

## LOCAL HISTORIC DISTRICT DESIGNATION SUBMITTAL REQUIREMENTS

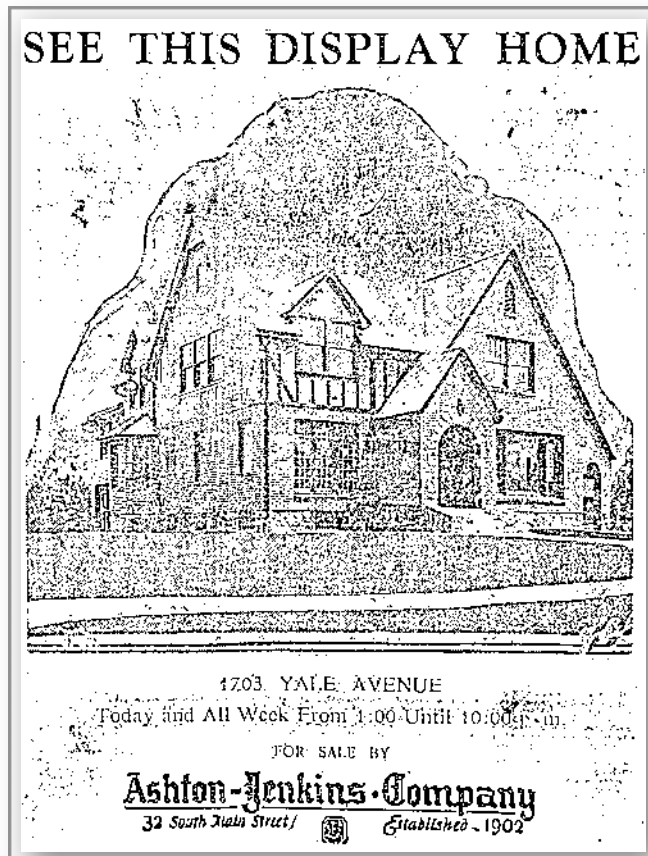
### 1. Project Description

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

The proposed Yalecrest-Upper Yale 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 (two streets north of Yale Avenue) and 1700 East. Another farm, that of Paul Schettler, was situated near the intersection of 1900 East and Herbert Avenue (one street north of Yale Avenue), and had crops that included mulberry orchards for silk worms.

The 1920s were a tremendous growth period in Yalecrest with 11 subdivisions platted by a variety of developers. Alice Felkner owned the Upper Yale Addition property at the time it was platted, as well as the land platted as the neighboring Upper Yale 2nd 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 February 1926, the Upper Yale Addition is located in Block 28 of 5-Acre Plat C of the Big Field Survey of 1848. The subdivision of 28 lots is exactly one block long, situated on Yale Avenue between 1700 and 1800 East.

Yale Avenue (Yalecrest-Upper Yale Addition) is a residential street located on the East Bench of Salt Lake City. It contains 28 single-family homes and the vast majority of structures are English Tudor or English Cottage period revival styles.

In concert with the English Tudor and Cottage styles, architectural characteristics of the development include sweeping roof extensions; round arch doorways and windows; multi-pane, diamond pane and stained glass windows; neo-classical and colonial columns; tapered chimneys; Tudor-style half-timbering; multi-colored brick and decorative brickwork; wall and gable dormers; small decorative windows and attic vents; French-door style windows; stained glass windows; and balconettes.

The street was paved from 1700 to 1800 East in 1926. Homebuilding also began in 1926, a prolific time for builders Philip and Herbert Biesinger, who designed and built nearly all of the Upper Yale Addition houses from 1926-28, which contributes to the consistency in appearance. The Biesingers also built most of the homes in the Upper Yale 2nd Addition on Herbert Avenue, as well as homes on 9th South, Harvard, Thornton and Princeton Avenues. The Biesingers often partnered with another Yalecrest contractor, John R. Reynolds.

Interestingly, a look at U.S. Census records show Philip A. Biesinger's father, Thomas Biesinger from Germany, had three wives. Philip A. and Herbert W. M. Biesinger were born to different mothers. It's not absolutely certain this Herbert is the same who built homes in Yalecrest.

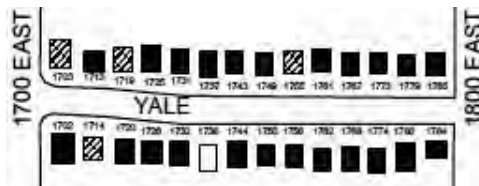


Other Biesingers named George and Wilford, likely Philip and Herbert's brothers, built many more homes on Thornton Avenue and throughout Salt Lake City.

## 2. PHYSICAL INTEGRITY

The Yalecrest-Upper Yale Addition retains a high degree of historic integrity. Many families have built rear and upper additions to their homes over the years but for the most part have left the facades undisturbed. There are five non-contributing buildings, one of which was a complete demo/new construction in 2004; the other a dramatically tall pop-up. Also, since the survey the home at 1713 Yale has been rebuilt and its new status is unknown.

According to the Yalecrest RLS:



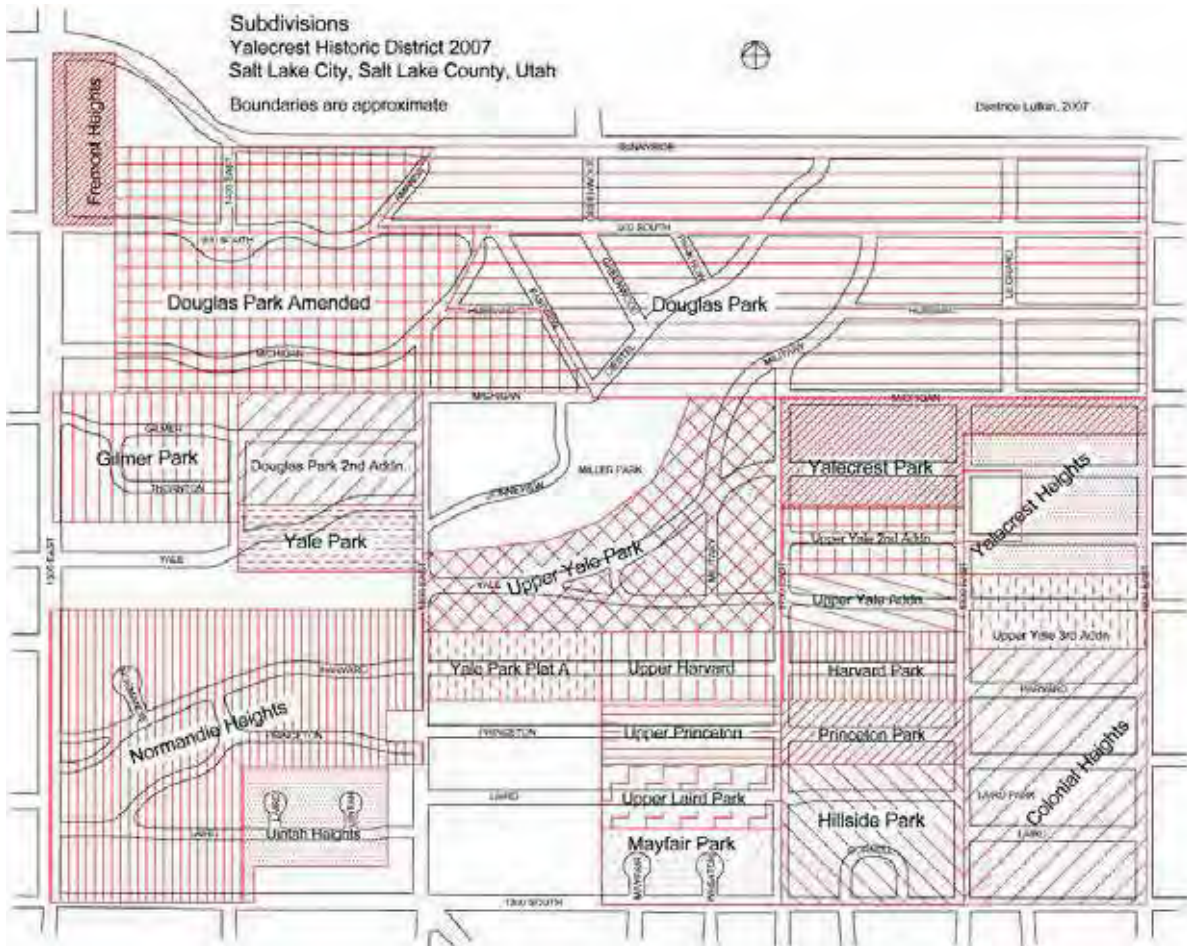
- 82% of structures are historically contributing (A & B)
- 71% are considered architecturally significant (A)

1762 and 1768 Yale, both built in 1926, were recommended in the RLS for intensive level research as they are representative of a block of period cottages.



3. NATIONAL REGISTER OF HISTORIC PLACES

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



4. NOTABLE EXAMPLES

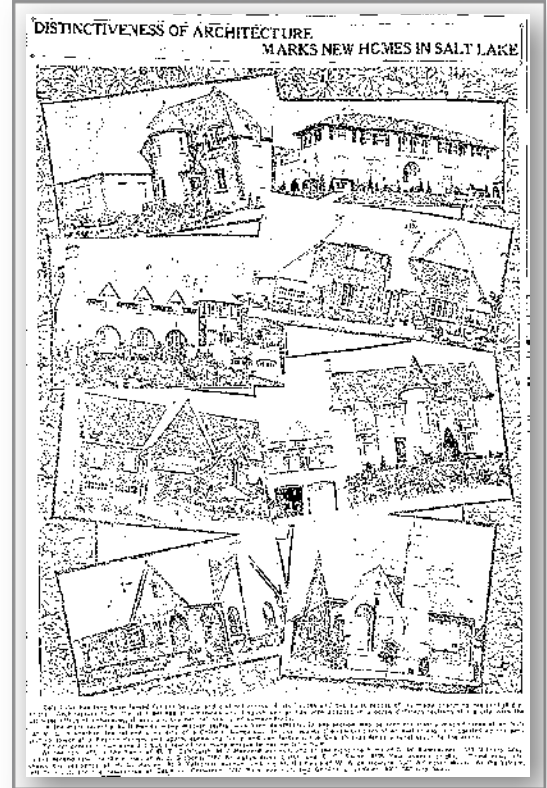
The home at 1750 Yale, known as the Guy R. and Amy A. LaCoste house, was recommended in the RLS for additional research as an architecturally significant example of the popular period revival English Cottage style and as the residence of a noted newspaperman: “An L-shaped one and one-half story English Cottage with a pentgable roof, ridge parallel to the street, from which pentgable end to the street wing projects. The entry is framed by a round arch opening in the extended roof pitch of the wing. Additional features: casement windows, French doors, iron balconette.”



The survey goes on to say: “The house was built about 1926, probably by Philip Biesinger. In 1927 Guy Robert LaCoste and Amy LaCoste bought the house and lived there until Guy’s death in 1934 at age 59. He was president of LaCoste and Company brokers, and a former newspaperman. Born in 1875 in New York, he came west early in life and started in the newspaper as city editor of the *Denver Post*. He served as secretary to Sen. Charles B. Hughes of Colorado while in Washington, D.C. Later he was exchange editor of the *St. Louis Republic* and on coming to Salt Lake City was made city editor of the *Salt Lake Telegram*. He lived in Salt Lake for 24 years, retiring from the newspaper business 18 years prior to his death and started his brokerage firm.

Former Utah Supreme Court Chief Justice Christine Meaders Durham, the first woman on Utah’s Supreme Court, once lived at 1702 Yale Ave. Nominated to the court in 1982, she later served as chief justice for 10 years before stepping down in 2012, and was the second longest-serving chief justice in Utah’s history.

The parents of Mrs. Phillip G. McCarthy (the McCartheys have a rich history in Salt Lake City), Mr. and Mrs. Harry O’Loughlin, lived at 1767 Yale Ave.



*This photo collage highlights homes in Yalecrest, and the bottom left home is mentioned as the residence of Cecil W. Crowther, 1732 Yale Avenue; Salt Lake Telegram, May 27, 1928*

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 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 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

**GOOD HOMES**

A Home to be good—whether it be a cottage or a mansion—must be useful, substantial and beautiful.

To make a house useful and livable is to plan it well. The comfort and convenience of those who are to live within it depend upon the size of the rooms, their outlook and exposure, and upon their relation one to the other so that all may function to simplify the administration of the house.

To make a house substantial and durable is to use the right materials, properly selected; and to observe in its building the correct and the best established practices of construction.

To make a house beautiful is to have it conform to the essential qualities of good design—proportions, scale, color, texture, rhythm and repose.

To the proper application of these simple, fundamental principles, the Builders mentioned herewith are pledged—each and every one is earnestly striving to make Salt Lake—the City Beautiful—a community of attractive and substantial homes. **Consult them on your building problems.**

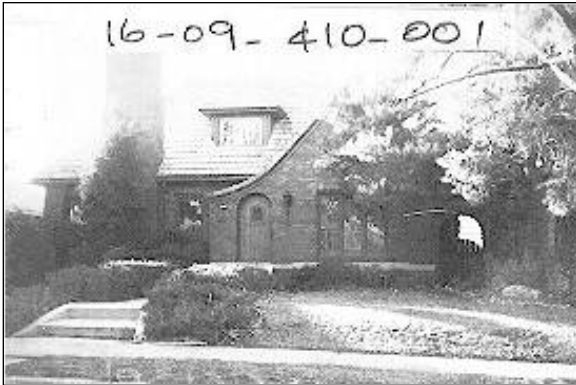
BEAVERS BUILDING CO. 1212 SOUTH AVENUE SALT LAKE CITY	LARSON BUILDING CO. 1116 SOUTH AVENUE SALT LAKE CITY	KIMBALL & RICHARDS BUILDING CO. 117 NORTH AVENUE SALT LAKE CITY	HARMON BUILDING CO. 2444 EAST 11TH AVENUE SALT LAKE CITY	NEWTON BROS. CONTRACTORS 1715 SOUTH AVENUE SALT LAKE CITY	VINCENT PETERSON CO. 1815 SOUTH AVENUE SALT LAKE CITY
HERRICK & CO. 110 SOUTH AVENUE SALT LAKE CITY	S. E. MELCICK 1221 HENRIETTA MAN. SALT LAKE CITY	W. G. T. BEESINGER 190 HENRIETTA MAN. SALT LAKE CITY	W. A. NELSON 118 SOUTH AVENUE SALT LAKE CITY	F. THOMPSON 127 SOUTH 11TH AVENUE SALT LAKE CITY	A. JACOB 1108 EAST 4TH SOUTH SALT LAKE CITY
C. A. WOOLEY 1112 SOUTH AVENUE SALT LAKE CITY	E. A. CULINSON 1111 HENRIETTA MAN. SALT LAKE CITY	DAVE CAMPBELL 1110 SOUTH AVENUE SALT LAKE CITY	JOHN COY LAM 110 SOUTH AVENUE SALT LAKE CITY	STEWART & WELLS 1111 SOUTH AVENUE SALT LAKE CITY	A. ELLINGDALE 1111 SOUTH AVENUE SALT LAKE CITY

See "The Great Idea" at Pantages Theatre, beginning Wednesday—Parade 12:30 Tomorrow

Salt Lake Telegram, October 12, 1924



YALECREST - UPPER YALE ADDITION LHD



**1702 Yale Ave.**  
Built 1926 by P. Biesinger  
Regular brick  
English Cottage



**1703 Yale Ave.**  
Built 1928 by P. Biesinger  
Regular brick with half timbering  
English Tudor



**1713 Yale Ave.**  
Built 1926 by P. Biesinger  
Stucco/plaster and striated brick  
English Cottage  
Remodeled 2011 following fire-caused condemnation



**1714 Yale Ave.**  
Built 1926 by P. Biesinger  
Aluminum/vinyl siding with striated brick  
English Cottage, other unclear style

YALECREST - UPPER YALE ADDITION LHD



**1719 Yale Ave.**  
Built c. 1926  
Striated brick with half timbering  
Neoclassical/Period Revival:Other



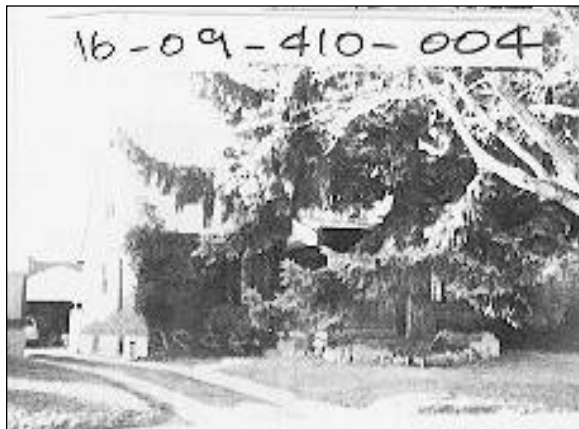
**1720 Yale Ave.**  
Built 1926 by P. Biesinger  
Striated brick with half timbering  
English Cottage



YALECREST - UPPER YALE ADDITION LHD



**1725 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick  
English Cottage



**1726 Yale Ave.**  
Built 1926 by P. Biesinger  
Striated brick with metal roof  
English Cottage

YALECREST - UPPER YALE ADDITION LHD



**1731 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick with half timbering  
English Tudor



**1732 Yale Ave.**  
Built 1926 by P. Biesinger  
Stucco/plaster with striated brick  
English Cottage

YALECREST - UPPER YALE ADDITION LHD



**1737 Yale Ave.**  
Built 1926 by Philip Biesinger  
Regular brick with half timbering  
English Tudor Bungalow



**1738 Yale Ave.**  
Built 2004  
Brick with half-timbering and other undefined materials  
Neo-Tudor/English

YALECREST - UPPER YALE ADDITION LHD



**1743 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick  
English Cottage



**1744 Yale Ave.**  
Built 1926 by P. Biesinger  
Stucco/plaster  
English Cottage

YALECREST - UPPER YALE ADDITION LHD



**1749 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick with half timbering  
English Tudor



**1750 Yale Ave.**  
Built 1927 by Philip Biesinger  
Striated brick with half timbering  
English Tudor



**1755 Yale Ave.**  
Built 1926 with later pop-top  
Stucco/plaster with striated brick  
Neo-Tudor/English



**1756 Yale Ave.**  
Built 1926 by H. Biesinger  
Striated brick  
Bungalow

YALECREST - UPPER YALE ADDITION LHD



**1761 Yale Ave.**  
Built 1926 by P. Biesinger  
Regular brick with half timbering  
English Cottage



**1762 Yale Ave.**  
Built 1926 by H. Biesinger  
Regular brick with half timbering  
English Cottage

YALECREST - UPPER YALE ADDITION LHD



**1767 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick  
English Cottage



**1768 Yale Ave.**  
Built 1927 by H. Biesinger  
Striated brick with stucco/plaster  
English Cottage



YALECREST - UPPER YALE ADDITION LHD



**1773 Yale Ave.**  
Built 1926 by Philip Biesinger  
Striated brick  
English Cottage



**1774 Yale Ave.**  
Built 1927 by H. Biesinger  
Striated brick  
English Cottage/English Tudor



**1779 Yale Ave.**  
Built 1927 by P. Biesinger, attic addition in 1983  
Regular brick with half-timbering  
English Tudor



**1780 Yale Ave.**  
Built 1927 by H. Biesinger  
Striated brick  
English Cottage

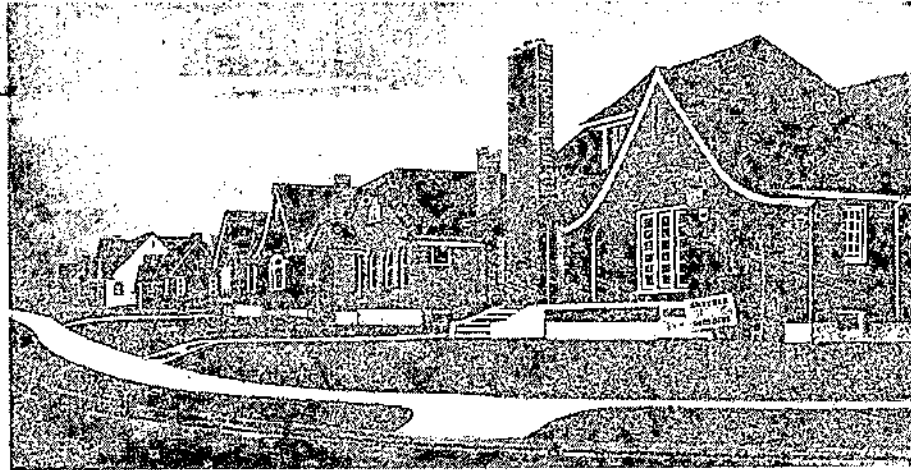
YALECREST - UPPER YALE ADDITION LHD



**1784 Yale Ave.**  
Built 1928  
Regular brick with half timbering  
English Cottage



**1785 Yale Ave.**  
Built 1927 by P. Blesinger  
Striated brick with Bartile roof  
English Cottage



**"The most attractive block of houses in the city"**

*(These are not our words, but an expression we hear every day from the public.)*

Drive out today to Upper Yale Avenue between 17th and 18th East and see the many beautiful homes we are building. Every house different and distinctive. All sizes and prices ranging from \$6750 to \$9500, which includes garage, walks, strips and ALL street improvements paid in full.

Our houses sell before they are finished—the price and quality does it.

**JOHN L. REYNOLDS AND PHILIP BIESINGER**  
OWNERS AND BUILDERS

Office on the Subdivision—Hy. 5786

—or—

521 McIntyre Bldg.—Was. 8899.

*Salt Lake Telegram, May 22, 1927*



YALECREST - UPPER YALE 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 come from that survey. Additional information is on file at the Utah State Historic Preservation Office. The U.S. Census, Ancestry.com, digitalnewspapers.org, and Polk Directories were additional sources.

### 4. Landmark Sites

Not applicable

### 5. Boundary Adjustment

