

Submittal Reqs for Local Historic District Designation: **Yalecrest - Harvard Park**

1. Project Description

The proposed *Yalecrest - Harvard Park* Local Historic District encompasses one complete subdivision, Harvard Park. It is inside the Yalecrest National Register Historic District. The entire Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. As of this writing, Salt Lake City has not established any Local Historic Districts within this area.

The Harvard Park subdivision is exactly one block long. It is located within Block 28 of the Five-Acre Plat C of the Big Field Survey. It includes all homes on the 1700 block of Harvard Avenue. The home on the southeast corner of 1700 East and Harvard Avenue is officially recorded as 1135 South 1700 East, but is also known as 1704 Harvard Avenue. It is to be included in this proposed local historic district.

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

Yalecrest - Harvard Park clearly meets requirement **1c** "Distinctive Characteristics of a type, period or method of construction" by its extremely high concentration of Period Revival style homes making it remarkably visually cohesive. Even its lone Period Cottage is of high value because it shows a building pattern that was developing in time. The builders were well-known people in Salt Lake City and particularly within Yalecrest. Another point in Harvard Park's favor is its extremely high percentage of Contributing A and B structures (89%). Yalecrest/Harvard Park is an architecturally unique neighborhood in Salt Lake City.

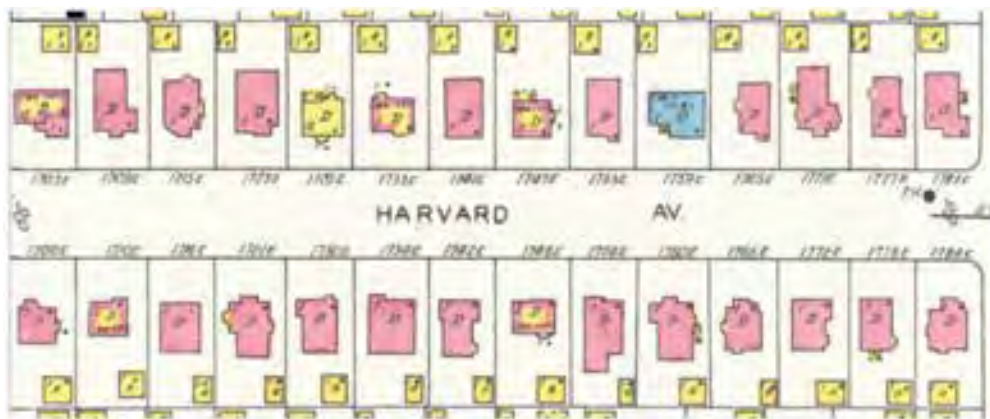
This residential neighborhood containing 28 single family homes is located on the East Bench. All of its homes are Period Revival-style cottages with the exception of one Period Cottage considered to be a Cape Cod sub-type of the Colonial Revival style. This was the last home built, almost in the middle of the block in 1937. The vast majority of its homes (86%) are believed to have been built between 1928-1930. Yalecrest has the highest concentration of Period Revival-style homes within the state of Utah. In Harvard Park, 27 out of 28 are Period Revivals.

All Harvard Park homes were built with similar setbacks. From the beginning it had curbs, gutters, a concrete paved road and sidewalks. The parking strips are a little deeper than parking strips in many other areas of the East Bench. Large trees, Norway maples, were planted in the parking strips and some original home owners also planted trees in their front lawns (1759, 1766). Not all of the trees have made it to the present day, but some still thrive.

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All garages are detached and set to the rear of the lots. Drive strips are an historic site feature that lead from the street to the garage entrances. This feature is almost completely gone. Only 2 homes retain their original drive strip (1760 and 1778).

The original garages varied in size. Some were incredibly small compared to garages today. The 1950 Sanborn map shows 11 of the tiny garages existing in Harvard Park. Today only 2 of those very small garages remain. Too small by today's standards, they are used as storage sheds (1742 and 1754). Some of the torn down garages were replaced with much larger garages that include 2nd floors, though some of the original "not very small" garages are still standing. At least one old garage (1772) has been reinforced, rebuilt from the inside out, rather than torn down. Another had a small addition added to its front (1765) in order to accommodate a bigger car, possibly in the 1960's.



Early Harvard Park residents only had to walk a couple blocks for mass transit via the street car that ran along 1500 East. But, a transportation revolution was underway with the private automobile. The street car service on 1500 East was discontinued in the 1930's.

BUILDERS and BUILDING YEARS

The *Yalecrest - Harvard Park* Local Historic District, was platted in 1928 by the Sisters of the Holy Cross. The Catholic nuns also owned neighboring Princeton Park, the subdivision on its southern border. Harvard Park was built up very quickly as speculative homes. Only a few builders built on the block. Building started on the west end and progressed eastward towards the Wasatch Mountains.

In 1928 Gaskell Romney, a resident of Yalecrest, took out the first building permits for the homes built in Harvard Park. He had permits for 1703, 1709, 1710 and 1716. He sold one lot (1723) to Albert Toronto. Romney also built two LDS Ward Chapels in

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Yalecrest. (Gaskell Romney was the grandfather of Mitt Romney who unsuccessfully ran for President of the United States in 2012.)

Just over half of all Harvard Park homes were built by the end of 1929. Albert Toronto was the owner and operator of Toronto & Company, a Salt Lake real estate, insurance and home building firm. Toronto built quite a few homes in Yalecrest, many on the 1700 block of Princeton. He was a Salt Lake City native, educated in local schools and an active builder in the 1920s and 1930s. In 1929 he built the home at 1723 Harvard Ave.

1929 also saw Graham Doxey of Doxey Real Estate and Howard Layton of Layton Construction working together to build the majority of homes in Harvard Park. During this time they formed a company called Doxey-Layton. In Harvard Park they teamed up to build 11 homes in 1929 ("1704", 1730, 1733, 1734, 1741, 1742, 1747, 1753, 1754, 1759, 1765), 8 homes in 1930 (1715, 1748, 1760, 1766, 1771, 1772, 1777, 1783), finished 1 home in 1931 (1778) and finally 2 homes in 1932 (1722 and 1784). They lived in Yalecrest, built many homes throughout Yalecrest, and served together as the first officers in the newly created Bonneville LDS Ward's Aaronic Priesthood Committee.

Finally, in 1937 Ernest Durtschi built the last home in Harvard Park (1729 Harvard Ave). This home is unique because it was built much later than the others and its style reflects that. Durtschi built few homes in Yalecrest, but as a Contractor he built homes in other parts of Salt Lake City.

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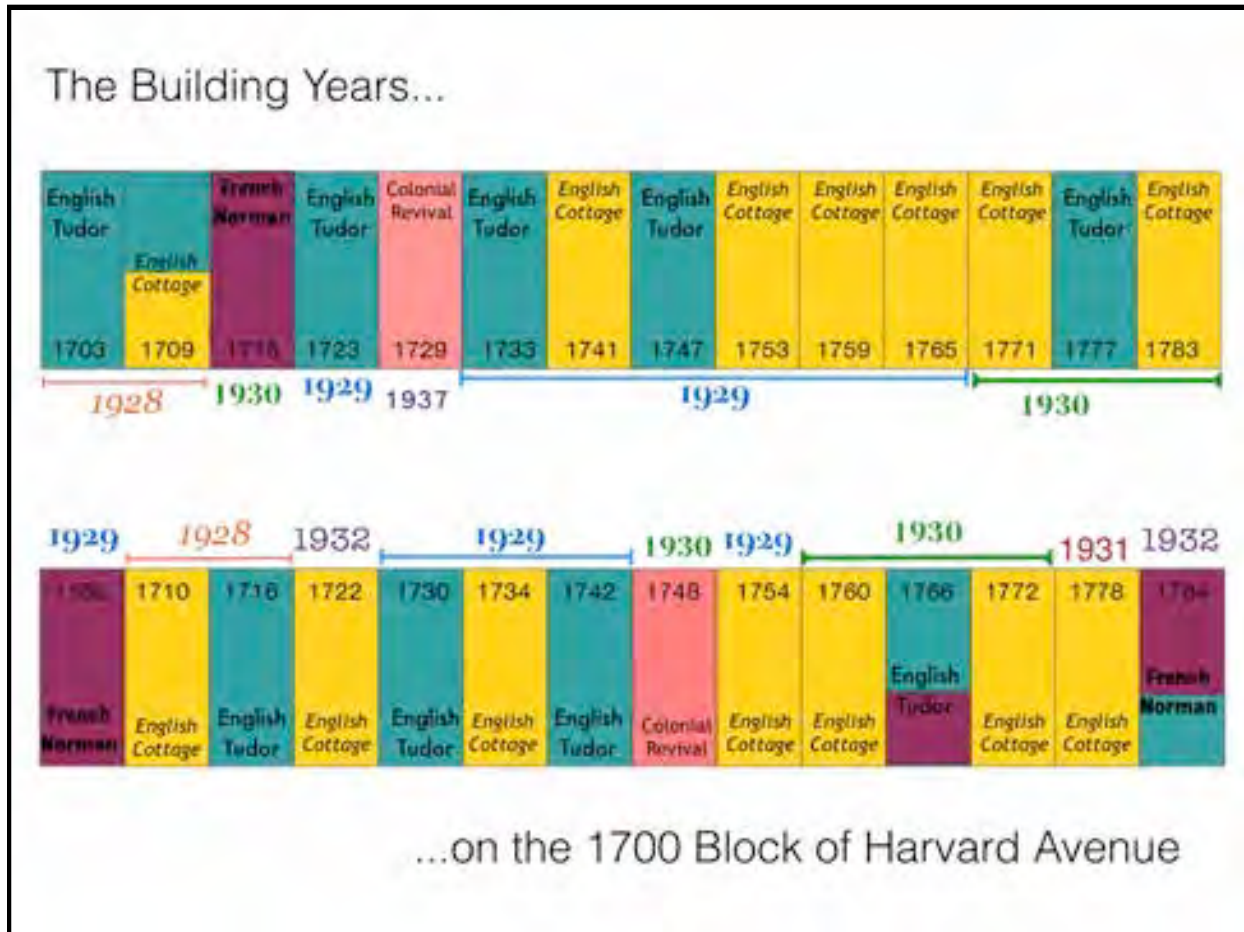
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ARCHITECTURE

Almost all Harvard Park houses are of the type called Period Revival. The most popular styles within this type are English Cottages and English Tudors. Colonial Revival and French Norman style homes can also be seen in Harvard Park.

The English Tudor and English Cottage styles both emphasize irregular massing, gabled roofs and the decorative use of various cladding materials. Half-timbering is the most easily recognizable style characteristic of the English Tudors in Harvard Park. The English Cottages will have an all brick exterior. You can also find touches of French Norman architecture in turrets and wall dormers. Some of the homes use a combination of different styles, making labeling a bit subjective.

Interesting architectural features in Harvard Park include round arched doors and windows, door surrounds, leaded glass, an oriel window, and the brick and iron work found on many of the homes. One house was built with very smooth brick, but the rest use striated brick. Bricks (and sometimes mortar) are used decoratively in adding color, and in shaping chimneys and the sides of homes (i.e. rounded/square ledges, circular openings). It is used as accents around doors and windows. And bricks are used to create a textured pattern on the main facade too. Some homes in Harvard Park were

originally built with simulated thatched roofs of wood or asphalt shingles. You can still see rolled asphalt shingles (1760 and 1784). And one home retains its wood shingles (1759). The latter home was built with an unusual stucco finish for its time. It is unique as the only stucco home on the block. Replacement windows have resulted in the loss of original fenestrations in some of the homes.

In the beginning, 25% of Harvard Park homes were built as 2-story homes (7 out of 28). This would be the south facing homes at: 1703, 1729, 1733 and 1747 Harvard Ave; and the north facing homes at: 1135 S 1700 East, 1710 and 1728 Harvard Ave. Over the years, changes have been made to the homes and the streetscape. Street lamps consisting of green metal poles on concrete bases were added as decorative lighting in the mid-1990's. Some homes have added a second story so that today there are 12 two-story homes in Harvard Park. A few homeowners have dug out their basements or expanded slightly off the back of their homes to create more comfortable living spaces.

PEOPLE

Harvard Park's significance extends to its people. The lives of its past land owners, builders, and residents show rich connections to City, State, National and World history in big and small ways. That isn't as well documented.

Early LDS pioneers surveyed, bought and sold Harvard Park (along with Princeton Park) before Catholic groups took ownership. The Marist Fathers had 40 acres in Yalecrest. The Sisters of the Holy Cross bought Harvard Park (and Princeton Park) from them with the idea of building an academy here. From the Charter Book of St Mary's Academy dated Nov 7, 1919: *"As the Judge Mercy Hospital was considered an unsuitable site and building for the new academy it was resolved to erect a building on the property purchased from the Marist Fathers of All Hallows College. As this ten acres might not be sufficient for future extension it was resolved to purchase an adjoining ten acres."* Rather than building in Yalecrest, St Mary of the Wasatch was built higher up on the East Bench. (All Hallows College at 4th East and 2nd South was designed by architect Henry Monheim and demolished in 1941. St Mary's was demolished in 1972.)



Before buying homes and moving to Harvard Park, its first small business owners lived closer to downtown on the same property as their businesses. That was common at one time. William Naylor and his Irish wife Emily lived at 1715 Harvard Ave. He was the son of one of Utah's earliest LDS pioneers and had lived in the same building as the store he operated, Dickinson's Market at 680 E 2nd South. That building has been torn down. J.F. Whitaker and his wife Mary (1771 Harvard) lived off-and-on in the house in front of his Cigar Company at 661 S 4th East.

Harvard Park was also home to quite a few railroad and mining men. A wool grower, Thomas E. Jeremy, and his wife lived at 1730 Harvard before moving to 1477 Harvard. A dictaphone

salesman, Rulon Davis, lived with his wife Bessie at 1784 Harvard.

The 1930 census shows WWI Veterans living on the block. There is an interesting oral history in the Special Collections at the University of Utah regarding Harvard Park WWI Vet, Lynwood Fish. He lived at 1759 Harvard. The day they were digging the foundation for his basement the Depression caught up with him and he lost his job.

Salt Lake County records show the Form 30 clause was used in selling 1766 Harvard in 1934. Form 30 prohibits selling to "*any person that is not of the Caucasian race*".

Hugh B. Brown, a member of the LDS Church's Quorum of the Twelve Apostles and First Presidency lived at 1771 Harvard in the early 1950's. He was an early supporter for rescinding racial bans in the LDS Church.

Some important women have lived in Harvard Park too. Their contributions to our City and State are unknown or mostly forgotten. Charlotte Stewart, the City Recreation Director (1709 Harvard), was an amazing woman. Under her direction SLC saw lots of fun recreational activities going on at Saltair and various City parks: track and field meets, a marble tourney, story telling festivals, snow sculpturing contests. But, Miss Stewart contributed much more than that. Another Harvard Park resident, Margaret McQuilkin (1766), was listed in the "Official Who's Who Among the Women of the Nation" in 1935.

This year's State History Conference was to have a presentation on how the LDS Relief Society brought poor rural women to SLC to work as domestic servants for the rich. That was the story of Martha Tucker and her sister. Mrs Tucker would talk of "the WPA coming through" and giving her family "a fancy two-holer." Her husband, Joseph, was a career soldier serving in WWII and the Korean War. Mrs Tucker said she felt like she had "finally made it" when they moved to 1765 Harvard.

Harvard Park has always had an interesting diversity in widows/widowers, single people, professional couples, and families with children. Doctors and teachers have always lived here. Then and now it has had a mix of religions, and native-born Utahns living alongside out-of-staters or people born in other countries. This long continued diversity gives the *Yalecrest - Harvard Park* Local Historic District a strength that is significant.

2. Physical Integrity

89% of Harvard Park homes are considered Contributing structures. Harvard Park still retains its physical integrity in terms of location, design, setting, materials, workmanship, and overall neighborhood character.

3. National Register of Historic Places

Harvard Park is in the Yalecrest National Historic District, which has been listed on the National Register of Historic Places since 2007.

4. Notable Examples of City's History, Development Patterns, Architecture

The highest concentration of Period Revival style homes in all of Utah is in Yalecrest. Harvard Park has 27 of them built in a relatively short period of time. The majority are still considered Contributing structures.

5. Relation to City Policies

Salt Lake City's Preservation Policy was adopted in 2011. The Salt Lake City Community Preservation Plan was adopted Oct 23, 2012. Harvard Park is a neighborhood that is nationally recognized for its historic value. Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City's preservation goals.

6. Overall Public Interest

It is in the overall public interest to preserve and protect Yalecrest. An incredible 89% of Yalecrest's Harvard Park homes are Contributing A&B structures. Architecture students at the University of Utah use this area in their studies. The area has been used to lure prospective employees and businesses to relocate to Utah. There is a rich history in the stories of its past residents and how they fit into the development of Salt Lake City and its churches, colleges, and businesses over the years. The look and feel of the historic architecture and streetscape is definitely still evident and felt today. It not only makes this area an enjoyable neighborhood to walk through, it makes it one of the more desirable neighborhoods to live in. Such a treasure for the local neighborhood, City and the State deserves recognition and protection as a Local Historic District for all current and future residents of Salt Lake City and Utah.

2. Photographs

NOTE: The black and white photos, many from the 1930's, are from the Salt Lake County Archives. Most of the color photos were taken while Salt Lake City was under the State-imposed moratorium against establishing any Local Historic Districts within the Yalecrest National Register Historic District.



YALECREST - HARVARD PARK



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1709



1710



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1715



1716



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1722



1723

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1729



1730



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1733



1734

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1741



1742



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1747



1748



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1753



1754



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1759



1760



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1766



1765



YALECREST - HARVARD PARK



1771



1772



YALECREST - HARVARD PARK



1777



1778



YALECREST - HARVARD PARK



1783



1784



3. Research Material

This requirement is meant for designating a single structure. However, many sources were utilized when creating this document. When the building date of a home differed between the 2005 Reconnaissance Level Survey and the Salt Lake County Assessor's website other sources were also consulted in order to come up with a best guess on building dates. This includes tax appraisal cards and tax assessment data found on microfilm at the Salt Lake County Archives. Polk directories were also consulted.

Sources used:

2005 Yalecrest Neighborhood Architectural & Historic Reconnaissance Level Survey -
by Beatrice Lufkin,
2007 Yalecrest National Register of Historic Places Nomination,
1950 Sanborn map,
Utah State Historical Society,
Salt Lake County Archives,
Salt Lake County Recorder's Office,
Polk's Salt Lake City Directories,
Special Collections at University of Utah,
correspondence with Sisters of the Holy Cross, Notre Dame, IN,
Salt Lake Telegram,
"A Tradition of Excellence" Salt Lake Bonneville Stake,
K.E.E.P. Yalecrest (neighborhood non-profit group)

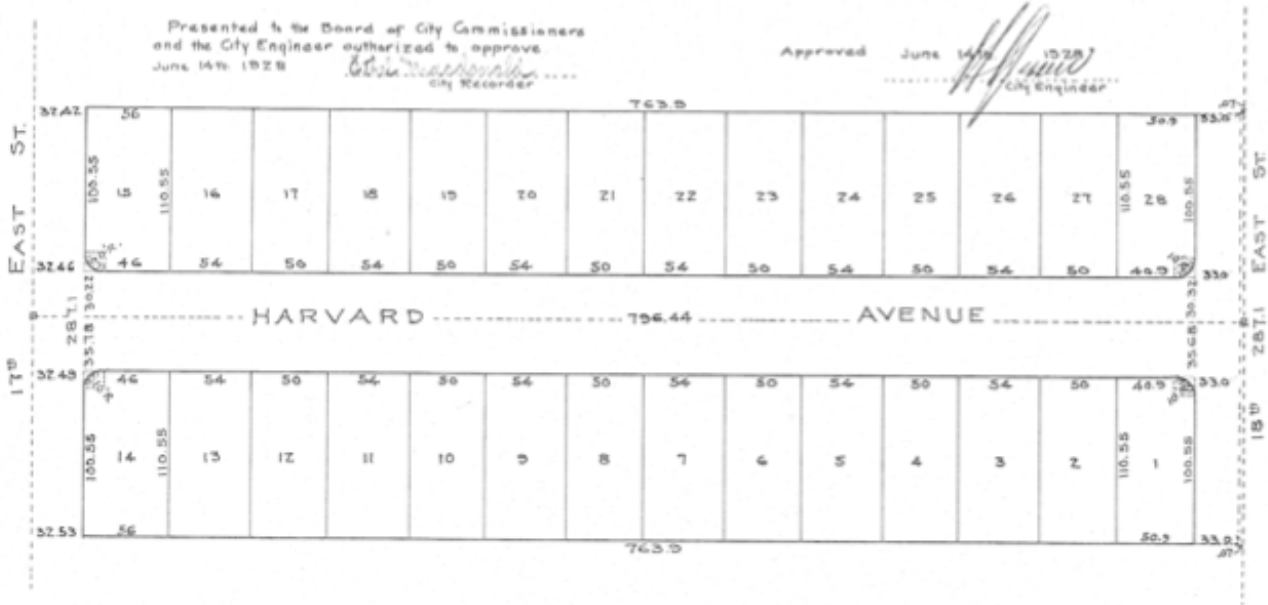
4. Landmark Sites

Not Applicable.

(This application is not for an individual building, but for a neighborhood.)

5. Boundary Adjustment

HARVARD PARK A SUBDIVISION OF LOT 5, BLOCK 28, 5-ACRE PLAT C BIG FIELD SURVEY SCALE 1"=50'



SURVEYOR'S CERTIFICATE

I hereby certify that the tract of land shown on this map and owned by The Sisters of the Holy Cross is bounded and described as follows: To wit: beginning at the southwest corner of lot 5, Block 28, 5 Acre Plat C, Big Field Survey running thence East 763.0 feet, thence north 287.1 feet, thence west 763.0 feet, thence south 287.1 feet to place of beginning, containing six acres and eleven (11) rods of Lot 5, Block 28, 5 Acre Plat C, Big Field Survey; that I have by authority of said owners hereof subdivided the same and it is designated HARVARD PARK and that the plat has been accurately staked out as prescribed by ordinance.

LAND DESIGNATED FOR PUBLIC USE

HARVARD AVENUE 66 feet wide and 730.9 feet long
EIGHTEENTH EAST STREET 33 feet wide and 287.1 feet long
Including the four corners cut by 10' Rods

612526

STATE OF UTAH COUNTY OF SALT LAKE
FILED AND RECORDED AT REQUEST OF GASKELL, ROMNEY
JUNE 26 1928 AT 3:30 O'CLOCK P.M.
IN BOOK I OF PLATS PAGE 3
ABSTRACTED IN C-20, PAGE 92, LINES 849
5-21 164.
FEE - 850

County Recorder

Deputy Rec.

OWNER'S DEDICATION

Know all men by these presents that The Sisters of the Holy Cross of Salt Lake City owners of the land of land shown on this map having caused the same to be subdivided and designated as HARVARD PARK, do dedicate for the perpetual use of the public all parcels of land designated in the surveyor's certificate and shown on this map as intended for public use, such dedication to become effective at the time this plat is approved by the City Engineer.

Sister M. Bartfield
President

Sister M. Mercedes
Secretary

ACKNOWLEDGEMENT

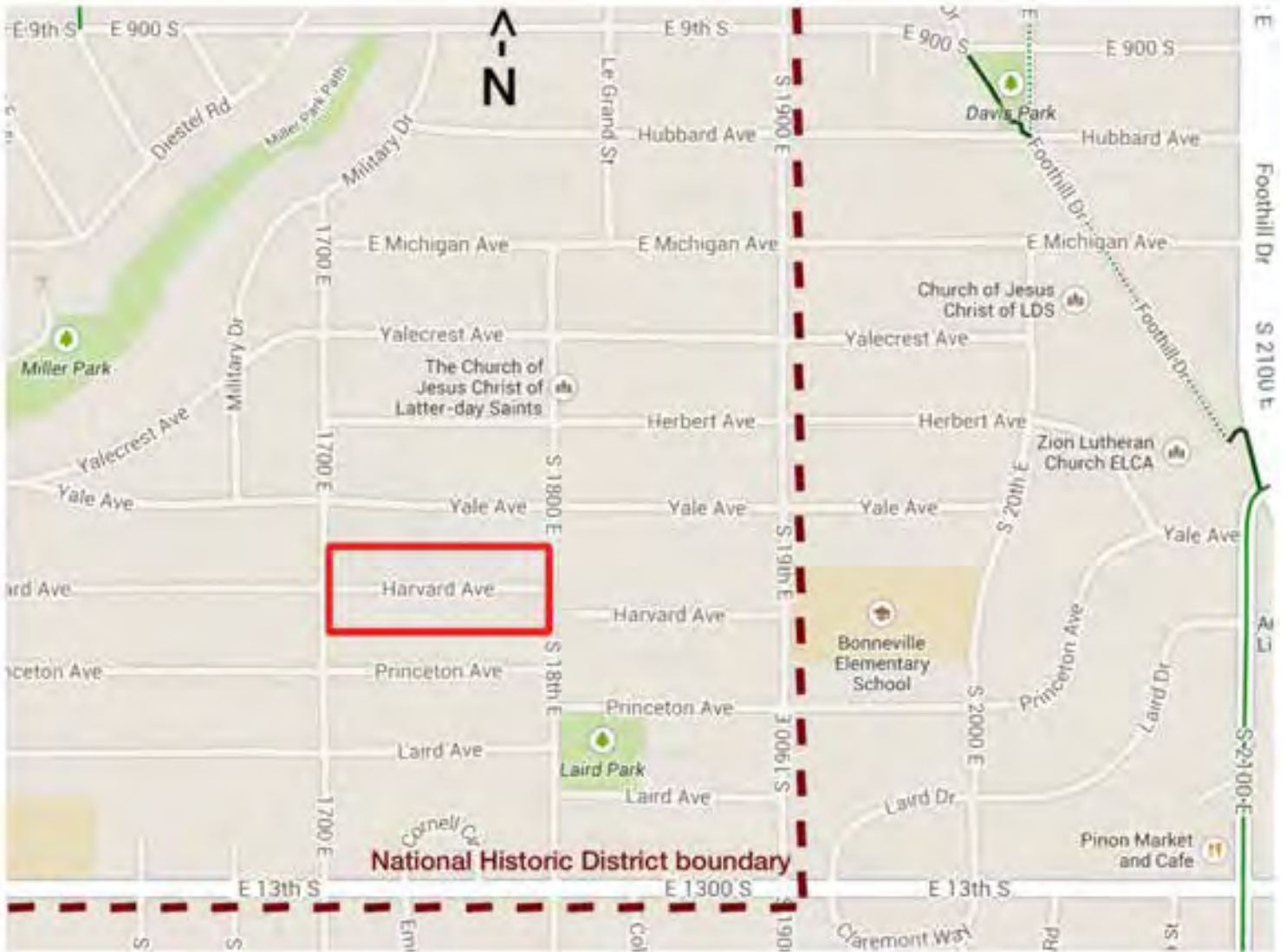
State of Utah
County of Salt Lake } ss

On the 27th day of April AD 1928 personally appeared before me Sister M. Bartfield, President and Sister M. Mercedes, Secretary of the Sisters of the Holy Cross of Salt Lake City who being by me duly sworn did say that they are the President and Secretary respectively of the Sisters of the Holy Cross of Salt Lake City and that the above instrument was signed in behalf of said corporation by authority of a resolution of the Board of Directors and the said Sister M. Bartfield and Sister M. Mercedes acknowledged to me that the said corporation executed the same.

My Commission Expires 4-8-32

Henry Public

YALECREST - HARVARD PARK



YALECREST - HARVARD PARK

- Visually cohesive.
- Platted in 1928 by Sisters of the Holy Cross.
- High degree of historic integrity.
- 1 Period Cottage, 27 Period Revival Homes.
- Built west to east, starting in 1928.
- English Cottages, English Tudors, French Normans, Colonial Revivals.
- 86% built between '28 and '30.
- Last home built in 1937.
- Builders: Gaskell Romney (Mitt's grandpa), Howard Layton & Graham Doxey, Albert Toronto, Ernest Durtschi.
- Streetscape: Norway maples, consistent setbacks, wider street.
- Residents involved in Early SLC politics, churches, schools, hospitals, businesses.
- Hugh B. Brown lived here...
- Days of '47 Queen...
- WWI, WWII, Korean War Vets...
- Diversity always: Utahns & non, religions, family sizes/types.
- Great neighbors, great neighborhood!