

Submittal Requirements for LHD "Yalecrest - Princeton Park"

LOCATION and BOUNDARIES

The proposed Yalecrest (Princeton Park) Local Historic District encompasses one complete subdivision, Princeton Park. It is located inside the Yalecrest National Register Historic District. The entire Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. The Princeton 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 north and south sides of the 1700 East block of Princeton Avenue.

See Map.

1. Project Description

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

Princeton Park as well as the greater Yalecrest neighborhood is significant, exceeding beyond the recommended criteria noted in the application.

The Yalecrest-Princeton Park development was platted in August of 1929 when the Sisters of the Holy Cross owned the land. The Catholic Nuns' also owned neighboring Harvard Park, the subdivision on its northern border. Prior to the Nuns' ownership and before building began, the Marist Fathers of All Hallows College owned the land. Their Salt Lake schools, All Hallows College and St. Mary of the Wasatch, have since been demolished.

Princeton Park subdivision, within the Yalecrest National Register historic District, is a residential neighborhood containing 27 lots located on the East Bench of Salt Lake City. The distinctive characteristics of Princeton Park are numerous. The period of development/construction began in 1928 and continued through 1951. Originally this block of Princeton contained 28 lots, however one lot was sacrificed on the North side and divided up amongst 5 other lots. Lot 23 was the greatest beneficiary and now boasts the largest street frontage at 79 feet. (The original widths of lots on Princeton were developed at 52 feet). There are 13 lots on the North side vs. 14 lots on the South side. All but one are single family homes. There is one original duplex at 1703 Princeton but this wasn't always the case. There was another duplex originally built at 1785 Princeton but has since been turned into a single family home. Another transformation happened at 1730 Princeton. It was a single family home, and then turned into a duplex, then back again to a single family home.

The builders were well-known people in SLC and particularly within Yalecrest. N. L. Herrick, residing in Yalecrest at 1603 Harvard, of Herrick Building Company was the most prolific builder completing 13 homes on the block. Albert Toronto followed as the second most prolific builder with nine to his name, including the aforementioned larger lot on the North side. Unfortunately he was forced to sell that large lot to cover delinquent taxes. 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. He was a Salt Lake City native, educated in local

schools and an active builder in the 1920s and 1930s. Both builders contributed to other subdivisions within Yalecrest.

The most notable couples from Princeton Park were Brewster and Olive Ghiselin, who resided for a number of years at 1747 Princeton. Brewster (June 13, 1903 – June 11, 2002) was an American poet and academic. Ghiselin was born in Webster Groves, a suburb of St. Louis. At the age of sixteen he moved to California where he lived until 1934. He then went on to be a member of the English faculty at the University of Utah where he taught English. He was also responsible for creating the Utah Writer's Conference in 1947 where he remained its director until 1966.

He published *Against the Circle* in 1946. The poem "Rattlesnake" from this book of poems is made mention of in Richard Hugo's *Triggering Town*, a book of lectures and essays on the writing of poetry. In 1970, he published the book *Country of the Minotaur*, a compilation of many of his poems. His wife Olive was a celebrated writer in her own right, with a book published under her name; *The Testimony of Mr. Bones*.

2. Physical Integrity (location, design, setting, materials, workmanship, feeling):

Princeton Park contains an astounding degree of historic structural integrity. Ninety-six percent of the structures are classified contributing structures. Of those that are considered contributing all but one are categorized in the highest category of eligible/significant. Because of these incredible percentages the block is remarkably visually cohesive. From the consistent setbacks and the mature Maple trees (some of them original) to the clean subdivision lines that repeat uniformly throughout the 1700 blocks of Yalecrest on the streets of Princeton, Harvard, Yale, Herbert and Yalecrest to the original scale of the homes whose designs are well suited on the small lots. It is clear this is a notable, desirable well kept neighborhood. Property values reflect this as well. The location is convenient and attractive to many because of the proximity to downtown, the University of Utah, and the foothills to the East. In some of the original advertisements for the area it is stated you could live above the pollution of the city. The consistency and uniformity in blocks, landscaping, architecture and materials is an unmistakably contributing factor in the feeling and desirability of the area. The original materials are recognizable and prominent on every single house in Princeton Park. Decorative brick work and trim still exists on these homes as well as the original zinc and leaded glass windows prominently displayed on the fronts and even sides of the houses. These are clearly distinctive features notable on the block. There have been no demolitions on this block further lending itself to its extreme cohesiveness.

3. Nation Register of Historic Places:

The entire Yalecrest Neighborhood was listed on the National Register of Historic Places in 2007. The Princeton Park subdivision is located within the Yalecrest National Register boundaries.

4. Notable examples of elements of the City's history, development patterns or architecture:

The development pattern and architecture of this specific subdivision is extremely notable in the fact it was built out relatively slowly beginning in 1928 and continuing through 1951 thus telling

its story through the architecture of this subdivision. Because of this lengthy period the block exhibits different styles and designs reflective of the period in which they were built. Consequently the architecture is varied and diverse yet the block is extremely cohesive and exhibits a range of character all within scale. The styles include English Tudor, WWII Era Cottage, Minimal Traditional, English Cottage, Colonial Revival, Early Ranch and Neo Tudor English, with a large majority of its homes being English Tudor. More than half of the homes were built before 1932.

All garages are detached and set to the rear of the lots. Grass strip driveways or ribbon driveways are an historic site feature that leads from the street to the garage entrances. The block originally contained at least 17 ribbon driveways. This feature is almost completely gone; however there have been efforts to return them, two residences recently poured new concrete ribbon driveways instead of the full concrete driveway. Also of note, this block contains a Utah Heritage Foundation, Heritage Award Winner for a compatible addition.

Early Princeton 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. Since the original street cars were removed to accommodate 'progress' it is fascinating to watch the reintroduction of street cars and TRAX, again in the name of 'progress'. The same case can be made for structures. New housing developments, such as Daybreak, site "Harvard Yale" as a building model to emulate while the original still exists and thrives.

5. Designation is generally consistent with the adopted planning policies of the city:

The City's Preservation Policy was adopted in 2011. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. Princeton 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:

Princeton Park, as well as the greater Yalecrest neighborhood has commanded much public attention and interest. From the building of the so called Garagemahal (featured in cartoons, articles, pictures) to Salt Lake City's first compatible infill ordinance the neighborhood has regularly been in the news. The Yalecrest Infill Ordinance was used as a reference in passing additional zoning throughout Salt Lake City. The entire neighborhood was recognized with the placement on the National Register of Historic Places in 2007, which required a Reconnaissance Level Survey, funded by the city and clearly demonstrating the interest of preserving the neighborhood. The interest continued throughout the Local Historic District designation process in which the entire Yalecrest neighborhood was more than half way through. Positive and supportive comments were received from persons not only in other parts of the city, but from residents throughout the State and even from out of State. During this process it was noted that Yalecrest exceeded the standards required for the Local Historic District designation and the RLS study recommended Historic District designation.

The adopted Salt Lake Preservation Plan notes that Yalecrest is compromised and received a 'High' priority rating for considering stronger protections to control demolitions and teardowns. Out of twelve neighborhoods that are National Districts (with no local protection or designation)

there is only one other that also received a high priority rating. The plan's recommendation follows:

While the Yalecrest Historic District generally continues to exhibit a good level of physical integrity relative to many other neighborhoods in the City, numerous comments received during this planning process expressed concern about teardowns and inappropriate infill. The Yalecrest neighborhood residents are committed to adopting stronger local controls to prevent demolitions of historic resources and to ensure that additions and alterations are sensitive to the local historic character. Active discussions are underway at the time of this planning process to determine the most effective tool. The city council budget allocation for the plan and study began in 2006. Seven years later no viable or binding protection exists for Princeton Park or Yalecrest as a whole. The need for designation is more important now than ever as the economy is rebounding and dozens of projects are occurring within Yalecrest with no guidelines in place to ensure compatible historic and character defining features are retained as the houses in the neighborhood evolve.

Historic Landmarks Commission voted overwhelmingly to forward a positive recommendation for designation. Of note the 91% contributing status number of structures throughout the entire neighborhood is nearly unmatched nationwide for such an area. Princeton Park exceeds that with a 96% contribution rate.

The interest continued when the Utah State Legislature stepped in and the Governor signed a bill prohibiting any Local Historic Districts from being enacted, initially for one year then for an additional year. During this time the City created a new process and an additional tool for preserving character. This application is for a Local Historic District and the protective guidelines that come with it. The current local historic district guidelines offered and being successfully used in several neighborhoods in Salt Lake City provide the type of historic and character preservation that is appropriate for Princeton Park, particularly since all original structures remain. It is the most effective tool in existence and readily available.

There has been interest in preservation in this area for over a decade, and specifically on this street with the majority of residents supporting a designation. 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 communities, 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. Princeton Park is a notable subdivision of the Yalecrest neighborhood and contributes greatly to our City and the State. It is worthy of recognition and protection as a Local Historic District for all current and future residents of Salt Lake City and Utah.

2. Photographs

See attached

3. Research Material

N/A

4. For Landmark Site

N/A

5. For Boundary Adjustment

N/A

Yalecrest – Princeton Park

- Our block is its own subdivision named Princeton Park
- Sisters of the Holy Cross were the owners at time of platting
- Subdivision name filed – August 1929
- There were originally 28 lots on our block
- It was generally built out from the middle of the block to 17th and 18th East
- N.L. Herrick (Herrick Building Company) developed most of the lots (13) most on the South side of the street-N.L. Herrick lived at 1603 Harvard
- Albert Toronto (Toronto & Company) and his brother? R.E. Toronto developed nine, most on the North side of the street
- 1755 was turned into a wider lot when A. Toronto was developing the North side of Princeton, he later had to sell to cover delinquencies
- (See partially completed Lot Map from 1930s on back)
- Building dates range from 1928 to 1950
- More than half the homes were built prior to 1932
- Due to the length of time for the street to be fully developed we have several styles of homes, reflecting how architecture changed with the times
- 17 of the home types are period cottage
- The styles include English Tudor (this represents the most common on the street-13) English Cottage, Colonial Revival, Minimal Traditional, Early Ranch
- 96% of the houses are considered contributing structures with 92% of those ranking the highest degree 'A' maintaining their original integrity
- These are remarkable numbers for a street of 85 years
- Streetscape: Norway Maples, consistent setbacks, wider street, visually cohesive



1703 E. Princeton Ave.
Minimal Traditional c. 1938



1704 E. Princeton Ave.
Minimal Traditional c. 1941



1709 E. Princeton Ave.
English Tudor c. 1929



1712 E. Princeton Ave.
Minimal Traditional c. 1940



1713 E. Princeton Ave.
English Tudor c. 1929



1716 E. Princeton Ave.
English Cottage c. 1930



1723 E. Princeton Ave.
English Tudor c. 1930



1724 E. Princeton Ave.
English Tudor c. 1937



1729 E. Princeton Ave.
English Tudor c. 1930



1730 E. Princeton Ave.
English Tudor c. 1930



1736 E. Princeton Ave.
English Tudor c. 1928



1737 E. Princeton Ave.
English Tudor c. 1931



1740 E. Princeton Ave.
English Tudor c. 1930



1743 E. Princeton Ave.
English Tudor c. 1928



1747 E. Princeton Ave.
Period Revival c. 1928



1748 E. Princeton Ave.
English Tudor c. 1930



1754 E. Princeton Ave.
English Cottage c. 1931



1755 E. Princeton Ave.
English Tudor c. 1930



1760 E. Princeton Ave.
English Tudor c. 1930



1765 E. Princeton Ave.
Minimal Traditional c. 1940



1766 E. Princeton Ave.
Colonial Revival c. 1939



1774 E. Princeton Ave.
English Cottage c. 1939



1775 E. Princeton Ave.
Early Ranch c. 1951



1779 E. Princeton Ave.
Minimal Traditional c. 1941



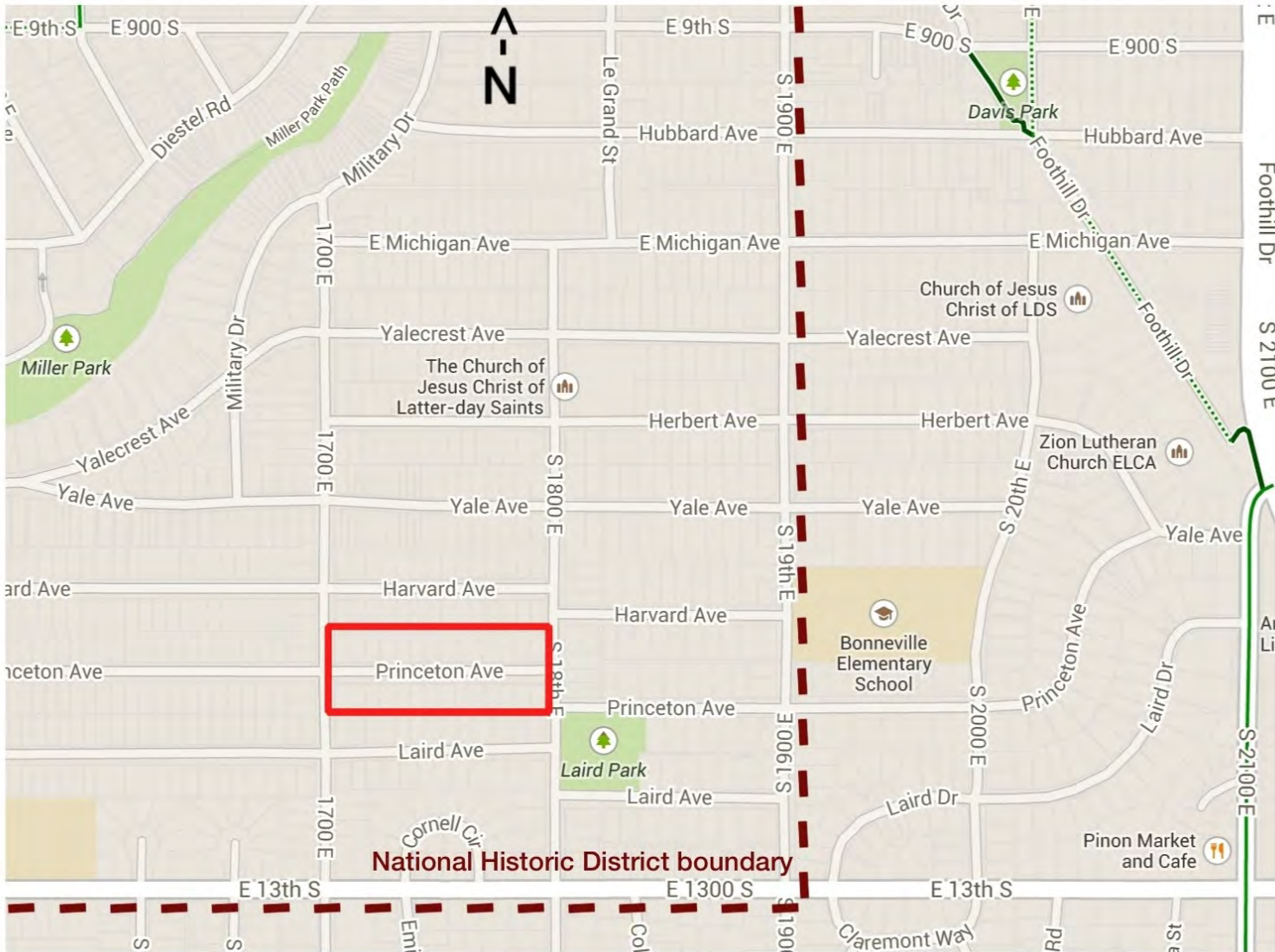
1780 E. Princeton Ave.
Period Revival c. 1940



1785 E. Princeton Ave.
Neo-Tudor-English c. 1936



1786 E. Princeton Ave.
Colonial Revival c. 1940



National Historic District boundary