. All these land transfers occurred immediately before the street named "Laird Avenue" first appeared in the city directory in 1908. Therefore, there is credence that the street was named after Edward Laird. A relative, William Naylor, was likely also invested in that land, as the name of one of the dead-end courts that runs north off of 13th South just east of 9th East is named "Naylor Court."

Edward Laird was born in Scotland in 1852 and died in Salt Lake in 1925. Edward was a child of four when his family immigrated as handcart pioneers in the infamous Willie Handcart Company of 1856 where more than a hundred of the pioneers perished in frigid Wyoming. Edward Laird's family however arrived unscathed. Living first in Spanish Fork, then Heber City, Edward grew up accustomed to hard work on his father's farm but never attended school. While camping in Park City, Edward found some silver ore. Edward and his brother had their camp ground assayed and sold their claim (which is now Silver King) for \$1500. With this money, Edward purchased land in Parley's Canyon (now Mountain Dell), began raising sheep and hauling silver ore from Park City to Salt Lake. A little farther down the canyon was the Hardy Station, a halfway house run by the Hardy family. It was in the Hardy home that Edward met Valeria Ann Flint.

When grown, Laird homesteaded land in Parley's Canyon at Mountain Dell and became a successful sheep farmer. He owned water rights of Parley's Canyon Creek and sold some of them to Salt Lake City in 1900 during a severe water drought. Thereafter, he relocated to Salt Lake City and started buying real estate in Salt Lake City. He bought a property near 1st South and 5th West and eventually started Rio Grande Lumber Company there. He also had ownership in Sugarhouse Lumber Company, which was located on 21st South near 12th East. Later, he joined with Misters Ashton and Jenkins of the Ashton-Jenkins Company, who developed much of Yalecrest. He later became a vice-president of the Ashton-Jenkins Company.

The family moved to 840 East Twelfth South (later becoming 840 East 2100 South), after selling their property in Mountain Dell in Parley's Canyon. He and his wife, Valeria Ann Flint Laird had eight children, five daughters and three sons. The sons continued with the sheep farming part of the family business and moved to Dubois, Idaho. Edward also owned much of the block around his house and that's why there are other family members showing in the Polk directories living at the other addresses, 817 and 820 East Twelfth South. (compiled by Kim Childs, KEEPYalecrest)

Edward Laird (1852-1925)



1922 50th Wedding Anniversary of Edward Laird and Valeria Laird with their children.



Back row left is Fidella Laird Snelgrove, wife of Charles Rich Snelgrove

Laird and Snelgrove Families

Edward's youngest daughter, Fidella married Charles Rich Snelgrove, who in 1929 created Snelgrove's Ice Cream Company. After the deaths of Edward and Valeria in 1925 and 1930 respectively, Charles and Fidella lived in his parents' house at 840 E. 1200 South (changed later to 840 E 2100 South) in Sugarhouse. The year before Valeria died, she allowed Charles and Fidella to open their ice cream business up the street at one of their properties at 1055 E. 2100 South. Eventually, sometime after 1940, the houses at 820 and 840 E. 2100 South were razed to make room for the Snelgrove factory and main store with the iconic giant spinning ice-cream cone sign at 850 E. 2100 South. The oldest son of Charles Rich Snelgrove (husband to Fidella Laird, the youngest daughter of Edward Laird) was Charles Laird Snelgrove. He worked with his father and later ultimately took over ownership and expanded the business throughout Salt Lake City (compiled by Kim Childs, KEEPYalecrest)

Distinctive Characteristics of the Type/Period/Method Of Construction

Houses within the proposed Yalecrest-Laird Heights LHD are primarily English Cottages (50.8%) and English Tudors (14.4%) constructed mainly in brick; either striated (50.8%) or regular (30.8%) over the time period 1920-30. These houses contain unique exterior and interior architectural attributes built by notable City builders and serve as outstanding historical examples of great domiciles for future generations.

Importance to Salt Lake City History

Yalecrest and specifically the proposed Laird Heights LHD contains many fine examples of English Cottages and English Tudors (Historically, Yalecrest has been home to many professional residents who have shaped the city's development and economic base. There has been a diversity of professional occupations amongst past and current property owners in Yalecrest-Laird Heights LHD; business persons, lawyers, physicians, and builders. A number of notable professional people lived in Yalecrest-Laird Heights, who advanced the economic base of Salt Lake City. Those individuals are listed as a function of the street address at which they reside in the Notable Persons section below.

2. Physical Integrity

The proposed Laird Height LHD is located on the southwest side of the greater Yalecrest neighborhood on a mature tree-line rolling hill. It contains notable examples of English Cottages English Tudors, Spanish Colonial Revival and Colonial Revival architecture by many famous builders in 1920-30's of Salt Lake City.

Contributing Status of houses in Yalecrest-Laird Heights

The proposed Yalecrest-Laird Heights LHD retains a very high degree of historic and physical integrity. The vast majority of houses (%) are eligible/significant (39/65= 60%) and eligible contributing (26/65= 40%)¹. There were no "C" nor D" structures in Yalecrest-Laird Heights LHD boundaries listed in the 2005 Reconnaissance Level Survey.

To our knowledge, 1 house in the Yalecrest-Laird Heights LHD was demolished with new construction replacement, 1451 E Uintah Circle. Two other houses may have been altered sufficiently becoming noncontributing (1453 and 1455 E Uintah Circle). The number of contributing and noncontributing houses and their eligibility status on each street in the Yalecrest-Laird Heights LHD is tabulated below.

**Contributing Structure Status of Single-Family Residential Properties
in Yalecrest-Laird Heights LHD^{a,c}**

Street	A^b	B^b	C^b	D^b	X^b	Total
Laird Ave	29	13	0	0	0	42
Laird Circle	4	3	0	0	0	7
Uintah Circle	0	5	0	1	0	6
1300 East	4	0	0	0	0	4
1500 East	2	4	0	0	0	6
TOTAL	39	25	0	1	0	65^a
% Total	(60.0%)	(38.5%)	(0.0%)	(1.5%)	(0.0%)	(100%)

^aAccording to the 2005 RLS, there are 65 single family residential structures included in this analysis. The contributing status listed reflects assessment in 2005, except 1 house in Uintah Circle that was demolished in 2009 and replaced with new construction (D)

^bA= eligible significant, B= eligible/contributing, C= ineligible/noncontributing, D=out of period, X=demolished

^c1926 plat of Normandie Heights lists 104 properties. Yalecrest-Laird Heights LHD contains 65 of those 104 parcels.

The number of currently (2023) eligible significant (A) plus eligible contributing structures (B) **may have changed** due to remodeling projects that alter the street face including; windows, porches, dormers, stories, roofing materials and/or exterior materials. The number of contributing structures in 2023 remain to be verified by the City Planning Department / Preservation Office and Historic Landmarks Commission.

It is interesting to note that Yalecrest in general, and Normandie Heights subdivision in particular, attracts home buyers that stay in residence for extended periods of time. Many property owners have lived in the same residence for more than 20 years. This continuity lends consistency, character and stewardship to the area. The mature (75 yr old) and Ash, Elm, Sycamore, Norwegian Maple and other newer specie tree-lined streets with streetlights provide shade, shelter and safety in the neighborhood. Driving access to major interstates I-15 and I-80, and walkability to integrated infrastructure necessary for successful residential living: commercial neighborhood zoning districts (grocery, pharmacy, restaurants, library and public parks and schools) and contributes to making Yalecrest in general, and Yalecrest-Laird Heights LHD specifically, one of the safest neighborhoods and most sought real estate property in Salt Lake City. Houses are well-maintained, and appropriately updated for modern living, while maintaining their original architectural charm.

Building dates

Houses in the proposed Yalecrest-Laird Heights LHD were built from 1919 through 1953 in the current historic era. The majority of single-family residences in Yalecrest-Laird Heights LHD according to the Salt Lake County Assessor website were built in the late 1920's (67.4%) and 1930's (25.6%). The distribution of houses built in different decades from 1910 to 1950's as a function of street with the proposed LHD are shown in the table below.

Construction Years^a of Original Single-Family Residences in Yalecrest-Laird Heights LHD^a

Street	1920's	1930's	1940's	1950's	>2005	Total
Laird Ave	22	20	0	0	0	42
Laird Circle	3	4	0	0	0	7
Uintah Circle	0	4	0	0	2	6
1300 East	0	3	0	1	0	4
1500 East	6	0	0	0	0	6
TOTAL	31	31	0	1	2	65
% Total	47.7%	47.7%	0.0%	1.5%	3.1%	100%

^aaccording to Salt Lake County Assessor website (www.slco.org/assessor)

Architectural Types

Houses of the Laird Heights LHD contain a variety of architectural style types including English Cottage (50.8%), English Tudor (15.4%), Colonial Revival (9.2%), French Bungalow (7.7%), French Norman (6.2%), Spanish Colonial Revival (4.6%), Minimal Traditional/Ranch (4.6%), Art Moderne (1.5%) Tabulation of the house styles as a function of street within the Yalecrest-Laird Heights LHD is shown below.

Architectural Types in Yalecrest-Laird Heights LHD Residential Structures^a

Type	Laird Ave	Laird Circle	Uintah Circle	1300 East	1500 East	TOTAL	%TOTAL
English Cottage / Period Revival	28	2	0	0	3	33	50.8%
English Tudor	4	2	2	2	0	10	15.4%
Colonial Revival	0	2	4	0	0	6	9.2%
Bungalow	2	0	0	0	3	5	7.7%
French Norman	4	0	0	0	0	4	6.2%
Spanish Colonial Revival	2	0	0	1	0	3	4.6%
Minimal Tradition/ Early Ranch	1	1	0	1	0	3	4.6%
Art Moderne	1	0	0	0	0	1	1.5%
TOTAL	42	7	6	4	6	65	100%

^aaccording to RLS 2005.

Exterior House Materials

Exterior construction materials of houses in Yalecrest-Laird Heights LHD are primarily striated brick (50.8%), regular brick (30.8%), stucco/paster (10.8%) and stone (4.6%), Terra Cotta (1.5%), aluminum/vinyl siding (1.5%) with various accompanying materials including half timbering, clapboard, stucco/paster, wood and aluminum/vinyl siding. The distribution of the various exterior construction materials is tabulated below.

**Exterior Construction Materials of Residential Structures in
Yalecrest-Laird Heights LHD^a**

Type	Laird Ave	Laird Circle	Uintah Circle	1300 East	1500 East	Total	%Total
Striated Brick	8	2	2	0	0	12	
+Half Timbering	5	2	1	1	0	9	
+ Stucco/plaster	3	0	0	0	3	6	
+Alum/vinyl/wood	2	0	0	0	0	2	
+stone	1	0	0	0	0	1	
+shiplap/stone	1	0	0	0	0	1	
+shingles	1	0	1	0	0	2	
subtotal	21	4	4	1	3	33	50.8%
Regular Brick	8	0	0	1	0	9	
+Half timber	2	1	1	2	0	6	
+stone or plaster	3	0	0	0	1	4	
+wood	0	1	0	0	0	1	
subtotal	13	2	1	3	1	20	30.8%
Stucco/Plaster	3	0	0	0	1	4	
+Half timbering	2	0	0	0	1	3	
subtotal	5	0	0	0	2	7	10.8%
Stone	0	1	0	0	0	1	
+Plaster	1	0	0	0	0	1	
+alum siding	1	0	0	0	0	1	
subtotal	2	1	0	0	0	3	4.6%
Terra Cotta	0	0	1	0	0	1	1.5%
Aluminum/vinyl	0	0	1	0	0	1	1.5%
TOTAL	42	7	6	4	6	65	100%

^a2005 RLS assessment

3. Eligibility Listing on the National Register of Historic Places

As previously stated, the proposed Yalecrest-Laird Heights LHD is located within the boundary of the existing Yalecrest National Register Historic District established in 2007 (#07001168) and thus is eligible for Local Historic District designation.

4. Notable Examples of Elements in Salt Lake City's History

The proposed area described by the proposed Yalecrest-Laird Heights LHD contains a diverse collection of historically contributing architecture styles; English Cottage, English Tudor, Colonial Revival, Spanish Colonial Revival, Minimal Tradition and Early Ranch,

French Norman and Bungalow. In addition, these homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, defense, business, medical, education and legal aspects of the city, state and country. An Intensive Level Survey was completed of Yalecrest by Beatrice Lufkin, of the Utah State Historic Office (SHPO) in 2005. Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office.

Notable Houses and Their Owners in Yalecrest-Laird Heights LHD

(from The State Historic Preservation Office files)

1227-1229 S 1300 East (16-09-483-003)

This masonry/stucco Spanish Colonial Revival house built in 1930 is considered architecturally significant example of Spanish Colonial Revival style in the form of a duplex. It was originally owned by William O Carbis. William O Carbis was president of K & A Heating. After his death in 1938, his son Wayne inherited the property. It is a 1 ½ story stucco house with a T-shaped form with a gable roof with a single ridge parallel to the street. It also other unique attributes including a red ceramic tile roof with narrow eaves, a low relief ornamentation, a wall chimney, a front wall dormer with shed roof, an entry at intersection of stem and cross wings, wrought iron balconet on gable end of the stem wing. Is believed to have been a duplex rental property throughout the Historic period.

1308 E Laird Ave (16-08-453-001)

Built in 1937, this Art Moderne striated brick house is thought to have been built and owned by Dal A Siegel, co-owner of the Salt Lake Loan Office in 1939. He resided here until 1941 then sold it to Henry and Helen Pullman, who resided here through the end of the historic period.

1319 E Laird Avenue (16-08-182-008)

The 1929 English Cottage was built and owned by Edward F Richards, who was an attorney with the firm Richards & Richards. He resided here through the end of the historic period. It's a 1 ½ story stucco Tudor cottage with a steep gable wing protruding from the gable roof. Important features include half-timbering in the apex of the gable, framing 3 square "flower petal windows. Half-timbering is repeated in the gable dormer directly above a shed dormer entry.

1328 E Laird Ave (16-09-354-001)

This masonry English Cottage was built in 1926 for the first owned by Milton and Florence Beckman. Milton Beckman practiced with the law firm GH Backman & sons. The Backman's resided here through 1936. After renting the house out in 1937, the

Beckmans sold it later to Leslie Kidman, a county supervisor, who lived here through the end of the historic period. This “T-shaped” 1 ½ story house has a pent gable end to the street. The right side of the pent gable roof extends down and out to include the off-center door framed by a round brick area. A Palladian window pierces the upper wall surface of the pent gable.

1361 E Laird Ave (16-09-353-033)

This French Norman house was designed and built on speculation by architect/builder J A Shaffer in 1927-8. JA Shaffer built a number of houses on Laird Ave. The first owner was Ray H and Frances Petersen, Officer Manager for Pacific National Life Insurance Co. The Petersens resided here from 1930 through the end of the historic period.

1362 E Laird Ave (16-09-354-007)

This masonry 1 story stucco Spanish Colonial Revival house was built by JA Shaffer and the original owner in 1927. It has a parapet-roofed central projection with joins the asymmetrical façade. Important features include a rounded opening, unusual massing and curvilinear gable. The house was a rental property through 1939 when the Builders Finance Corporation sold it to Ray Done and his wife. Soon after the Dones sold it to Cecil and Donna Cooly, an engineer with Safeway Stores. The Cooly's resided here though the end of the historic period.

1373 E Laird Ave (16-09-353-005)

The house is a significant example of English Tudor Revival Style built in 1927 by JA Shaffer. It was purchased in 1929 by Charles W Child a contractor and his wife, Alvarette. In 1934, they sold the house to Antoine and Vilate Ivins. Mr Ivins was the Director of Layton Sugar Company and the Hotel Utah. Ivins and his wife operated a livestock ranch near Enterprise for several year. From 1921-31 Mr Ivins managed an LDS-owned sugar plantation in Hawaii. IN 1931, he was named to the LDS First Council of 70, then headed the Mexican Mission until 1934. In 1940, the Ivins sold the house to Homer S Tucker, a Division Manager for Safeway Stores. Tucker and his wife, Ruby resided in the house resided there from 1940 through the end of the historic period. The English Tudor has a 1 ½ story brick English Tudor having a half-timbered gable facing the street and an overlapping gabled entry porch of half-timbering with brick basket weave patterned infill. The porch roof is supported by square and turned posts on brick piers. The major gable is preceded by a patio wit wrought iron railing. Alterations to the historic house include metal awnings and possible window replacement with plate glass windows

1374 E Laird Ave (16-09-354-009)

This 1927 built masonry French Norman styled house was built and owned by builder JA Shaffer. It is considered to be an architecturally significant example of a small house in the French Norman style. In 1928 Shaffer deeded the property to Sugar House Lumber and Hardwood Company, which then sold 1 week later to Walter Hamilton (a salesman) and his wife Kathryn. The Hamilton's resided here until 1944 when they sold to Samuel Bernstein, lawyer and partner in the law firm Metos, Bernstein and Cramer. The Bernstein's resided here from 1944 through the end of the historic period.

1413 E Laird Circle (16-09-353-xxx)

Originally owned by Construction Securities Company, this brick English Tudor was a rental property from 1931-38 and vacant until 1934 before being sold to dentist Dr William S Paine and his wife Minnie. The Paines resided here until the Death of Dr. Paines after which widow Minnie Paines rented out the house 1942-43 then sold the property to Arnold E Burgeners and wife. Burgener was co-owner of the Transportation Insurance Agency. They rented out the property through the end of the historic period. This 2-story brick and stucco Tudor house with wide overlapping half-timbered gables set against a pentabled roof. On the right side, there is a steeply-pitched entry gable with a painter brick, arched opening, resembling a lancet window which proceeds the front door. The shed dormer windows with leaded and stained glass that project from the first-floor façade may be alteration of the original. Other alterations include a brick addition to the left of the front façade supporting a 2nd story balcony and a 2nd story window of façade.

1417 E Laird Circle (16-09-353-023)

Built in 1931, Siegfried P Harter was the first owner of this Colonial Revival with a gambrel roof and a full width second story dormer has a symmetrical façade is highlighted by a shallow central Pavillion with a front door framed by two classical columns. The exterior is masonry with a terracotta appearance. The house is considered architecturally significant. It was built by Carl Buehner on speculation. The first owner was Siegfried and Helen Harter in 1932. Harter was president of Clover Leaf-Harris Dairy and the Colville Ice Cream Company. They sold the house in 1936 to Helen A Taylor for 3 mos. Thereafter, it was sold to Leon D and Lois Cuddeback, Leon D was a division superintendent with United Airlines. The Cuddebacks resided there until 1938. Henry C and Mary Boonstra were occupants until 1942. Boonstra was Vice President of WG Goodart, bond brokers. From 1943 till the end of the historic period, Otto and Ruth Buehner, resided here. Buehner was president of Otto Buehner and Company, building products and influential in Salt Lake City building activity.

1428 E Laird Ave (16-09-354-07)

This 1 ½ story English Tudor was built in 1937 by the by the Gaddis Investment Company. The brick and half-timber construction with stone or concrete surround at front entry is especially lovely. Edwin Jacob 'Jake' Garn grew up at 1626 E Yale Ave in Yalecrest, attending Uintah Elementary, Clayton Middles School and East High School. He graduated from the University of Utah in 1955 with a BS in Business and Finance, and served as a Navy pilot stationed at Whitby Island, WA. He married Hazel Rhae in 1957. The Garns lived at 1428 E Laird Ave from 1963-1974. He was employed in the insurance industry until becoming a Salt Lake Commissioner in 1970, Salt Lake Mayor in 1972, and Utah Senator in Congress 1976-1993. He flew a mission with NASA as an astronaut in 1985.

1436 E Laird Ave (16-09-354-018)

The one-story brick English Tudor with a gable roof parallel to the street and a gable half-timbered cross wind and overlapping gabled bay with stone chimney on the left façade is considered to be architecturally significant of the English Tudor style with an exposed rock chimney. It is believed to have been built by Gaddis Investment Company in 1935-7. Pannell and Myrtle Black purchase the house in 1939. MR Black was an attorney and partner with the Firm Rawlings, Wallace and Black. Black was active in Democratic party politics. The Blacks resided at 1436 E Liard Ave throughout the end of the historic period.

1458 E Laird Ave (16-09-354-022)

Built in 1934, this brick 1½ story English Cottage with a main gable roof parallel to the street with two steeply pitched cross gables. The left gable contains a round arch entry and the right gable contains two arch windows with accentuated keystones. The Brick masonry of each gable is ornamented with rubble masonry near the apex. The house was built for Stanley and Myrtle Gamette. Gamette was a salesman for General Foods. They resided here through the end of the historic period. The house is considered an architecturally significant example of the English Cottage style Period Revival house combining brick masonry with stone highlights.

1465 E Laird Ave (16-09-353-046)

The 1 ½ story brick architecturally significant example of the French Norman style house originally owned by Thomas Eugene Gaddis, a prominent real estate and investment executive. He and his wife Lucille were residents through the end of the historic period Mr Gaddis was born in Texas 1886 and moved to Salt Lake City in 1909 and was involved in real estate. He married Lucile Laughler in 1921 and died in Salt Lake City in 1967. He was president of Gaddis Investment Company, a real estate, investment and insurance firm he founded with NC Herrick in 1922. Mr. Gaddis was also emeritus

member of the Board of Directors of American Savings and Loan Association. He was a member of the First Congregational Church on 1300 E and active in various civic and fraternal organizations. The house is constructed with a steeply pitched, wood shingle gable roof, with a ridge parallel to the street and has a hip roofed front bay window and an overlapping gable bay on the left façade was built in 1925 Additional features include a round arched doorway, floor to ceiling French leaded glass windows, gabled half-timbered dormer, french doors recessed into round arched openings on the front gable with a bracketed iron balconet.

1474-78 E Laird Ave (16-09-354-024)

This 1 story symmetrical brick English Cottage is a duplex. Created by joining two identical L-shaped English Cottage designs. Notable features include the round arched windows in the façade of each cross wind and the arched opening leading to a small porch. It was probably built for John E Davis, assistant superintendent of the Oregon Short Line Railroad and his wife Sarah. The Davis's were residents from 1930-37. In late 1937, Westminster College president Rev Herbert W Reherd and wife, Louise bought the house and were owner occupants through the end of the historic period. Both the Davis' and Reherds' rented out 1 side of the duplex.

1413 E Laird Circle (16-09-352-021)

This 1 ½ story brick and stucco English Tudor was built in 1930 by Construction Securities Company and is considered architecturally significant with its wide, overlapping half covered gables set against a pint gabled roof. On the right is a steeply-pitched entry gable with a pointed brick, arched opening resembling a lancet window, which precedes the front door. Shed dormer windows with leaded and stained-glass windows project from the first-floor façade. Alterations include: brick addition to the left of front façade supporting a 2nd story balcony, 2nd story window of façade.

The house built by Construction Securities Company seems to have been a rental from 1931-1933 and vacant in 1934 before being purchased later that year by Dr William S and Minnie Paine. They resided here until 1940 upon the death of Dr. Paines. They rented house from 1942-43, then sold to Arnold E and Margaret Burgener in 1943. Mr Burgener was co-owner of the Transportation Insurance Agency. The Burgeners rented out the property through the end of the historic period.

1417 E Laird Circle (16-09-353-023)

The 2-story terra-cotta/stone exterior Colonial Revival house a gambrel roof and a full-width second story dormer built by Carl Buchner in 1931 on speculation is considered architecturally significant by SHPO. The symmetrical facade is highlighted by a shallow central pavilion framed by two classical columns and containing the front door. The door

is surrounded by sidelights and a fan light.

The house was purchased by Siegfried P and Helen Harter House in 1932. Harter was president of the Clover Leaf - Harris Dairy and of the Colville Ice Cream Company. They resided here until June, 1936. Helen A. Taylor owned the house for three months in the summer of 1936 before selling in September to Leon D. Cuddeback, a division superintendent with United Air Lines and wife, Lois. The Cuddebacks' were occupants through 1938. They sold the house in 1938 to Henry G. and Mary Boonstra. Vice President of W. G. Goodart, bond brokers. The Boonstra's through 1942. From 1943 through the end of the historic period, the house was owned by Otto and Ruth Buehner. Otto Buehner, was president of Otto Buehner Company and Building Products and was influential in Salt Lake City building activity.

1449 E Uintah Circle (16-09-353-025)

A 2-story brick Georgian Colonial Revival built 1936 for John S and Orpha S Boyden. It has a steeply pitched hip roof with a two-story front supported by classical columns. The entry is framed by wooden pilasters supporting a segmental pediment. On the left of the façade is an attached one-story room covered by a flat roof. The concrete tile roof is an alteration.

John Boyden served as Assistant District Attorney 1933-46. Later he continued as a private attorney, rancher and Chairman of the Ideal National Life Insurance Company. The Boydens were residents until the end of the historic period, 1936-2005, 69 years.

1453 E Uintah Circle (16-09-353-066)

This 2-story clapboard exterior, Colonial Revival-styled house was built in 1936 was originally owned by John O Simonsen. It has a notable Central portico of classical columns and pediment framing a fan top window with sidelights at the front door entry. John O Simonsen was vice president of Intermountain Lumbee. He and wife Velma were residents through the historic period of research (1936-2005).

1457 E Uintah Circle (16-09-353-029)

This 2-story colonial revival house built under a gable with a center ridge parallel to the street was built in 1931/32 by Carl Buhner for George and Myrna Bisbee. It is considered an architecturally significant colonial revival style with an unusual exterior material of terra cotta tile block. The exterior is claimed to be made by Cast-Stone & Concrete Products Manufacturing Company in a 1936 Shipler photo (University of Utah digital Collections). The house has a balconet overhang projecting above the central entry which is surrounded by lovely transom and side lights. Alterations to the original house include a concrete tile roof.

Carl Bisbee was an agent for the Union Pacific Railroad, and wife were residents sold to D. W. Nielson and wife Vena. Little can be found about the Nielson's, other than that they were residents in 1934 and 1935. In August, 1935, they sold the house to David Abbot 'Ab' & Evelyn Jenkins. 'Ab' Jenkins (1883-1956) was an auto designer and racer and house building contractor (for more information, also see SHPO case file 1540 Westmoreland). Ab Jenkins, as well as the 24th Mayor of Salt Lake City (1940-1944) a home building contractor, and notable race car driver is the "father of Bonneville Salt Flats". He is often referred to as "the world's safest speedster" and noted for setting of a 24-hour average land speed record of 135 mile per hour in 1935 driving the Duesenberg SJ 'Mormon Meteor' on the Bonneville Salt Flats (Wikipedia). Later, in 1940 he set a new 24-hour average land speed record of 161.18 miles per hour that lasted 50 years. In 1960, the mountain north of Bonneville Speedway was named 'Jenkins Peak' in his honor. The Mormon Meteor III can be seen at the Price Museum of Speed, 165 E 600 South in Salt Lake City, UT.

The Duesenberg SJ 'Mormon Meteor'



(Wikipedia)

1957 Pontiac Bonneville sedan



named in earned honor of Ab Jenkins achievements (Wikipedia)

The Jenkins were resident in 1936 after which they sold the house to Prudential Insurance Company, which treated it as a rental property through the end of the historic period.

5. Consistent Designation Of The Proposed LHD Designation With Adopted Planning City Policies and Master Plans

Historic Preservation Overlay

[21A.34.020.A \(click here for a link to the Historic Preservation Overlay zoning provisions\)](#)

A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

Adopted Master Plans and City Policies

Community Preservation Plan: 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. ([Click this link to view the Community Preservation Plan](#))

Relevant Community 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

East Bench Community Master Plan (2017): ([click this link to view the East Bench Master Plan](#))

The proposed Yalecrest –Laird Height 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.

In the 1987 East Bench Master Plan, Yalecrest is specifically identified for preservation. “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.” IN the 2017 version of the East Bench Master Plan, Yalecrest is noted for being the oldest historically contributing neighborhood on the East Bench and encourages residents to find a common voice to preserve it using either Local Historic Districts or Conservation Districts.

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.

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.

The proposed Yalecrest-Laird Heights LHD is currently zoned under the Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance adopted by the City in 2007³. The purpose of the ordinance is to “encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood”. The YCIO regulates building height, minimum front yard size, and several aspects of garages or accessory structures, but does not protect against demolitions or out-of-mass, scale and architecture character of additions or new structures.

The City's Preservation Policy was adopted in 2011⁴. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. Yalecrest was suggested for protection in both plans. The proposed boundaries of Yalecrest-Laird Heights LHD (**Appendix A**) represents the South East corner in Normandie Heights subdivision and the greater Yalecrest neighborhood that is nationally recognized for its historic value (National Register of Historic Places 2007).

Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

6. Public Interest in the Proposed LHD Designation

The Yalecrest-Laird Heights LHD is part of the large Normandie subdivision. It is located in the South East corner of Yalecrest neighborhood. It contains 43 single-family property parcels generally zoned R1-7000. The attractive neighborhood 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 general Yalecrest neighborhood, although traffic has increased on the border streets of 1300 South, 1300 East and Sunnyside Ave (840 S).

To date, **44/65 or 67.7%** of the single-family and duplex home owners within the proposed area of Yalecrest-Laird Heights LHD have signed an application petition in support of opening the process to create a Local History District. The overall support on the application is **67.7%**, which greatly exceeds the minimum support of 33% required by the LHD designation ordinance guidelines.

Property Owner Petition Signature to Open the Local Historic District Designation in Yalecrest-Laird Heights LHD

Street	# Property Parcels	# Petition Signatures^a	% Support
Laird Ave	42 ^a	29	69.0%
Laird Circle	7	5	71.4%
Uintah Circle	6	4	66.7%
1300 East	4	4	100.0%
1500 East	6	4	66.7%
TOTAL	65	44	67.7%

^aone signature was collected on the application signature form for property parcels that have Joint tenants (JT) and the appropriate trustee signature was obtained for Trusts on associated property parcels.

Designating the Yalecrest-Laird Heights as Local Historic District (LHD) zoning overlay would minimize the frequent teardowns and demolitions (56 permit filings over the past 27 years) that have plagued Yalecrest in recent years. In addition, the recent Affordable Housing Overlay/Incentive (AHO) which allows demolition of historic houses for new multi-family housing installation within ¼ mile of high frequency bus transportation on 1300 East) has concerned this quiet street. Designation of Yalecrest-Laird Heights LHD would maintain the historic character, mass and scale of the street face architecture by while providing homeowners and district residents the only legal method to minimize demolition and dismantling of intact historic structures that result in loss of neighborhood character. These services are not offered from Salt Lake City to the National Register of Historic Place designation, nor the local City Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance.

A Yalecrest-Laird Heights LHD designation will also provide the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from which to learn and appreciate the cultural and City History of notable residents and fine, well-maintained, diverse architectural examples of English Cottage, English Tudor, and French Norman, Spanish Colonial architectural styles. In addition,

the area will teach future urban developers/builders the value and sustainability of smaller well-built homes with quality materials that have stood the test of time (100 yrs), the successful layout design of new neighborhoods that include different housing options for singles, empty-nesters, couples and families that include both small and medium sized single family and multi-family duplexes at various prices. It will aid in the education of designing new successful neighborhoods that include such elements as sidewalks, green space, streetlights, mature shade trees and proximity to infrastructure necessities such as libraries, grocery stores, restaurants, schools, child care that encourage walkability and enhance safety from crime. These are the elements that have made Yalecrest a successful and highly desirable neighborhood.

B. Photographs

Original and current photographs of the individual homes in the proposed Yalecrest-Laird Heights LHD are listed with addresses and listed separately in **APPENDIX C**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the street property owners, residing on Laird Ave and Uintah Circle, using an iPhone camera.

C. Research Material

The Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation, which was awarded in 2007. Much of the information in this document about the area's architecture, history, builders and building dates comes from that survey and the Salt Lake County Assessor website. Additional information is on file at the Utah State Historic Preservation Office, Family Search website, Polk Directories, Wikipedia, and newspaper archives (Salt Lake Tribune and Deseret News) and the KEEPYalecrest website blog (keepyalecrest.org). Research material used to prepare this application are listed in **APPENDIX C**. See (<http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>)

D. Landmark Sites Not applicable

E. Boundary Adjustment:

Yalecrest-Laird Heights LHD is located to the immediate south of Yalecrest-Harvard Heights LHD. The new Yalecrest-Laird Heights LHD is parallel to Yalecrest-Harvard Heights LHD and both traverse the 1300-1500 blocks of their respective streets, while also including 4 properties along 1300 E (1185, 1193, 122123, 1227-29 E) and 6 properties on 1500 East (1174, 1180, 1184, 1188, 1194 and 1200 E) that lie between the 1300-1500 Princeton Ave and Laird Ave streets.

The **boundaries** of the Yalecrest-Laird Heights LHD containing 65 property parcels are listed below:

West boundary is 1300 East

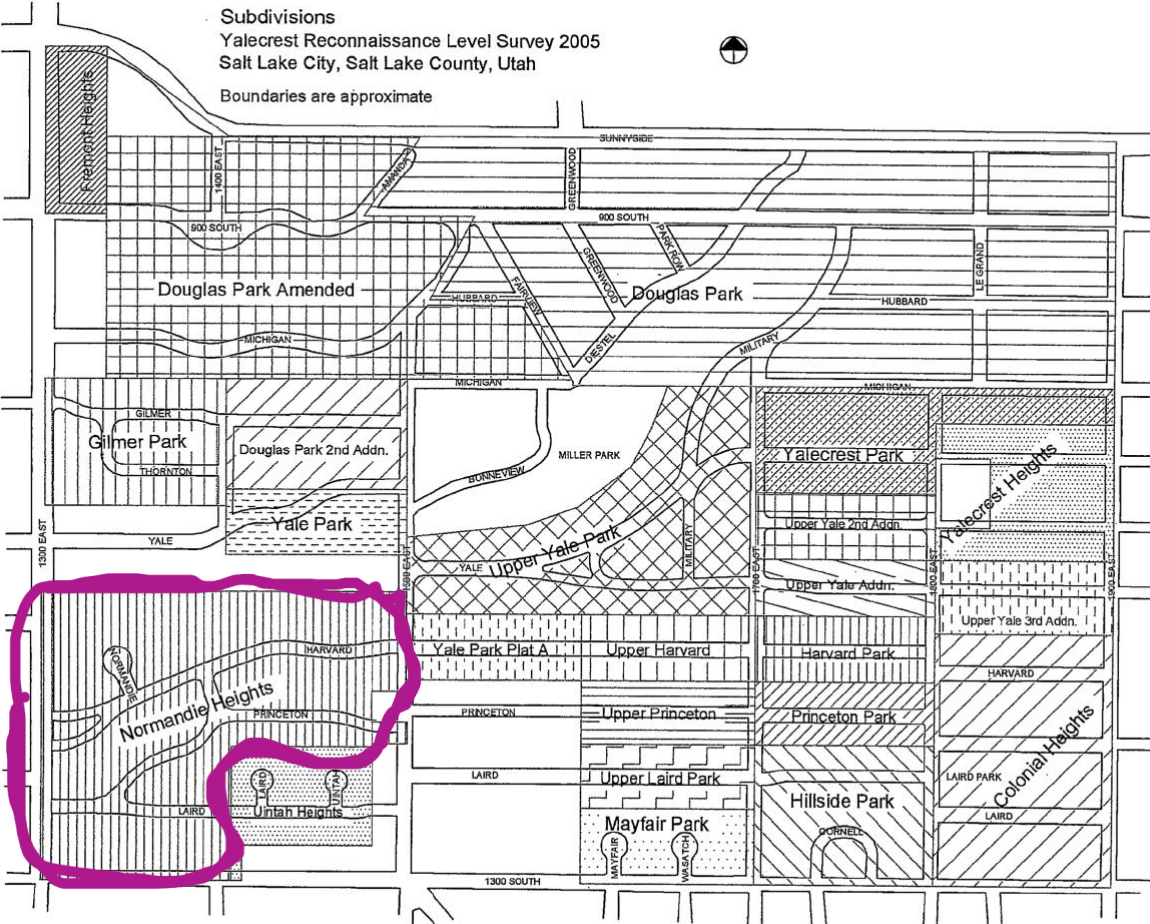
East boundary is 1480 E Laird Ave and 1174 S, 1180 S, 1184 S, 1188 S, 1194 S, 1200 S 1500 East.

North boundary contains the north side of Laird Ave containing the odd numbered houses (1305 E to 1465 E Laird Ave) and Laird and Uintah Circles.

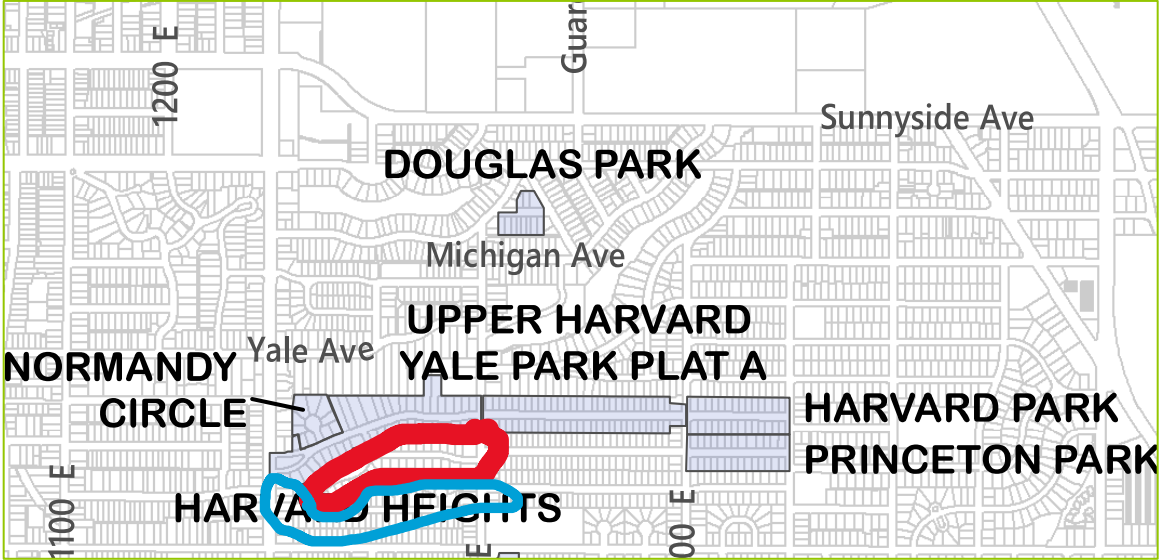
South Boundary contains the south side of Laird Ave with the even numbered houses from 1308-1480 E Laird Ave.

APPENDIX A-1
Original plat of Normandie Heights Subdivision
July 1, 1926, Pr. Lots 2-3, Block 28
Bowers Investment Company

The Normandie Subdivision lies in the southwestern most corner of. The Normandie subdivision is outlined in purple.



APPENDIX A-2
All LHDs in Yalecrest



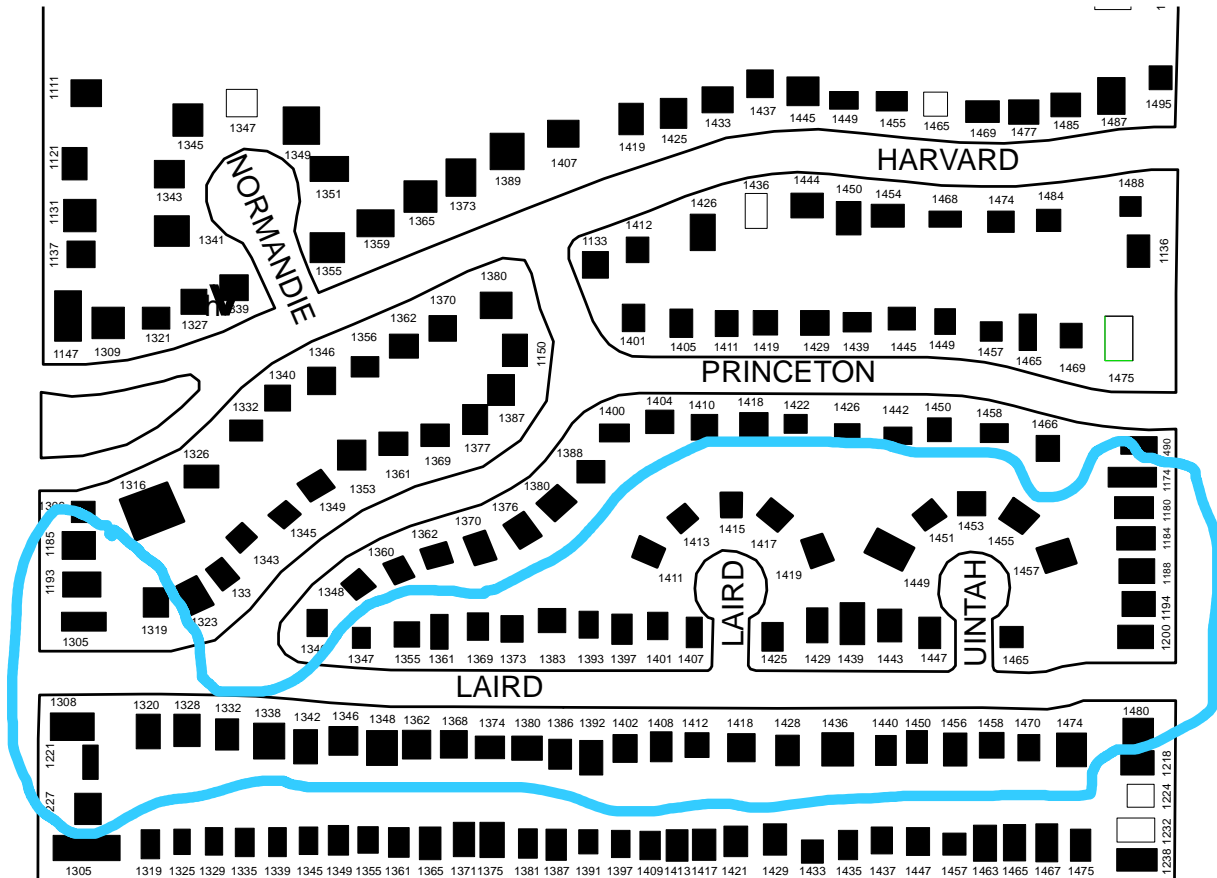
Existing Yalecrest LHDs

- Douglas Park-I
- Normandie Circle
- Harvard Heights
- Upper Harvard Yale Park Plat A
- Harvard Park
- Princeton Park

Princeton Heights (pending) outlined in red
Laird Heights (proposed) outlined in blue

APPENDIX A-3

Expanded street map view of the proposed Yalecrest-Laird Heights LHD boundary adjustment (red outline) within the East Bench Yalecrest Neighborhood



Yalecrest-Laird Heights LHD (65 parcels) includes the following property addresses

- Laird Ave (42 parcels): 1305-1480 E
- Laird Circle (7 parcels): 1407-1425 E
- Uintah Circle (6 parcels): 1447-1457 E
- 1300 East (4 parcels): 1185-1227/29 S
- 1500 East (6 parcels): 1174-1200 S

APPENDIX B

Contrary documentation between RLS 2005 text and existing house photographs

1. Missing photographs: Original house photographs were not available from the State Historic Preservation Office, nor the SLCounty Assessor website (www.slco.org/assessor)
 1. 1332 E Laird Ave
 2. 1368 E Laird Ave
 3. 1373 E Laird Ave
 4. 1374 E Laird Ave
 5. 1386 E Laird Ave
 6. 1393 E Laird Ave
 7. 1412 E Laird Ave
 8. 1418 E Laird Ave
 9. 1411 E Laird Circle
 10. 1413 E Laird Circle
 11. 1451 E Uintah Circle
 12. 1453 E Uintah Circle
 13. 1188 S 1500 East
 14. 1200 S 1500 East

2. Possible changes in house contributing status
 - 1418 E Laird Ave
 - 1451 E Uintah Circle
 - 1453 E Uintah Circle
 - 1455 E Uintah Circle

APPENDIX C
Photographs of Laird Heights LHD
See separate attached document

1305-1480 E Laird Ave
1185-1227/28 S 1300 East
1407-1425 E Laird Circle
1447-1457 E Uintah Circle
1174-1200 S 1500 East

APPENDIX D
Research Materials (References)

1. Lufkin, Beatrice. *Yalecrest Reconnaissance Level Survey 2005*. Utah State Historic Preservation Office.
2. Yalecrest Compatible Infill Overlay. Sterling Codifier 21A.34.120. December 2005. http://www.sterlingcodifiers.com/codebook/getBookData.php?id=&chapter_id=49078&keywords=#s928586
3. Salt Lake City Community Preservation Plan. October 2012
4. Polk directories 1925-1976, State Historic Preservation Office, www.ushpo.utah.gov
5. Family Search app online
6. Salt Lake County Assessor: House information: parcel number, build date, exterior materials, original house photos, www.slco.org/assessor.

Yalecrest-Laird Heights Local Historic District embodies 65 houses from contiguous areas

42 houses: E Laird Ave

4 houses: 1300 East

6 houses: 1500 East

NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description.

¹NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives

1300 EAST (4)

1185 South 1300 East (A) 16-08-482-002

1950 Early Ranch/Minimal Traditional



2023



1193 South 1300 East (A) 16-08-482-003

1930 English Tudor



2023



1221-23 South 1300 East (A) 16-09-483-002

1931 English Tudor



2023



Yalecrest: Laird Heights LHD
House Photographs

1277-29 South 1300 East (A) 16-09-483-003
1930 Spanish Revival



2023

1500 East (6)
1174 S 1500 E (B):16-09-353-050
1927 English Cottage



2023

1180 S 1500 East (B): 16-09-353-051
1929 Bungalow



2023

1184 S 1500 East (A): 16-09-353-052
1926 Bungalow



2023

Yalecrest: Laird Heights LHD
House Photographs

1188 S 1300 East (A): 16-09-353-030
1928 English Cottage
No original photo available

2023



1194 S 1500 East (B): 16-09-353-054
1925 English Cottage



2023



1200 S 1500 East (B): 16-09-353-061
1926 Bungalow
No original photo available

2023



Yalecrest-Laird Heights Local Historic District embodies 65 houses from contiguous areas

7 houses: E Laird Circle

6 houses: E Uintah Circle

NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description.

¹NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives

Laird Circle (7)

1407 E Laird Circle (A): 16-09-353-040

1935 Minimal Traditional



2023



1411 E Laird Circle (B): 16-09-353-034

1929/35 English Tudor

No original photo available

2023



1413 E Laird Circle (A): 16-09-353-021

1931/30 English Tudor

No original photo available

2023



Yalecrest: Laird Heights LHD
House Photographs

1415 E Laird Circle (B): 16-09-353-022
1929/30 English Cottage



2023



1417 E Laird Circle (B): 16-09-353-023
1931 Colonial Revival



2023



1419 E Laird Circle (A): 16-09-353-024
1925/26 English Cottage



2023



1425 E Laird Circle (A): 16-09-353-041
1939/35 Colonial Revival



2023



Uintah Circle (7)

1447 E Uintah Circle (B): 16-09-353-045
1930 English Tudor



2023



1449 E Uintah Circle (B): 16-09-353-025
1936 Colonial Revival



2023



1451 E Uintah Circle (B): 16-09-353-026
1939 Colonial Revival
No original photo available
new construction 2009

2023



1453 E Uintah Circle (B): 16-09-353-027
1936 Colonial Revival
No original photo available

2023



Yalecrest: Laird Heights LHD
House Photographs

1455 E Uintah Circle (B): 16-09-353-028
1931 English Tudor



1457 E Uintah Circle (B): 16-09-353-029
1931 Colonial Revival



2023



2023



Yalecrest-Laird Heights Local Historic District embodies 65 houses from contiguous areas

42 houses: E Laird Ave

NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description.

¹NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives

Laird Ave (42)

1305 E Laird Ave (B) 16-09-482-004

1932 English Cottage



2023



1308 E Laird Ave (A) 16-09-483-001

1939 Art Moderne



2023



1319 E Laird Ave (B) 16-09-482-006

1929 English Cottage/Tudor



2023



Yalecrest: Laird Heights LHD
House Photographs

1320 E Laird Ave (B) 16-09-483-005
1937 English Cottage



2023



1328 E Laird Ave (A) 16-09-354-001
1927 English Cottage



2023



1332 E Laird Ave (A) 16-09-354-002
1927 Bungalow/English Cottage
Original photo not available

2023



1338 E Laird Ave (B) 16-09-354-003
1927 English Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

1342 E Laird Ave (A) 16-09-354-004
1927 Period Revival Other



2023



1346 E Laird Ave (B) 16-09-354-005
1927 Spanish Revival



2023



1347 E Laird Ave (B) 16-09-353-031
1926 English Cottage



2023



1348 E Laird Ave (B) 16-09-354-006
1927 English Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

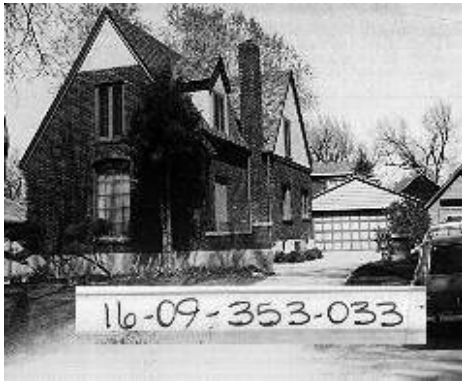
1355 E Laird Ave (A): 16-09-353-032
1933 English Cottage



2023



1361 E Laird Ave (A): 16-09-353-033
1927/28 French Norman



2023



1362 E Laird Ave (A): 16-09-354-007
1927 Spanish Colonial Revival



2023



1368 E Laird Ave (A): 16-09-354-008
1927 Period Revival Cottage
No original photo available

2023



Yalecrest: Laird Heights LHD
House Photographs

1369 E Laird Ave (A): 16-09-353-034
1930 English Cottage



2023



1373 E Laird Ave (A): 16-09-353-035
1929 English Tudor
No original photo available

2023



1374 E Laird Ave (A): 16-09-354-009
1927 French Norman
No original photo available

2023



1380 E Laird Ave (B): 16-09-354-010
1927 Period Revival Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

1383 E Laird Ave (A): 16-09-353-036
1930/31 English Cottage



2023



1386 E Laird Ave (B): 16-09-353-011
1927 French Norman
No original photo available

2023



1392 E Laird Ave (B): 16-09-354-012
1925/27 Neoclassical English Cottage



2023



1393 E Laird Ave (A): 16-09-354-016
1929 English Cottage
No original photo available

2023



Yalecrest: Laird Heights LHD
House Photographs

1397 E Laird Ave (A): 16-09-353-008
1930/27 English Cottage



2023



1401 E Laird Ave (A): 16-09-353-039
1930 English Cottage



2023



1402 E Laird Ave (A): 16-09-354-013
1936/29 English Cottage



2023



1408 E Laird Ave (A): 16-09-354-014
1932/33 English Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

1412 E Laird Ave (A): 16-09-354-062
1931/37 English Cottage



2023



1418 E Laird Ave (B): 16-09- 354-016
1926/55 Minimal Traditional
No original photo available

2023



1428 E Laird Ave (A): 16-09-354-017
1937 English Tudor



2023



1429 E Laird Ave (A): 16-09-353-042
1929 English Cottage



2023



Yalecrest: Laird Heights LHD
House Photographs

1436 E Laird Ave (A): 16-09-354-018
1937 English Tudor



2023



1437-39 E Laird Ave (A): 16-09-353-043
1932 English Cottage



2023



1440 E Laird Ave (B): 16-09-354-019
1935 English Cottage



2023



1443 E Laird Ave (A): 16-9-353-044
1929 English Tudor



2023



Yalecrest: Laird Heights LHD
House Photographs

1450 E Laird Ave (A): 16-09-354-020
1935 English Cottage



2023



1456 E Laird Ave (A): 16-09-354-021
1936 English Cottage



2023



1458 E Laird Ave (A): 16-09-354-022
1934 English Cottage



2023



1465 E Laird Ave (16-09-353)
1929 French Norman



2023



Yalecrest: Laird Heights LHD
House Photographs

1470 E Laird Ave (A): 16-09-354-022
1931/30 English Cottage



2023



1474-78 E Laird Ave (A): 16-09-354-024
1930 English Cottage



2023



1480 E Laird Ave (B): 16-09-354-055
1923 Bungalow
Original photo house side facing 1500 East



2023



ATTACHMENT C: 2005 RLS Survey

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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

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1136 S 1500 EAST	A	0/1 1.5	1931	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	R.B. AMUNDSEN
1145 S 1500 EAST	B	0/0 1	1924	STRIATED BRICK ALUM./VINYL SIDING MULTI-COLOR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	GARAGE UNDER; SAMUEL CAMPBELL
1149 S 1500 EAST	A	1/0 1	1924	STRIATED BRICK MULTI-COLOR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL; EXT. STORMS
1165 S 1500 EAST	B	0/1 1	1937	SHINGLE SIDING STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	ALBERT WALKER
MCCART, FRED 1174 S 1500 EAST	B	0/0 1	1926	STUCCO/PLASTER STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	N. MYRTLE BRATT; BARTILE
1175 S 1500 EAST	A	0/1 1	1924	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL; ALBERT WALKER; 1950S WINDOWS?;
1179 S 1500 EAST	A	1/0 1	1925	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL;
1180 S 1500 EAST	B	0/0 1	1926	STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	05	N. MYRTLE BRATT; EYEBROW DORMER
1183 S 1500 EAST	A	1/0 1	1925	STUCCO/PLASTER STRIATED BRICK	BUNGALOW NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL;
1184 S 1500 EAST	A	1/0 1	1926	STUCCO/PLASTER STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	05	N. MYRTLE BRATT; + 1186 BASEMENT
1187 S 1500 EAST	B	0/1 1	1926	STRIATED BRICK STUCCO/PLASTER SHINGLE SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL; NEW WINDOWS ON FAÇADE
1188 S 1500 EAST	A	0/1 1	1925	STUCCO/PLASTER HALF-TIMBERING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	N. MYRTLE BRATT;

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

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

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Utah State Historic Preservation Office

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

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Utah State Historic Preservation Office

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

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

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

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

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X

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

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

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	Ht	N/C						
1453 E UINTAH CIRCLE SIMONSEN, JOHN O. & VELMA,	B	0/1 2	1936	ALUM./VINYL SIDING	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05 85	A.E. JORGENSEN, BLDR.
1455 E UINTAH CIRCLE PETTY, C.B.	B	0/1 2.5	1945	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	
1457 E UINTAH CIRCLE BISBEE, GEORGE & MYRNA, 1465 E UINTAH CIRCLE GADDIS, THOMAS EUGENE &	B A	0/1 2 1/0 1.5	1931 1929	TERRA COTTA REGULAR BRICK	COLONIAL REVIVAL FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05 85 05 85	"AB" JENKINS LIVED HERE 1940'S; C.W BUEHNER, BLDR.; BARTILE ROOF HERRICK BROTHERS; BRACKETED IRON BALCONET BUILDER UNCLEAR
1637 E WASATCH CIRCLE	A	0/0 1.5	1937	STRIATED BRICK WOOD:OTHER/UNDEF.	PERIOD REVIVAL: OTHER NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDR.
1639 E WASATCH CIRCLE	A	0/0 1.5	1937	STRIATED BRICK WOOD:OTHER/UNDEF.	PERIOD REVIVAL: OTHER NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDR.
1641 E WASATCH CIRCLE	B	0/0 1.5	1937	STUCCO/PLASTER STONE VENEER HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDR.
1643 E WASATCH CIRCLE	A	0/0 2	1937	REGULAR BRICK	ITALIAN RENAISSANCE	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDR.; BALCONET
1645 E WASATCH CIRCLE	B	0/0 1.5	1938	HALF-TIMBERING STUCCO/PLASTER STONE VENEER	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDR.
1647 E WASATCH CIRCLE	A	0/1 1	1938	STRIATED BRICK WOOD:OTHER/UNDEF.	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDR.
1649 E WASATCH CIRCLE	A	1/0 1	1938	STRIATED BRICK CLAPBOARD SIDING	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	05	L.J. BOWERS, BLDR.

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1185 S 1300 EAST
A



1193 S 1300 EAST
A



1221 S 1300 EAST
A



1227 S 1300 EAST
A

1300 SOUTH



1305 E 1300 SOUTH
A



1319 E 1300 SOUTH
A



1325 E 1300 SOUTH
A



1329 E 1300 SOUTH
A



1335 E 1300 SOUTH
B



1339 E 1300 SOUTH
B



1345 E 1300 SOUTH
A



1136 S 1500 EAST
A



1145 S 1500 EAST
B



1149 S 1500 EAST
A



1165 S 1500 EAST
B



1174 S 1500 EAST
B



1175 S 1500 EAST
A



1179 S 1500 EAST
A



1180 S 1500 EAST
B



1183 S 1500 EAST
A



1184 S 1500 EAST
A



1187 S 1500 EAST
B



1188 S 1500 EAST
A



1194 S 1500 EAST
B



1200 S 1500 EAST
B



1201 S 1500 EAST
B



1207 S 1500 EAST
A



1218 S 1500 EAST
A



1224 S 1500 EAST
C



1232 S 1500 EAST
C



1238 S 1500 EAST
B

1700 EAST



967 S 1700 EAST
A



977 S 1700 EAST
C



986 S 1700 EAST
A



1857 E HUBBARD
B



1860 E HUBBARD
B



1863 E HUBBARD
A



1864 E HUBBARD
C



1871 E HUBBARD
C



1872 E HUBBARD
A



1881 E HUBBARD
A



1888 E HUBBARD
B

LAIRD AVENUE



1305 E LAIRD
B



1308 E LAIRD
A



1319 E LAIRD
B



1320 E LAIRD
B



1323 E LAIRD
B



1328 E LAIRD
A



1332 E LAIRD
A



1338 E LAIRD
B



1342 E LAIRD
A



1346 E LAIRD
B



1347 E LAIRD
B



1348 E LAIRD
B



1355 E LAIRD
A



1361 E LAIRD
A



1362 E LAIRD
A



1368 E LAIRD
A



1369 E LAIRD
A



1373 E LAIRD
A



1374 E LAIRD
A



1380 E LAIRD
B



1383 E LAIRD
A



1386 E LAIRD
B



1392 E LAIRD



1393 E LAIRD
A



1397 E LAIRD
A



1401 E LAIRD
A



1402 E LAIRD
A



1408 E LAIRD
A



1412 E LAIRD
A



1418 E LAIRD
B



1428 E LAIRD
A



1429 E LAIRD
A



1436 E LAIRD
A



1439 E LAIRD
A



1440 E LAIRD
B



1443 E LAIRD
A



1450 E LAIRD
A



1456 E LAIRD
A



1458 E LAIRD
A



1470 E LAIRD
A



1474 E LAIRD
A



1480 E LAIRD
B



1515 E LAIRD
A



1516 E LAIRD
B



1521 E LAIRD
A



1522 E LAIRD
A



1527 E LAIRD
A



1528 E LAIRD
A



1531 E LAIRD
B



1532 E LAIRD
A



1537 E LAIRD
A



1862 E LAIRD
A



1869 E LAIRD
A



1872 E LAIRD
D



1877 E LAIRD
A



1880 E LAIRD
A



1887 E LAIRD
A



1892 E LAIRD
A

LAIRD CIRCLE



1407 LAIRD CIRCLE
A



1411 LAIRD CIRCLE
B



1413 LAIRD CIRCLE
A



1415 LAIRD CIRCLE
B



1417 LAIRD CIRCLE
B



1419 LAIRD CIRCLE
A



1425 LAIRD CIRCLE
A

LE GRAND
STREET



852 S LE GRAND
B



853 S LE GRAND
A



861 S LE GRAND
A



875 S LE GRAND
B



905 S LE GRAND
A



910 S LE GRAND
B



925 S LE GRAND
A



959 S LE GRAND
A



1373 E THORNTON



1374 E THORNTON
C



1378 E THORNTON
A



1383 E THORNTON
A



1384? E THORNTON
A



1387 E THORNTON
A



1390 E THORNTON
B



1393 E THORNTON
B

UINTAH CIRCLE



1447 E UINTAH
B



1449 E UINTAH
B



1451 E UINTAH
A



1453 E UINTAH
B



1455 E UINTAH
B



1457 E UINTAH
B



1465 E UINTAH
A

WASATCH
CIRCLE



1637 E WASATCH
A



1639 E WASATCH
A



1641 E WASATCH
B



1643 E WASATCH
A



1645 E WASATCH
B



1647 E WASATCH
A



1649 E WASATCH
A

ATTACHMENT D: Proposed Ratings Changes

Address	Parcel Number	Survey Rating	SHPO Rating	Built	Style
1185 S 1300 E	16-08-482-002	A		1950	Early Ranch
1193 S 1300 E	16-08-482-003	A		1930	English Tudor
1221 S 1300 E	16-08-483-002	A		1931	English Tudor
1227 S 1300 E	16-08-483-003	A		1930	Spanish Colonial Revival
1202 S 1500 E	16-09-353-056				City owned vacant property
1200 S 1500 E	16-09-353-061	B	C	1925	Bungalow
1194 S 1500 E	16-09-353-054	B		1925	English Cottage
1188 S 1500 E	16-09-353-064	A		1925	English Cottage
1184 S 1500 E	16-09-353-052	A		1926	Bungalow
1180 S 1500 E	16-09-353-051	B		1926	Bungalow
1174 S 1500 E	16-09-353-050	B		1926	English Cottage
1305 E LAIRD AVE	16-08-482-004	B		1932	Colonial Revival
1308 E LAIRD AVE	16-08-483-001	A		1939	Art Moderne
1319 E LAIRD AVE	16-08-482-006	B		1929	English Cottage/Tudor
1320 E LAIRD AVE	16-08-483-005	B		1937	English Cottage/Tudor
1328 E LAIRD AVE	16-09-354-001	A		1927	English Cottage
1332 E LAIRD AVE	16-09-354-002	A		1927	Bungalow
1338 E LAIRD AVE	16-09-354-003	B		1927	English Cottage
1342 E LAIRD AVE	16-09-354-004	A		1927	Period Cottage
1346 E LAIRD AVE	16-09-354-005	B		1949	Spanis Colonial Revial
1347 E LAIRD AVE	16-09-353-031	B		1926	English Cottage
1348 E LAIRD AVE	16-09-354-006	B		1927	English Cottage
1355 E LAIRD AVE	16-09-353-032	A		1933	English Cottage
1361 E LAIRD AVE	16-09-353-033	A		1927	French Norman
1362 E LAIRD AVE	16-09-354-007	A		1927	Spanish Colonial Revial
1368 E LAIRD AVE	16-09-354-008	A		1927	Period Cottage
1369 E LAIRD AVE	16-09-353-034	A		1930	Period Cottage
1373 E LAIRD AVE	16-09-353-035	A		1929	English Tudor
1374 E LAIRD AVE	16-09-354-009	A		1927	French Norman
1380 E LAIRD AVE	16-09-354-010	B		1927	Period Cottage
1383 E LAIRD AVE	16-09-353-036	A		1930	English Cottage
1386 E LAIRD AVE	16-09-354-011	B		1927	French Norman
1392 E LAIRD AVE	16-09-354-012	B		1927	English Cottage
1393 E LAIRD AVE	16-09-353-037	A		1929	English Cottage/Tudor
1397 E LAIRD AVE	16-09-353-038	A		1927	English Cottage
1401 E LAIRD AVE	16-09-353-039	A		1930	English Cottage
1402 E LAIRD AVE	16-09-354-013	A		1929	English Cottage
1408 E LAIRD AVE	16-09-354-014	A		1933	English Cottage
1412 E LAIRD AVE	16-09-354-062	A		1937	English Cottage
1418 E LAIRD AVE	16-09-354-016	B	C	1955	Minimal Traditional
1428 E LAIRD AVE	16-09-354-017	A		1937	English Tudor

1429 E LAIRD AVE	16-09-353-042	A		1929	English Cottage
1436 E LAIRD AVE	16-09-354-018	A		1937	English Tudor
1437-39 E LAIRD AVE	16-09-353-043	A		1932	English Cottage
1440 E LAIRD AVE	16-09-354-019	B		1935	English Cottage
1443 E LAIRD AVE	16-09-353-044	A		1929	English Tudor
1450 E LAIRD AVE	16-09-354-020	A		1935	English Cottage
1456 E LAIRD AVE	16-09-354-021	A		1936	English Cottage
1458 E LAIRD AVE	16-09-354-022	A		1934	English Cottage
1465 E LAIRD AVE	16-09-353-046	A		1929	French Norman
1467 E LAIRD AVE	16-09-353-047				Vacant Parcel
1470 E LAIRD AVE	16-09-354-023	A		1930	English Cottage/Tudor
1474 E LAIRD AVE	16-09-354-024	A		1930	English Cottage
1478 E LAIRD AVE	16-09-354-025			1930	Duplex
1480 E LAIRD AVE	16-09-354-055	B		1925	Bungalow
1407 E LAIRD CIR	16-09-353-040	A		1935	Minimal Traditional
1411 E LAIRD CIR	16-09-353-020	B		1935	English Tudor
1413 E LAIRD CIR	16-09-353-021	A		1930	English Tudor
1415 E LAIRD CIR	16-09-353-022	B		1935	English Cottage
1417 E LAIRD CIR	16-09-353-023	B		1931	Colonial Revival
1419 E LAIRD CIR	16-09-353-024	A		1936	English Cottage
1425 E LAIRD CIR	16-09-353-041	A		1935	Colonial Revival
1447 E UINTAH CIR	16-09-353-045	B		1930	English Tudor
1449 E UINTAH CIR	16-09-353-025	B		1936	Colonial Revival
1451 E UINTAH CIR	16-09-353-026	A	D	1939	Colonial Revival
1453 E UINTAH CIR	16-09-353-027	B		1936	Colonial Revival
1455 E UINTAH CIR	16-09-353-028	B		1945	English Tudor
1457 E UINTAH CIR	16-09-353-029	B		1931	Colonial Revival

Individual Home Analysis

1200 South 1500 East



2005 RLS Photo



2015

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

1418 E. Laird Avenue



2005 RLS Photo



2015

The Yalecrest 2005 Reconnaissance Level Survey rated this house as a “B”, contributing structure. The subject home has been significantly modified since 2005 with the extension of the front porch roof across the entire front façade of the home. Because of the changes, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status. Because of this change, Planning and SHPO Staff recommend that this home receive a “C” rating, a non-contributing status.

1451 E. Uintah Circle



2005 RLS Photo



2015

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

ATTACHMENT E: Zoning Ordinance Review

The proposed Yalecrest – Laird Heights local historic district is zoned R-1/7,000 which is a low density single-family residential zoning district. The area is also regulated by the Yalecrest Compatible Residential Infill Overlay District which was adopted in 2007.

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

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

The designation of a local historic district, as an H Historic Preservation Overlay, would introduce a more detailed level of design review. In that event, the stricter level of design review for the local historic district would prevail.

ATTACHMENT F: Designation Standards (21A.34.020(C)(15))

21A.34.020(C)(15) – Standards for the Designation of a Landmark Site, Local Historic District or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:

a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:

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

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

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

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

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

Analysis: The homes in Yalecrest – Laird Heights are relatively intact and maintain a high level of integrity. According to the survey, the method used to evaluate the properties was based on age and architectural integrity as follows:

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

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

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

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

The Yalecrest Reconnaissance Level Survey (RLS) conducted in 2005 indicates that all 66 homes are rated as contributing. Because the original Yalecrest RLS was completed approximately 18 years ago, Planning Staff, along with staff from the State Historic Preservation Office, walked the area and confirmed the status of the homes as noted in the RLS.

In the time since the last RLS was conducted in 2005, physical changes have occurred to many of the homes. The following is a summary of the rating changes as proposed by Planning Staff based on field observations. Only 3 properties of those with proposed rating changes move from “contributing” to “non-contributing” status. Although Planning Staff is recommending that the HLC accept changes to the RLS, the physical integrity of the homes in the district remains very high even with the proposed changes.

<u>Rating</u>	<u>2005 RLS</u>	<u>Proposed</u>
Contributing	66	63
Non-contributing	0	3
Total	66	66

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

Finding: The physical integrity of the homes in the proposed Yalecrest – Laird Heights local historic district have been significantly maintained. Based upon recent re-evaluation of the Yalecrest 2005 Reconnaissance Level Survey in terms of home ratings, 63 of 66 homes are rated as being contributing buildings. Three homes are rated as non-contributing. The proposed Yalecrest – Laird Heights local historic district meets this standard.

c. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;

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

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

Analysis: According to the Yalecrest National Register nomination, the highest concentration of Period Revival style homes in Utah is found within Yalecrest. If the HLC accepts the changes to the Yalecrest 2005 Reconnaissance Level Survey as proposed, then 63 of the 66 homes in the proposed Yalecrest – Laird Heights local historic district are rated as being contributing buildings.

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

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

Analysis: The City Council adopted the **Community Preservation Plan** in October 2012. The Plan is the key strategic document that will guide Salt Lake City’s preservation efforts into the future. The purpose of the plan is to address the important goals of historic preservation and community

character preservation to ensure the continued preservation of the City’s neighborhoods. The Plan provides vision and established policies that will help preserve those areas of the City that are uniquely historic and tell the story of the City’s historic past.

Relevant Preservation Plan Policies

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

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

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

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

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

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

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

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

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

East Bench Community Master Plan (2017): The proposed Yalecrest – Laird Heights local historic district is located within the area covered by the East Bench Community Master Plan. A stated initiative (N-1.3 page 39) in the “Neighborhood Compatibility” section of the plan refers to “Neighborhood Supported Local Historic Districts”. This sections states, *“Local designation of historic resources should occur where the primary purpose is to protect historic resources for the public interest and the focus should be on areas where National Historic Districts have already been created. The City should provide educational tools related to Local Historic Districts so that property owners can make informed decisions on the future of their neighborhoods. The City should also support the creation of small preservation districts that are proposed by the property owners and meet the criteria for local historic district adoption.”*

The East Bench Master Plan also specifically refers to the aforementioned Community Preservation Plan on page 31. The Community Preservation Plan provides one specific recommendation that relates to a geographic area within the East Bench Community. The plan identifies the Yalecrest National Historic District as a high priority area for stronger protections to control demolitions and teardowns.

Plan Salt Lake (2015):

- Maintain neighborhood stability and character.

- Support neighborhood identity and diversity.
- Preserve and enhance neighborhood and district character.
- Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
- Retain areas and structures of historic and architectural value.
- Integrate preservation into City regulation, policy, and decision making.
- Balance preservation with flexibility for change and growth.
- Improve education and outreach about the value of historic preservation.

Salt Lake City Community Housing Plan (2000):

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

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

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

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.

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.

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

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

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

Through the City Historic Preservation program, the city intends to protect the best examples of historic resources which represent significant elements of the City’s history, development patterns and architecture. These policy documents indicate the importance of protecting our cultural heritage as

expressed in stories of the people who developed and lived in the community, the development patterns, and the quality of architecture and craftsmanship. The public interest in preservation is this area was further expressed with the designation of the Yalecrest National Register District in 2007. A benefit of that recognition is the historic preservation tax credit program which provides a financial incentive for property owners to repair and maintain their historic homes.

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

Finding: Based on the interest expressed by approximately 66% of the property owners (representing a majority ownership interest in a given lot) in the proposed Yalecrest – Laird Heights local historic district that supported the application initiation and the adopted City policies noted above, designation of the Yalecrest – Laird Heights as a local historic district appears to be in the best interest of the City. The proposal meets this standard.

21A.34.020(C)(16) – Factors to Consider: The following factors may be considered by the Historic Landmark Commission and the City Council to help determine whether the proposed designation of a landmark site, local historic district or thematic designation meets the criteria listed above:

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

Analysis: All of the homes in the proposed Yalecrest – Laird Heights local historic district were constructed during the years of 1924 through 1955, and therefore meet the 50 year age threshold.

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

Analysis: As noted above, the proposed Yalecrest – Laird Heights local historic district includes a higher percentage of Period Revival style homes than can be found in other areas of the City or State. And while other local historic districts have been designated in the Yalecrest area, the proposed Yalecrest – Laird heights district adds further to the overall story of the Yalecrest area.

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

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

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

Analysis: Should the HLC accept the proposed changes to the Yalecrest 2005 Reconnaissance Level Survey, 63 of the 66 homes in the proposed local historic district boundaries are considered to be contributing buildings. In short, approximately 95% of the homes are contributing.

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

21A.34.020(C)(17) – Boundaries of a Proposed Local Historic District: When applying the evaluation criteria in subsection C10 of this section, the boundaries shall be drawn to ensure the local historic district:

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

Analysis: Based on the Staff’s recommended contributing status rating discussed above, 63 of the 66 homes (95%) are considered to be contributing buildings.

Finding: The proposed Yalecrest – Laird Heights local historic district contains a significant density of documented buildings that are rated as contributing buildings, therefore this standard is met.

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

Finding: The proposed local historic district’s boundaries are defined by the Uintah Heights Subdivision that was platted in August 1928, and the Normandie Heights Subdivision that was platted in August 1926. This standard has been met.

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

Finding: The proposed Yalecrest – Laird Heights local historic district consists of properties found along both sides of Laird Avenue from 1300 East to 1500 East including all the homes on Laird Circle and Uintah Circle, which is a logical man-made feature and easily recognizable boundary. This standard has been met.

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

Finding: The proposed Yalecrest – Laird Heights local historic district includes two vacant properties (one is undevelopable) and all 66 of the original homes built still function as single family residences. This standard has been met.

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the application was submitted:

- January 5, 2023 – Initial Notification - Property owners were sent a notice and Local Historic District Pros and Cons informational letter indicating that the Planning Division had been notified by a property owner of interest in creating a new local historic district.
- February 9, 2023 – Application Notification - Property owners were sent a notice of application and “Local Historic District Pros and Cons” informational letter indicating that the Planning Division had received an application, including the required number of signatures to initiate the designation, of a new local historic district.
- May 10, 2023 – Property Owner Meeting Notification – Property owners were sent a notice for the required “Neighborhood Information” meeting to be held on June 20, 2023.
- June 20, 2023 – Property Owner Meeting held at the Carmen B. Pingree School. Owners of approximately 16 properties attended the meeting.
- June 27, 2023 – Open House Notification to Recognized Organizations – An email was sent out to the Yalecrest Neighborhood Council, East Liberty Park Community Organization, Wasatch Hollow Community Council, and KEEPYalecrest with notification of the on-line open house.
- June 29, 2023 – Open House Notification – Property owners and residents within 300 feet of the proposed local historic district boundaries were mailed notification of an on-line open house.
- June 26 – August 9, 2023 – On-line Open House – The project was posted to the on-line Open House webpage for comment.

Notice of the Historic Landmark Commission public hearing for the proposal included:

- August 25, 2023
 - Public hearing notice mailed to all property owners and residents within 300 feet of the proposed local historic district boundaries.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

As of the writing and distribution of the staff report, several written comment documents were received and are included for HLC review.

From: [Katharine Biele](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Laird LHD
Date: Sunday, July 30, 2023 3:50:31 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Petition Number: PLNHLC2023-00074 Laird Heights LHD

I am thrilled to be able to voice support for the Laird Heights LHD. I am a member of the Yalecrest CC, and also helped create the Normandie Heights LHD, which preceded the Harvard LHD.

Our historic districts are much more lenient than many in the country, allowing residents to renovate the interiors as necessary. Still, the beauty and structural integrity of the houses in the Yalecrest area should be preserved as part of the historic fabric of Salt Lake City.

When neighborhoods indicate their appreciation of history in this way, Salt Lake City should respond favorably.

--

Katharine Biele
[REDACTED] andie Circle

From: [Jan Ellen Burton](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) In support of Laird Park LHD
Date: Monday, July 24, 2023 3:51:22 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I live in Yalecrest, and I am writing to support the implementation of the proposed Laird Park Local Historic District. I often walk in the neighborhood. I am familiar with most of the houses along this tree-lined section, and would hate to see uncharacteristic structures and 4-plexes pop up to change the ambience of the neighborhood. There are rental properties available in Yalecrest. My street (Gilmer Drive) has quite a number of houses which are rented to students, and I do not know how many of the homes in the proposed Laird Park LHD already contain rental units. My motivation to support this proposal is primarily based on the importance of preserving small islands of history for future generations. Salt Lake City is losing its history very quickly.

From: [REDACTED]
To: [Traughber, Lex](#)
Subject: (EXTERNAL) PLNHLC2023-00074 Yalecrest LHD Petition
Date: Saturday, August 12, 2023 1:47:40 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi Lex,

I hope you are doing well and have survived the dog days of summer.

Per PLNHLC2023-00074 Laird Heights LHD petition, I whole-heartedly support another Local Historic District in our Yalecrest neighborhood. Some years ago, I helped with the Normandie Heights petition which passed overwhelmingly. Since then, four homes in our LHD have undergone complete interior remodels while maintaining the integrity and the visual and the historic nature of the exterior of the original homes.

As a transplant to Utah, I was fascinated to learn the history of the homes and of their previous owners.

I understand the permitting process has allowed for more flexibility and options as the years have progressed and as more LHDs have been approved.

When I drive into Yalecrest LHD neighborhoods, I feel a sense of calmness and pride.

Let's protect our beautiful historic homes and engender the same feelings in others in our City by approving this petition.

Thank you for your efforts as a liaison in this project.

Best,
Patricia Callahan
1349 Normandie Circle
Salt Lake City, Utah 84105

From: [JON DEWEY](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Comment on Petition Number: PLNHLC2023-00074 Yalecrest-Laird Heights
Date: Sunday, July 30, 2023 2:46:58 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Greetings Lex,

Commenting on the **Petition Number: PLNHLC2023-00074 Laird Heights LHD.**
I am in favor of creating additional LHD's within the Yalecrest neighborhood.
I live in a Yalecrest LHD that was designated early in 2015.
There have been 3 major and successful remodels and a full garage replacement in this LHD, that is one block in size.
The visual and historic integrity as well as the scale in size of homes on the block remains preserved while residents continue to make changes/upgrades/adaptations within the broad and flexible guidelines.
Adopting more LHD's in Yalecrest is a win/win for everyone.

Thank you,
Jon Dewey

From: [REDACTED]
To: [Traughber, Lex](#)
Cc: [Dugan, Dan](#)
Subject: (EXTERNAL) I Support the Laird Heights LDH, PLNHLC2023-00074
Date: Wednesday, July 19, 2023 10:26:18 AM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I am writing to express my strong support in favor of the designation of the Laird Heights Local Historic District. This block and the adjoining circles are an important part of the history, build character and charm of the Yalecrest neighborhood. This area deserves as much protection as it can get.

The residents have voted in favor – please honor their wishes and approve this district.

Sincerely,
Lisette Gibson
Yalecrest resident

-
Yalecrest – Laird Heights Local Historic District - The Salt Lake City Planning Division is reviewing a request to create a new local historic district known as Yalecrest – Laird Heights. The proposed boundaries of the Yalecrest-Laird Heights Local Historic District are generally along both sides of Laird Avenue from 1300 East to 1500 East including all the homes on Laird Circle and Uintah Circle. The subject properties are zoned R-1/7,000 (Single-family Residential District) and located within City Council District 6 represented by Dan Dugan.

Petition Number: PLNHLC2023-00074
Council District: District 6 – Dan Dugan
Staff Planner: Lex Traughber
Email: lex.traughber@slcgov.com
Phone Number: 801.535.6184

End of the Public Comment Period: August 9, 2023
Join the Online Open House at: <https://www.slc.gov/planning/openhouse-00074>

From: [Patricia Goede](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Yalecrest – Laird Heights Local Historic District - PLNHLC2023-00074
Date: Tuesday, July 18, 2023 4:58:45 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Mr. Traughber:

I strongly support the designation of Laird Heights as a local history district in Yalecrest.

Thank you for your stewardship throughout the process.

Patricia Goede
1869 E. Yale
[REDACTED]

From: [Jill Greenwood](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Laird /LHD
Date: Monday, July 31, 2023 11:54:01 AM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi Lex,

Im a resident in the proposed Laird/LHD. My husband and I are in favor of this designation and will definitely be voting yes.

Thank you to you and your team in providing the support and guidance in this process.

Ken and Jill Greenwood
1193 S. 1300 E.
SLC 84105

Sent from my iPhone

From: [Jan Hemming](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Support for the Laird Heights LHD in Yalecrest
Date: Tuesday, July 18, 2023 9:08:45 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Lex: I enthusiastically support the Laird Heights LHD in Yalecrest. The LHD designation would honor the rich architectural history that dates back to 1926-1935. Preserving the legacy of this era means future generations will come to know the work of early visionaries like builders O.S. Herrick and Thomas Gaddis, the latter who lived on Laird. The style of the two-story Art Brick Moderne at 1308 Laird is an example of the exceptional craftsmanship of the neighborhood. It's so exceptional, it was designed a candidate for the National Register of Historic Places. So many styles flourished in Yalecrest during the turn-of-the-century building period including English and Period Revival cottages and bungalows as well as English Tudors and French Norman. Salt Lake's heritage is reflected in these unique homes and their architecture contributes an abundant sense character — not only to the neighborhood, but the city and state.

Best,

Janet (Jan) Hemming
Chair, Yalecrest Neighborhood Council

From: [Debbie Hough](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Yalecrest - Laird Heights Local HIstoric District
Date: Tuesday, July 4, 2023 7:39:15 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I am a resident at 1528 Princeton Avenue, within 300 feet of the proposed historic district. If this designation prevents tear downs and rebuilds, or add- ons to these historic homes I am absolutely in favor of the designation. I want to maintain the original beauty of the neighborhood. By the way, if you could pass this on, please maintain the original types of trees throughout the local neighborhoods if possible, instead of allowing everyone to choose different trees for a patchwork, instead of unified visual effect.

Thank you,

Debbie Hough

From: [WILLIAM G](#)
To: [Traugher, Lex](#)
Subject: (EXTERNAL) Laird Heights Historic District
Date: Wednesday, July 19, 2023 9:51:41 AM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I strongly support the creation of the Laird Heights Historic District. We need more protections from Salt Lake City destroying classic architecture neighborhoods, not more developers building McMansions. Call me if you want to hear these words "live" at [REDACTED]. William G Lapsley
Sent from my iPhone

From: [kelly marinan](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) PLNHLC2023-00074 Laird Heights LHD
Date: Monday, August 7, 2023 9:24:20 AM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I am writing in support of the proposed “Laird Heights - Yalecrest” Local Historic District.

I feel very fortunate to live in the “Harvard Park - Yalecrest” Local Historic District. It’s becoming harder to find neighborhoods in the City that can maintain their original look-and-feel. I believe the LHD regulations are not onerous, but appreciated for that reason. LHDs help preserve our City’s historic fabric. It’d be a mistake to allow all of SLC to devolve into Anywhere, USA and it would be nice to see more of Yalecrest protected. I support my neighbors hoping to join us in our Yalecrest LHD zoning.

Thanks,
-Kelly Marinan

From: [LYNN Pershing](#)
To: [Traugher, Lex](#)
Subject: (EXTERNAL) Petition PLNHLC2023-00074 Designation of Laird Heights LHD
Date: Wednesday, June 28, 2023 10:43:45 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I strongly support the designation of Laird Heights containing 65 houses as a local historic district. This area of Yalecrest contains a myriad of remarkable and distinctive architecture as well as notable owners who shaped local, state and regional politics, business, land speed records, and real estate over the last 100 years.

It is important to provide protection to these unique treasures by designating the area as a Local Historic District for future generations

Lynn K Pershing
1715 E Laird Ave
Yalecrest

From: [Tony Romney](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Public comments
Date: Wednesday, July 26, 2023 5:19:07 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Lex,

Tony Romney here. I live at 1368 E. Laird Ave. In tapping the links, it has not taking me to a site where I can leave public comments. If the public comment should be directed to you, Cleone and I are very much in favor of the historic district for Laird Heights. If there is a site that we can go to, to leave our comments, please send me an email with the link. Thanks in advance.

Tony & Cleone Romney.

Sent from my iPhone

From: [Janine Sheldon](#)
To: [Traughber, Lex](#)
Cc: [KEEPYalecrest](#)
Subject: (EXTERNAL) New Laird historic district
Date: Wednesday, June 28, 2023 8:34:13 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

All for it! Absolutely in favor of preserving the architectural character and integrity of our historic streetscapes while we simultaneously investigate solutions to the affordable housing crisis in Salt Lake.

Sent from my iPhone

ATTACHMENT H: Yalecrest NR Nomination

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Yalecrest Historic District

other name/site number Harvard-Yale

2. Location

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

not for publication

city or town Salt Lake City

vicinity

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

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

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

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register.
 See continuation sheet.

determined eligible for the
National Register
 See continuation sheet.

determined not eligible for the
National Register.

removed from the National
Register.

other, (explain:)

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

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

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

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

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

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Function
(Enter categories from instructions)

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

Current Function
(Enter categories from instructions)

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

7. Description

Architectural Classification
(Enter categories from instructions)

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

Materials
(Enter categories from instructions)

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

Narrative Description

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

See continuation sheet(s) for Section No. 7

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

8. Description

Applicable National Register Criteria

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

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

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

Property is:

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

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1910-1957

Significant Dates

1910, 1940

Significant Persons

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

Cultural Affiliation

N/A

Architect/Builder

Various including: Raymond Ashton, Taylor Wooiley, Slack

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

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

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreeage of Property approximately 390 acre(s)

UTM References

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

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

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

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

Property Tax No. various

Boundary Justification

(Explain why the boundaries were selected.)

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

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Beatrice Lufkin / Historic Preservation Consultant

organization Salt Lake City Planning Department date 2007

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

city or town Salt Lake City state UT zip code 84105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

Photographs: Representative black and white photographs of the property.

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

Property Owner

name/title District Nomination - Multiple owners

street & number N/A telephone N/A

city or town N/A state _____ zip code _____

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

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

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

Narrative Description

Site

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

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

The historic district boundaries coincide with those of the Yalecrest Community Council¹ district and are the surrounding major collector streets, Sunnyside Avenue, 1300 and 1900 East, and 1300 South. The district is visually distinctive from the neighboring areas by its cohesive historic-era architecture, unified tree plantings and landscape design that reacts with the natural topography of the creeks and gullies that cross the area. The architecture is remarkable for the concentration of fine period revival style houses; seventy four percent of the contributing resources (74%) were built from 1920-1939. These houses exhibit a variety of period revival styles with the largest portion being English Tudor (240 examples) and English Cottage (313 examples) styles.

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

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

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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 2005.² Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office.

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

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

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

D – Out-of-period: constructed outside the historic period.³

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

Architectural Styles, Types and Materials by Period

Streetcars, Subdivision Development and Automobiles (1910-1939)

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

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

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

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

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

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

World War II and Postwar Growth (1940-1957)

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

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

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

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

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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 ordinance⁵ to prevent the construction of more out-of-scale houses in the neighborhood. Another two-story twenty-first century replacement house can be seen in contrast to its single-story neighbors at 1174 East Laird Avenue [Photograph 48].

More recent replacement houses reflect a modern reworking of the predominant styling of the area with Neo-Tudor styling details such as the asymmetry, brick and stone cladding and steeply gabled roofs but with significantly larger massing than the surrounding houses. Examples can be seen at 1774 East Michigan Avenue under construction in 2007 [Photograph 49] and the 2004 example at 904 South Diestel Road [Photograph 50]. A substantial addition to a 1927 Dutch Colonial style house is under construction⁶ in a style similar to that of the original house at 1009 Military Way [Photograph 51].

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

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

⁶ In the spring of 2007.

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

Statistical Summary of the Yalecrest Historic District

Evaluation/Status	<u>Contributing</u> (A or B)		<u>Non-contributing</u> (C or D)		
Primary resources	91% (1,349)		9% (138: 108 altered; 30 out-of-period)		
Total (1486 primary resources)					
Construction Dates (contributing primary resources only)	<u>1910s</u> 7%	<u>1920s</u> 46%	<u>1930s</u> 28%	<u>1940s</u> 15%	<u>1950s</u> 5%
Original Use (contributing primary resources only)	<u>Residential</u> (single dwelling) 1,290	<u>Residential</u> (multi-family) 51	<u>Religious</u> 3	<u>Commercial</u> 2	<u>Landscape</u> 2
Construction Materials⁷ (contributing primary resources only)	<u>Brick</u> 54%	<u>Veneer</u> 33%	<u>Wood</u> 8%	<u>Stone</u> 4%	<u>Concrete</u> 0%
Architectural Styles (contributing primary resources only)	<u>Bungalow/Early 20th Century</u> 24%		<u>Period Revival</u> 59%		
	<u>WWII/Post War Era</u> 16%		<u>Modern</u> 1%		
Height	<u>1 story</u> 66%	<u>1.5 story</u> 23%	<u>2 story</u> 10%		
Outbuildings	573 contributing		411 noncontributing		

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

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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.⁸ The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be the residential area of choice for prominent men and women of the city. The district is locally renowned as the "Harvard-Yale area" and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley.⁹ It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.

Historical Development of the Area (1849-1909)

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

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

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

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

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

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

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

Historic Contexts

Streetcars, Subdivision Development and Automobiles (1910-1939)

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

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

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

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

¹³53,531 in 1900 and 92,777 in 1910.

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

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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 bus¹⁵ began a route along 1300 East in 1933. Buses soon predominated in public transportation in the latter part of this era.

Subdivisions

The majority of the Yalecrest area was platted in subdivisions; 22 were recorded from 1911 to 1938.¹⁶ The first was Colonial Heights in the southeast corner of Yalecrest in January of 1911,¹⁷ but little was built there until the 1930s. The largest was Douglas Park, laid out across the northern section of Yalecrest¹⁸ later in 1911 by the W.E. Hubbard Investment Company. Hubbard was a medical doctor from Chicago who came to Utah via Los Angeles and became involved in real estate sales, investments and mining. He was active in real estate and by 1919 had platted, developed, and sold 41 subdivisions.

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

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

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

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

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

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

¹⁸ Roughly the area to the north of Michigan Avenue.

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

Architects

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

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

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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.¹⁹

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

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

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

With the help of mortgages from Ashton-Jenkins and the Romney Lumber Company Philip Biesinger built a model house at 1757 East Herbert Avenue in 1927-8. The *Salt Lake Tribune* advertisement²⁰ noted that it is located in "the best residential section this city affords" and is built of "the finest of materials" and "presents a most imposing appearance." The names of the workmen and suppliers are proudly listed in the model home announcement as are the "electric sink" and "automatic refrigeration." The property did not immediately sell so Biesinger sold this property to the Romney Lumber Company who used it as a rental property until 1940. The Romney Lumber Company was involved in the construction and financing of a number of houses in the surrounding subdivision as well as a retail operation where they provided "roofing, cement, plaster, (and) wall board."²¹ Philip Biesinger was building on the surrounding lots on Herbert as well as Harvard, Yale and Yalecrest Avenues.

Residents

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

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

²⁰ *Salt Lake Tribune*, 9/23/28, 3-8.

²¹ 1932 Salt Lake City *Polk City Directory*.

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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, Lone and Afton, and

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

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

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

World War II and Postwar Growth (1940-1957)

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

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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. Bonnevieu Drive was constructed by the church as a private road to provide access to the building but was later made a public street.

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

1960s and Beyond (1958-2007)

This era was a time of stability for the neighborhood. The Yalecrest area avoided the blight common in many urban neighborhoods during this era and remained a desirable residential area. There was no population pressure in the early part of the period as the population of Salt Lake City actually decreased fourteen percent between 1960 and 1980.²² No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Avenue. A service station was built at 877 South 1300 East c. 1970 to aid the automobile traffic. The original 1915 Uintah Elementary School was demolished and replaced by a new structure in 1993.

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

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

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

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

Common Label Information:

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

Photo No. 1:

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

Photo No. 2:

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

Photo No. 3:

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

Photo No. 4:

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

Photo No. 5:

6. 1523 East 900 South. Camera facing north.

Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.

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

Photo No. 13:

6. 1207 South 1500 East. Camera facing east.

Photo No. 14:

6. 1731 East Michigan Avenue. Camera facing northwest.

Photo No. 15:

6. 940 South Fairview Avenue. Camera facing west.

Photo No. 16:

6. 1474 East Laird Avenue. Camera facing southwest.

Photo No. 17:

6. 972 East Military Drive. Camera facing northwest.

Photo No. 18:

6. 1780 East Michigan Avenue. Camera facing southwest.

Photo No. 19:

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

Photo No. 20:

6. 1510 East Yale Avenue. Camera facing southeast.

Photo No. 21:

6. 1785 East Yalecrest Avenue. Camera facing north.

Photo No. 22:

6. 1783 East Harvard Avenue. Camera facing northwest.

Photo No. 23:

6. 1389 East Harvard Avenue. Camera facing north.

Photo No. 24:

6. 1407 East Harvard Avenue. Camera facing north.

Photo No. 25:

6. 1100 South 1500 East. Camera facing west.

Photo No. 26:

6. 1757 East Herbert Avenue. Camera facing north.

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

Photo No. 27:

6. 939 South Diestel Road. Camera facing southwest.

Photo No. 28:

6. 1547 East Yale Avenue. Camera facing north.

Photo No. 29:

6. 1865 East Herbert Avenue. Camera facing northeast.

Photo No. 30:

6. 1308 East Laird Avenue. Camera facing southeast.

Photo No. 31:

6. 1571 East Michigan Avenue. Camera facing north.

Photo No. 32:

6. 1789 East Hubbard Avenue. Camera facing northwest.

Photo No. 33:

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

Photo No. 34:

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

Photo No. 35:

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

Photo No. 36:

6. Fireplace and lawn. Camera facing northeast.

Photo No. 37:

6. 1340 East Harvard Avenue. Camera facing south.

Photo No. 38:

6. 1762 East Sunnyside Avenue. Camera facing southwest.

Photo No. 39:

6. 1804 East Harvard Avenue. Camera facing south.

Photo No. 40:

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

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Section No. PHOTOS Page 4

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

Photo No. 41:

6. Laird Park. Camera facing east.

Photo No. 42:

6. 1675 East 1300 South. Camera facing northeast.

Photo No. 43:

6. 1709 East 1300 South. Camera facing north.

Photo No. 44:

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

Photo No. 45:

6. 1836 East Sunnyside Avenue. Camera facing south.

Photo No. 46:

6. 1384 East Yale Avenue. Camera facing south.

Photo No. 47:

6. 1788 East Hubbard Avenue. Camera facing south.

Photo No. 48:

6. 1174 East Laird Avenue. Camera facing southwest.

Photo No. 49:

6. 1774 East Michigan Avenue. Camera facing northeast.

Photo No. 50:

6. 904 South Diestel Road. Camera facing northwest.

Photo No. 51:

6. 1009 East Military Drive. Camera facing east.

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

Narrative Description

Site

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

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

The historic district boundaries coincide with those of the Yalecrest Community Council¹ district and are the surrounding major collector streets, Sunnyside Avenue, 1300 and 1900 East, and 1300 South. The district is visually distinctive from the neighboring areas by its cohesive historic-era architecture, unified tree plantings and landscape design that reacts with the natural topography of the creeks and gullies that cross the area. The architecture is remarkable for the concentration of fine period revival style houses; seventy four percent of the contributing resources (74%) were built from 1920-1939. These houses exhibit a variety of period revival styles with the largest portion being English Tudor (240 examples) and English Cottage (313 examples) styles.

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

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

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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 2005.² Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office.

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

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

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

D – Out-of-period: constructed outside the historic period.³

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

Architectural Styles, Types and Materials by Period

Streetcars, Subdivision Development and Automobiles (1910-1939)

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

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

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

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

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

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

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

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

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

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

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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.⁴ The 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive [Photograph 33] was designed by Taylor A. Woolley at Evans and Woolley and built by Gaskell Romney. Both Woolley and Romney were residents of Yalecrest. The Art Deco LDS

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

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

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

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

World War II and Postwar Growth (1940-1957)

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

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

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

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

1960s and Beyond (1958-2007)

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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 ordinance⁵ to prevent the construction of more out-of-scale houses in the neighborhood. Another two-story twenty-first century replacement house can be seen in contrast to its single-story neighbors at 1174 East Laird Avenue [Photograph 48].

More recent replacement houses reflect a modern reworking of the predominant styling of the area with Neo-Tudor styling details such as the asymmetry, brick and stone cladding and steeply gabled roofs but with significantly larger massing than the surrounding houses. Examples can be seen at 1774 East Michigan Avenue under construction in 2007 [Photograph 49] and the 2004 example at 904 South Diestel Road [Photograph 50]. A substantial addition to a 1927 Dutch Colonial style house is under construction⁶ in a style similar to that of the original house at 1009 Military Way [Photograph 51].

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

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

⁶ In the spring of 2007.

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

Statistical Summary of the Yalecrest Historic District

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

Construction Dates (contributing primary resources only)	<u>1910s</u> 7%	<u>1920s</u> 46%	<u>1930s</u> 28%	<u>1940s</u> 15%	<u>1950s</u> 5%
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Original Use (contributing primary resources only)	<u>Residential</u> (single dwelling) 1,290	<u>Residential</u> (multi-family) 51	<u>Religious</u> 3	<u>Commercial</u> 2	<u>Landscape</u> 2
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Construction Materials ⁷ (contributing primary resources only)	<u>Brick</u> 54%	<u>Veneer</u> 33%	<u>Wood</u> 8%	<u>Stone</u> 4%	<u>Concrete</u> 0%
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Architectural Styles (contributing primary resources only)	<u>Bungalow/Early 20th Century</u> 24%	<u>Period Revival</u> 59%
	<u>WWII/Post War Era</u> 16%	<u>Modern</u> 1%

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

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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.⁸ The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be the residential area of choice for prominent men and women of the city. The district is locally renowned as the "Harvard-Yale area" and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley.⁹ It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.

Historical Development of the Area (1849-1909)

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

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

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

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

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

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

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

Historic Contexts

Streetcars, Subdivision Development and Automobiles (1910-1939)

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

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

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

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

¹³53,531 in 1900 and 92,777 in 1910.

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

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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 bus¹⁵ began a route along 1300 East in 1933. Buses soon predominated in public transportation in the latter part of this era.

Subdivisions

The majority of the Yalecrest area was platted in subdivisions; 22 were recorded from 1911 to 1938.¹⁶ The first was Colonial Heights in the southeast corner of Yalecrest in January of 1911,¹⁷ but little was built there until the 1930s. The largest was Douglas Park, laid out across the northern section of Yalecrest¹⁸ later in 1911 by the W.E. Hubbard Investment Company. Hubbard was a medical doctor from Chicago who came to Utah via Los Angeles and became involved in real estate sales, investments and mining. He was active in real estate and by 1919 had platted, developed, and sold 41 subdivisions.

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

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

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

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

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

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

¹⁸ Roughly the area to the north of Michigan Avenue.

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

Architects

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

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

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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.¹⁹

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

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

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

With the help of mortgages from Ashton-Jenkins and the Romney Lumber Company Philip Biesinger built a model house at 1757 East Herbert Avenue in 1927-8. The *Salt Lake Tribune* advertisement²⁰ noted that it is located in "the best residential section this city affords" and is built of "the finest of materials" and "presents a most imposing appearance." The names of the workmen and suppliers are proudly listed in the model home announcement as are the "electric sink" and "automatic refrigeration." The property did not immediately sell so Biesinger sold this property to the Romney Lumber Company who used it as a rental property until 1940. The Romney Lumber Company was involved in the construction and financing of a number of houses in the surrounding subdivision as well as a retail operation where they provided "roofing, cement, plaster, (and) wall board."²¹ Philip Biesinger was building on the surrounding lots on Herbert as well as Harvard, Yale and Yalecrest Avenues.

Residents

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

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

²⁰ *Salt Lake Tribune*, 9/23/28, 3-8.

²¹ 1932 Salt Lake City *Polk City Directory*.

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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 1980.²² No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Avenue. A service station was built at 877 South 1300 East c. 1970 to aid the automobile traffic. The original 1915 Uintah Elementary School was demolished and replaced by a new structure in 1993.

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

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

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

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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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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

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

Common Label Information:

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

Photo No. 1:

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

Photo No. 2:

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

Photo No. 3:

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

Photo No. 4:

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

Photo No. 5:

6. 1523 East 900 South. Camera facing north.

Photo No. 6:

6. 871 South 1400 East. Camera facing southeast.

Photo No. 7:

6. 1441 East Yale Avenue. Camera facing north.

Photo No. 8:

6. 1540 East Michigan Avenue. Camera facing south.

Photo No. 9:

6. 1408 East Yale Avenue. Camera facing south.

Photo No. 10:

6. 1538 East Princeton Avenue. Camera facing southeast.

Photo No. 11:

6. 1604 East Princeton Avenue. Camera facing south.

Photo No. 12:

6. 1522 East Laird Avenue. Camera facing southeast.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

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

Photo No. 13:

6. 1207 South 1500 East. Camera facing east.

Photo No. 14:

6. 1731 East Michigan Avenue. Camera facing northwest.

Photo No. 15:

6. 940 South Fairview Avenue. Camera facing west.

Photo No. 16:

6. 1474 East Laird Avenue. Camera facing southwest.

Photo No. 17:

6. 972 East Military Drive. Camera facing northwest.

Photo No. 18:

6. 1780 East Michigan Avenue. Camera facing southwest.

Photo No. 19:

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

Photo No. 20:

6. 1510 East Yale Avenue. Camera facing southeast.

Photo No. 21:

6. 1785 East Yalecrest Avenue. Camera facing north.

Photo No. 22:

6. 1783 East Harvard Avenue. Camera facing northwest.

Photo No. 23:

6. 1389 East Harvard Avenue. Camera facing north.

Photo No. 24:

6. 1407 East Harvard Avenue. Camera facing north.

Photo No. 25:

6. 1100 South 1500 East. Camera facing west.

Photo No. 26:

6. 1757 East Herbert Avenue. Camera facing north.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

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

Photo No. 27:

6. 939 South Diestel Road. Camera facing southwest.

Photo No. 28:

6. 1547 East Yale Avenue. Camera facing north.

Photo No. 29:

6. 1865 East Herbert Avenue. Camera facing northeast.

Photo No. 30:

6. 1308 East Laird Avenue. Camera facing southeast.

Photo No. 31:

6. 1571 East Michigan Avenue. Camera facing north.

Photo No. 32:

6. 1789 East Hubbard Avenue. Camera facing northwest.

Photo No. 33:

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

Photo No. 34:

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

Photo No. 35:

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

Photo No. 36:

6. Fireplace and lawn. Camera facing northeast.

Photo No. 37:

6. 1340 East Harvard Avenue. Camera facing south.

Photo No. 38:

6. 1762 East Sunnyside Avenue. Camera facing southwest.

Photo No. 39:

6. 1804 East Harvard Avenue. Camera facing south.

Photo No. 40:

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

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

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

Photo No. 41:

6. Laird Park. Camera facing east.

Photo No. 42:

6. 1675 East 1300 South. Camera facing northeast.

Photo No. 43:

6. 1709 East 1300 South. Camera facing north.

Photo No. 44:

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

Photo No. 45:

6. 1836 East Sunnyside Avenue. Camera facing south.

Photo No. 46:

6. 1384 East Yale Avenue. Camera facing south.

Photo No. 47:

6. 1788 East Hubbard Avenue. Camera facing south.

Photo No. 48:

6. 1174 East Laird Avenue. Camera facing southwest.

Photo No. 49:

6. 1774 East Michigan Avenue. Camera facing northeast.

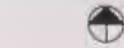
Photo No. 50:

6. 904 South Diestel Road. Camera facing northwest.

Photo No. 51:

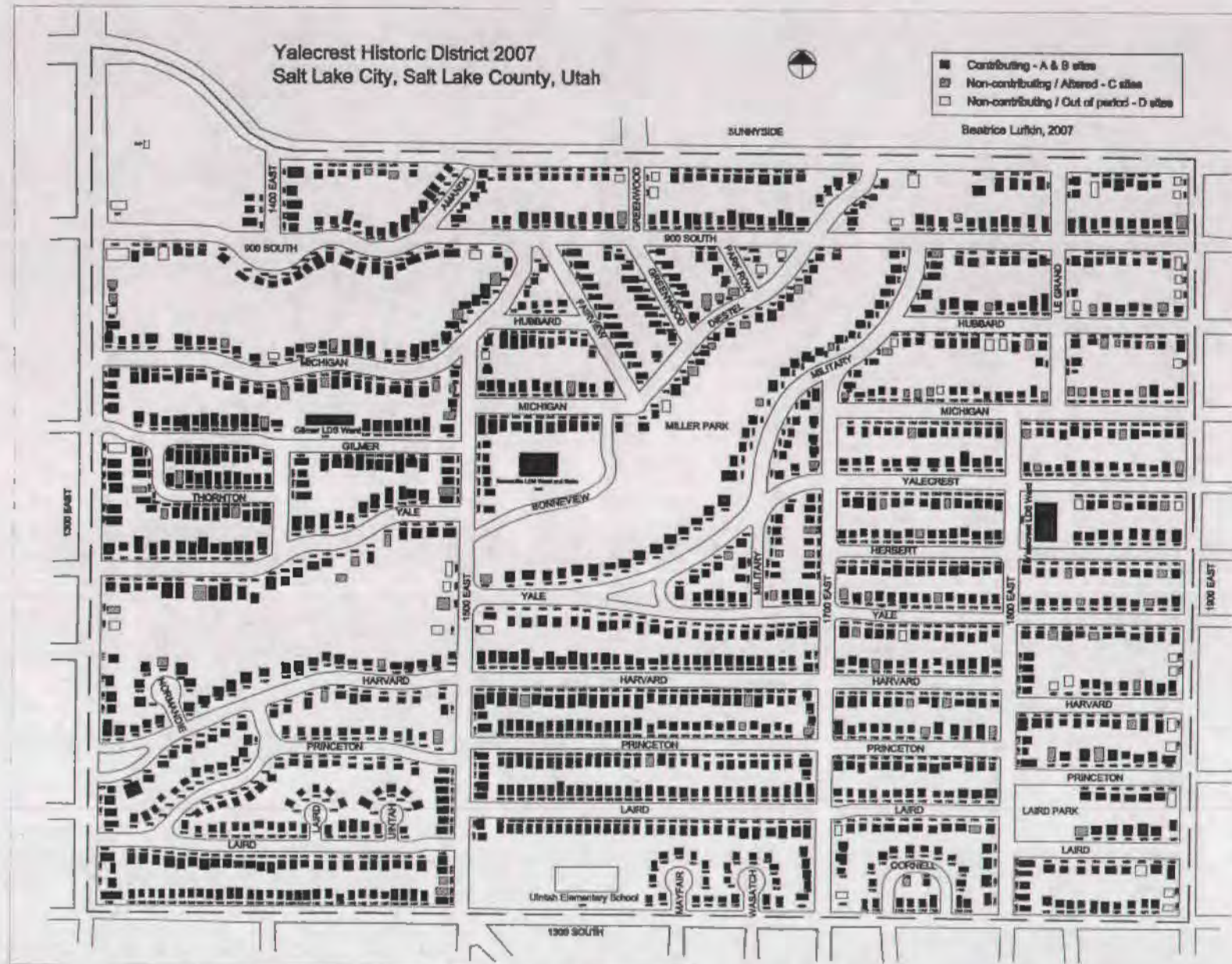
6. 1009 East Military Drive. Camera facing east.

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



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

Beatrice Lufkin, 2007





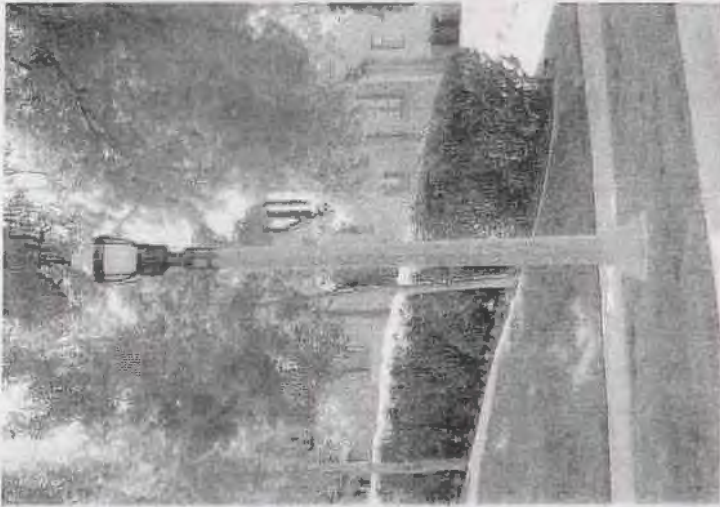
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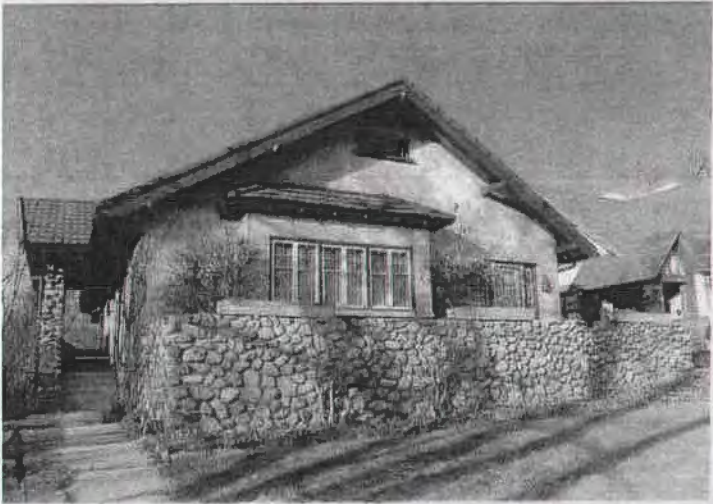
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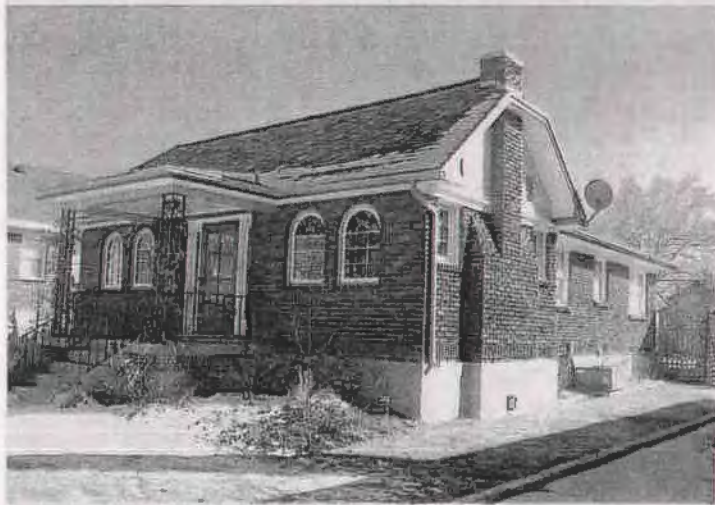
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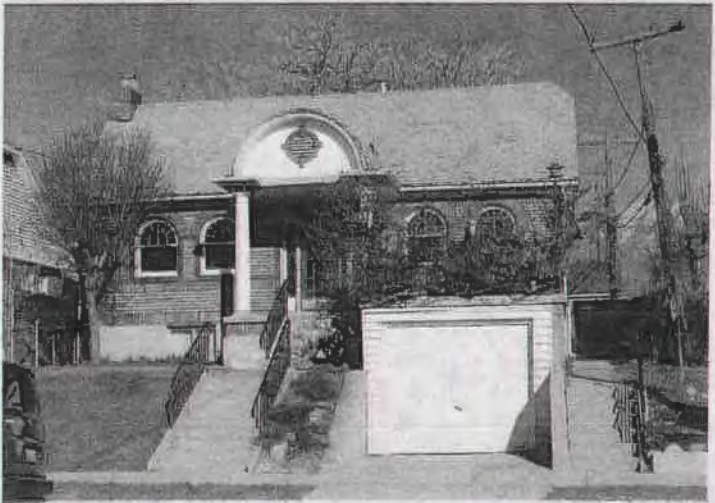




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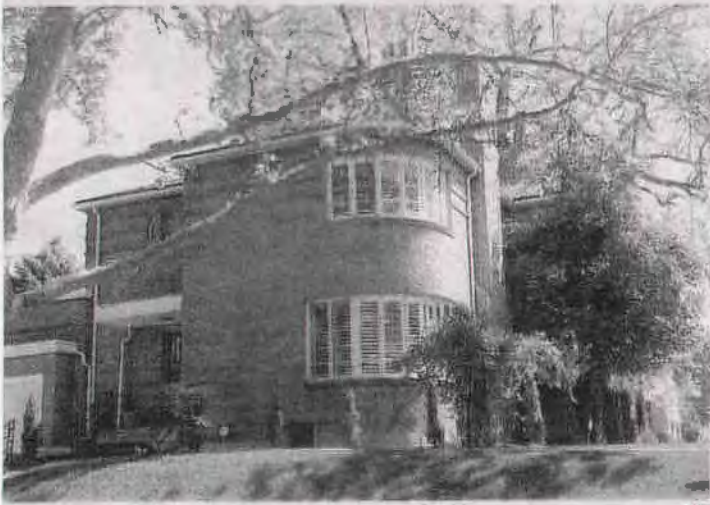
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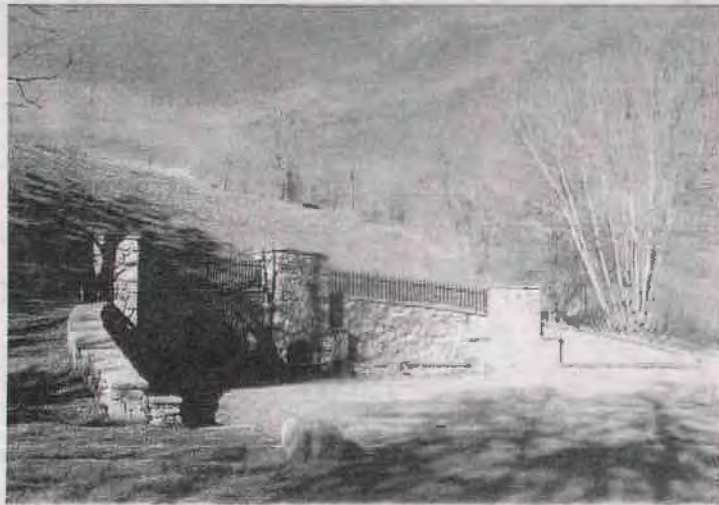
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