



HP: Designation

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:

Received By:

Date Received:

PLN/HLC 2015-00032

A. Anglin

1/20/15

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name of the Proposed Historic District or Site:

Yalecrest - Harvard Heights

Location of the Proposed Historic District or Site:

Harvard Avenue 1300 E - 1500 E

Name of Applicant:

Amy Reid + Cory Reid

Phone:

[Redacted]

Address of Applicant:

1477 E. Harvard Avenue

E-mail of Applicant:

[Redacted]

Cell/Fax:

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

AVAILABLE CONSULTATION

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

FEE

- ➔ No application fee is required.

WHERE TO FILE THE COMPLETE APPLICATION

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

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

SIGNATURE

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

Signature of Owner or Agent:

Amy Reid C. B. Reid

Date:

1/19/15



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

Applicant: Amy Reid + Cory Reid

Name of Proposed Local Historic District: Yalecrest - Harvard Heights

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

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

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

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

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

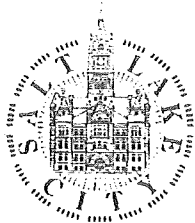


Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

Print Name	Address	Signature	Date
Amy Reid	1477 Harvard Ave		12/20/14
Cory Reid	1477 Harvard Ave		12-20-14
Kathryn Fowles	1455 Harvard Ave.		1.10.15
Robert Fowles	1455 Harvard Ave		11 Jan 2015
Diane Elkins	1445 E. Harvard		1/10/15
GLEN RECKINS	1445 HARVARD AVE		1/10/15
Megan Gibbons	1419 E. Harvard Ave		1/10/15
Timothy Gibbons	1419 E. Harvard Ave		1/10/15
Gwen Cannon	1373 Harvard		1/10/15
Wynne Cannon	1373 Harvard		1/10/15
Sandra J. Aaron	1444 Harvard		1/10/15



Local Historic District Designation Property Owner Support Form

(Required for petitions to create a Local Historic District)

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

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

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

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

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

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

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

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

Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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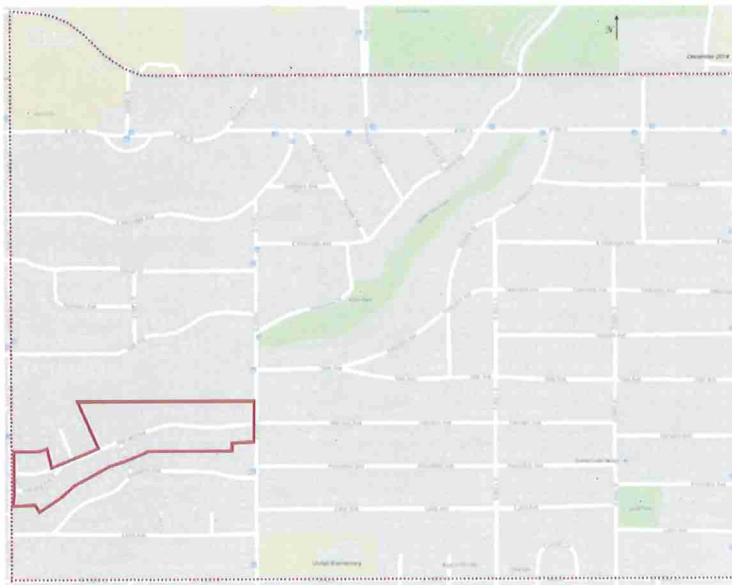
Print Name	Address	Signature	Date
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Local Historic District Designation Submittal Requirements - Yalecrest - Harvard Heights

1. Project Description

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

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



2. Physical Integrity

The 1300-1500 E. block has a very high degree of visual cohesiveness and original contributing structures. Of the 39 structures, 95% are considered contributing according to the RLS (note: the RLS omitted 1489 Harvard Avenue).

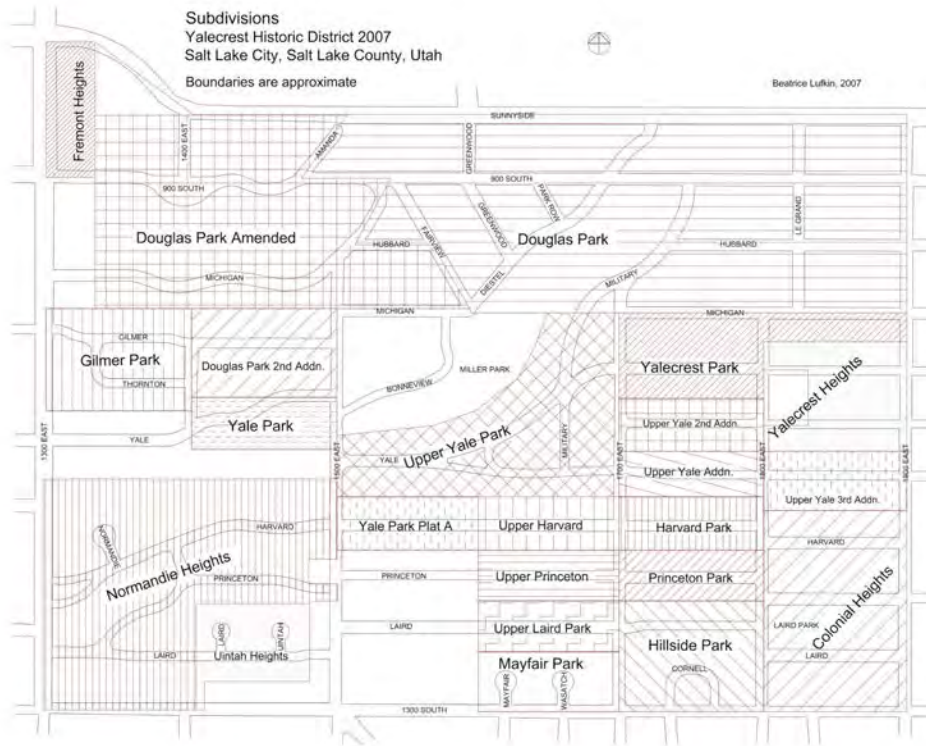
Properties recommended for intensive level research in the RLS:

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

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

3. National Register of Historic Places

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



4. Landmark Sites



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

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

5. City Planning Policies

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

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

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

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

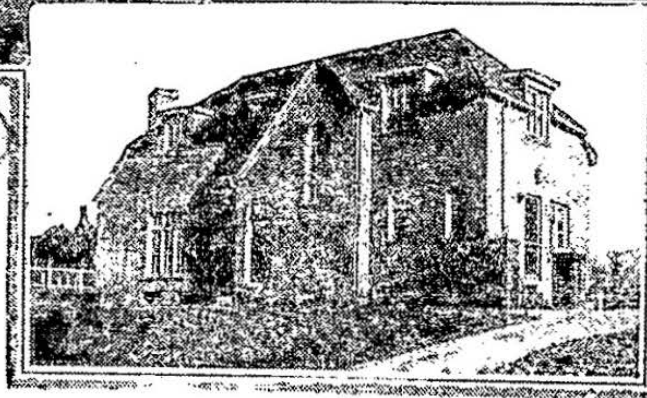
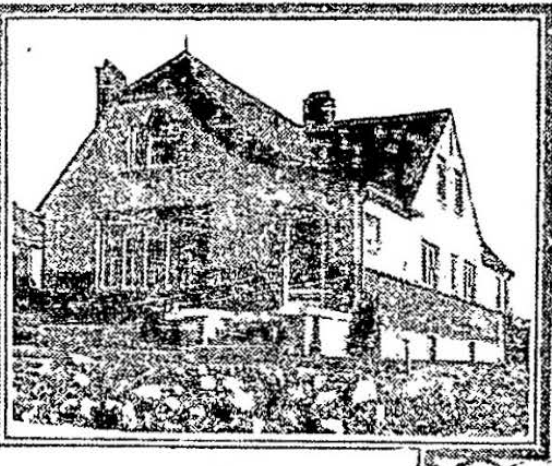
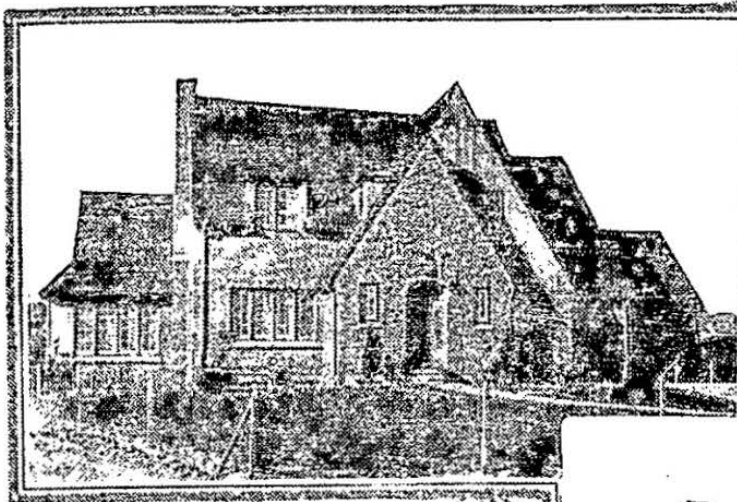
3. Ensure the boundaries of new local historic districts focus on protecting the best examples of an element of the City's history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and / or cultural features and significant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

6. Public Interest

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

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

2. Photographs



77 Homesites Sold—62 Remain to Choose From

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

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

NORMANDIE HEIGHTS

Improved and Restricted

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

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

Le Grand Richards Realty Co.

GENERAL SALES AGENT.

42 South Main.

Phone Wasatch 160.

OWNED AND DEVELOPED
by

Bowers Investment Co.

1033 So. State.

Phone Hyland 2610.



May 1933



1306 East Harvard Avenue

Built 1927

Stucco Plaster / Striated Brick

French Norman

A= Eligible / Architecturally Significant



1316 East Harvard Avenue

Built 1954

Striated Brick / Stone Veneer / Alum/Vinyl Siding

Post-WWII: Other

A= Eligible / Architecturally Significant



1321 East Harvard Avenue

Built 1929 by A. Toronto

Striated Brick / Half Timber

English Tudor

A= Eligible / Architecturally Significant



1326 East Harvard Avenue

Built 1930 by P. Biesinger

Regular Brick / Half-Timbering

English Tudor

B= Eligible



No Photo Available

1332 East Harvard Avenue

Built 1930

Regular Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant

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



1340 East Harvard Avenue

Built 1940

Striated Brick

Colonial Revival

A= Eligible / Architecturally Significant



1346 East Harvard Avenue

Built 1935

Regular Brick / Half-Timbering

English Tudor

B= Eligible



1356 East Harvard Avenue

Built 1928

Striated Brick / Half-Timbering

French Norman / English Tudor

A= Eligible / Architecturally Significant



No Original Photo

1362 East Harvard Avenue

Built 1928

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



1365 East Harvard Avenue

Built 1930

Striated Brick / Half Timbering

English Tudor

A= Eligible / Architecturally Significant

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

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



1370 East Harvard Avenue

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



1373 East Harvard Avenue

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



1380 East Harvard Avenue

Built 1932

Asbestos Siding / Stone Veneer

Colonial Revival

A= Eligible / Architecturally Significant



1389 East Harvard Avenue

Built 1929

Stucco / Plaster

French Norman

A= Eligible / Architecturally Significant

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

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

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

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

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

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



1407 East Harvard Avenue

Built 1933

Striated Brick / Cast Concrete

French Norman / Jacobethan

A= Eligible / Architecturally Significant

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

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

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



1412 East Harvard Avenue

Built 1926 by Bowers Building Company

Striated Brick

French Norman

A= Eligible / Architecturally Significant

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

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

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



1419 East Harvard Avenue

Built 1927 by Bowers Building Company

Striated Brick

Colonial Revival / Neoclassical

A= Eligible / Architecturally Significant



1425 East Harvard Avenue

Built 1927

Striated Brick

English Cottage

B= Eligible

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

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



1426 East Harvard Avenue

Built 1926 by Bowers Building Company

Striated Brick / Stucco / Plaster

French Norman

A= Eligible / Architecturally Significant



1433 East Harvard Avenue

Built 1930

Striated Brick

English Cottage / Neoclassical

A= Eligible / Architecturally Significant



1436 East Harvard Avenue

Built 1928

Asbestos Siding

Neoclassical

C=Ineligible/Altered



1437 East Harvard Avenue

Built 1937

Regular Brick / Asbestos Siding

Colonial Revival

A= Eligible / Architecturally Significant



1444 East Harvard Avenue

Built 1927

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



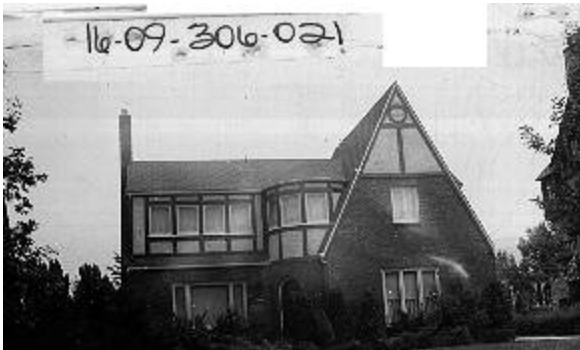
1445 East Harvard Avenue

Built 1926

Striated Brick

English Cottage

A= Eligible / Architecturally Significant



1449 East Harvard Avenue

Built 1930 by R.B. Amundsen

Striated Brick / Half-Timbering

English Tudor / French Norman

A= Eligible / Architecturally Significant



1450 East Harvard Avenue

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



1454 East Harvard Avenue

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



No Original Photo

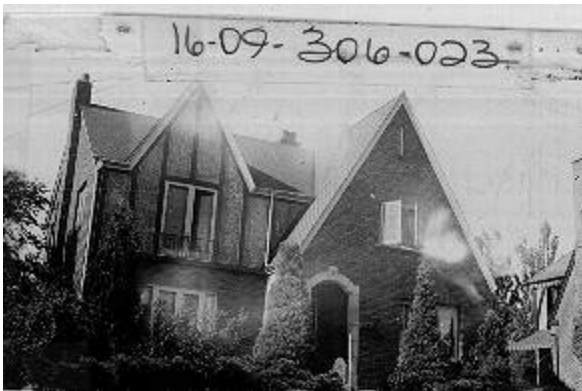
1455 East Harvard Avenue

Built 1933

Stucco / Plaster / Striated Brick / Stone Veneer

English Tudor / Jacobethan Revival

A= Eligible / Architecturally Significant



1465 East Harvard Avenue

Built 1929 by Bowers Building Company

Striated Brick / Half-Timbering

English Tudor

C=Ineligible



No Original Photo

1468 East Harvard Avenue

Built 1929 by R.B. Amundsen

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



1469 East Harvard Avenue

Built 1926

Striated Brick / Half-Timbering

English Tudor

A= Eligible / Architecturally Significant



No Original Photo

1474 East Harvard Avenue

Built 1931 by R.B. Amundsen

Striated Brick

Neoclassical

A= Eligible / Architecturally Significant



1477 East Harvard Avenue

Built 1926

Striated Brick / Half-Timbering

English Tudor / Bungalow

A= Eligible / Architecturally Significant



1484 East Harvard Avenue

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



1485 East Harvard Avenue

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

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

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

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

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

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



1487 Harvard Avenue

Built 1931

Cottage / Bungalow

A= Eligible / Architecturally Significant



1488 East Harvard Avenue

Built 1926

Stucco / Plaster

French Norman

B= Eligible



1495 East Harvard Avenue

Built 1930 by R.B. Amundsen

Striated Brick

English Cottage

A= Eligible / Architecturally Significant

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

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



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