



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission  
**From:** Lex Traughber – Senior Planner  
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**Date:** November 2, 2023  
**Re:** Yalecrest – Princeton Heights – Local Historic District  
Petition PLNHLC2023-00044

## Local Historic District Designation

**PROPERTY ADDRESSES:** 1323 Princeton Avenue to 1500 East along Princeton Avenue.

**PARCEL IDS:** 1323 Princeton Avenue to 1500 East along Princeton Avenue.

**HISTORIC DISTRICT:** Yalecrest National Historic District

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

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

**DESIGN GUIDELINES:** [Design Guidelines for Residential Properties & Districts in Salt Lake City](#)

### REQUEST:

On January 22<sup>nd</sup>, 2023, Paula Harline submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Princeton Heights Local Historic District are approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue.

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.

### ATTACHMENTS:

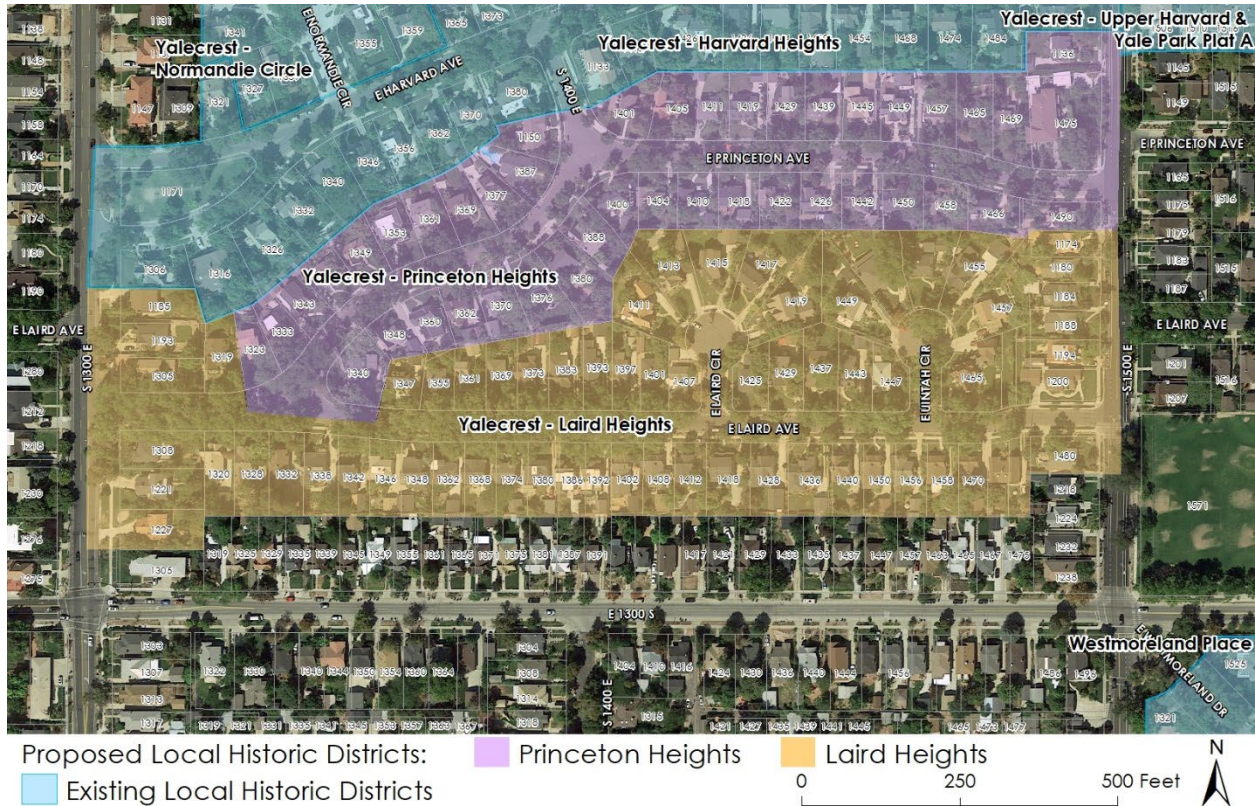
- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Application Information](#)
- C. [ATTACHMENT C: 2005 RLS Survey](#)
- D. [ATTACHMENT D: Zoning Ordinance Review](#)
- E. [ATTACHMENT E: Designation Standards \(21A.34.020\(C\)\(15\)\)](#)

F. [ATTACHMENT F: Public Process & Comments](#)

G. [ATTACHMENT G: Yalecrest NR Nomination](#)

## PROJECT DESCRIPTION

The proposed Yalecrest – Princeton Heights local historic district is located at approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue within the Yalecrest Neighborhood.



As previously noted, on January 22<sup>nd</sup>, 2023, Paula Harline submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the city. The application was submitted with approximately 60% 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 district consists of 43 principal structures and 45 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 – Princeton 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, Dutch Colonial, French Norman, Prairie School, and Minimal Traditional 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 – Princeton 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 42 of 43 (98%) homes are rated as contributing (see Attachment C). On February 8, 2023, State Historic Preservation Office staff, along with Planning Staff, evaluated the proposed local historic district and confirmed that the 42 structures listed in the 2005 RLS retain their contributing status.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

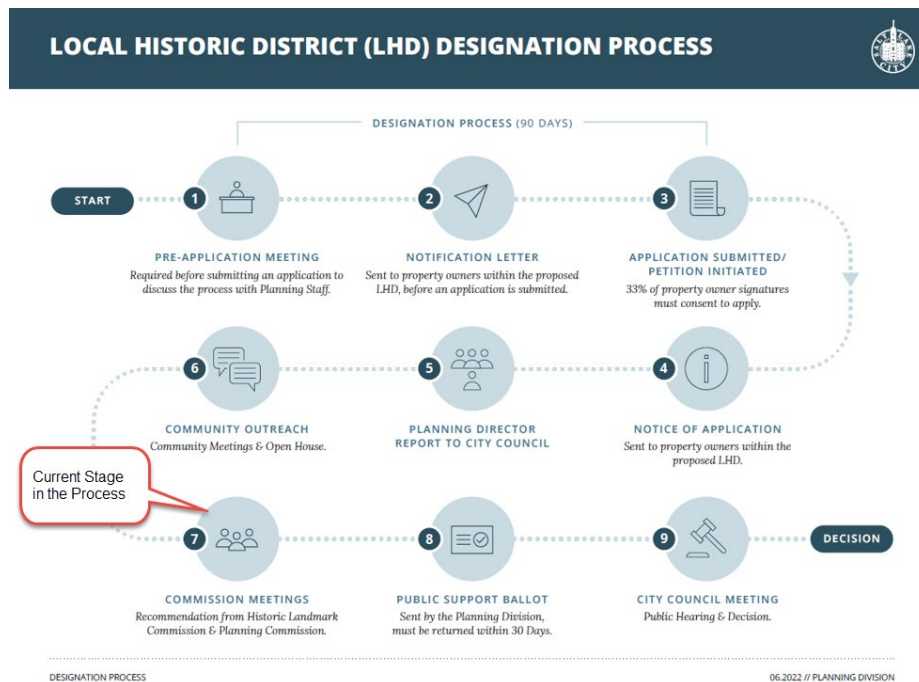
The Historic Landmark Commission shall hold a public hearing and review the request by applying 21A.34.020(C)(15) – “Standards for the Designation of a Landmark Site, Local Historic District or Thematic Designation”. Following the public hearing, the Historic Landmark Commission shall recommend approval, approval with modifications, or denial of the proposed designation and shall then submit its recommendation to the Planning Commission, who will also in turn make a recommendation. Both recommendations will be forwarded to the City Council.

## STAFF RECOMMENDATION

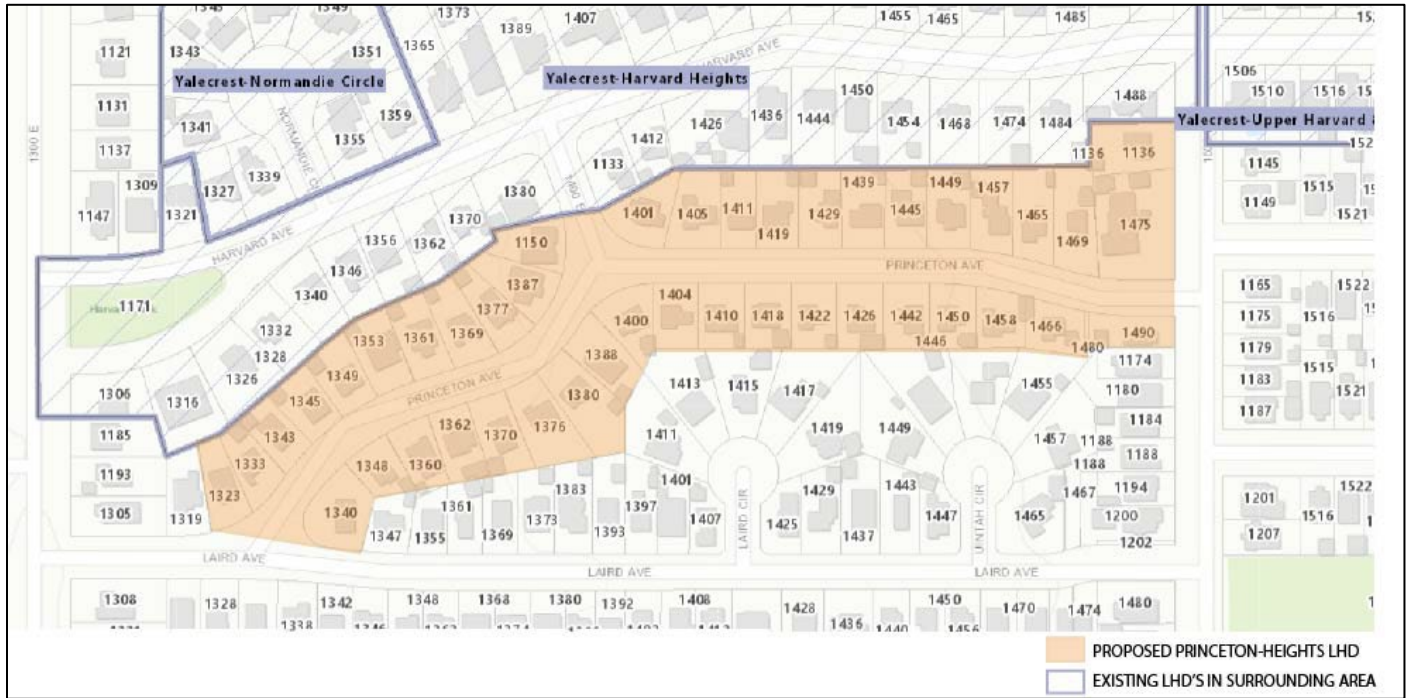
Based on the analysis and findings of the staff report, it is the Planning Staff’s opinion that the proposed local historic district meets the applicable standards (21A.34.020(C)(15)) and therefore, recommends that the Historic Landmark Commission forward to the City Council, a recommendation to approve the request.

## NEXT STEPS

Should the Historic Landmark Commission recommend approval for the proposed local historic district, 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. Should the City Council approve the proposed local historic district, the properties in the proposed district would then be subject to the H – Historic Preservation Overlay District standards found in City code section 21A.34.020.



# ATTACHMENT A: Vicinity Map



# **ATTACHMENT B: Application Information**

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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.<sup>1</sup> The Yalecrest survey area is located on the northeastern section of land that was initially set apart as Five-Acre Plat "C" of the Big Field Survey<sup>1</sup>

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

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

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



2100 South is the current site of Sugar House Park.

### **1960's and Beyond (1960-2005)**

The Yalecrest neighborhood, in general, and Yalecrest-Princeton 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.<sup>12</sup> 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 Yalecrest, there are none in the proposed boundaries of Yalecrest-Princeton Heights LHD. The original Uintah Elementary School located on 1300 S (outside the proposed Yalecrest-Princeton 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.<sup>1</sup>

The current practice of razing an existing small historic structure and replacing it with a residence several times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance 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 new multifamily housing construction thus making historic single-family houses in the proposed Yalecrest-Princeton 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-Princeton Heights Local Historic District (LHD) is located on Block

30 and encompasses the following properties: 1323 E Princeton Ave on the north side of the Princeton as the West boundary, 1136 S 1500 East on the west side of 1500 E as the East boundary and all Princeton Ave properties on the north and south sides of Princeton Ave street face as the North and South boundaries, respectively. The property located at 1150 S 1400 E lies between Princeton Ave and the Harvard Heights LHD (see **APPENDIX A**). Thus, 43 single-family houses are contained within the proposed Yalecrest-Princeton Heights LHD.

### **Physical Integrity of Houses in the Area**

An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005<sup>1</sup> by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register of Historic Places application for the Yalecrest neighborhood. Much of the information in this document comes from that survey. The proposed Yalecrest-Princeton Heights LHD area contains houses constructed over the time period from 1917(1475 E Princeton Ave) and extending through 1953 (1387 E Princeton Ave) in the historic era.

There is a very high degree of retained historic integrity in the proposed Yalecrest-Princeton Heights LHD according to the 2005 RLS. The vast majority of houses (42/43) were eligible/significant and eligible contributing (97.7%): 69.8% were considered eligible and significant (A) and 27.9% were considered eligible and contributing (B). Only one house, a large 1917 Prairie School house located at 1475 East Princeton Ave, and originally built and owned by JW Phinney, was considered non-contributing (C) or 2.3%. **To date, no residential properties have been demolished with new construction houses in the Princeton Heights LHD**, but the contributory status of each property may have changed since the last assessment in 2005.

### **Commercial Properties**

There are no commercial properties in the Princeton Heights LHD.

### **Notable Developers, Builders, Architects**

The name "Princeton Ave" first appears in 1908 in the Polk directory and is associated with development of that street 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-Princeton Heights LHD contains 43 single-family residences of the 140 platted parcels in the greater Normandie Heights subdivision. The builder Gaskell Romney was involved in developing Normandie Heights subdivision. He built 10 houses in the proposed Yalecrest-Princeton Heights LHD: 1370, 1404, 1410, 1426, 1442, 1445, 1449, 1450 and 1458, 1465 E Princeton Ave. He was active in Utah, Idaho, California, and worked in Mexico before coming to Utah in 1921. G. Maurice Romney, his son, also did speculative building. Gaskell Romney and his wife, Amy, lived at

1442 Yalecrest and later at 1469 E Princeton Avenue. He is father to George Romney, former Governor of Michigan and presidential candidate and father to current Utah Senator Mitt Romney, former Governor of Massachusetts, former presidential candidate, and current Senator to Utah. Another building company, Bowers Building Co. built 7 houses in the Yalecrest-Princeton Heights LHD: 1333, 1343, 1348, 1353, 1360, 1376 and 1466 E Princeton Ave.

The proposed boundaries of the Yalecrest-Princeton Heights LHD are outlined in red (**APPENDIX A-1**). It will join 6 other LHDs created in Yalecrest: Harvard Park, Princeton Park, Yale Plat A/Upper Harvard, Harvard Heights, Normandie Circle and Douglas Park-I, outlined in blue.

### **Properties Recommended for National Register Level Research**

1465 E Princeton Ave (built 1926). The bowed roof over French doors on an English Cottage architecture was suggested in the 2005 RLS for further research investigation.

### **Significant Persons in the Area**

Yalecrest-Princeton Heights has been home to a variety of early residents who shaped the City's development and economic base: businesspersons, educators, immigrants, widows, senators, lawyers, shopkeepers, physicians, architects, and builders, described below by street address.

#### *1340 E Princeton Ave*

State Senator Paul Quayle Callister (1895-1967) and wife Mary Adeline Bramwell (1899-1984) lived in this English Cottage with their four children for 10 yrs (1939-1948). After serving in World War I, Paul Q. Callister was President of Associated Oil and Gas, renamed Premium Oil and Gas. His investors included Jack Vincent, Fred C. Staines, and the Bamberger Group. The company purchased land throughout Utah, Idaho, and Nevada to open 48 service stations. The 1940 US census lists his salary at \$50,000. He was elected State Senator (R) from 1940-1944. During WWII, he started a second company, Premoco, to deal with rationed fuel supplies to maximize fuel allocations.

#### *1345 E Princeton Ave*

This 1929 English Tudor and 1349 E Princeton Ave was built by well-known East Bench contractor Samuel Campbell. The James G. McDonald, Jr. family lived here for 10 yrs from 1929 to 1939. James Jr. was treasurer and vice president of J.G. McDonald's Chocolate Company, a wholesale and retail grocery and confectionary business which was founded by his grandfather, John T. McDonald in 1863. James Jr.'s father, James Sr., took over the business at the age of 18 and in 1912 began to specialize in boxed chocolates and cocoa. They innovated the paper-wrapped candy bar. This was the beginning of a new Utah

industry on a large-scale production level. J.G. McDonald Candy Company became world-renowned and was the recipient of over forty-four gold medals and awards, including the highest international award possible, the "Grand Prix for excellence and quality."

#### *1361 E Princeton Ave*

LeGrand Pollard Backman and family lived in this 1929 English Tudor for 36 years. Mr. Backman was a prominent Salt Lake City attorney and a senior partner in Backman, Clark, and Marsh Law Firm. He was a member of the Salt Lake City Board of Education for 20 years and president from 1945-56. He was also a member and president of the Utah State Board of Education for 18 years (1952-1970).

#### *1370 E Princeton Ave*

Built by Gaskell Romney, this 1926 English Tudor was owned by two notable widowed women who persevered to become notable businesswomen of their own. First, after living in the house for three years, Helen Taylor became a 28 year old widow with a four-year-old daughter. She took over her husband's (Heber C Taylor) job as part-owner of the Taylor-Richards Motor Co. Ford automobile/tractor dealership and continued living here until she remarried, about 14 years later.

Second, in 1943 Georgia Papanikolas was already a widow when she moved into this house. She was born in Greece (1912) and immigrated to the United States, most likely as a "picture bride," when she was 18 yrs old and married Emmanuel "Mike" Papanikolas, a successful businessman in Bingham, Garfield, and Magna with coal, lumber, hardware and real estate companies. She was widowed at age 39 with 7 children in Magna. Ten years later she bought 1370 E Princeton Ave with the help of her son, Gus, for \$5,000 and raised 5 of her children here. Her son Nick, married Helen Zeese, who later became Utah's premier ethnic historian and our country's expert on Greek immigrants.

#### *1377 E Princeton Ave*

This 1927 house built by Samuel Cottam is a beautiful and unusual example of a period revival Jacobethan French Tudor. In May 1928 he sold the home to William E. and Louise Day who lived there until William's death in 1947. Mr. Day moved to Salt Lake City from Ohio to become Superintendent of Physical Education for the Salt Lake City Board of Education. The entryway of this house has a fanlight transom and terra cotta surrounds in a quoin pattern (small tabs of cut stone called 'ashlar', projecting into the surrounding brickwork giving it a 'quoin' (pronounced 'coin') effect. This house has a "twin" built by a different builder on 1445 E 900 S.

#### *1404 E Princeton Ave*

This 1927 English Tudor was owned by William Cassidy who lived here with his wife

Florence and daughter Mary Lou for 28 yrs. William Cassidy was initially hired as a traffic manager by the family-owned Sweet Candy Co in 1915. He became Vice President of the company in 1941 and President and General Manager in 1947. He holds 2 patents. The Sweet Candy Co is the world's largest manufacturer of salt water taffy but also manufactures 250 different candies, including their innovation, cinnamon bears. Fifteen million pounds of their products are shipped annually. The original business office and manufacturer site at 224 South and 200 West is a Salt Lake City tour stop with an historic bronze plaque.

#### *1405 E Princeton Ave*

The Cowan family has lived in this 1938 English Cottage house exhibiting "random course ashlar masonry" for 82 years. Drs. Robert Leland Cowan (1894-1976) and his son, Leland R Cowan (1924-2022) each practiced surgical oncology in SLC. The house is built using "Ashlar masonry," the finest type of stone masonry. It uses finely tooled (dressed) sandstone or limestone in rectangular, cuboid shapes laid in a random course. Leland R. Cowan founded the Leland R Cowan Cancer Clinic in Salt Lake City.

#### *1429 E Princeton Ave*

This 1926 "Cape Dutch Colonial" is a unique architectural style house called "Cape Dutch Colonial," a modification of the Amsterdam Cape style and favored in the Western Cape of South Africa. Hugh Barker, Sr. lived here with his family for 6 yrs (1932-1939). He was one of the celebrated first airmail pilots (aerial pony express) in the 1920's servicing mountainous areas in Idaho, Utah, and Nevada. He later became a lawyer and head of his own law firm.

#### *1458 E Princeton Ave*

The 1926 English Cottage, built by Gaskell Romney, was home to Lorenzo Snow Young—the grandson of two LDS Presidents, Brigham Young and Lorenzo Snow. He lived here with his wife Ailene and children for 5 yrs (1927-32). He was a locally famous architect designing over 700 buildings over his 40 yr practice. Most notable are those listed on the National Register of Historic Places, including the University of Utah's Kingsbury Hall on President's Circle, and the Granite Stake Tabernacle in Idaho. He also designed the Harold B. Lee Library and Marriot Center (with Bob Fowler 1968) at Brigham Young University, the University of Utah Law and Library building, Olympus and Highland High Schools and The Daughters of the Utah Pioneers Memorial (DUP).

#### *1475 E Princeton Ave*

This 1917 Prairie School architecture is a unique architecture style in the Yalecrest-Princeton Heights LHD. Built in 1917, it was owned by Eugene W Kelly 10 yrs from 1932-1942. He was manager of a retail clothing store in SLC.

### **Distinctive Characteristics of the Type/Period/Method of Construction**

Yalecrest-Princeton Heights contains many notable examples of brick English Cottages and English Tudors from famous builders in Salt Lake City.

### **Importance to Salt Lake City History**

Yalecrest-Princeton Heights might be the last block in Yalecrest that has not experienced teardowns, helping it tell the story of Salt Lake City almost a century ago. Historic houses might lack the convenience of modern homes, but living in one and knowing something of the residents who lived there before you, connects you to the neighborhood and to the City. In my house at 1340 E. Princeton, for example, I know that former residents had their wedding receptions in the living room, served in World Wars I and II, sang for events all over the neighborhood, served the community as dentist and doctor, died in childbirth, and played on the back patio with other neighborhood children. I have found their wallpaper and walk on their hardwood floors.

The block where I live is a beautiful example of residential living close to downtown Salt Lake City. Every house on the block is unique and draws a constant stream of admiring dog-walkers, bikers, and runners. Street lights provide safety, and huge mature trees—Ash, Elm, Sycamore, and Norwegian Maple—create a pleasing shaded tree-lined block. Situated between 9th-and-9th and 15th-and-15th commercial areas, and with close access to I-15 and I-80, this block showcases the integrated infrastructure necessary for successful residential living: commercial neighborhood zoning districts that host grocery, pharmacy, restaurants, library, public parks, and schools within walking distance. The residents are proud of this successful planned community and wish to preserve it as an example for generations to come.

Please note that this block was the site of the 6<sup>th</sup> Annual KEEPYalecrest Historic Home Walking Tour (7 October 2022) which witnessed the largest attendance of any prior walking tour. This widespread interest in and appreciation for historic houses and the persons who lived in those houses continues to build each year as many historic areas throughout the City are lost to demolition.

## **2. Physical Integrity**

The proposed Yalecrest-Princeton Heights LHD is located in a mature tree-lined, rolling-hills western section of Yalecrest.

### **Contributing Status of Houses in Yalecrest-Princeton Heights LHD**

The proposed Yalecrest-Princeton Heights LHD retains a very high degree of historic and physical integrity. The vast majority of houses (97.7%) are eligible/significant (29/43 =

69.8%) and eligible contributing (12/43 = 27.9%)<sup>1</sup>. There is only 1 ineligible non-contributing house, or C (1/42 or 2.3%) listed in the 2005 Reconnaissance Level Survey. The majority of houses are of architecturally notable English Cottages (37.2%) and English Tudors (30.2%) built 1920-1930's. To our knowledge, no houses in the Yalecrest-Princeton Heights LHD have been demolished. The number of contributing and non-contributing houses and their eligibility status on each street in the Yalecrest-Princeton Heights LHD is tabulated below.

**Contributing Structure Status of Single-Family Residential Properties  
in Yalecrest-Princeton Heights LHD<sup>a,c</sup>**

<b>Street</b>	<b>A<sup>b</sup></b>	<b>B<sup>b</sup></b>	<b>C<sup>b</sup></b>	<b>D<sup>b</sup></b>	<b>X<sup>b</sup></b>	<b>Total</b>
Princeton Ave	28	12	1	0	0	41
1400 East	1	0	0	0	0	1
1500 East	1	0	0	0	0	1
<b>TOTAL</b>	<b>30</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>43<sup>a</sup></b>
<b>% Total</b>	(69.8%)	(27.9%)	(2.3%)	(0.0%)	(0.0%)	(100%)

<sup>a</sup>according to the 2005 RLS, there are 43 single family residential structures included in this analysis.

<sup>b</sup>A= eligible significant, B= eligible/contributing, C= ineligible/noncontributing, D=out of period, X=demolished

<sup>c</sup>1926 plat of Normandie Heights lists 104 properties. The Yalecrest-Princeton Heights LHD contains 43 of those 104 parcels, all used as single-family houses.

The number of currently (2022) eligible significant (A) plus eligible contributing structures (B) may have changed due to remodeling projects that alter the street face including; windows, porches, dormers, house heights, roofing materials and/or exterior materials that have altered their contributing status. The number of contributing structures in 2022 remains to be verified by the City Planning Department / Preservation Office and Historic Landmarks Commission.

**Building Dates**

Houses in the proposed Yalecrest-Princeton Heights LHD were built from 1919 through 1953 in the current historic era. The majority of single-family residences in Yalecrest-Princeton Heights LHD 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 streets with the proposed LHD are shown in the table below.

**Construction Years<sup>a</sup> of Original Single-Family Residences in  
Yalecrest-Princeton Heights LHD<sup>b</sup>**

Street	1910's	1920's	1930's	1940's	1950's	Total
Princeton Ave	1	29	9	1	1	41
1400 East	0	0	1	0	0	1
1500 East	0	0	1	0	0	1
<b>TOTAL</b>	<b>1</b>	<b>29</b>	<b>11</b>	<b>1</b>	<b>1</b>	<b>43</b>
<b>% Total</b>	<b>2.3%</b>	<b>67.4%</b>	<b>25.6%</b>	<b>2.3%</b>	<b>2.3%</b>	<b>~100%</b>

<sup>a</sup>according to Salt Lake County Assessor website (www.slco.org/assessor)

<sup>b</sup>1428 E Princeton Ave is listed in RLS but no house is associated with the land parcel

### Architectural Types

Houses of the Yalecrest-Princeton Heights LHD contain a variety of architectural style types including English Cottage (37.2%), English Tudor (30.2%), Colonial Revival (13.9%), Cape Dutch and Dutch Colonial (4.6%), Jacobethan/French Norman (4.6%), Period/other (2.3%), Prairie School (2.3%), Minimal Traditional/Ranch (4.6%). Tabulation of the house styles as a function of street within the Yalecrest-Princeton Height LHD is shown below.

Architectural Types in Residential Structures<sup>a</sup>

Type	Princeton Ave	1400 East	1500 East	TOTAL	%TOTAL
English Cottage	16	0	0	16	37.2%
English Tudor	13	0	0	13	30.2%
Colonial Revival	5	0	1	6	13.9%
Cape/Dutch Colonial	2	0	0	2	4.6%
Jacobethan/French Norman	2	0	0	2	4.6%
Period Revival/Other	1	0	0	1	2.3%
Prairie School	1	0	0	1	2.3%
Minimal Traditional	1	1	0	2	4.6%
<b>TOTAL</b>	<b>41</b>	<b>1</b>	<b>1</b>	<b>43</b>	<b>100%</b>

<sup>a</sup>according to RLS 2005.

### Exterior House Materials

Exterior construction materials of houses in Yalecrest-Princeton Heights LHD are primarily striated brick (58.1%), regular brick (34.9%), stucco/paster (4.7%) and stone (2.3%), 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-Princeton Heights LHD<sup>a</sup>

Type	Princeton Ave	1400 East	1500 East	Total	%Total
<b>Striated Brick</b>	7	0	1	8	
+Half Timber	13	0	0	3	
+ Stucco/plaster	3	0	0	3	
+Alum/vinyl/wo od	1	0	0	1	
<b>subtotal</b>	<b>24</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>58.1%</b>
<b>Regular Brick</b>	6	1	0	7	
+Half timber	5	0	0	5	
+Clapboard siding	1	0	0	1	
+stucco/stone/ vener	1	0	0	1	
+Terra cotta/half timber	1	0	0	1	
<b>subtotal</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>34.9%</b>
<b>Stucco/Plaste r</b>	1	0	0	1	
+B other	1	0	0	1	
<b>subtotal</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4.7.%</b>
<b>Stone</b>	0	0	0	0	
+clapboard	1	1	1	1	<b>2.3%</b>
<b>TOTAL</b>	<b>41</b>	<b>1</b>	<b>1</b>	<b>43</b>	<b>~100%</b>

<sup>a</sup>2005 RLS assessment

**3. Eligibility Listing on the National Register of Historic Places**

As previously stated, the proposed Yalecrest-Princeton 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 contains a diverse collection of historically contributing architecture styles: English Cottage, English Tudor, Colonial Revival, Prairie School, Cape and Dutch

Colonial, Ranch, Jacobethan/ French Norman, and Minimal Traditional. In addition, these homes were developed, designed, built, and owned by renowned individuals who contributed to 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.

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

### 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 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-Princeton 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 also currently zoned under the Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance adopted by the City in 2007<sup>3</sup>. The purpose of the ordinance is to “encourage compatibility between new construction, additions, or alterations and the existing character and scale of the surrounding neighborhood.” The YCIO regulates building height, minimum front yard size, and several aspects of garages or accessory structures, but does not protect against demolitions or out-of-mass, scale and architecture character of additions or new structures.

The proposed boundaries of Yalecrest-Princeton Heights LHD (**Appendix A**) represents the southeast 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**

To date, 31/43 of the single-family homeowners within the proposed area of Yalecrest-Princeton Heights LHD have signed an application petition in support of opening the process to create a Local Historic District. The overall support on the application is 72%, which greatly exceeds the minimum support of 33% required by the LHD designation ordinance guidelines. Property owners at 1150 S 1400 East were contacted and do not support the local historic designation, but were included at the suggestion of the city Historic Preservation Office.

Residential Support for Local Historic District Designation in  
Yalecrest-Princeton Heights LHD

Street	# Property Parcels	# Signatures Supporting <sup>a</sup>	% Support
<b>Princeton Ave</b>	41 <sup>a</sup>	<b>30</b>	<b>73%</b>
<b>1400 East</b>	1	<b>0</b>	<b>0%</b>
<b>1500 East</b>	1	<b>1</b>	<b>100%</b>
<b>TOTAL</b>	<b>43</b>	<b>31</b>	<b>72%</b>

<sup>a</sup>one 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-Princeton 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 Incentive (AHI) which allows demolition of historic houses for new multi-family housing installation within ¼ mile of high frequency bus transportation (1300 East) has concerned residents of this quiet street. Designation of Yalecrest-Princeton Heights LHD would maintain the historic character and mass/scale of the street face architecture 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-Princeton Heights LHD designation would 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, Cape Dutch, Dutch Colonial, Prairie, and Jacobethan French Norman 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, and 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-Princeton Heights LHD are listed with addresses in **APPENDIX C**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the Lynn Kennard Pershing, resident in Yalecrest, using an iPhone 11 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, and newspaper archives (Salt Lake Tribune and Deseret News). 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-Princeton Heights LHD is located to the immediate south of Yalecrest-Harvard Heights LHD. The new Yalecrest-Princeton Heights LHD is parallel to Yalecrest-Harvard Heights LHD and both traverse the 1300-1500 blocks of their respective streets, while also including 2 properties; 1150 S 1400 E and 1136 S 1500 E that lie between those streets.

The **boundaries** of the Yalecrest-Princeton Heights LHD containing 43 property parcels are listed below:

**West boundary** is 1323 E Princeton Ave

**East boundary** is demarcated by 1136 South 1500 East and 1490 E Princeton Ave

**North boundary** contains the north side of Princeton Ave containing the odd numbered houses (1323-1475 E Princeton Ave) and 1150 E 1400 East

**South Boundary** contains the south side of Princeton Ave with the even numbered houses of 1340-1490 E Princeton Ave.

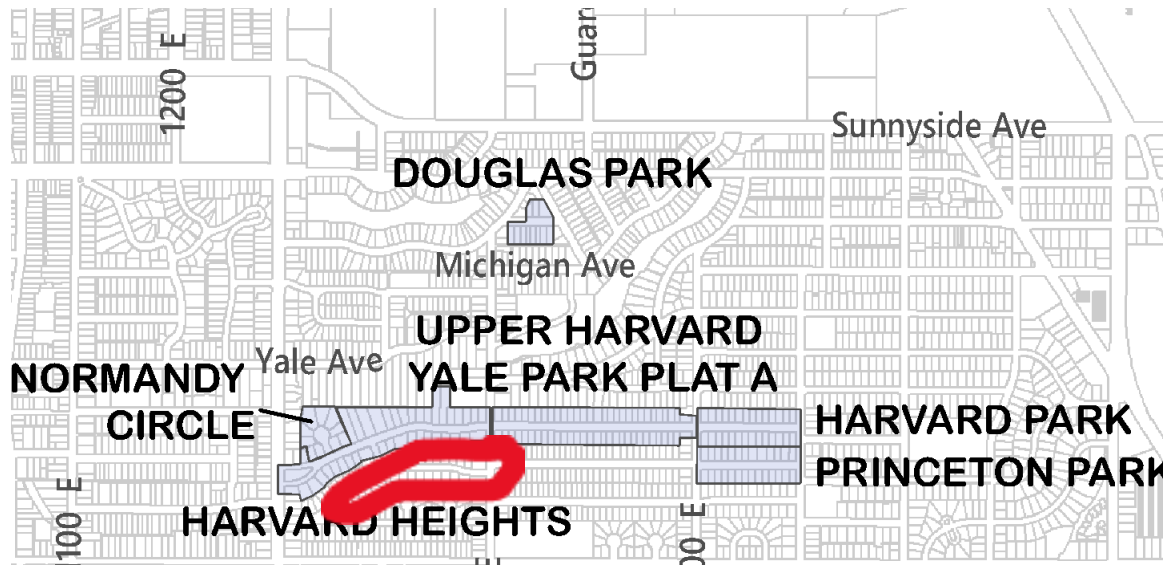
**APPENDIX A-1**  
**Original plat of Normandie Heights Subdivision**  
**July 1, 1926, Pr. Lots 2-3, Block 28**  
**Bowers Investment Company**

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

Bottom of Form





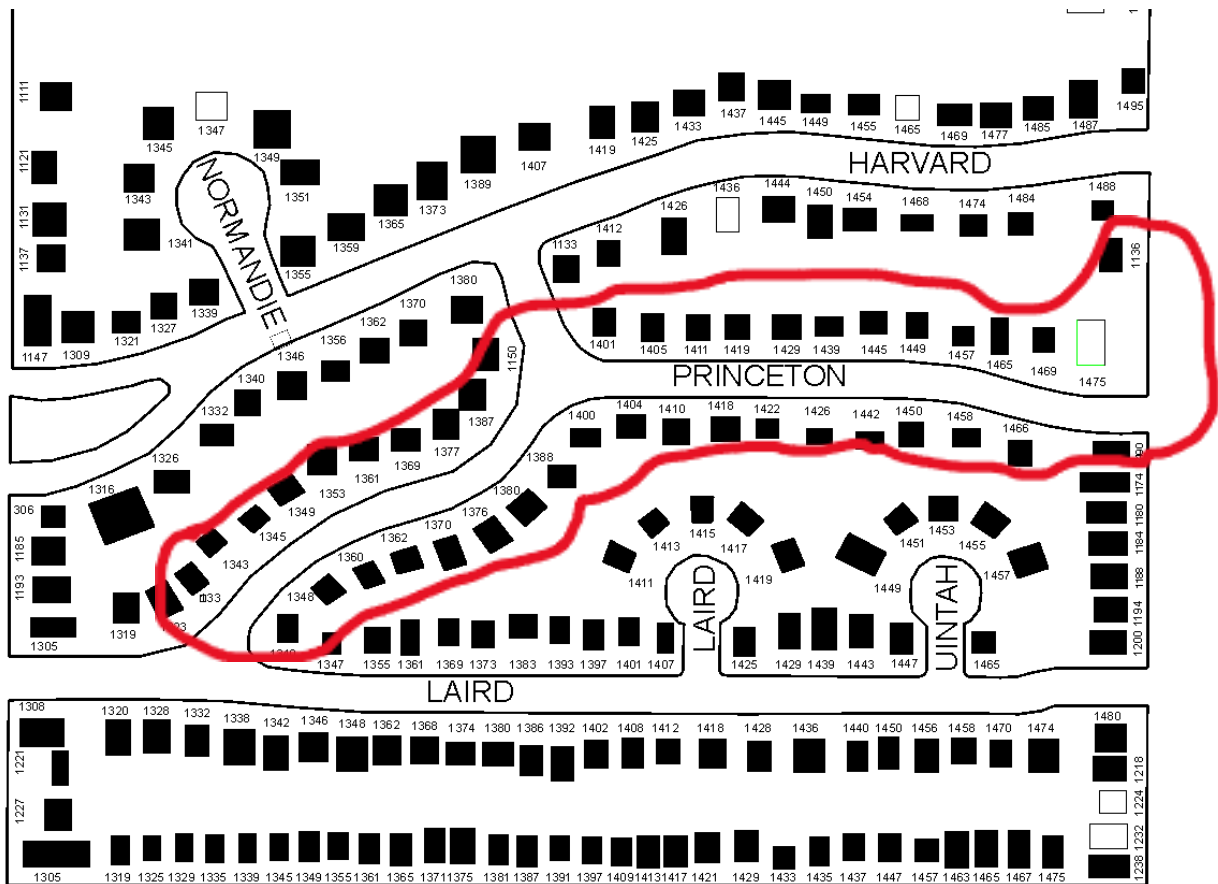


**Existing Yalecrest LHDs**

- Douglas Park-I
- Normandie Circle
- Harvard Heights
- Upper Harvard Yale Park Plat A
- Harvard Park
- Princeton Park
- Princeton Heights (proposed) outlined in red

**APPENDIX A-3**

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



**Yalecrest-Princeton Heights LHD (43 parcels) includes the following property addresses**  
Princeton Ave (41 parcels): 1323-1490 E Princeton Ave  
1500 East: 1 parcel, 1136 S 1500 East  
1400 East: 1 parcel, 1150 E 1400 East

**APPENDIX B  
Contrary Documentation in RLS 2005 and Salt Lake County Assessor**

1. Missing photographs: Original house photographs were not available from the State Historic Preservation Office, nor the SLCounty Assessor website ([www.slco.org/assessor](http://www.slco.org/assessor))
  - a. 1348 E Princeton Ave
  - b. 1458 E Princeton Ave
  - c. 1466 E Princeton Ave
  - d. 1490 E Princeton Ave
  
2. Inaccurate original photos on SLCounty Assessor website
  - a. 1422 E Princeton Ave
  - b. 1426 E Princeton Ave
  - c. 1442 E Princeton Ave
  - d. 1450 E Princeton Ave

*See separate attached document*

**1323-1490 E Princeton Ave**  
**1150 S 1400 East**  
**1136 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](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.usppo.utah.gov](http://www.usppo.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](http://www.slco.org/assessor).

**Yalecrest-Princeton Heights Local Historic District embodies 43 houses total**

**41 houses: 1323-1490 E Princeton Ave**

*NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description. <sup>1</sup>NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives*

**1323 E Princeton Ave (B) 16-09-351-009**

*1937 English Cottage*

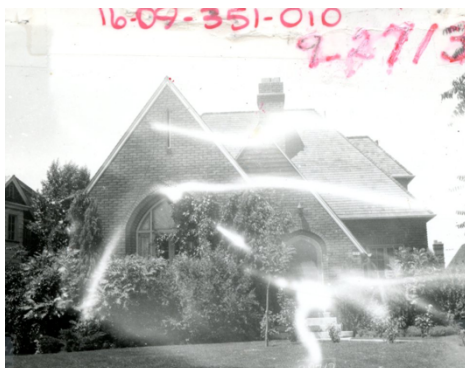
**2022**



**1333 E Princeton Ave (A) 16-09-351-010**

*1930 English Cottage*

**2022**



**1340 E Princeton (A) 16-09-353-001**

**1938 English Cottage**



**1343 E Princeton Ave (A) 16-09-351-011**  
**1926 English Cottage**



**1345 E Princeton Ave (A) 16-09-351-012**  
**1929 English Tudor**



**1348 E Princeton Ave (B) 16-09-353-002**  
**1926 English Cottage<sup>1</sup>**

**2022**



**2022**



**2022**



**2022**

Original photo not available



**1349 E Princeton Ave (B) 16-09-351-013**  
**1929 English Tudor**

**2022**



**1353 E Princeton Ave (B) 16-09-351-014**  
**1928 French Norman**

**2022**

Office \_\_\_\_\_ Site No. \_\_\_\_\_

Form \_\_\_\_\_

UTM:

T.            R.            S.

Tax #: 16-09-351-014





**1360 E Princeton Ave (A): 16-09-353-003**  
1927 *English Tudor*

**2022**



**1361 E Princeton Ave (B) 16-09-351-015**  
1927 *English Tudor*

**2022**



**1362 E Princeton Ave (A) 16-09-353-004**  
1926/ 1928 *English Tudor*

**2022**



**1369 E Princeton Ave (A) 16-09-351-016**

**1929 English Cottage**

**2022**



**1370 E Princeton Ave (A) 16-09-353-005**  
**1926 English Tudor**

**2022**



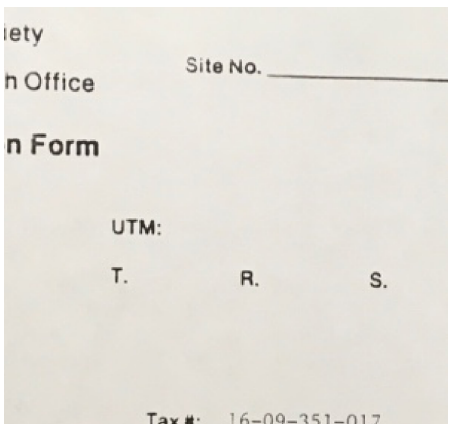
**1376 E Princeton Ave (A) 16-09-353-006**  
**1926 English Cottage**

**2022**



**1377 E Princeton Ave (A) 16-09-351-017**  
*1927 Jacobean Revival French Norman*

**2022**



**1380 E Princeton Ave (A) 16-09-353-007**  
*1940 Colonial Revival Neoclassical*

**2022**



**1387 E Princeton Ave (B) 16-09-351-018**  
*1951 Minimal Traditional*

**2022**



**1388 E Princeton Ave (A) 16-09-353-008**  
**1926 English Cottage/Tudor**



**2022**



**1400 E Princeton Ave (A) 16-09-353-009**  
**1937 Colonial Revival**



**2022**



**1401 E Princeton Ave (A) 16-09-352-012**  
**1927 English Tudor**

**2022**

Yalecrest-Princeton Heights LHD



**1404 E Princeton Ave (A) 16-09-353-010**  
**1927 English Tudor**

**2022**



**1405 E Princeton Ave (A) 16-09-352-013**  
**1937 English Cottage**

**2022**



**1410 E Princeton Ave (A) 16-09-353-011**  
**1927 English Cottage**

**2022**



**1411 E Princeton Ave (A). 16-09-352-014**  
**1937 English Cottage (RLS 2005)/ Colonial Revival**

**2022**

Yalecrest-Princeton Heights LHD



**1418 E Princeton Ave (B) 16-09-353-012**  
**1928 Period Revival; Other**

**2022**



**1419 E Princeton Ave (A) 16-09-352-015**  
**1936 Colonial Revival (RSL 2005)/Cape Cod**

**2022**



**1422 E Princeton Ave (A) 16-09-353-013**  
**1927 English Tudor**

**2022**

Yalecrest-Princeton Heights LHD

*incorrect original photo?*



**1426 E Princeton Ave (A) 16-09-353-014**

**1927 English Tudor**

*Incorrect original photo?*

**2022**



**1429 E Princeton Ave (B) 16-09-352-016**

**1926 Cape Dutch Colonial Period Revival**

**2022**





**1439 E Princeton Ave (B) 16-09-352-017**  
**1927 Colonial Revival/English Tudor**



**2022**



**1442 E Princeton Ave (B) 16-09-353-015**  
**1926 English Cottage**  
*inaccurately original photo*



**2022**



**1445 E Princeton Ave (B) 16-09-352-018**  
**1929 English Cottage**



**2022**



**1449 E Princeton Ave (A) 16-09-352-019**  
**1929 English Tudor**

**2022**



**1450 E Princeton Ave (A) 16-09-353-017**  
**1928 English Cottage**  
*Inaccurate original photo?*

**2022**



**1457 E Princeton Ave (A) 16-09-352-020**  
**1926 Dutch Colonial Revival/Period Cottage**

**2022**



**1458 E Princeton Ave (A) 16-09-353-018**  
**1926 English Cottage**  
Original photo unavailable

**2022**



**1465 E Princeton Ave (A) 16-09-352-021**  
**1926 English Cottage/Tudor**

**2022**

Yalecrest-Princeton Heights LHD



**1466 E Princeton Ave (A) 16-09-353-019**  
**1929 Colonial Revival**  
*Original photo not available*

**2022**



**1469 E Princeton Ave (B) 16-09-352-022**  
**1929 English Tudor**

**2022**



**1475 E Princeton Ave (C) 16-09-352-025**  
**1917 Prairie School**

**2022**



**1490 E Princeton Ave (A) 16-09-353-060**  
**1928 English Tudor**  
*Original photo unavailable*

**2022**

Yalecrest-Princeton Heights LHD



**1 house from 1500 East**  
**1136 S 1500 East (A) 16-09-352-024**  
**1932 Colonial Revival**

**2022**



# **ATTACHMENT C: 2005 RLS Survey**

---



918 S PARK ROW  
A



934 S PARK ROW  
C

PRINCETON  
AVENUE



1323 E PRINCETON  
B



1333 E PRINCETON  
A



1340 E PRINCETON  
A



1343 E PRINCETON  
A



1345 E PRINCETON  
A



1348 E PRINCETON  
B



1349 E PRINCETON  
B



1353 E PRINCETON  
B



1360 E PRINCETON  
A





1361 E PRINCETON  
B



1362 E PRINCETON  
A



1369 E PRINCETON  
A



1370 E PRINCETON  
A



1376 E PRINCETON  
A



1377 E PRINCETON  
A



1380 E PRINCETON  
A



1387 E PRINCETON  
A



1388 E PRINCETON  
A



1400 E PRINCETON  
A



1401 E PRINCETON  
A



1404 E PRINCETON  
A

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



1405 E PRINCETON  
A



1410 E PRINCETON  
A



1411 E PRINCETON  
A



1418 E PRINCETON  
B



1419 E PRINCETON  
A



1422 E PRINCETON  
A



1426 E PRINCETON  
A



1429 E PRINCETON  
B



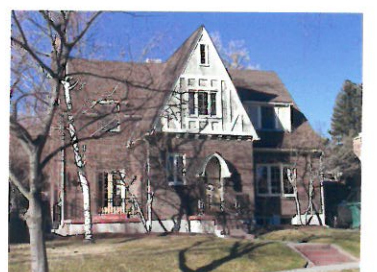
1439 E PRINCETON  
B



1442 E PRINCETON  
B



1445 E PRINCETON  
B

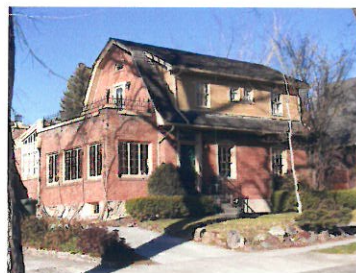


1449 E PRINCETON  
A

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



1450 E PRINCETON  
A



1457 E PRINCETON  
A



1458 E PRINCETON  
A



1465 E PRINCETON  
A



1466 E PRINCETON  
A



1469 E PRINCETON  
B



1475 E PRINCETON  
C



1490 E PRINCETON  
A



1515 E PRINCETON  
A



1516 E PRINCETON  
A



1521 E PRINCETON  
B



1522 E PRINCETON  
A

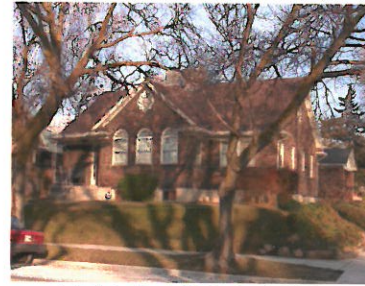
**YALECREST RECONNAISSANCE LEVEL SURVEY**  
Salt Lake City, Salt Lake County, Utah — 2005



**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**

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

Address/ Property Name	Eval./	OutB	Yr.(s)	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year	Comments/ NR Status
	Ht	N/C	Built					
918 S PARK ROW CHILDS, A.L.	A	0/0 1	1937	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
934 S PARK ROW GILMER, C.W.	C	0/0 1	1936	STRIATED BRICK SHINGLE SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	ANDERSON LUMBER CO.; S.
1323 E PRINCETON ANDERSON LUMBER COMPANY	B	1/0 1.5	1937	REGULAR BRICK STONE VENEER WOOD:OTHER/UNDEFINED	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BARTILE
1333 E PRINCETON BOWERS	A	1/0 1.5	1930	REGULAR BRICK CLAPBOARD SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	REAR ADDN
1340 E PRINCETON CALLISTER, PAUL	A	0/0 1.5	1938	STRIATED BRICK STONE VENEER WOOD:OTHER/UNDEFINED	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1343 E PRINCETON BOWERS	A	1/0 1.5	1926	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BUILT BY BOWERS
1345 E PRINCETON MCDONALD, JAMES GAIL, JR.,	A	1/0 2	1929	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	J.G. MCDONALD CHOCOLATE CO.; BUILT BY SAMUEL CAMPBELL ON SPEC.
1348 E PRINCETON	B	0/1 1.5	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	BUILT BY BOWERS BLDG. CO.
1349 E PRINCETON BECKSTEAD, WESLEY R. &	B	0/1 2	1929	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	SPEC HSE BY SAMUEL
1353 E PRINCETON MORRIS, FLORENCE D., HOUSE	B	0/0 2	1928	REGULAR BRICK	FRENCH NORMAN	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS SPEC HOUSE; HUGE REAR ADDN.
1360 E PRINCETON	A	0/1 1.5	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS BLDG. CO. SPEC; BARTILE

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

Table with columns: 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. Rows include properties like 1361 E PRINCETON, 1362 E PRINCETON, WOODBURY, ORIN 1369 E PRINCETON, G. BIRKINSHAW, 1370 E PRINCETON, TAYLOR, HEBER C. & HELEN, 1376 E PRINCETON, 1377 E PRINCETON, COTTAM, SAMUEL & BERTHA, 1380 E PRINCETON, LUDLOW, ANNA S., 1387 E PRINCETON, BACKER, GERHARD 1388 E PRINCETON, ROMNEY, M., 1400 E PRINCETON, PRIEST, JOEL, 1401 E PRINCETON, JACKSON, IRVIN A. & MARY, 1404 E PRINCETON, CASSIDY, WILLIAM W. &

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

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

Address/ Property Name	Eval./	OutB	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
	Ht	N/C						
1405 E PRINCETON	A	0/0	1937	STONE VENEER CLAPBOARD SIDING	ENGLISH COTTAGE	PERIOD COTTAGE	05	RANDOM-COURSED ASHLAR
COWAN, DR. LELAND & MARION,		1.5	1983			SINGLE DWELLING	85	
1410 E PRINCETON	A	0/1	1927	STRIATED BRICK STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE	05	G. ROMNEY & SON, BLDR.
		1.5				SINGLE DWELLING		
1411 E PRINCETON	A	0/1	1937	REGULAR BRICK	ENGLISH COTTAGE	SIDE PASSAGE/ENTRY	05	DENTIST
FELT, DR. WALTER L./KEANE,		2				SINGLE DWELLING	85	
1418 E PRINCETON	B	1/0	1928	STRIATED BRICK HALF-TIMBERING	PERIOD REVIVAL: OTHER	PERIOD COTTAGE	05	LAYTON CONST. CO.; BARTILE
		1.5				SINGLE DWELLING		
1419 E PRINCETON	A	1/0	1936	REGULAR BRICK	COLONIAL REVIVAL	CAPE COD	05	CHAS. A. PETERSON CO.
		1.5				SINGLE DWELLING		
1422 E PRINCETON	A	1/0	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	
		1.5				SINGLE DWELLING		
1426 E PRINCETON	A	1/0	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	GASKELL ROMNEY
		1.5				SINGLE DWELLING		
1429 E PRINCETON	B	0/0	c. 1926	STUCCO/PLASTER BRICK:OTHER/UNDEF.	PERIOD REVIVAL: OTHER	PERIOD COTTAGE	05	
		1.5				SINGLE DWELLING		
NILSON, O. 1439 E PRINCETON	B	0/1	c. 1930	STRIATED BRICK HALF-TIMBERING	COLONIAL REVIVAL ENGLISH TUDOR	PERIOD COTTAGE	05	NEW DORMER? DATE?
		1.5				SINGLE DWELLING		
SINNER, J.J. 1442 E PRINCETON	B	0/1	c. 1928	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	GASKELL ROMNEY; BARTILE
		1.5				SINGLE DWELLING		
1445 E PRINCETON	B	0/0	c. 1930	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	GASKELL-ROMNEY, BLDR.; BARTILE
JACKSON, N.R.		1.5				SINGLE DWELLING		
1449 E PRINCETON	A	0/0	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	BUILT BY GASKELL ROMNEY
BECKETT, LOUIS &		1.5				SINGLE DWELLING	85	

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

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1450 E PRINCETON	A	1/0 1.5	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	GASKELL ROMNEY
1457 E PRINCETON	A	1/0	1926	STRIATED BRICK STUCCO/PLASTER	DUTCH COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	
MIDDENDORF, R.A.		1.5				SINGLE DWELLING		
1458 E PRINCETON	A	0/1 1.5	1928	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	GASKELL ROMNEY
1465 E PRINCETON	A	1/0 1	1929	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	GASKELL ROMNEY SPEC.
1466 E PRINCETON	A	0/1 2	1927	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	BOWERS
1469 E PRINCETON	B	0/1	1934	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	HOGLE INV. CO.; BARTILE
1475 E PRINCETON	C	1.5 0/0	1919	STUCCO/PLASTER	PRAIRIE SCHOOL	SINGLE DWELLING OTHER RESIDENTIAL	05	BEING GUTTED
PHINNEY, J.W.		2				SINGLE DWELLING		
1490 E PRINCETON	A	0/1	1928	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	BARTILE
BOWERS INVESTMENT COMPANY		1.5				SINGLE DWELLING	85	
1515 E PRINCETON	A	1/0 1	1924	STRIATED BRICK ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL SPEC
1516 E PRINCETON	A	0/1 1	1924	STRIATED BRICK TONGUE & GROOVE	PERIOD REVIVAL: OTHER NEOCLASSICAL	PERIOD COTTAGE SINGLE DWELLING	05	SAMUEL CAMPBELL; +1514
1521 E PRINCETON	B	0/1 1	1924	STRIATED BRICK ALUM./VINYL SIDING	BUNGALOW	BUNGALOW	05	SAMUEL CAMPBELL SPEC
1522 E PRINCETON	A	0/1 1	1924	STRIATED BRICK MULTI-COLOR BRICK	BUNGALOW NEOCLASSICAL	SINGLE DWELLING BUNGALOW SINGLE DWELLING	05	SAMUEL CAMPBELL

?=approximate address

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



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

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
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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Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

# ATTACHMENT D: Zoning Ordinance Review

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## R-1/7,000 – Single Family Residential District

The proposed Yalecrest – Princeton 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.

## Yalecrest Compatible Infill (YCI) Overlay District

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.

## H Historic Preservation Overlay

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 E: Designation Standards (21A.34.020(C)(15))

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**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 – Princeton Heights.

The development of Yalecrest – Princeton 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 – Princeton Heights was designed, in part, to attract residents with automobiles.

**Finding:** Yalecrest – Princeton 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 – Princeton 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 42 of 43 (98%) 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.

**Finding:** The physical integrity of the homes in the proposed Yalecrest – Princeton 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, 42 of 43 homes are rated as being contributing buildings. One home is rated as non-contributing. The proposed Yalecrest – Princeton 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 – Princeton 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; 42 of 43 homes in the proposed Yalecrest – Princeton Heights local historic district are rated as being contributing buildings.

**Finding:** The proposed Yalecrest – Princeton 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 – Princeton 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.

**Creating Tomorrow 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.

### **Salt Lake City 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 – Princeton Heights local historic district is generally consistent with purposes, goals, objectives, and policies of City adopted planning documents. The proposed designation of Yalecrest – Princeton 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 – Princeton Heights as a local historic district would generally be in the public interest. Evidence of the public interest in historic preservation has been documented since at least 1993 with the adoption of the City Vision & Strategic Plan, and more recently with the City Council's adoption of the Community Preservation Plan in 2012 and the other policy documents noted above.

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

Designation of Yalecrest – Princeton 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 60% of the property owners (representing a majority ownership interest in a given lot) in the proposed Yalecrest – Princeton Heights local historic district that supported the application initiation and the adopted City policies noted above, designation

of the Yalecrest – Princeton 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 – Princeton Heights local historic district were constructed during the years of 1919 through 1953, 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 – Princeton 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 – Princeton 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:** As previously noted, 42 of the 43 homes in the proposed local historic district boundaries are considered to be contributing buildings. In short, approximately 98% of the homes are contributing meeting this threshold.

**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, 42 of the 43 homes (98%) are considered to be contributing buildings.

**Finding:** The proposed Yalecrest – Princeton 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 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 – Princeton Heights local historic district consists of properties found along both sides of Princeton Avenue from 1300 East to 1500 East, 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 – Princeton Heights local historic district includes two vacant properties and all 43 of the original homes built still function as single family residences. This standard has been met.



# ATTACHMENT F: 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:

- December 1, 2022 – 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 2, 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.
- August 8, 2023 – Property Owner Meeting Notification – Property owners were sent a notice for the required “Neighborhood Information” meeting to be held on August 30, 2023.
- August 30, 2023 – Property Owner Meeting held at the Anderson Foothill Library. Owners of approximately 13 properties attended the meeting.
- August 31, 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.
- September 1, 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.
- August 31 – October 15, 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:

- October 19, 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, a couple of written comments were received and are included for HLC review.

**From:** [LYNN Pershing](#)  
**To:** [Traugher, Lex](#); [Lillie, Aiden](#)  
**Cc:** [Dugan, Dan](#)  
**Subject:** (EXTERNAL) Princeton Heights LHD PLNHLC2023-00044 online open house comments  
**Date:** Sunday, September 3, 2023 5:41:31 PM

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

Hi Mr Traugher

I went to the SLCgov website and it directed me to you for my online open house comments concerning posting my comments regarding

PLNHLC2023-00044, Princeton Heights LHD

My comment

I strongly support local historic district designation for the proposed Yalecrest-Princeton Heights LHD, PLNHLC2023-00044. It is listed on the National Register of Historic Places since 2007.

It's exquisite building structures of mainly English Cottages, English Tudors and an unusual Cape Dutch Colonial, along with Jacobethan French Norman architecture are highly intact, having 97.7% historically contributing houses. This proposed LHD has a rich culture of property owners representing many professional areas of commerce that have shaped the City's, state and regional development and notoriety. Designation of Yalecrest-Princeton Heights as a local historic district is consistent with the East Bench Master Plan (1987, 2017), the Community Preservation Plan (2012) and other City Historic Preservation codes aim at "preserving the historic and cultural aspects of our City to encourage social, economic and environmental sustainability and create a sense of visual unity within the community".

Lynn K. Pershing  
Yalecrest

**From:** [Eve Smith](#)  
**To:** [Traughber, Lex](#)  
**Subject:** (EXTERNAL) Princeton Avenue  
**Date:** Friday, September 22, 2023 5:18:00 PM

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

This is a public comment for the Salt Lake City Planning Commission. We are opposed to our street being zoned historic. One reason why is that we are finding window restoration to be completely unaffordable, and the few craftsmen that work on the old leaded windows don't even e mail or call back with estimates. The historic zoning rules are way too restrictive. As much as we love our home we are strongly opposed to being forced into a historic zone. Thank you, Eve Smith  
1349 Princeton Avenue.  
Sent from my iPhone

# **ATTACHMENT G: Yalecrest NR Nomination**

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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)

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

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

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

**7. Description**

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

**Materials**  
(Enter categories from instructions)

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

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

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

Yalecrest Historic District  
Name of Property

Salt Lake County, Utah  
City, County and State

**8. Description**

**Applicable National Register Criteria**

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

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

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

Property is:

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

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

See continuation sheet(s) for Section No. 8

**9. Major Bibliographical References**

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

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

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

**Primary location of additional data:**

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

Salt Lake City Planning Department

See continuation sheet(s) for Section No. 9

**Areas of Significance**

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

**Period of Significance**

1910-1957

**Significant Dates**

1910, 1940

**Significant Persons**

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

**Cultural Affiliation**

N/A

**Architect/Builder**

Various including: Raymond Ashton, Taylor Wooiley, Slack

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

Yalecrest Historic District  
Name of Property

Salt Lake County, Utah  
City, County and State

### 10. Geographical Data

Acreege of Property approximately 390 acre(s)

#### UTM References

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

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

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

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

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

#### Verbal Boundary Description

(Describe the boundaries of the property.)

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

Property Tax No. various

#### Boundary Justification

(Explain why the boundaries were selected.)

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

See continuation sheet(s) for Section No. 10

### 11. Form Prepared By

name/title Beatrice Lufkin / Historic Preservation Consultant

organization Salt Lake City Planning Department date 2007

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

city or town Salt Lake City state UT zip code 84105

#### Additional Documentation

Submit the following items with the completed form:

##### Continuation Sheets

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

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

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

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

#### Property Owner

name/title District Nomination - Multiple owners

street & number N/A telephone N/A

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

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

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



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

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

### Narrative Description

#### Site

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

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

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

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

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

## National Register of Historic Places Continuation Sheet

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

### Survey Methods and Eligibility Requirements

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

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

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

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

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

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

### Architectural Styles, Types and Materials by Period

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

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

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

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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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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National Park Service

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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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National Park Service

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

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

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

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

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

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

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

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## National Register of Historic Places Continuation Sheet

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

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

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

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

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

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

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

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

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

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

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

## Statistical Summary of the Yalecrest Historic District

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

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

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### Narrative Statement of Significance

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

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

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

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

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

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



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

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

### Historic Contexts

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

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

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

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

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

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

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

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

### Subdivisions

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

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

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

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

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

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

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

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

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

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

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

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

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

### Architects

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

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

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

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

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

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

### Builders and Developers

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

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

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

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

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

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

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

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

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

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

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

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

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

### Residents

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

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

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

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

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

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

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

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

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

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

An optometrist, a medical doctor, a dentist and an apiarist (beekeeper) lived as neighbors on 900 South. Dr. Byron and Mabel Rees lived at 1382 East 900 South with their three children, Ralph, 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.<sup>22</sup> No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Avenue. A service station was built at 877 South 1300 East c. 1970 to aid the automobile traffic. The original 1915 Uintah Elementary School was demolished and replaced by a new structure in 1993.

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

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

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

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### Summary

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

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**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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**Photo No. 13:**

6. 1207 South 1500 East. Camera facing east.

**Photo No. 14:**

6. 1731 East Michigan Avenue. Camera facing northwest.

**Photo No. 15:**

6. 940 South Fairview Avenue. Camera facing west.

**Photo No. 16:**

6. 1474 East Laird Avenue. Camera facing southwest.

**Photo No. 17:**

6. 972 East Military Drive. Camera facing northwest.

**Photo No. 18:**

6. 1780 East Michigan Avenue. Camera facing southwest.

**Photo No. 19:**

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

**Photo No. 20:**

6. 1510 East Yale Avenue. Camera facing southeast.

**Photo No. 21:**

6. 1785 East Yalecrest Avenue. Camera facing north.

**Photo No. 22:**

6. 1783 East Harvard Avenue. Camera facing northwest.

**Photo No. 23:**

6. 1389 East Harvard Avenue. Camera facing north.

**Photo No. 24:**

6. 1407 East Harvard Avenue. Camera facing north.

**Photo No. 25:**

6. 1100 South 1500 East. Camera facing west.

**Photo No. 26:**

6. 1757 East Herbert Avenue. Camera facing north.

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**Photo No. 27:**

6. 939 South Diestel Road. Camera facing southwest.

**Photo No. 28:**

6. 1547 East Yale Avenue. Camera facing north.

**Photo No. 29:**

6. 1865 East Herbert Avenue. Camera facing northeast.

**Photo No. 30:**

6. 1308 East Laird Avenue. Camera facing southeast.

**Photo No. 31:**

6. 1571 East Michigan Avenue. Camera facing north.

**Photo No. 32:**

6. 1789 East Hubbard Avenue. Camera facing northwest.

**Photo No. 33:**

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

**Photo No. 34:**

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

**Photo No. 35:**

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

**Photo No. 36:**

6. Fireplace and lawn. Camera facing northeast.

**Photo No. 37:**

6. 1340 East Harvard Avenue. Camera facing south.

**Photo No. 38:**

6. 1762 East Sunnyside Avenue. Camera facing southwest.

**Photo No. 39:**

6. 1804 East Harvard Avenue. Camera facing south.

**Photo No. 40:**

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



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

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

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

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### Survey Methods and Eligibility Requirements

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

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

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

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

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

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

### Architectural Styles, Types and Materials by Period

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Statistical Summary of the Yalecrest Historic District

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

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



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

### Narrative Statement of Significance

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

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

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

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

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

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

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

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

### Historic Contexts

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

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

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

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

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

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

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

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

### Subdivisions

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

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

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

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

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

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

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

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

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

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

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

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

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

### Architects

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

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

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

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

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

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

### Builders and Developers

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

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

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

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

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

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

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

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

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

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

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

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

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

### Residents

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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### Summary

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

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United States Department of the Interior  
National Park Service

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Section No. PHOTOS Page 1

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

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**Common Label Information:**

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

**Photo No. 1:**

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

**Photo No. 2:**

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

**Photo No. 3:**

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

**Photo No. 4:**

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

**Photo No. 5:**

6. 1523 East 900 South. Camera facing north.

**Photo No. 6:**

6. 871 South 1400 East. Camera facing southeast.

**Photo No. 7:**

6. 1441 East Yale Avenue. Camera facing north.

**Photo No. 8:**

6. 1540 East Michigan Avenue. Camera facing south.

**Photo No. 9:**

6. 1408 East Yale Avenue. Camera facing south.

**Photo No. 10:**

6. 1538 East Princeton Avenue. Camera facing southeast.

**Photo No. 11:**

6. 1604 East Princeton Avenue. Camera facing south.

**Photo No. 12:**

6. 1522 East Laird Avenue. Camera facing southeast.

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

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**Photo No. 13:**

6. 1207 South 1500 East. Camera facing east.

**Photo No. 14:**

6. 1731 East Michigan Avenue. Camera facing northwest.

**Photo No. 15:**

6. 940 South Fairview Avenue. Camera facing west.

**Photo No. 16:**

6. 1474 East Laird Avenue. Camera facing southwest.

**Photo No. 17:**

6. 972 East Military Drive. Camera facing northwest.

**Photo No. 18:**

6. 1780 East Michigan Avenue. Camera facing southwest.

**Photo No. 19:**

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

**Photo No. 20:**

6. 1510 East Yale Avenue. Camera facing southeast.

**Photo No. 21:**

6. 1785 East Yalecrest Avenue. Camera facing north.

**Photo No. 22:**

6. 1783 East Harvard Avenue. Camera facing northwest.

**Photo No. 23:**

6. 1389 East Harvard Avenue. Camera facing north.

**Photo No. 24:**

6. 1407 East Harvard Avenue. Camera facing north.

**Photo No. 25:**

6. 1100 South 1500 East. Camera facing west.

**Photo No. 26:**

6. 1757 East Herbert Avenue. Camera facing north.



## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

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

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**Photo No. 27:**

6. 939 South Diestel Road. Camera facing southwest.

**Photo No. 28:**

6. 1547 East Yale Avenue. Camera facing north.

**Photo No. 29:**

6. 1865 East Herbert Avenue. Camera facing northeast.

**Photo No. 30:**

6. 1308 East Laird Avenue. Camera facing southeast.

**Photo No. 31:**

6. 1571 East Michigan Avenue. Camera facing north.

**Photo No. 32:**

6. 1789 East Hubbard Avenue. Camera facing northwest.

**Photo No. 33:**

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

**Photo No. 34:**

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

**Photo No. 35:**

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

**Photo No. 36:**

6. Fireplace and lawn. Camera facing northeast.

**Photo No. 37:**

6. 1340 East Harvard Avenue. Camera facing south.

**Photo No. 38:**

6. 1762 East Sunnyside Avenue. Camera facing southwest.

**Photo No. 39:**

6. 1804 East Harvard Avenue. Camera facing south.

**Photo No. 40:**

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

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

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

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**Photo No. 41:**

6. Laird Park. Camera facing east.

**Photo No. 42:**

6. 1675 East 1300 South. Camera facing northeast.

**Photo No. 43:**

6. 1709 East 1300 South. Camera facing north.

**Photo No. 44:**

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

**Photo No. 45:**

6. 1836 East Sunnyside Avenue. Camera facing south.

**Photo No. 46:**

6. 1384 East Yale Avenue. Camera facing south.

**Photo No. 47:**

6. 1788 East Hubbard Avenue. Camera facing south.

**Photo No. 48:**

6. 1174 East Laird Avenue. Camera facing southwest.

**Photo No. 49:**

6. 1774 East Michigan Avenue. Camera facing northeast.

**Photo No. 50:**

6. 904 South Diestel Road. Camera facing northwest.

**Photo No. 51:**

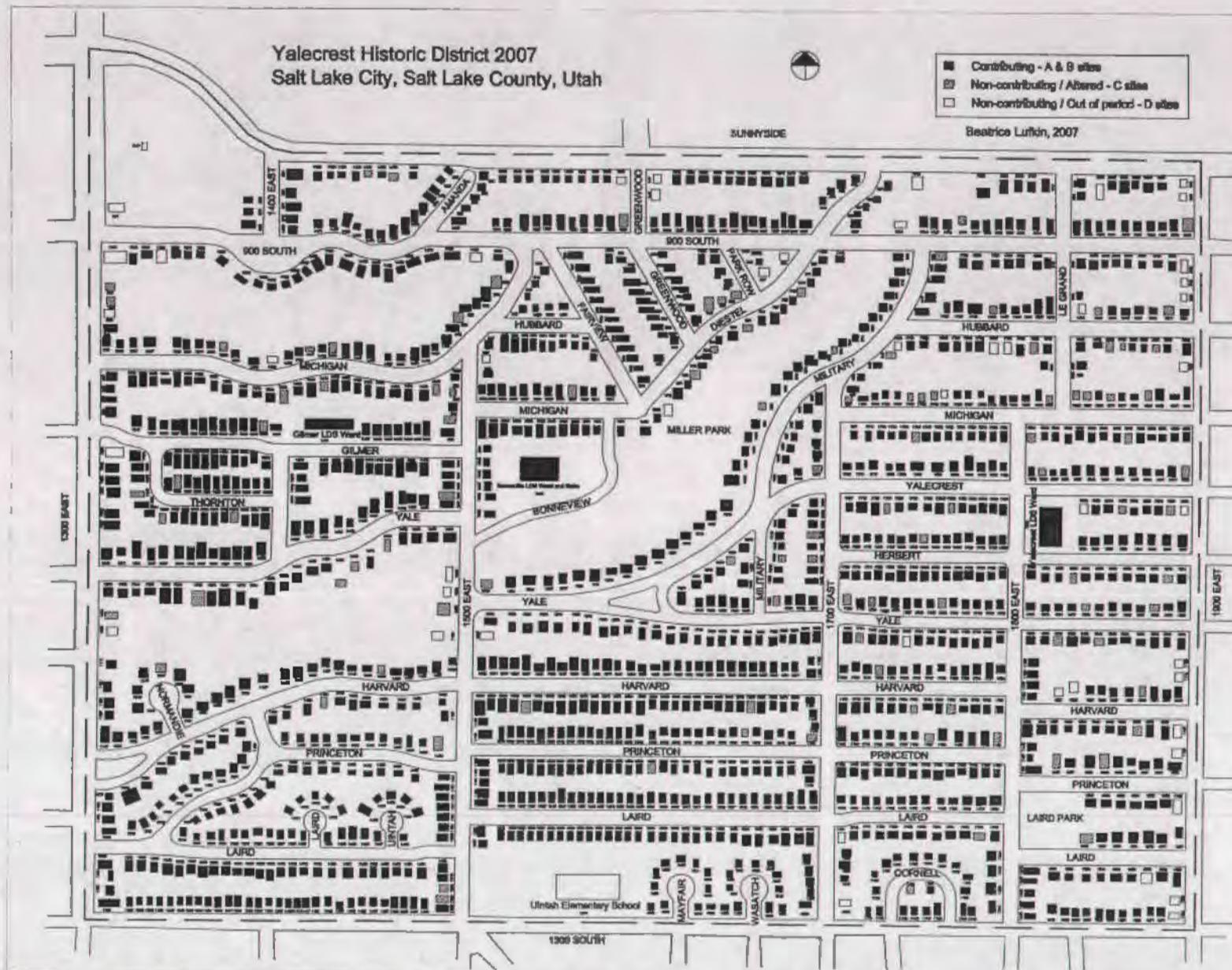
6. 1009 East Military Drive. Camera facing east.

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



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

Beatrice Lufkin, 2007





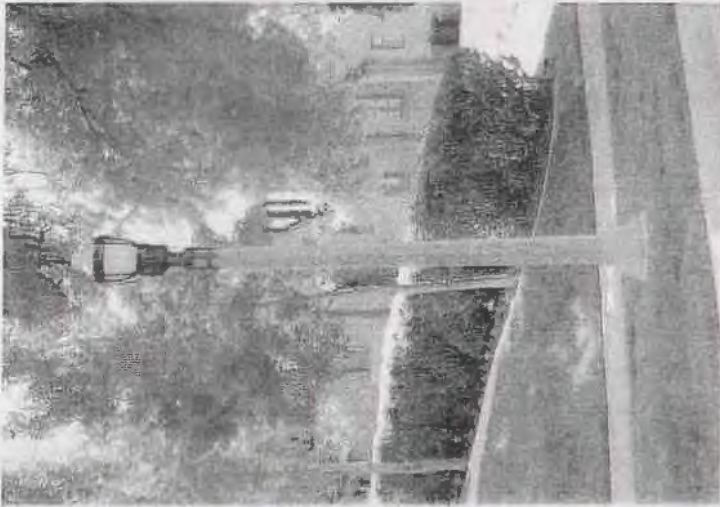
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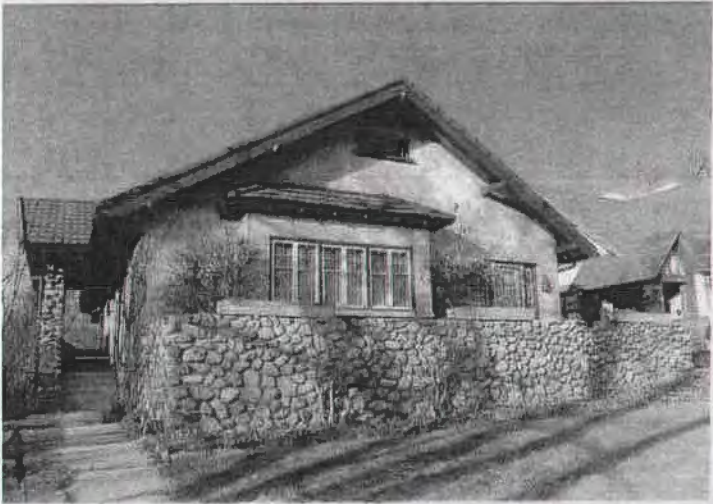
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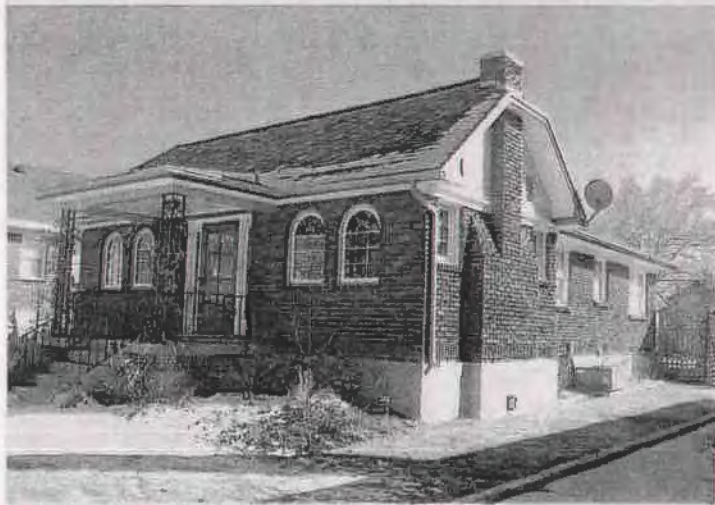
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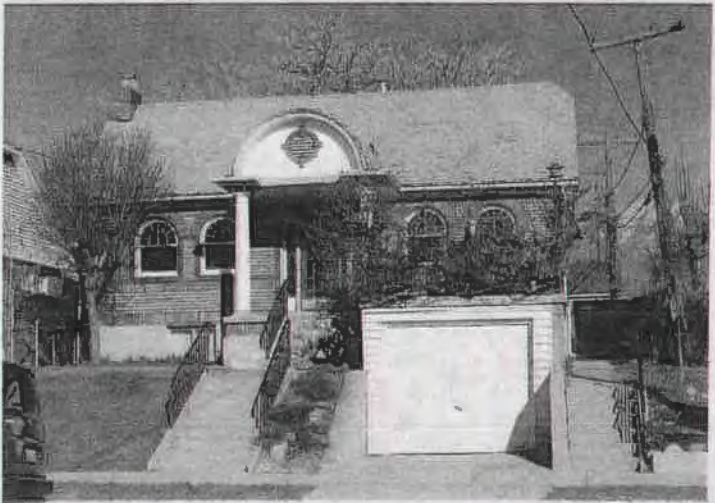
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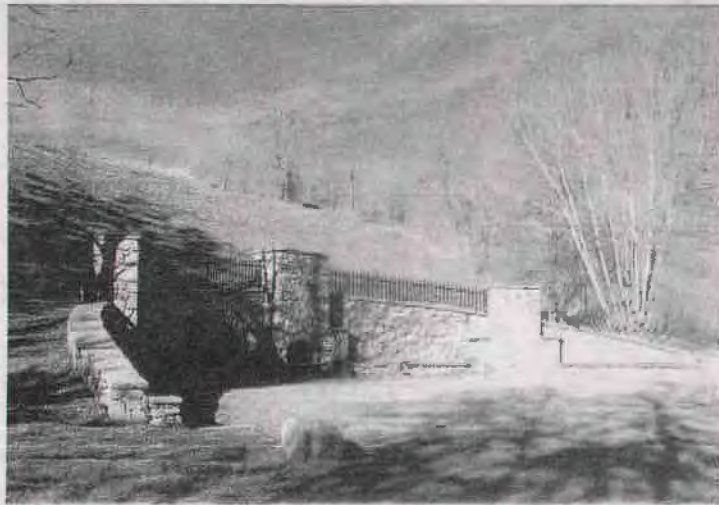
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