

## LOCAL HISTORIC DISTRICT DESIGNATION SUBMITTAL REQUIREMENTS

### 1. Project Description

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

The proposed Yalecrest-Upper Yale 2<sup>nd</sup> Addition Local Historic District encompasses one complete subdivision in the Yalecrest National Register Historic District, which was designated in 2007. An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005 by Beatrice Lufkin for Salt Lake City, in preparation for the National Register application, and much of the information in this document comes from that survey.

One of the earliest residents of what is now Yalecrest was Gutliffe Beck, whose 10-acre farm was located between 1700 and 1800 East. His 1870s adobe farmstead was located near the intersection of Yalecrest Avenue (one street north of Herbert Avenue) and 1700 East. Another farm, that of Paul Schettler, was situated near the intersection of 1900 East and Herbert Avenue, had crops that included mulberry orchards for silk worms. Herbert Avenue residents claim an original mulberry tree from early farming days still thrives in the backyard at 1709 Herbert.

The 1920s were a tremendous growth period in Yalecrest with 11 subdivisions platted by a variety of developers. Alice Felkner owned the Upper Yale 2<sup>nd</sup> Addition property at the time it was platted, as well as the land platted as the neighboring Upper Yale Addition. Prominent in Utah mining and industrial pursuits, 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 and lived at 270 E. South Temple St.

Platted in April 1927, the Upper Yale 2<sup>nd</sup> Addition is located in Block 28 of 5-Acre Plat C of the Big Field Survey of 1848 and consists of 30 lots. The subdivision is exactly one block long, situated on Herbert Avenue (approximately 1050 South) between 1700 and 1800 East.

Herbert Avenue (Yalecrest-Upper Yale 2<sup>nd</sup> Addition) is a residential street located on the East Bench of Salt Lake City. It contains 30 single-family homes and is remarkably visibly cohesive as the vast majority of structures are English Tudor or English Cottage revival styles.

Twenty-four of the homes were built between 1927-29, with the remaining lots filled in 1931 and 1935-37. With developer John S. Reynolds, partners Philip and Herbert Biesinger built at least 23 of the homes, contributing to the consistency in appearance, as well as the tight development time frame. The Biesingers also built most of the homes in the first Upper Yale Addition on Yale Avenue, as well as homes on 9th South, Harvard, Thornton and Princeton Avenues. Other Biesingers named George and Wilford built many more homes on Thornton Avenue. Additionally, Capitol Building Co. completed construction of one of the last homes built in 1936, and Capsom-Bowman Realty Co. was involved with the last home built in Upper Yale 2<sup>nd</sup> Addition in 1937.

In addition to the predominant English Tudor and English Cottage styles of the subdivision, two



homes located at the end of the street on the 1700 East corners show Jacobethan Revival characteristics in the stone front entry door surrounds. Colonial Revival styles also dot the street, including a Dutch Colonial and a French Norman Colonial Revival with eyebrow dormers, located at 1779. A French Norman English Cottage located at 1757 has a pyramid roof and rolled eaves to imitate the thatched roofs in England and was a model home in 1928 for the primary builder on the street, Philip Biesinger. The home at 1769 Herbert also has rolled eaves. Another home at 1722 features an unusual grayish colored smooth brick not typically seen in the neighborhood.

Additional architectural characteristics of the development include round arch doorways, some with projected gables and some with multiple levels of brick arches; rectangular multi-pane windows; round arch windows; leaded glass windows, some in diamond pane patterns; turreted bay windows, Tudor-style half-timbering; multi-colored brick; wall dormers and gable dormers; small decorative windows on the front and side facades; French-door style windows; stained glass windows; and balconettes.

The street, lined with Norway maple trees, was paved in 1927 with poured aggregate concrete, rather than asphalt, and remains in good condition to this day. Original cast concrete street lamps that are characteristic of the neighborhood also line the street.

Developers and builders played a primary role in the growth of Yalecrest. Most of the builders were active on numerous streets in the area. The Ashton-Jenkins Company was one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in Yalecrest.

With the help of mortgages from Ashton-Jenkins and the Romney Lumber Company, Philip Biesinger designed and built his model house at 1757 Herbert Avenue in 1927-28. A *Salt Lake Tribune* advertisement noted that it is located in "the best residential section this city affords" and is built with "the finest of materials" and "presents a most imposing appearance." The names of the workmen and suppliers are proudly listed in the model home advertisement, 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 supplying building materials.

**1928 Model Home—Open for Inspection  
TODAY**

Completely Furnished by **The Co-Op Furniture Co.**      Designed and Built by **Philip Biesinger**

INSPIRED BY  
**E. A. Chatfield**

Plumbing Installed by  
**K. and K. Plumbing Co.**

Mill Work by  
**Salt Lake Mill**

Plastered by  
**C. H. Paul**

Floors Sanded by  
**Karl B. Hale**

Planking Floors by  
**Kohler of Kohler**

Letting by  
**Jack Biesinger**



**1757 HERBERT AVENUE—“UPPER YALE”**

A model home, having unusual character, individuality and beauty—built to last on clean through the years, built for comfort, in a most unique and easy, and well arranged.

Equipped in the best residential section, finest of work, by expert workmen, using the finest of materials, to present a most imposing appearance.

Just a few of the many features, are the electric sink, the automatic refrigeration, an electric, a breakfast nook, the large tiled bath with the plumbing fixtures to match. The large, elegantly furnished rooms. Come, see them.

Model houses on this street prepared by Philip Biesinger, J. S. Reynolds and Herbert W. Biesinger have been SENSATION and this one will be no exception.

We invite you to see this home and the others we have in this vicinity.

**Open From 1 p. m. to 10 p. m. For One Week  
SEE IT!**

1928—Herbert Avenue to the Avenue East Part of Yale Avenue.

Painted by  
**H. J. Coleman**

Tile Work by  
**Thine Insulating Company**

Richardson  
Composition  
Roof

Hardware by  
**Graphic Hardware Company**

Electrical Appliances by  
**Utah Power & Light Co.**

Light Fixtures by  
**Metal Arts Studio**

Cabinet Work by  
**A. J. Dean**

Lumber by <b>ROMNEY LUMBER COMPANY</b>	Carpenter Work by <b>E. Edmonson Ed Martin Chas. T. Hardy</b>	General Electric Automatic Refrigerator by <b>MOTOR EQUIPMENT CO.</b>
Brick by <b>SALT LAKE PRESSED BRICK COMPANY</b>	Iron Work and Electrical Wiring by <b>J. M. Huggan</b>	Gas Furnace and Water Heater by <b>UTAH GAS &amp; COKE CO.</b>

**THESE, TOO, ARE "MODEL HOMES" IN THEIR CLASS AND PRICE**

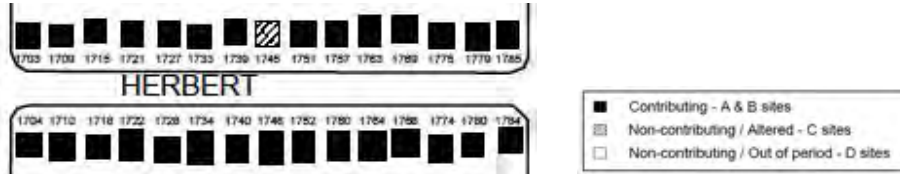
1740 Yalecrest Avenue	1774 Herbert Avenue
1745 Herbert Avenue	1780 Herbert Avenue
1768 Herbert Avenue	1790 Yale Avenue

Ranging in Price From \$7500 to \$11,500—Terms  
MADE BY OFFICE YOU TO SEE THESE HOMES

2. PHYSICAL INTEGRITY

The Yalecrest-Upper Yale 2<sup>nd</sup> Addition retains a very high degree of historic integrity. Many families have built rear and upper additions to their homes over the years but have left the facades undisturbed. According to the Yalecrest RLS:

- 96.7% of structures are historically contributing (A & B)
- 43% are considered architecturally significant (A)



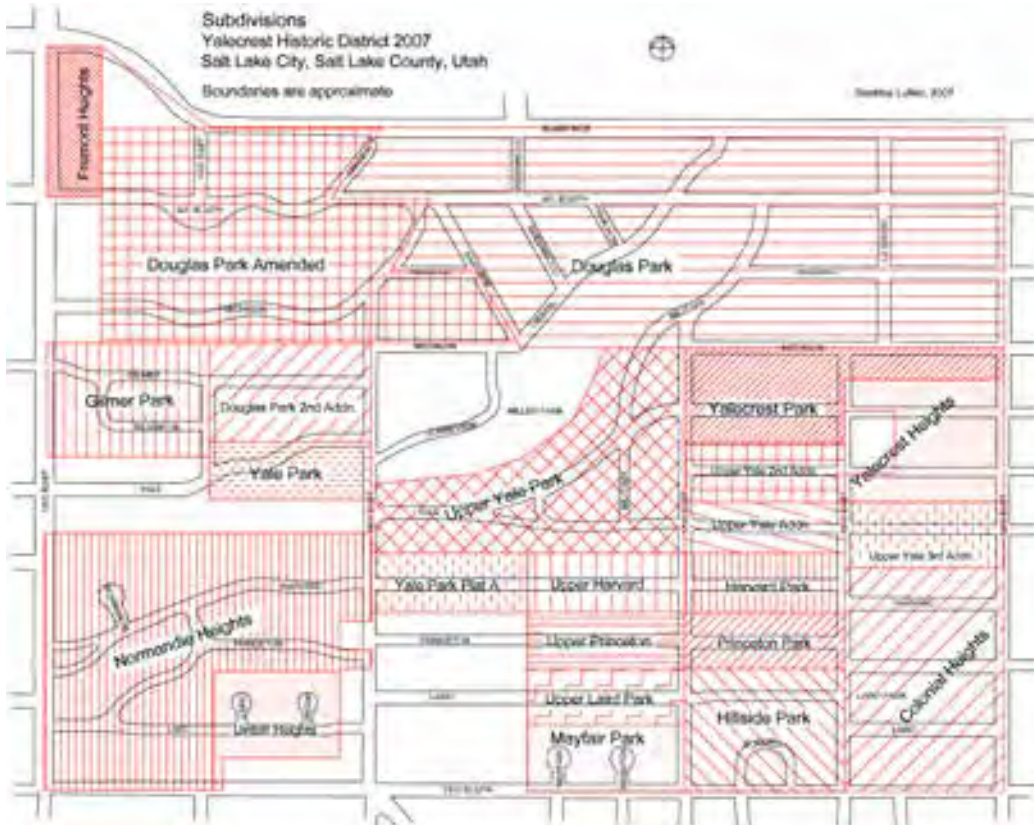
The following homes were recommended in the Yalecrest RLS for intensive level research:

- 1722 E. Herbert, built 1927 – unusual brick English cottage
- 1757 E. Herbert, built 1928 – rolled eaves, model home in 1928 for P. Biesinger
- 1779 E. Herbert, built 1937 – 1-1/2 story French Norman with eyebrow dormers

3. NATIONAL REGISTER OF HISTORIC PLACES

As previously stated, the proposed Yalecrest-Upper Yale 2<sup>nd</sup> Addition LHD is located within the boundaries of the Yalecrest National Register Historic District (#07001168).

Residents on the 1700 block of Herbert Avenue also have in their view an historic LDS Church building, the Art Deco style Yalecrest Ward Chapel at 1035 South 1800 East, built in 1936 of exposed reinforced concrete. This property was recommended for National Register Level Research in the Yalecrest RLS.



#### 4. NOTABLE EXAMPLES

An Intensive Level Survey was completed on 1757 Herbert in 2007 by Beatrice Lufkin. Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office. The current owners, Leslie and June Glaser, purchased the home in 1970 and have lived in the same home on Herbert Avenue longer than most other residents. The original garage, built in 1930, still stands on the property. Built in 1928-29 by Philip Biesinger, the home was eventually sold to Romney Lumber Co. who rented the home to Fred B. and Hazel Provol. Mr. Provol was secretary-treasurer of Hudson Bay Fur Company (“furs, coats, dresses, lingerie and costume jewelry”). In late 1940, the home was purchased by F. Bryant Crawford, president-manager of Crawford and Day Home Furnishers, and his wife Carrie. The Crawford’s lived there from 1941-65.

A few doors up is 1779 Herbert, another especially unique home built in 1937 by Capson-Bowman Builders. This is one of the last homes built in the subdivision and the only one built by this contractor. A 1-1/2 story brick residence with a pyramid roof containing wall dormers with segmental arched roofs, the French Norman Colonial Revival features a flat-roofed entry bay with a wrought-iron balcony on top.

It was sold the year after it was built to Clyde M. Bridgeman and his wife Lilah. Mr. Bridgeman was manager of Nehi Beverage Co. of Utah and later manager of Canada Dry Bottling Co. of Utah. They left the area in 1942, renting the home to Cecil C. Burnes. They sold the home in 1943 to Marvin E. and Elda K. Wallis, who continued renting the property to Mr. Burnes. Norton T. Faus and his sister Bettye purchased 1779 Herbert in 1945 as a residence for their mother Bess T. Faus, widow of Charles A. Faus, vice president and manager of the wholesale drug and fountain supplies firm Smith-Faus Drug Company. A victim of “one of the most cold-blooded crimes ever committed in Salt Lake,” Norton Faus was shot to death in February 1922 at age 48 by a pair of intruders of the family home at 996 E. South Temple.

Noted Utah architect and historic preservationist Peter L. Goss lived at 1734 Herbert Avenue in the 1970s while he was a professor at the University of Utah.

According to Polk Directories, the first residents of the Upper Yale 2nd Addition in 1927-28 were Lambert Kennebeck at 1709 Herbert and Anton Nelson at 1740 Herbert. Sixteen more residents moved in during 1928-29. And the first time an occupation of a resident was listed it belonged to Mrs. Alice G. Smith, wool grower, living at 1721 Herbert. In 1937, Mr. Andrew J. Swenson at 1768 Herbert has no occupation listed, however, Mrs. F.H. Swenson (a sister?) was listed as a “corsetiere.”

The longest resident of the 1700-1800 block of Herbert Avenue is Mrs. Beverly Patterson. She lives at 1722 Herbert where her grandparents Joseph and Elizabeth Robinson were the original owners. She moved into the home in the summer of 1964, with her husband Foster Shewell, and their children. Their daughters later married and purchased homes next door and two doors down from their childhood home: Craig and Paula Ludwig moved to 1728 Herbert in 1985; and Paula’s sister and husband, Robin and Rick Robison, bought 1710 Herbert in 1979, renting it until they moved in during the summer of 1982. They all currently reside in their respective homes.

Additional long-term residents include Leo Walz at 1775 Herbert, who bought his home in 1967, followed by the Glasers (mentioned previously) in 1970 and Michael Welch at 1785 Herbert, arriving in 1972.

Another family who were longtime residents of the Upper Yale 2nd Addition is the Rich family. Sterling Rich and his family moved in with his mother-in-law Mrs. Hazel Pocock at 1752 Herbert in 1963 and lived there into the 1990s. His son, Paul Rich, purchased 1733 Herbert in 1989, residing there until 2005.

## 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 – Upper Yale 2<sup>nd</sup> Addition 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 locations on these major streets. Also, the neighborhood avoided the blight common to many urban residential neighborhoods in the 1960s and beyond.

Designating the Yalecrest-Upper Yale 2<sup>nd</sup> Addition 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

**New Model Home**  
OPENS TODAY 1:30 P.M. TO 5:00 P.M.  
IN  
**BEAUTIFUL UPPER YALE ADDITION**  
Seventeenth East and Herbert Avenue  
**EVERYBODY WELCOME**

Today And Every Day This Week

17% - 20% and Better - Save - Return Your and Examine Plans.



Through the courtesy of R. Stearns Furniture Co., the price has been slightly reduced for year inspection. This home is but one of the fine homes built by J. A. Reynolds and Philip Biesinger in Upper Yale Addition during the last eighteen months. See the elegant homes and the other equally beautiful plans just being completed, ranging in price from \$7500 to \$13,000.

**REYNOLDS & BIESINGER**  
Proprietors, 2347 - Builders of Upper Yale Addition.  
Office, 1724 East and Yale Ave. Phone My. 6788

The following firms have contributed to the success of this home:

Wells and Thompson - Electric, Plumbers, Painters, etc.	Reynolds and Biesinger - Builders, Contractors, etc.
Stearns Furniture Co. - Furniture, etc.	Wells and Thompson - Electric, Plumbers, Painters, etc.
Wells and Thompson - Electric, Plumbers, Painters, etc.	Wells and Thompson - Electric, Plumbers, Painters, etc.
Wells and Thompson - Electric, Plumbers, Painters, etc.	Wells and Thompson - Electric, Plumbers, Painters, etc.



88850

THROUGH SEVEN, 1724 E. YALE AVENUE

**THESE HOMES SELL THEMSELVES - TERMS TO SUIT**





**1703 Herbert Ave.**  
Built 1936 by Capitol Building  
Striated brick  
English Cottage Jacobethan Revival



**1704 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Multi-color brick, half-timbering  
English Tudor Jacobethan Revival



**1709 Herbert Ave.**

Built 1927 by Philip Biesinger  
Striated brick, clapboard siding  
Porch added later by owner  
Colonial Revival



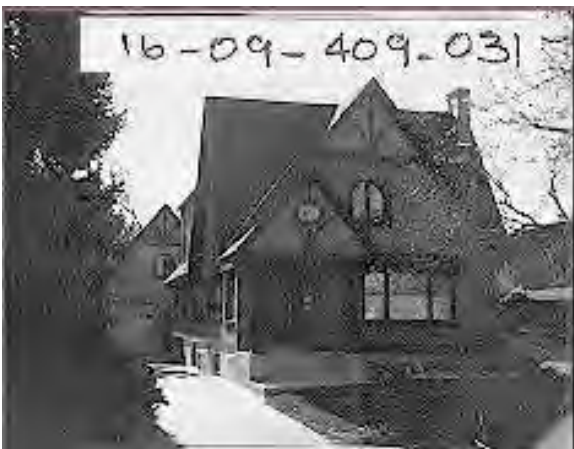
**1710 Herbert Ave.**

Built 1927 by Philip Biesinger  
Multi-color, striated brick  
English Cottage





**1715 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Striated brick, half-timbering  
English Tudor



**1718 Herbert Ave.**  
Built c. 1927  
Brick, half-timbering  
English Tudor



**1721 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Regular brick, half-timbering  
Rear addition added later  
English Tudor



**1722 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, half-timbering  
English Cottage English Tudor



**1727 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, siding added later  
English Cottage



**1728 Herbert Ave.**  
Built 1927 by Philip Biesinger



**1733 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, siding added later  
English Cottage



**1734 Herbert Ave.**  
Built 1929 by Philip Biesinger  
Striated brick  
English Cottage



**1739 Herbert Ave.**  
Built 1929  
Striated brick, stucco/plaster  
English Cottage



**1740 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Striated brick, half-timbering  
English Cottage English Tudor



**1745 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Regular brick, half-timbering  
Rear addition added later  
English Tudor



**1746 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Striated brick, half-timbering  
English Tudor



**1751 Herbert Ave.**  
Built 1927 by Herbert Biesinger  
Regular brick, half-timbering  
English Tudor



**1752 Herbert Ave.**  
Built 1928 by Herbert Biesinger  
Striated brick  
English Cottage



**1757 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Regular brick, rolled roof  
English Cottage French Norman



**1760 Herbert Ave.**  
Built 1928 by Philip Biesinger  
Striated brick, half-timbering  
English Tudor





**1763 Herbert Ave.**  
Built 1935  
Brick, shingle siding  
Dutch Colonial Revival



**1764 Herbert Ave.**  
Built 1927 by Herbert Biesinger  
Striated brick, half-timbering  
English Tudor



**1769 Herbert Ave.**

Built 1927 by Philip Biesinger  
Regular brick, half-timbering, ceramic tile  
English Tudor



**1768 Herbert Ave.**

Built 1928 by Philip Biesinger  
Regular brick  
English Cottage



**1775 Herbert Ave.**

Built 1936  
Regular brick  
English Cottage



**1774 Herbert Ave.**

Built 1928 by Philip Biesinger  
Striated brick  
English Cottage



**1779 Herbert Ave.**

Built 1937 by Capsom-Bowman Builders  
Regular brick  
French Norman Colonial Revival



**1780 Herbert Ave.**

Built 1928 by Philip Biesinger  
Regular brick  
Colonial Revival



**1785 Herbert Ave.**  
Built 1927 by Philip Biesinger  
Regular brick, half-timbering  
Bay window added later  
English Tudor



**1784 Herbert Ave.**  
Built 1929 by Philip Biesinger  
Regular brick, half-timbering  
English Tudor

YALECREST - UPPER YALE 2ND ADDITION LHD



### 3. Research Material

This section of the application is for individual historic sites, however, a Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation. Much of the information in this document about the area's architecture, history, builders and building dates comes from that survey. Additional information is on file at the Utah State Historic Preservation Office.

### 4. Landmark Sites

Not applicable

### 5. Boundary Adjustment

