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## 1. Project Description

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

The proposed Yalecrest-Yale Park Local Historic District encompasses the area 1300 E to 1500 E of the streets Gilmer Drive, Thornton Ave, Yale Avenue (see **APPENDIX A**), including 133 homes in block 30 within the complete subdivisions of Gilmer Park, Douglas Park 2<sup>nd</sup> Addn, Yale Park and Yale Ave (unnamed) in the Yalecrest National Register Historic District, which was designated in 2007. This area is the oldest part of the Yalecrest neighborhood. 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 application. Much of the information in this document comes from that survey<sup>1</sup>. The proposed Yalecrest-Yale Park LHD area contains the oldest houses in Yalecrest, with construction beginning in 1913 (1441 E Yale Ave and 1352 E Yale Ave) and extending through 1930 (1314 E Yale Ave) in the historic era.

See Map of Yalecrest and the proposed boundaries of the Yalecrest-Yale Park LHD (**APPENDIX A**)

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>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>*

Today, Yalecrest boundaries are represented by 800 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

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>

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.

### **Developers, Builders, Architects<sup>1</sup>**

Douglas Park was platted across the northern section of the study area 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 a prolific businessman. By 1919 he had platted, developed and sold 41 subdivisions including Douglas Park Amended and Douglas Park 2nd Addition comprising a total of 1158 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 large, geographically dispersed bungalows on the western section, overlooking the city<sup>1</sup>. Some of the earliest houses in the proposed Yalecrest-Yale Park LHD area are bungalows on 1400 East and 1500 East. House construction in the Douglas Park(s) occurred over the period 1913-1950's. Speculative houses were constructed by Samuel Campbell, Anderson Building (Anderson Lumber Company), Doxey-Layton, Capitol Building Company, Rogers Building Company, and H. (Henning) Henderson, Ashton-Jenkins Co., among others. 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<sup>1</sup>.

Yale Ave is the oldest section of Yalecrest. It was platted in 1913. Gilmer Park (including Thornton Ave and Gilmer Ave) owned by Kimball and Richards was platted in 1919 (Pt. Block 30). Douglas Park 2<sup>nd</sup> addition (N2/Block 30) owned by Katherine C. Belcher, was platted in 1911. Yale Park owned by Ashton-Jenkins Company (Block 30) was platted in 1911.

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. Yale Park was heavily promoted in the newspapers and attracted prominent homeowners. The Frank Lloyd Wright-trained Utah architect, Taylor A. Woolley, designed the

Prairie style house at 1408 Yale Avenue for William W. and Leda Rawlins Ray, the U.S. District Attorney for Utah.

Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate, development, construction, architecture and allied occupations. Edward T. Ashton and his brother of George S. Ashton were sons of Edward T. Ashton, a cut stone contractor, who supplied stone for many church and public buildings in Utah. They 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. Ashton's sons continued the family business with construction: Raymond J. was an architect, Marvin O. was manager of the Rio Grande Lumber Company, and Edward M. was a contractor.<sup>1</sup>

Edward M. Ashton lived in one of the earliest houses (1913) at 1352 Yale Ave, designed by his brother, architect, Raymond Ashton, and built by the Ashton Improvement Company. Raymond Ashton designed his own house at 1441 Yale as well as a number of other Yale Park houses and other commercial and institutional buildings. The Jacobean Irving School and Sprague Library demonstrate his use of period revival styles. He also designed the Prairie Style bungalow at 1302 Yale Avenue, home to George Albert Smith, a President of the LDS Church. Edward M. Ashton was allied with the above Ashton businesses as well as the Ashton-Parry Company and Ashton and Evans Architects. Other prominent homeowners in the Ashton-Jenkins subdivisions include Utah Governor Charles R. Mabey at 1390 Yale, a number of attorneys (Athol Rawlins at 1475 Yale, William C. Ray at 1408 Yale), as well as various businessmen, dentists and physicians. Edward M. Ashton went into real estate by himself in 1900, thereafter founding 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 other subdivisions In Yalecrest, such as Normandie Heights.

Gilmer Park was a created by Kimball and Richards in 1919. Most of the 295 building lots lie outside of the current proposed Yalecrest-Yale Park LHD area in Gilmer Park National Register Historic District to the west of 1300 East. Gilmer Drive and Thornton Avenue between 1300 and 1400 South are in the Yalecrest section of that Gilmer Park subdivision. The majority of the residences were constructed in the 1920s for private individuals. A number of notable builders constructed speculative houses; the Romney Brothers (Junius, Gaskell), R. W. Larson (Larson Building), Kimball and Richards, and the Modern Housing Corporation, Samuel Campbell, Ashton-Jenkins Co, Raymond Ashton (architect), Birkenshaw (Thomas and Joseph), and Howard J McKean<sup>1</sup>. Don Carlos Kimball and Claude Richards formed Kimball & Richards Land Merchants in 1908 and were responsible for developing over 30 subdivisions and constructing many homes in Yalecrest between 1900 and 1925.

The Biesinger brothers (George, Wilford, Herbert) built homes on 900 South, Harvard, Thornton and Princeton Avenues. George and Wilford Biesinger built many homes on Thornton Avenue. The Ashton-Jenkins Company was one of the largest real estate and mortgage banking companies in Utah, recorded three subdivisions in Yalecrest.

### **Resident Occupations**

Historically, there have a large range of occupations in Yalecrest-Yale Park LHD, ranging from coal mine operator, food and drug inspector, Governor, state legislator, cadastral engineer, automobile salesman, mining and electrical engineers, U.S. District Attorney for Utah, builders, sales manager for a furniture company, a 1903 Russian immigrant who worked as a clothing salesman, gas station attendant, LDS Church President, hotel proprietor, bookkeeper for the Utah-Idaho Sugar Co and educators. It was not uncommon to find residences in this area with servants.

### **Significant persons of the Yalecrest-Yale Park LHD**

#### **David Willey**

Several generations shared the Willey house at 1455 E Gilmer Dr. David Willey was an attorney, his son, David Willey Jr. was a salesman for a paint company, and two daughters Dorothy and Katherine Willey, were a stenographer and a clerk, respectively. Other residents of the house included three grandchildren, a daughter-in-law and mother.

#### **William Rawlins Ray**

The home at 1408 E Yale Ave was built for William C. and Leda Rawlins Ray in 1918 for \$5000, while he was U.S. District Attorney for Utah. Mr. Ray was also a Democratic candidate for the U.S. House of Representatives in 1912. The Rays resided in the home until 1957. It is an excellent example of a house influenced by the Prairie School design associated with Frank Lloyd Wright's early career. It was designed by Utah native Taylor A. Woolley, who studied 5 years under the well-known Prairie School Style-architect Frank Lloyd Wright.

#### **Taylor Woolley (1884-1965)**

Taylor Woolley, a Utah native, studied 5 years under Frank Lloyd Wright before relocating back to Utah. Mr. Taylor Woolley designed three LDS church houses: 1925 red brick Colonial revival LDS Church ward chapel at 1431 Gilmer Dr., Yale Garden Park and the 13<sup>th</sup> Ward church. Other prominent projects to his credit include Highland Park, Social Hall Avenue and landscape developments in Memory Grove Park from 1917-1919. He is confirmed to have designed two homes in Yalecrest-Yale Park LHD in the Prairie School style; 1408 E Yale Ave for William W and Leda Rawlins Ray and 1330 E Yale Ave for his uncle, Albaroni H. Woolley, a manager for Zions Cooperative Mercantile Institution (ZCMI). He was President of the Utah Chapter of the American Institute of Architects (AIA). He was also the State architect of the "This is the Place Monument" along with Mahonri Young

**Charles Rendall Mabey, 5h Governor of Utah**

The house at 1390 Yale Ave was built in 1924 for Utah's fifth Governor, Charles Rendall Mabey served on the Bountiful City Council, was Mayor of Bountiful and a two-term state legislator. He also served a tour of duty in the Spanish-American War, and a mission for the LDS Church. He was a strong advocate of public education and promoted new highway construction in Utah. Gov. Mabey, his wife Afton and four sons lived in the home for 25 years. The Governor was an amateur geologist and rock hound and used rocks collected in his pickup to terrace the entire Yale side portion of the property with magnificent stone retaining walls, concrete pathways edged in stone, three fish ponds, stone chair seats and a couple of patio areas. After the death of Gov. Mabey and his wife, the property was sold to Llewellyn R. McKay, who was the youngest son of long-time LDS Church President David O McKay. The house was constructed by The Ashton-Jenkins Co., which was heavily involved in real estate development, sales and architecture in Yale Park and other subdivision within Yalecrest, such as Normandie Heights.

**George D.D. and Grace G. Kirkpatrick/ Bowers Building Co.**

The first owners of the 1915 Arts and Crafts style bungalow built with regular brick and cobblestone at 1367 E Yale Ave was George D.D. and Grade G. Kirkpatrick. George was a cadastral engineer, otherwise known as a surveyor, for the U.S. Department of the Interior. He and others were involved with the preservation and retracement of the *Public Land Survey System (PPLS)* also known as the "rectangular system", which was key to the expansion west in the early history of the U.S. Samson and Elizabeth Jane Trotter Kirkpatrick (George's parents) immigrated from Scotland to the U.S. All of them are buried in the Mt Olivet cemetery. This Arts and Crafts styled-bungalow style is the most popular early 20<sup>th</sup> century style (1900-1925) in Utah and represents 19% of homes in Yalecrest. The house was built by the Bower Building Company in 1926, who along with the Bower Investment Company, platted 140 lots in the Normandie Heights subdivision of Yalecrest. Brothers George, Louis and Frank Bowers together constructed over 3,000 buildings by 1946 in Utah, Wyoming and Nevada. Louis J. Bowers built all the homes on Uintah Circle on speculation between 1937 and 1938.

**Wallace F. Bennett (1898-1993)**

Wallace F. Bennett owned a 1923 Prairie School-styled house at 1412 E Yale Ave that had been previously owned by David D. Crawford of the Crawford Furniture Company. Bennett, a Republican served in the U.S. Senate from 1950-1974. His son, Robert Bennett, also a Republican served in the U.S. Senate 1993-2011. Wallace Bennett resided at 1412 E Yale Ave from 1936-1948, after which he sold the house to Dorothy and Oscar Moyle.

### **S Grove and Mildred Rich**

S Grove Rich was an active independent businessman in the wool industry of Utah and Idaho. Developed the town of Burley, Idaho. During the depression, Rich served as vice president and general manager of the Regional Agriculture Credit Corporation and headed Bankers Livestock Loan Association. The Rich's built the English Tudor/Period Revival house at 1400 Yale Ave in 1925.

### **Hyrum G Smith (Martha)**

Born in 1879, ordained in 1909, and appointed patriarch of the LDS Church in 1912, Hyrum G Smith was the longest serving patriarch in the LDS Church. He was the great grandson of Church Martyr Hyrum Smith. He built the rectangular, one story brick Prairie style bungalow with a hip roof, wide eaves and a centered projecting front porch at 1358 E Yale Ave in 1918. The square brick columns and a brick railing wall with concrete coping.

### **George and Edith Elliot / Howard J. McKean**

The French Norman two-story house at 1314 Yale was built in 1930 for George and Edith Elliot. Edith's father was George Albert Smith, the 8th president of the LDS Church, who lived next door at 1308 E. Yale Ave. George was a bookkeeper. Most of his career was spent working in the sugar beet industry for the Utah-Idaho Sugar Co, which operated factories in Utah, Idaho, Montana, Washington and South Dakota. In 1979 the family sold the home. The house was built by Howard J. McKean, a popular builder in Yalecrest, particularly on Yale Ave. He constructed Period Revival, Prairie School- and California-style bungalows. McKean is also credited in 1930 with building a "mammoth stage" inside the LDS Tabernacle -- the largest stage ever erected in the Western United States. It was constructed for a big pageant production of the History of Man during the centennial celebrations of the LDS Church.

### **Isaac A. Hancock, George Albert Smith**

The Prairie style bungalow house at 1302 E. Yale Ave was built for Isaac A. Hancock, former vice president of the one of Utah's earliest fruit and produce wholesale companies. The most prominent owner was George Albert Smith, President of the LDS Church from 1945 to 1951. The home was used to entertain all elected U.S. Governors in 1947 for a Centennial celebration commemorating the arrival of the pioneers to Utah. The house was listed on the National Register of Historic Places in 1993. The house was constructed by Raymond Ashton of the Ashton Improvement Company for \$5000 and is one of the first built in the Yale Park subdivision, advertised a subdivision for "permanent homes, no apartment houses or flats allowed". There is a "summer house" on the property near Red Butte Creek, which was used to escape the hot Salt Lake City summer heat. Near the creek bed there is a giant cottonwood tree, which is believed to be as old as those found in Liberty Park.

### **Gaskell Romney (1871-1955)**

Gaskell Romney was a builder in Yalecrest-Yale Park LHD. He is credited for building the recently restored red brick, Colonial revival LDS Yale Ward Chapel at 1431 E. Gilmer Dr. in 1925, and the English Tudor at 1391 E. Gilmer Dr. He was the grandfather of Mitt Romney, the Republican candidate for the President of the United States of America in 2012.

### **Raymond Ashton**

Raymond Ashton was an architect who designed a number of fine homes in Yale Park: one of the earliest built homes in Yale Park at 1352 E. Yale Ave for his brother, Edward Ashton, his own home at 1441 E. Yale Ave and the Isaac Hancock/George Albert Smith home (1913) listed on the National Register Historic Places at 1302 E. Yale Ave. He is also credited for designing the Jacobethan-styled Irving School and Sprague Library in Sugarhouse.

### **Athol Rawlins (1883-1963)**

Athol Rawlins lived at 1475 E Yale Ave. He was the son of U.S. Senator J.L. and Julia Davis Rawlins, and a noted Utah attorney. He was widely recognized as an authority in the fields of municipal bonds, banking, public utilities, trusts, wills and estates. He served as a member of the "Committee of Nine", who made a comprehensive study of state government in the 1930's that changed how state government was conducted.

### **David and Inge Chapman**

David and Inge Chapman currently live at 1471 Gilmer Dr. He is a Geology Professor and previous Dean of the Graduate School at the University of Utah. Their home, a stucco/plaster Prairie-school styled bungalow was built in 1915.

## **Schools**

Schools were built to accommodate the growing population in the proposed LHD area. LDS Churches were built to accommodate the growing population in this area. Uintah School was constructed in 1915 and enlarged in 1927 to support the growing elementary school age population on the East Bench.

## **Religious Buildings**

A red brick Colonial Revival LDS ward chapel was built in 1925 at 1431 Gilmer Drive. It was designed by Taylor Woolley of Evans and Woolley Co. and built by Gaskell Romney. The LDS Ward chapel was recently carefully restored (2013). Both Woolley and Romney were residents within the proposed area of Yalecrest-Yale Park LHD. Taylor Woolley, a Utah native, worked with Frank Lloyd Wright for 5 years before relocating back to Utah. Gaskell Romney was the grandfather of Mitt Romney, the Republican candidate for the President of the United States of America in 2012. January 31, 1926, Gaskell Romney was chosen as Bishop of the new ward, and John L. Reynolds and Allan Tingey appointed as his counselors. The cornerstone of the Chapel was laid September 24, 1924 and the chapel was dedicated March 18, 1926 by LDS Church President Grant.

## **Commercial Buildings**

The proposed Yalecrest-Yale Park LHD contains no commercial buildings, as this area was primarily a highly desirable residential area for Salt Lake residents.

### **Distinctive characteristics of the type/period/method of construction**

Bungalows were a ubiquitous housing type and style in the first quarter of the 20<sup>th</sup> century and the first houses to appear in Yalecrest. Stylistic elements of the Prairie School and Arts and Crafts movement appear in the bungalow architectural style. Because of the very high percentage of contributing houses (A and B) in the proposed area, there is a remarkably visually cohesive streetscape; consistent setbacks, house architectural design (bungalows), scale and materials (brick, stucco), and mature trees, (original Ash and some Maples) that are well suited to the respective small and large lots within the proposed LHD.

The vast majority (78%) of houses in the Yalecrest-Yale Park LHD (104/133, 78%) are represented by the Bungalow style architecture. Of those 104 bungalows, 60% are designated as Prairie school-styled bungalows, 30% are bungalows/neoclassical-styled bungalows, and 11% are Arts and Crafts-styled bungalows. Other architectural types represented in the area include 14, English Cottages, 2 English Tudors, 2 Colonial Revival, with 3 Minimal Traditional, 2 Contemporary/Ranch, and 1 French Norman.

*The bungalow (circa 1905-1925) expressed comfort and a sense of shelter, qualities that were emphasized by the texture of exposed beams, rafters, shingles, bricks, cobblestones and other structural features. Bungalow plans were advertised as open, informal and economical. The front door opened directly into the dining room. The bungalow became the basic middle class house, replacing the Victorian cottage of the latter 19<sup>th</sup> century. Its popularity was due to numerous pattern books, many published in California, and to a period of economic prosperity that allowed families to purchase their first homes.<sup>2</sup>*

*Characteristics of a Prairie school/Arts and Crafts bungalows<sup>2</sup>:*

- 1) one or more half stories on a rectangular plan,*
- 2) low-pitched hipped roof in the California bungalows or hip roofs in the Prairie-style bungalows*
- 3) cobblestone and/or brick foundations*
- 4) horizontal bands of cast stone or concrete coping*
- 5) shingle, stucco and brick siding*
- 6) exterior wood banding*
- 7) exposed rafters, purlins, ridge beams and bracket*
- 8) casement and double hung windows*
- 9) battered (rough textured) stone piers supporting porch roofs*
- 10) wide porches*
- 11) wide, overhanging eaves*

### Importance to Salt Lake City History

The proposed area described by the proposed Yalecrest-Yale Park LHD contains one the highest number of historically contributing early 20<sup>th</sup> century bungalows of the Prairie School, Arts and Crafts, California, and Neoclassical styles in the State. Further these homes were developed, designed, built and owned by renowned individuals who contributed to the cultural, political, business, education, legal and philanthropic aspects of the city and state.

### 2. Physical integrity

The proposed Yalecrest-Yale Park LHD retains a very high degree of historic integrity. The vast majority of homes have not been altered: 2 historic houses of the 133 houses in the proposed area have been demolished (1350 E Yale Ave and 1430 E Yale Ave).

According to the Yalecrest RLS 2005: 91% of structures are historically contributing (A & B); 67% are considered architecturally significant (A) and 27% are contributing. In addition to the 126 single-family residences, there are six duplexes, and 1 contributing religious building (A), the LDS Church Yale Ward Chapel located at 1431 Gilmer Dr.

### Contributing Status of Houses In Yalecrest-Yale Park LHD<sup>a</sup>

Street	A	B	C	D	X	NL	Total houses
1300-1500 E Gilmer Dr	28 (65.1%)	14 (32.6%)	1 (2.2%)	0 (0.0%)	0 (0%)	0 (0%)	43
1300-1500 E Thornton Ave	19 (70.4%)	4 (14.8%)	4 (14.8%)	0 (0%)	0 (0%)	0 (0%)	27
1300-1500 E Yale Ave	30 <sup>x</sup> (62.5%)	13 <sup>x</sup> (27.1%)	2 (4.2%)	3 (6.2%)	0 (0.0%)	0 (0%)	48
1300 E Gilmer Dr-Yale Ave	3 (50.0%)	2 (33.3%)	0 (0%)	1 <sup>#</sup> (16.7%)	0 (0%)	1* (100%)	6
1400 E Gilmer Dr-Yale Ave	3 <sup>@</sup> (75.0%)	1 (25.0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4
1500 E Gilmer Dr-Yale Ave	2 (40.0%)	2 (40.0%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	5
<b>TOTAL</b>	<b>85 (63.9%)</b>	<b>36 (27.1%)</b>	<b>8 (6.0%)</b>	<b>4 (3.0%)</b>	<b>0 (0.00%)</b>	<b>NA</b>	<b>133 (100%)</b>

<sup>a</sup>According to the RLS Yalecrest 2005 and corrected by applicant with current house photos  
A= eligible/significant, B= eligible/contributing, C= ineligible/non-contributing, D=out-of-period,  
X=demolished, \*NL (not listed, but present on RLS map at 1031 South 1300 East), # number of front door  
accesses to duplex multiple dwelling located at 1308 E Gilmer Dr, @ duplex with two entrances 1003 S  
1400 E and 1408 Gilmer Dr. <sup>x</sup>1337,1343, 1433 E Yale Ave not listed in the RLS 2005

The following homes have historical significance and/or recommended in the Yalecrest RLS 2005 for intensive level research:

**E Gilmer Dr**

- 1317 E. Gilmer – built 1925 – expansive bungalow
- 1337 E. Gilmer – built 1921 – Prairie School bungalow built by Romney Brother builders
- 1340 E. Gilmer—built 1921—Prairie school bungalow, Paula Margetts, daughter of Sumner Margetts (original owner) married Leland Swaner, whose family donated their ranch, establishing the Swaner Preserve and Eco Center in Park City, Ut.
- 1343 E. Gilmer—built 1921—Prairie school, neoclassical by Junius Romney
- 1347 E. Gilmer—built 1921—Prairie school, bungalow by Junius Romney
- 1353 E. Gilmer—built 1920—Prairie school, by Romney Brother builders
- 1359 E. Gilmer—built 1921—Prairie school bungalow, by Romney Brother builders
- 1369 E. Gilmer—built 1921—Prairie school bungalow, built by Junius Romney
- 1371 E. Gilmer—built 1921—Prairie school bungalow, build by Junius Romney
- 1375 E. Gilmer—built 1921—Prairie school bungalow, built by Romney Brother builders
- 1379 E. Gilmer—built 1921—Prairie school bungalow, built by Romney Brother builders
- 1385 E. Gilmer—built 1922—Prairie school bungalow, built by Romney Brother builders
- 1391 E. Gilmer—built 1922—English Tudor, Gaskell Romney, builder
- 1431 E. Gilmer – built c. 1925 – Colonial Revival LDS ward house  
Designed by Woolley & Evans, built by Gaskell Romney. Both Woolley and Romney were residents of Yalecrest
- 1438 E. Gilmer—built 1916-bungalow, Thomas Birkenshaw, builder
- 1446 E. Gilmer—built 1916-Prairie school bungalow, Joseph W. Birkenshaw, builder
- 1448 E. Gilmer—built 1916-California bungalow, Joseph W. Birkenshaw, builder
- 1452 E. Gilmer—built 1916-Prairie school-styled bungalow, Joseph W. Birkenshaw, builder
- 1459 E. Gilmer – built 1919-Arts & Crafts-styled bungalow with cobblestone
- 1466 E. Gilmer – built 1916-unusual California-styled bungalow having a cross-axial plan (Arts & Crafts by RLS listing), Thomas Birkenshaw, builder
- 1471 E. Gilmer –built 1915-Prairie school bungalow, residence of David Chapman, Dean of the Graduate School, University of Utah

**E Thornton Ave**

- 1344 E. Thornton – built in 1922-unusual picturesque cottage
- 1364 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by George Biesinger
- 1372 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by Wilford M. Biesinger
- 1373 E. Thornton Ave—built 1922-Prairie School-styled bungalow, built by Herbert W. George Biesinger

1378 E. Thornton Ave—built 1921-English Tudor, bungalow, built by Biesinger  
1384 E. Thornton Ave—built 1922-bungalow, built by Phil Biesinger

### **E Yale Ave**

1302 E. Yale—built 1919-Prairie School-styled Bungalow, Hancock/Smith House  
1314 E. Yale – built 1930-French Norman two-story  
1330 E. Yale – built 1914-Taylor Woolley House-two story Prairie house  
1350 E. Yale – built 1913-R.J. Ashton-designed Prairie School-styled bungalow,  
demolished  
1371 E. Yale—built 1915-Arts & Craft (California bungalow)  
1372 E. Yale—built 1915-Arts & Craft (California bungalow), built by  
Bowers Bldg Co  
1390 E. Yale—built 1928-Residence of Utah Governor Charles R. Mabey, Ashton-  
designed  
1408 E. Yale – built 1915-Taylor Woolley-designed Prairie foursquare  
1412 E. Yale – built 1923-Crawford/Bennett House, Prairie four square  
1435 E. Yale – built 1914-Prairie School, House of LDS Church President Joseph F  
Smith's daughter  
1441 E. Yale – built 1913-Prairie School-styled bungalow home of architect  
Raymond Ashton  
1467 E. Yale – built 1915-brick Taylor Woolley-designed two-story

### **1300 E Gilmer Dr-Yale Ave**

1013 S. 1300 East – built c. 1915-brick Neoclassical foursquare by George Dixon  
1021 S. 1300 East- built 1925-Neoclassical Period cottage built by Samuel Campbell

### **1500 E Gilmer Dr-Yale Ave**

1010 S 1500 East--bungalow built 1923 by Samuel Campbell

### **3. Eligibility Listing on National register of historic places**

As previously stated, the proposed Yalecrest- Yale Park LHD is located within the boundaries of the existing Yalecrest National Register Historic District established in 2007 (#07001168).

### **4. Notable examples of elements of the City's history**

An Intensive Level Survey was completed of Yalecrest in 2005 by Beatrice Lufkin of the Utah State Historic Office (SHPO). Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office.

### **Important Salt Lake City Builders and Developers that built in Yalecrest-Yale Park LHD**

Thomas and Joseph Birkenshaw (Gilmer Dr), Bowers Building Company/Bowers Investment Co (Yale Ave), Builders Loan and Trust (Gilmer Dr), Samuel Campbell (Yale Ave), JR Cummings/Cummings Investment Co (Thornton Ave), Doxey-Layton

Construction Co (Yale Ave), Gaddis Investment Co (Yale Ave), Kimball and Richards (Thornton Ave), RW Larsen (Gilmer Dr, Thornton Ave), Romney Brothers (Gilmer Dr, Yale Ave), Ashton-Jenkins Co.

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

The proposed Yalecrest-Yale Park LHD is currently zoned under the Yalecrest Infill Overlay (YCIO) zoning ordinance adopted by the City in 2005<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.

The City's Preservation Policy was adopted in 2011<sup>4</sup>. The Salt Lake City Community Preservation Plan was adopted Oct. 23, 2012. The proposed boundaries of Yalecrest-Yale Park LHD (**Appendix A**) represents four subdivisions (Gilmer Park, Douglas Park 2<sup>nd</sup> Addn, Yale Park and Yale Ave (unnamed) in 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**

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 Ave (800 S). 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.

To date, 45% of the home owners (60/133) within the proposed area of Yalecrest-Yale Park LHD have signed a petition in support of creating a Local History District; 42% property owners on E Gilmer Dr, 59% on E Thornton Ave, 46% on E Yale Ave, 17% on 1300 E between Gilmer Dr and Yale Ave, 50% on 1400 E between Gilmer Dr and Yale Ave and 20% on 1500 E between Gilmer Dr and Yale Ave. All block faces demonstrate greater than 15% support of property owners required by the HLC designation guidelines. The largest block faces in the proposed LHD boundaries support the LHD designation at greater than or equal to 42%.

Designating the Yalecrest-Yale Park Local Historic District would address items such as demolitions, in addition to character defining features and compatibility that the current YCIO zoning ordinance does not. Designation of Yalecrest-Yale Park LHD would maintain the historic character and scale of the neighborhood and provide homeowners and district residents protection from demolition and dismantling of intact historic structures and the resulting loss of character. Designation of Yalecrest-Yale Park LHD will 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 architectural examples of Prairie School styled-, California-styled and Arts and Crafts-styled-one and two-story bungalows.

**2. Photographs**

Original and current photographs of the individual homes in the proposed Yalecrest-Yale Park LHD are listed with addresses in APPENDIX B.

**3. Research Material**

One home, 1302 Yale Ave, the George Albert Smith House, also called, “the Hancock Smith House” has received an individual distinction on the National Register of Historical houses. 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. Additional information is on file at the Utah State Historic Preservation Office. Research material used to prepare this application are listed in **APPENDIX C**. See <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>

**4. Landmark Sites**      Not applicable

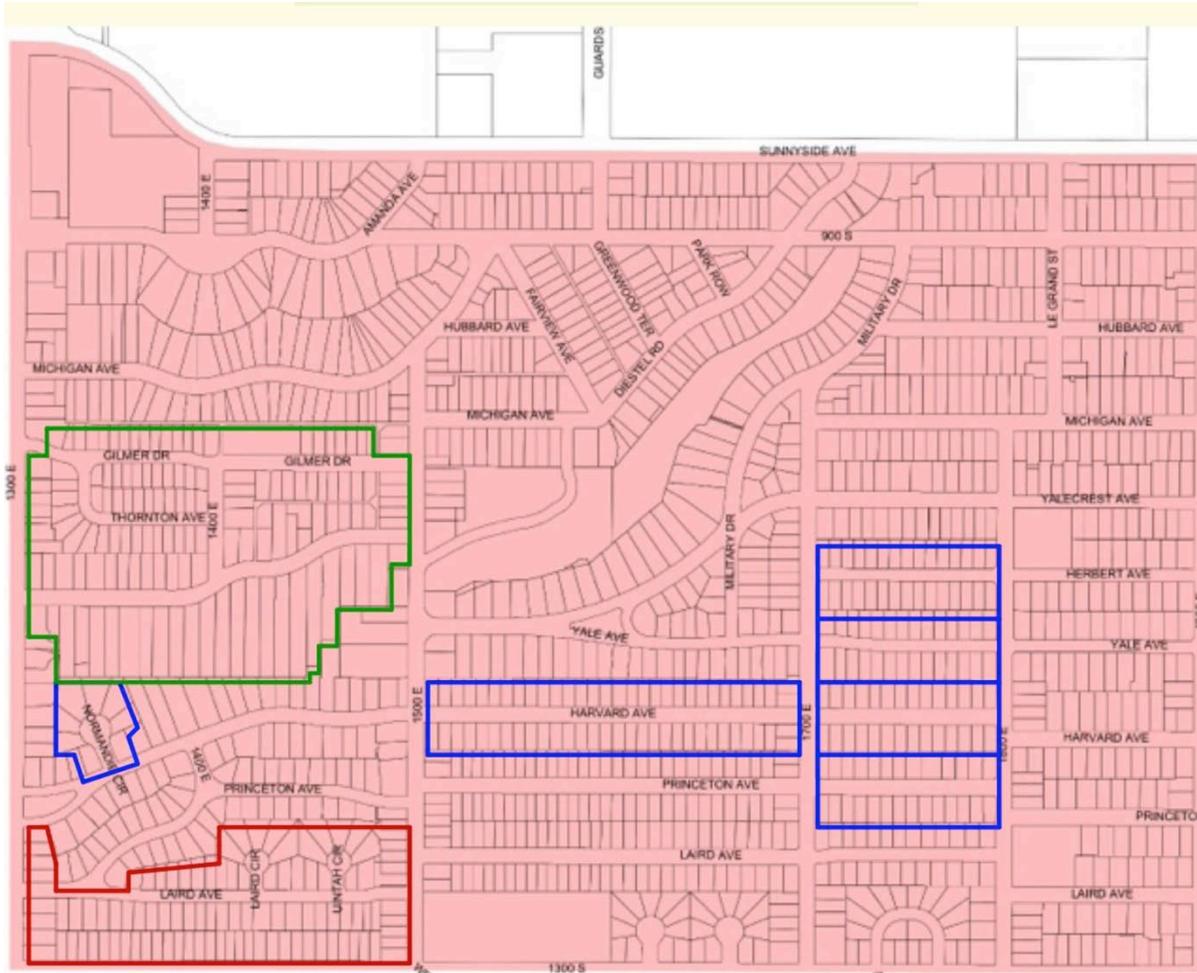
**5. Boundary Adjustment:**

Map for the proposed Yalecrest-Yale Park LHD for the boundary adjustment within the Yalecrest neighborhood on the East Bench is shown in APPENDIX A. A detailed map of the proposed Yalecrest-Yale Park LHD with streets and houses is also shown.

Proposed boundaries of the Yalecrest-Yale Park LHD include addresses located within 1300 E to 1500 E for street faces E Gilmer Dr, E Thornton Ave, and Yale Ave within the Yalecrest National Historic District.

**APPENDIX A**

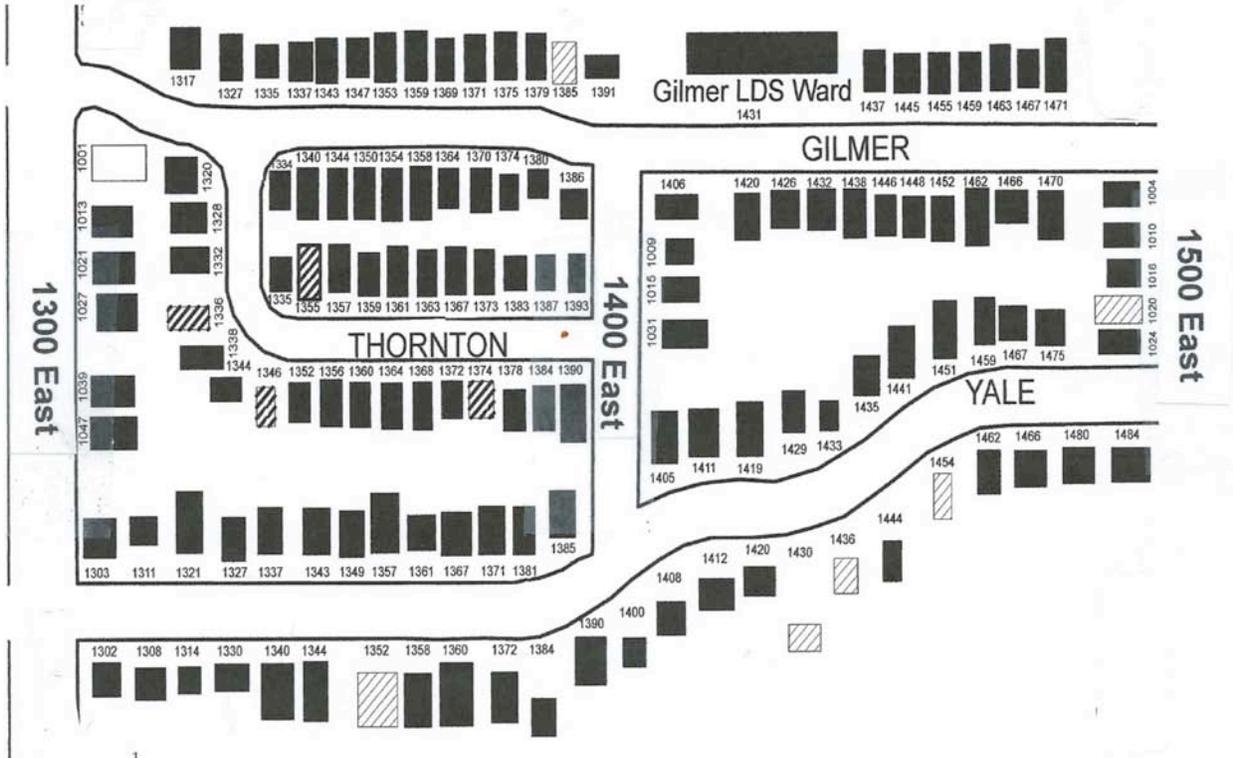
**Map of the proposed Yalecrest-Yale Park LHD boundary adjustment (green outline) within the Yalecrest Neighborhood on the East Bench**



**APPENDIX A (cont)**

**Expanded view of the Yalecrest-Yale Park LHD**

1300 E to 1500E including street faces E Gilmer Dr, E Thornton Ave and E Yale Ave



**Note: There are 6 Duplexes in the proposed Yalecrest-Yale Park LHD. Each duplex was counted as 1 structure, despite having two addresses.**

1. 1001 S 1300 E/1308 E Gilmer Dr
2. 1003 S 1400 E/1406 E Gilmer Dr\*
3. 1336 E Gilmer Dr/1334 E Thornton Dr#
4. 1320/1321 E Gilmer Dr
5. 1331 E Thornton Ave/1335 E Thornton Ave
6. 1303 E Yale Ave

\*Address on the house is currently 1408 not 1406 E Gilmer as listed in RLS 2005

#Address on the house is currently 1336, not 1334 as listed in the RLS 2005

**APPENDIX A**

**Contradictory documentation between RLS 2005 text, RLS 2005 map and current existing house photographs**

<b>Address</b>	<b>RLS 2005 text</b>	<b>RLS 2005 map</b>	<b>Current confirmation</b>
1308 E Gilmer Ave	Yes	No	Duplex with 1001 S 1300 E
1331 E Thornton Ave	Yes	No	Duplex with 1335 E Thornton Ave
1334 E Gilmer Dr	Yes	Yes	Current addresses posted as 1336 E Gilmer Dr and 1334 E Thornton Ave
1337 E Yale Ave	No	Yes	Correct address
1343 E Yale Ave	No	Yes	Correct address
1433 E Yale Ave	No	Yes	Correct address
1003 S 1400 E	Yes	1406 E Gilmer Dr	Duplex Posted address is 1003 S 1400E/1408 E Gilmer
1001 S 1300 E	Yes	Yes	Duplex with 1308 E Gilmer Dr

**APPENDIX B**  
**Photographs of the 133 houses in the proposed Yalecrest-Yale Park LHD, streetscapes,**  
**and the LDS Church Yale Ward (attached CD in Powerpoint® format)**

**APPENDIX C**  
**Research Materials (References)**

1. Lufkin, Beatrice. *Yalecrest Reconnaissance Level Survey 2005*. Utah State Historic Preservation Office.
2. Bungalow architectural design characteristics. <http://utahhistory.sdlhost.com/#/item/000000011019963/view/146>
3. 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)
4. Salt Lake City Community Preservation Plan. October 2012  
<http://www.slcdocs.com/Planning/Projects/CommunityPreservationPlan/AdoptedPlan.pdf>

# 1001 S 1300 E / 1308 E Gilmer listed twice in RLS 2005

No original  
photo  
available



1013 S 1300 E



1021 S 1300 E



1027 S 1300 E



1039 S 1300 E

No original  
photo  
available



1047 S 1300 E

No original  
photo  
available



# 1003 S 1400 E /1406 (1408) E Gilmer Dr Duplex



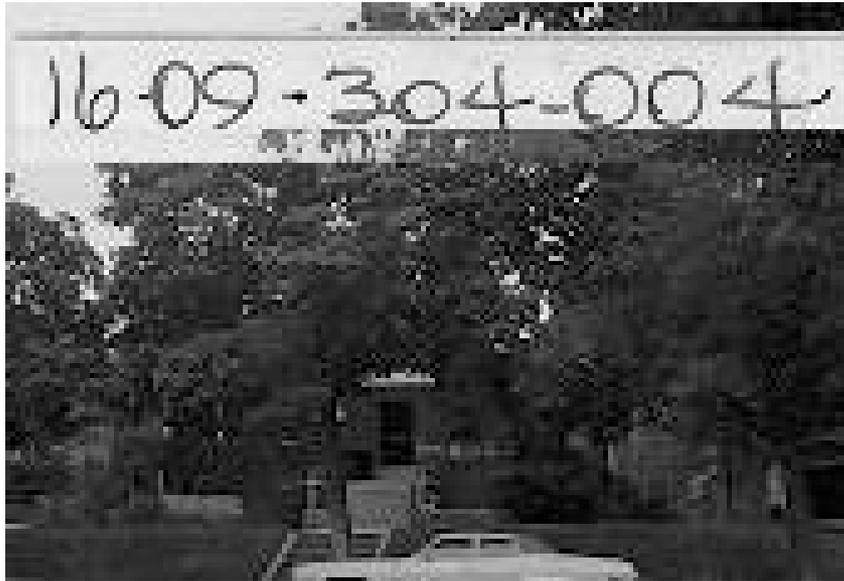
1009 S 1400 E



1015 S 1400 E



1031 S 1400 E



1004 S 1500 E



1010 S 1500 E



1016 S 1500 E



1020 S 1500 E



# 1024 S 1500 E



# E Gilmer Dr streetscape



# 1317 E Gilmer Dr



# 1320/1321 E Gilmer Dr Duplex



# 1327 E Gilmer Dr



# 1336 E Gilmer Dr/1334 E Thornton Ave Duplex



# 1335 E Gilmer Dr



# 1337 E Gilmer Dr



# 1340 E Gilmer Dr



# 1343 E Gilmer Dr



# 1344 E Gilmer Dr



# 1347 E Gilmer Dr



# 1350 E Gilmer Dr



# 1353 E Gilmer Dr



# 1354 E Gilmer Dr



# 1358 E Gilmer Dr



# 1359 E Gilmer Dr



# 1364 E Gilmer Dr



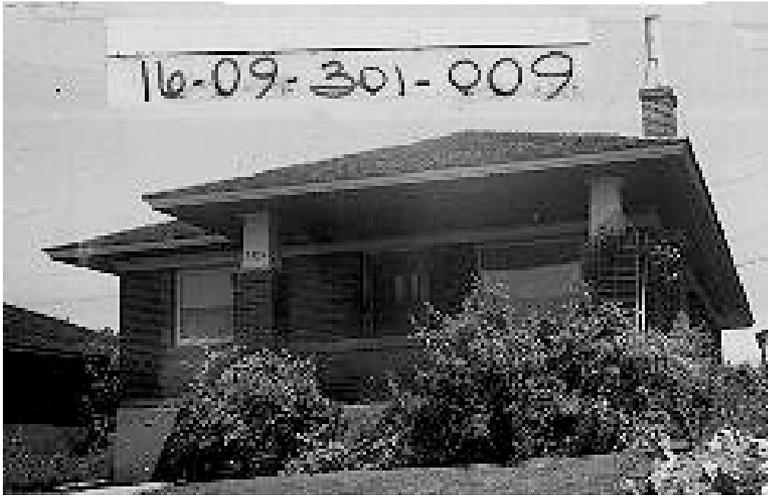
# 1369 E Gilmer Dr



# 1370 E Gilmer Dr



# 1371 E Gilmer Dr



# 1374 E Gilmer Dr



# 1375 E Gilmer Dr



# 1379 E Gilmer Dr



# 1380 E Gilmer Dr



# 1385 E Gilmer Dr



# 1386 E Gilmer Dr



# 1391 E Gilmer Dr



# 1420 E Gilmer Dr



# 1426 E Gilmer Dr



# 1431 E Gilmer Dr LDS Church Yale Ward



# 1432 E Gilmer Dr



# 1437 E Gilmer Dr



# 1438 E Gilmer Dr



# 1445 E Gilmer Dr



# 1446 E Gilmer Dr



# 1448 E Gilmer Dr



# 1452 E Gilmer Dr



# 1455 E Gilmer Dr



# 1459 E Gilmer Dr



# 1462 E Gilmer Dr



# 1463 E Gilmer Dr



# 1466 E Gilmer Dr



# 1467 E Gilmer Dr



# 1470 E Gilmer Dr



# 1471 E Gilmer Dr

No original photo



# E Thornton Ave Streetscape



# 1328 E Thornton Ave



# 1332 E Thornton Ave



# 1331 E Thornton Ave/1335 E Thornton Ave



# 1336 E Thornton Ave



# 1338 E Thornton Ave



# 1344 E Thornton Ave



# 1346 E Thornton Ave



# 1352 E Thornton Ave



# 1355 E Thornton Ave



# 1356 E Thornton Ave



# 1357 E Thornton Ave



# 1359 E Thornton Ave



# 1360 E Thornton Ave

No original  
photo  
available



# 1361 E Thornton Ave



# 1363 E Thornton Ave



# 1364 E Thornton Ave



# 1367 E Thornton Ave



# 1368 E Thornton Ave

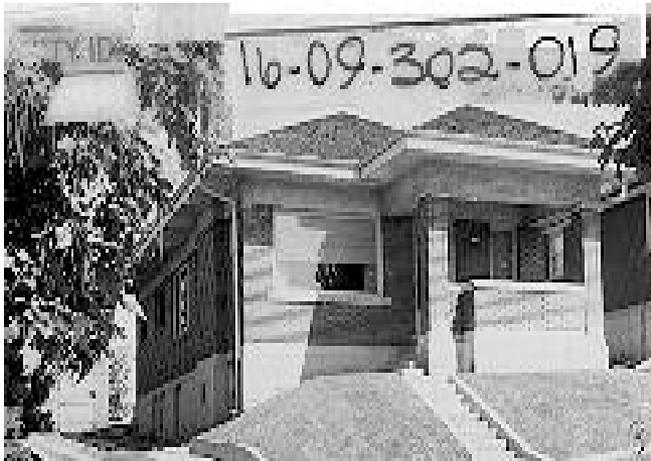
No original  
photo  
available



# 1372 E Thornton Ave



# 1373 E Thornton Ave



# 1374 E Thornton Ave



# 1378 E Thornton Ave



# 1383 E Thornton Ave



# 1384 E Thornton Ave



# 1387 E Thornton Ave



# 1390 E Thornton Ave



# 1393 E Thornton Ave



# 1400 E Yale Ave looking West Streetscape



# 1302 E Yale Ave George Albert Smith House



# 1303 E Yale Ave



# 1308 E Yale Ave



# 1311 E Yale Ave



# 1314 E Yale Ave



# 1321 E Yale Ave



# 1327 E Yale Ave



# 1330 E Yale Ave



# 1337 E Yale Ave



# 1340 E Yale Ave



# 1343 E Yale Ave



# 1344 E Yale Ave



# 1349 E Yale Ave



# 1352 E Yale Ave new build 1350 (original demolition)

No original  
photo  
available



# 1357 E Yale Ave



# 1358 E Yale Ave

No original  
photo  
available



# 1360 E Yale Ave



# 1361 E Yale Ave



# 1367 E Yale Ave

No original  
photo  
available



# 1371 E Yale Ave



# 1372 E Yale Ave



# 1381 E Yale Ave



# 1384 E Yale Ave



# 1385 E Yale Ave



# 1390 E Yale Ave



# 1400 E Yale Ave



# 1405 E Yale Ave



# 1408 E Yale Ave



# 1411 E Yale Ave



# 1412 E Yale Ave



# 1419 E Yale Ave



# 1420 E Yale Ave

No original  
photo  
available



# 1429 E Yale Ave



# 1430 E Yale Ave

No original  
photo  
available



# 1433 E Yale Ave



# 1435 E Yale Ave

No original  
photo  
available



# 1436 E Yale Ave



# 1441 E Yale Ave



# 1444 E Yale Ave

No original  
photo  
available



# 1451 E Yale Ave



# 1454 E Yale Ave



# 1459 E Yale Ave



# 1462 E Yale Ave



# 1466 E Yale Ave



# 1467 E Yale Ave

No original  
photo  
available



# 1475 E Yale Ave



# 1480 E Yale Ave



# 1484 E Yale Ave

